



**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
HOWARD MILLER COMMUNITY CENTER
NORTH ACITIVITY ROOM
APRIL 16TH, 2026
5:45 PM**

-5:45 PM – Chairman Elhart called the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners CJ Otteman, Rebecca Perkins, Sheri Holstege, Daniel Klompmaker, Rick VanDorp, and Chairman Bill Elhart.

Absent: Commissioners Amanda Cooper, Bob Blanton, and Tim Klunder.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Nadine Garza.

- Moved by Klompmaker, Supported by VanDorp to excuse absent members. Motion carried unanimously by voice vote.

Maday confirmed that there are no additional agenda items.

5:45 PM - Chairman Elhart opened the Public Hearing for the requested vacation of North Division - Mead Johnson & Company, LLC

Maday reviewed the street vacation request, noting that Mead Johnson has submitted an application to vacate a portion of North Division Street.

Maday explained that in 2025, Mead Johnson, located at 725 East Main Avenue, presented concepts to the City for the modernization of their manufacturing facility. Throughout the year, Mead Johnson acquired and rezoned additional parcels contiguous to their existing site to support the project, including two parcels adjacent to North Division Street, in addition to a third parcel they already owned.

To unify the site and facilitate redevelopment, Mead Johnson submitted a formal request, dated February 6, 2026, to vacate a portion of North Division Street. Maday noted that the segment is a dead-end street, with Mead Johnson owning property on all three sides.

On February 16, 2026, City Council referred the request to the Planning Commission for review and recommendation, in accordance with the City's established street vacation procedures as outlined in a July 13, 2011 City Attorney memorandum. The Planning Commission reviewed the request on March 5, 2026, and scheduled this public hearing for April 16, 2026.

Regarding traffic, Maday noted that Mead Johnson indicated they felt a study was not necessary, as the street is not a through street and is bordered entirely by their property. The Planning Commission did not require a traffic study to be conducted prior to the public hearing on the request.

Maday stated that the purpose of tonight's public hearing is to receive public input. Following the hearing, and if sufficient information is available, the Commission may consider directing the City Attorney to prepare a resolution recommending approval or denial, to be considered at the May 7, 2026 meeting and, if approved, forwarded to City Council.

Maday also noted that this request is part of a broader facility modernization project. Staff is currently reviewing a site plan application submitted on April 6, 2026, which is anticipated to be scheduled for Planning Commission consideration at a special meeting on May 11, 2026.

Commissioner Perkins excused herself from the meeting for a personal matter. A quorum remained present.

Maday added that staff consulted with the City's Traffic Engineer, who indicated that a traffic study was not warranted, given that the street is a dead end and not part of the City's traffic network, and noted no objections to the proposed vacation.

Chairman Elhart confirmed with staff that, if the proposed vacation of North Division Street is approved, the curb cut would be removed and the property would no longer be accessible from that access point.

Maday confirmed this understanding.

Allan Barron, representing Mead Johnson, presented the application for the North Division Street vacation. He noted that the street is centrally located within their combined properties and that the intent is to eliminate all curb cuts and access points along Main Avenue, as new access points are proposed in the recently submitted site plan for the facility modernization.

Barron added that, following the removal of the existing curb cuts, they plan to install a continuous sidewalk along Main Avenue, consistent with the proposed landscaping improvements.

Glen Kass, of 210 W McKinley, expressed support for the proposed vacation of North Division Avenue, noting that Mead Johnson owns the adjacent properties and that the street no longer serves a public purpose.

Maday added that staff recommends the Commission direct the City Attorney to prepare a resolution recommending either approval or denial of the proposed street vacation to City Council. This resolution would be brought before the Commission at its May 7, 2026 meeting and, if approved, forwarded to City Council for consideration based on tonight's action.

Maday noted that this is not the final action, as that would occur at the May 7, 2026 meeting. He also added that any findings the Commission may have regarding the appropriateness of the street vacation would be helpful for the City Attorney to incorporate into the resolution.

5:53 PM - Moved by Commissioner Klomp maker to close public hearing. Supported by Commissioner Holstege. Motion carried unanimously by voice vote.

Motion 2026.05

Moved by Klompmaker to request that the City Attorney prepare a draft resolution recommending the vacation of North Division Street, North of Main Ave, as displayed in the drawing submitted as part of the application package, based on the finding that Mead Johnson owns the surrounding properties, noting that the City Consulting Traffic Engineer believes the vacation would have no impact to the city's traffic flow, and that there has been no public comment in opposition to the proposal.

Supported by Holstege

Roll Call Vote on Motion 2026.05

Ayes: Otteman, Holstege, Klompmaker, VanDorp, and Chairman Bill Elhart.

Nays: None.

Absent: Cooper, Perkins, Blanton, and Klunder.

Motion Passes.

-Motion by Klompmaker to approve the Planning Commission meeting minutes from the March 5th, 2026 meeting. Supported by Commissioner Holstege. Motion carried unanimously by voice vote.

Maday noted that Staff was not able to assemble a comparative review of how other communities regulate roadside food stands in time for this meeting. That information is expected to be provided in a future meeting packet

Maday informed the Commission that the Mead Johnson site plan review application was being processed. He highlighted that the Planning Commission has a special meeting scheduled for May 11, 2026, at which the application will be considered. He added that staff is also working to provide a digital option for viewing the application through the City's website to ensure public accessibility.

Maday also stated that at the Commission's next regular meeting on May 7, 2026, members will be asked to review and consider the previously discussed resolution regarding the street vacation request. He further noted that the meeting will include the kickoff of the Master Plan rewrite.

Maday additionally referenced an upcoming application scheduled for review by the Zeeland Board of Appeals on Tuesday, April 21, 2026. He explained that the ZBA will consider a dimensional variance request for a residential property at 113 S Centennial, where the applicant is proposing to construct an attached garage with reduced setbacks.

5:57 PM – Moved by Klompmaker, supported by Holstege, to adjourn. Motion carried unanimously by voice vote.

Nadine Garza
Recording Secretary