



PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, June 4, 2026 – 5:45pm
Zeeland City Hall – Council Chambers

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**CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
JUNE 4, 2026
CITY COUNCIL CHAMBERS – ZEELAND CITY HALL
21 S ELM STREET**

5:45PM

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

VISITORS/PUBLIC COMMENT:

-

COMMUNICATIONS/REPORTS:

- Correspondence dated May 26, 2026 – Jeff Zylstra, Community Manager – Royal Park Place

PUBLIC HEARINGS:

- 5:50pm – 201 W Royal Park Drive – Helping Hands Residential Care, LLC – Site plan review application for a 14-space parking lot addition

ACTION:

- Resolution of approval for Mead Johnson & Company, LLC site plan review and special land use application for campus modernization project at 725 E Main Ave and related parcels

UNFINISHED BUSINESS:

- Roadside Food Stands – Draft regulations

NEW BUSINESS:

-

MASTER PLAN:

- Review of Draft Chapter 2 - Demographics

PUBLIC COMMENT:

-

OTHER:

- Consider any other business which may lawfully come before the Planning Commission
- Reminder: July 2026 regular meeting will be held on July 9, 2026



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, May 29, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **June 4th Planning Commission meeting agenda overview**

This memo is provided to give an overview of the agenda for the upcoming June 4, 2026 Planning Commission meeting.

June 4th Planning Commission Meeting – Location and Format

The June 4 meeting will serve as the Planning Commission's regular June meeting. The meeting will be held at City Hall in the Council Chambers.

Public Hearing – 201 W Royal Park Drive – Site plan review application

The only public hearing on the agenda of the June 4th meeting is related to a site plan review application for a 14-space parking lot addition for the Hope Discovery ABA facility at 201 W Royal Park Drive. That application is discussed in a separate memo, which is included in the meeting packet.

Mead Johnson & Company Site Plan Review Application – 725 E Main Ave

On May 11, 2026 the Planning Commission held a public hearing regarding the site plan review and special land use application for the Mead Johnson campus modernization project at 725 E Main Ave and related parcels.

Following the public hearing, the Commission directed staff and the City Attorney to prepare a formal resolution of approval for consideration at the June 4, 2026 meeting, including the conditions discussed during the May 11 meeting.

This resolution is expected to be distributed to Commissioners for review on Monday, June 1, 2026. A memo discussing a number of follow up items related to this application, its status, and next steps is included in this meeting packet.

Comprehensive Master Plan Rewrite – Draft Chapter 2 – Community Profile

Enclosed in this meeting packet is a draft of Chapter 2 of the 2026/2027 Master Plan. It is largely a statistical chapter that provides information regarding the City's demographics. Tanya DeOliveira of Williams and Works provided the draft chapter and update memo that are included in the packet. She will be present at the June 4th meeting to review this information with the Commission.

Request to Vacate North Division Street – City Council consideration

The Planning Commission's recommendation to vacate a portion of N. Division Street will come before City Council on June 1st. They will also consider a resolution of intent to vacate and schedule a public hearing on the request at that meeting. Should the resolution be adopted, a City Council public hearing will be held on the proposed vacation at the July 6, 2026 meeting.

I hope this memo is helpful in outlining the June 4 meeting agenda and upcoming Planning Commission items. Please do not hesitate to contact me if you have any questions regarding this memo or any other matters.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, May 29, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **June 4th Planning Commission meeting agenda – Site plan review application for 201 W Royal Park Drive – Parking expansion**

Background: The property at 201 W Royal Park Drive is approximately 1.9 acres in area and is zoned OS – Office and Personal Service District. The parcel was developed in 2021 and is improved with an approximately 5,100 square foot single-story building, a 35-space parking lot and other landscaping and site improvements.

Description of Application: The applicant proposes to construct a 14-space parking lot addition on the north side of the property. The proposed parking expansion includes the relocation of a shed, one tree and fencing.

City Ordinance review: The overall design and layout of the site were approved by the Commission in 2021, and the existing facility reflects the approved site plan.

There are 35 existing parking spaces at the property, when 15 are required by City Ordinance based on the size and use of the building. The proposed additional 14-spaces are not required by City Ordinance. While the additional parking spaces are not required by ordinance, the City's parking lot landscaping requirements are still applicable.

At 47 total spaces, the expanded parking lot is required to be provided with six canopy trees, in addition to the required Allied Ct and Royal Park Drive greenbelt trees on the site. The applicant is proposing a total of five canopy trees for the parking lot landscaping.

The Planning Commission will need to determine whether the requested one-tree landscaping waiver is appropriate. When reviewing the existing development footprint on the site, its relatively small size and the two existing greenbelts that include the required canopy trees, staff does not object to the Planning Commission granting the one-tree waiver, should it wish.

Other City Ordinance requirements related to the expanded parking lot (access aisle width, parking space dimensions, curbing) have all been satisfied.

Review by City Departments: As with all site plan review applications, this application was distributed to each City Department for comment, including to the City Consulting Engineer for a stormwater management review. Any comments received from reviewing departments will be reported at the public hearing for this application. Should the stormwater management review not be complete at the time of the public hearing for this application, staff would request a condition on any approval that the stormwater management plans for the project must be approved by the City Consulting Engineer before construction may occur.

Communications: Staff received one communication regarding this application. A letter of support from Jeff Zylstra, Community Manager for the adjacent Royal Park Place development. That letter is included in the meeting packet.

Next steps: Following the public hearing at the June 4th meeting, action will be needed to approve or deny the site plan review application for the project.

Staff Recommendation: Staff believes the plans are compliant with City Ordinance, subject to the requested parking lot landscaping waiver and completion of the City's stormwater management review.

Staff recommends approval of the site plan review application for the construction of a 14-space parking lot expansion at 201 W Royal Park Drive, subject to approval of the requested landscaping waiver and completion of the City's stormwater management review.

I hope that this memo is helpful in explaining the application that will come before the Commission on June 4th. Please do not hesitate to contact me with any questions regarding this memo, or the related application.



**CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Please take notice that the Zeeland City Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872, will meet at 5:45pm on Thursday, June 4, 2026 for its regular monthly meeting. The following application will be reviewed at:

5:50pm

Applicant:

Property Owner:

Project Location:

PIN:

Zoning:

Description of Request:

Sayre Speck

Helping Hands Residential Care, LLC

201 W Royal Park Drive

70-16-24-400-087

OS – Office/Personal Service District

Site Plan Review Application for the addition of a 14-space parking lot on the north side of an existing commercial property. The site is currently improved with a commercial building, parking areas, and related site improvements. Proposed improvements include the new parking area, associated landscaping, and site alterations to accommodate the parking lot expansion.

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation, upon being provided with a notice to the City of Zeeland three days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's Office 772-6400.

Dated: May 11, 2026

Timothy Maday – Zoning Administrator

City of Zeeland



MAY 08 2026
Application for
SITE PLAN REVIEW &
SPECIAL LAND USE
Received
Planning Commission
City of Zeeland

Community Development Department
 21 S ELM ST - ZEELAND, MI 49464
 Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by N. GARNIA Date 5/8/2026 \$350 Fee ☒ Check No 034753

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address <u>201 Royal Park Dr, Zeeland, MI 49464</u>	Parcel number <u>70-16-24-400-087</u>
Name of development <u>Hope Discovery ABA Services LLC</u>	Acreage <u>1.9</u>

II. CONTACT INFORMATION

Property owner <u>Scott Horton</u>	Contact <u>Scott or Libbey Horton</u>
Phone <u>616.970.4172</u>	Email <u>shorton@hopediscoveryaba.com</u>

Applicant <u>Sayre Speck</u>	Company <u>Midwest Construction Group, Inc.</u>		
Address <u>16 S Elm</u>	City <u>Zeeland</u>	State <u>MI</u>	Zip <u>49464</u>
Phone <u>616.298.0873</u>	Email <u>sspeck@midwestbuilt.com</u>		
If applicant is other than owner, what is the relationship? <u>Contractor</u>			

Plan preparer <u>Ryan Ysseldyke</u>	Company <u>Holland Engineering</u>		
Address <u>220 Hoover Blvd</u>	City <u>Holland</u>	State <u>MI</u>	Zip <u>49423</u>
Phone <u>616.392.5938</u>	Email <u>rysseldyke@hollandengineering.com</u>		

III. PROPOSED USE OF PROPERTY

PROJECTED COST OF PROJECT \$ 161,530

Description of use of property/buildings to be constructed <u>parking lot expansion, removing berm, woodchips, new concrete path, relocating shed, new curb, relocating tree</u>

NOTE:

If an application is submitted in accordance with information required in Chapters 16 and 17 of the Zoning Ordinance on a Site Plan and Special Land Use application, thirty (30) days should be sufficient for required reviews and minor revisions necessary for action by the Planning Commission. Major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

FEE Information:

The application filing fee for Site Plan Review and Special Land Use of \$350 entitles the applicant to two (2) plan submissions, original and one (1) revision. Each additional submission over two (2) will require an additional filing fee equal to 50% of the original filing fee. Note: The applicant is liable for any attorney, engineering, or consultant fees incurred by the municipality and will be invoiced for any such charges. Fee for a Special Meeting of the Planning Commission is \$700.

OTHER Approvals:

If it is determined that other agency approvals are required, it is the applicant's responsibility to obtain and submit written approvals from these reviewing agencies to the Zoning Administrator before the project may be approved.

PLAN Revisions:

After Planning Commission review of the plans, any such plans that are revised or changed must be resubmitted with a revision date and change list attached. Please indicate sheet number where revisions have been made.

ADDITIONAL Information:

The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to: aerial photography; photographs; estimated impact on public schools and utilities; traffic impacts; impact on significant natural features and drainage; soil tests; and estimated construction costs.

**Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
SITE PLAN CHECKLIST**

The above application and plan(s) will be reviewed in accordance with the City Zoning Ordinance and other applicable City ordinances and regulations. The review will be conducted on a preliminary basis by the Zoning Administrator to determine if minimum information was provided on the site plan. The checklist below indicates the MINIMUM information that normally should be provided in the site plan in order for the application to be scheduled for hearing by the Planning Commission.

APPLICANT: PLEASE CHECK THE APPROPRIATE BOXES BELOW:

A. General Information

Provided **N/A (Not Applicable)**

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Applicants – owners/occupant names, addresses, telephone numbers. |
| ☒ | ☐ | 2. Date (Mo/Day/Yr) including revisions. |
| ☒ | ☐ | 3. Block Title. |
| ☒ | ☐ | 4. Scale. |
| ☒ | ☐ | 5. Northpoint. |
| ☒ | ☐ | 6. Location map drawn at a scale of 1"= 2000' with north point indicated. |
| ☒ | ☐ | 7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's name address and telephone number. |
| ☒ | ☐ | 8. <u>Existing</u> lot line, building lines, structures, parking areas, etc. on the parcel and within 100 ft. of the site. |
| ☒ | ☐ | 9. <u>Proposed</u> lot lines, property lines and all structures, parking areas, etc., within the site, and within 100 ft. the site. |
| ☐ | ☒ | 10. Centerline and existing and proposed right-of-way lines of any street. |
| ☐ | ☒ | 11. Zoning classification of petitioner's parcel and all abutting parcels. |

B. Physical Features

<u>Provided</u>	<u>N/A (not applicable)</u>	
☒	☐	1. Entrance and abutting street tapers, acceleration, deceleration and passing lanes and approaches.
☒	☐	2. Proposed locations of access drives, street, intersections, driveway locations, sidewalks, bike-paths, curbing and areas for public use.
☒	☐	3. Locations of existing and proposed service facilities above and below ground, including:
☐	☒	- Well sites.
☐	☒	- Septic systems. Location of the treatment systems, of the septic tank and the drain field (soil absorption system) should be clearly distinguished.
☐	☒	- Chemical and fuel storage tanks and containers.
☐	☒	- Storage, loading and disposal areas for chemicals, hazardous substance salt and fuels.
☐	☒	- Water mains, hydrants, pump houses, standpipes, and building services and sizes.
☐	☒	- Sanitary sewer and pumping stations.
☒	☐	- Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage-ways and other facilities including calculations for sizes.
☒	☐	- Locations of all easements.
☐	☒	- Telephone/Communications/Cable.
☐	☒	- Gas Meter/Lines, etc.
☐	☒	- Electric/Transformers/Lines, etc.
☐	☒	4. All structures with dimensioned floor plans, set-back & yard dimensions & typical elevation views, including building heights, etc.
☒	☐	5. Dimensional parking spaces and calculations, drives and type of surfacing.
☐	☒	6. Exterior lighting locations and illumination patterns.

B. Physical Features (continued)

<u>Provided</u>	<u>N/A (not applicable)</u>	
☐	☒	7. Trash receptacle pad location and method of screening.
☐	☒	8. Transformer pad location and method of screening.
☐	☒	9. Dedicated road or service drive locations.
☒	☐	10. Entrance details including sign location and size.
☐	☒	11. Designation of fire lanes.
☐	☒	12. Location of snow storage areas.

C. Landscaping, Greenbelts, Buffers and Screening

<u>Provided</u>	<u>N/A (not applicable)</u>	
☐	☒	1. Separate Landscaping plan.
☐	☒	- Location, spacing, size and descriptions for each plant type within required landscape areas.
☐	☒	- Minimum scale: 1"=50' for property less than three acres, or 1"=100' for property three acres or more.
☐	☒	- Typical straight cross section including slope, height and width of berms and type of groundcover, or height and type of construction of wall including footings.
☐	☒	- Planting and staking details.
☐	☒	- Identification of existing trees and vegetative cover to be preserved.
☐	☒	- Identification of groundcover and method of planting.
☐	☒	- Identification of landscape maintenance program.
☐	☒	- Lawn sprinkling design.
☐	☒	2. Screening between land uses.
☐	☒	- Visual screening between conflicting land uses providing a total visual screen.

C. Landscaping, Greenbelts, Buffers and Screening (continued)

<u>Provided</u>	<u>N/A (not applicable)</u>	
☒	☐	3. Parking lot landscaping.
☐	☒	- Landscaped areas within the parking lot(s).
☐	☒	- Landscaping between parking lot and adjacent private property.
☐	☒	- Landscaping between parking lot and adjacent public property.
☒	☐	4. Greenbelt Buffers.
☐	☒	- A strip of land with a minimum width determined by the front yard setback of the property's zoning classification, shall be located between abutting right-of-way of a public street, freeway, or major thoroughfare and the buildings.
☐	☒	- Trees within buffer area to be not less than twelve (12) feet in height or have a minimum caliper of 2-1/2 inches, whichever is greater, at the time of the planting.
☐	☒	- The remainder of the open area to be landscaped in natural landscape material.
☐	☒	- Date of landscape completion.

D. Natural Features

<u>Provided</u>	<u>N/A (not applicable)</u>	
☒	☐	1. Soil characteristics of the parcel to be at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Ottawa County, Michigan, 1972".
☒	☐	2a. On parcels of more than one acre, existing topography with a maximum contour interval of two feet.
☒	☐	2b. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated.

D. Natural Features (continued)

<u>Provided</u>	<u>N/A (not applicable)</u>	
☒	☐	2c. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
☒	☐	3. Location of existing drainage courses. and associated bodies of water, on and off site, and their elevations.
☐	☒	4. Location of existing wetlands to at least the detail indicated on the City of Zeeland zoning map.
☐	☒	5. Location of natural resource features including woodlands and areas with slopes greater than 10 percent (one foot of horizontal distance).

E. Additional Requirements for Multiple Family, Cluster and PUD Developments

<u>Provided</u>	<u>N/A (not applicable)</u>	
☐	☒	1. Density calculations by type of unit, by bedroom count.
☐	☒	2. Designation of units by type and number of units in each building.
☐	☒	3. Carport locations and details where proposed.
☐	☒	4. Specific amount and location of recreation spaces.
☐	☒	5. Type of recreation facilities to be provided in recreation space.
☐	☒	6. Details of community building and fencing of swimming pool if proposed.

F. Additional Requirements for Non-residential Developments

<u>Provided</u>	<u>N/A (not applicable)</u>	
☐	☒	1. Loading/unloading areas.
☐	☒	2. Total and useable floor area.
☐	☒	3. Number of occupants during peak usage, i.e. shift change.
☐	☒	4. DNR Air Quality Permit attached.
☐	☒	5. Noise abatement procedure/technique.

**Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
STANDARDS CHECKLIST**

In reviewing, approving, disapproving or modifying the application and site plan, the Planning Commission and/or the Planning Commission Site Plan Review Committee shall be governed by the following standards, which the applicant is also asked to respond to:

- | | <u>Yes</u> | <u>No</u> |
|---|-------------------------------------|-------------------------------------|
| a. Is there a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular traffic? | ☒ | ☐ |
| b. Are the buildings and structures proposed to be on the premises situated to minimize adverse effects upon owners and occupants of adjacent properties? | ☒ | ☐ |
| c. Will the natural features of the landscape be retained when they furnish a barrier or buffer between the project and adjoining properties and where they assist in preserving the general appearance of the neighborhood? | ☒ | ☐ |
| d. In the case of elderly housing, will there be sufficient open space on the site to provide additional off-street parking should the development revert to conventional housing in the future? This amount of reserved space shall be adequate in size to meet the parking requirements for multiple family housing set forth in Chapter 17 while maintaining conformance of the development to all other provisions of the Zoning Ordinance. A variance may be granted by the Zoning Board of Appeals for reserving off-street parking if the applicant can demonstrate that the project shall be permanently restricted to elderly housing. | ☐ | ☒ |

Yes _____ No _____

- e. Will any off-street parking be integrated with the use of existing off-street parking facilities in the vicinity of the development? The Planning Commission or the Planning Commission Site Plan Review Committee shall approve the Site Plan only when the developer has incorporated the use of alternate off-street parking facilities, such as municipal lots or lots which are used at non-conflicting times or days of the week. ☐ ☒
- f. Have impacts, if any, of the proposed development which negatively affect adjoining residents or owners been minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways. ☐ ☒
- g. Have the buildings been situated to minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood? ☐ ☒
- h. Have all provisions of the City Zoning Ordinance been met? This would not preclude the applicant from applying for an appropriate variance with the Zoning Board of Appeals. The Planning Commission or the Planning Commission Site Plan Review Committee may conditionally approve a site plan subject to the granting of any appropriate variance. ☒ ☐

**Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE**

This application shall also include a drawn to scale site plan(s) that include the information listed below. The Zoning Administrator may authorize omissions as noted in the left margin.

OFFICE USE

- _____ a) Applicant identification.
- _____ b) Street address.
- _____ c) North arrow.
- _____ d) Size of property in square feet or acre.
- _____ e) Property lines and dimensions.
- _____ f) Location of significant natural features including wetlands, steep slopes, flood prone areas, unique vegetation, any other unusual features.
- _____ g) Location of all structures on the land with location dimensions and building dimensions.
- _____ h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
- _____ i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
- _____ j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies that the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in a decision being made by the Planning Commission.

I hereby grant permission for members of the City of Zeeland Planning Commission to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. **(NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)** - can be arranged with prior scheduling & ample notice IF needed

☐ YES ☒ NO



Signature of Applicant

5/8/2026

Date

This application, ten (10) copies & electronic file required, and filing fee of \$350 received by:

Administrative Official

Date

HOPE DISCOVERY ABA

201 ROYAL PARK DR
ZEELAND, MI 49464

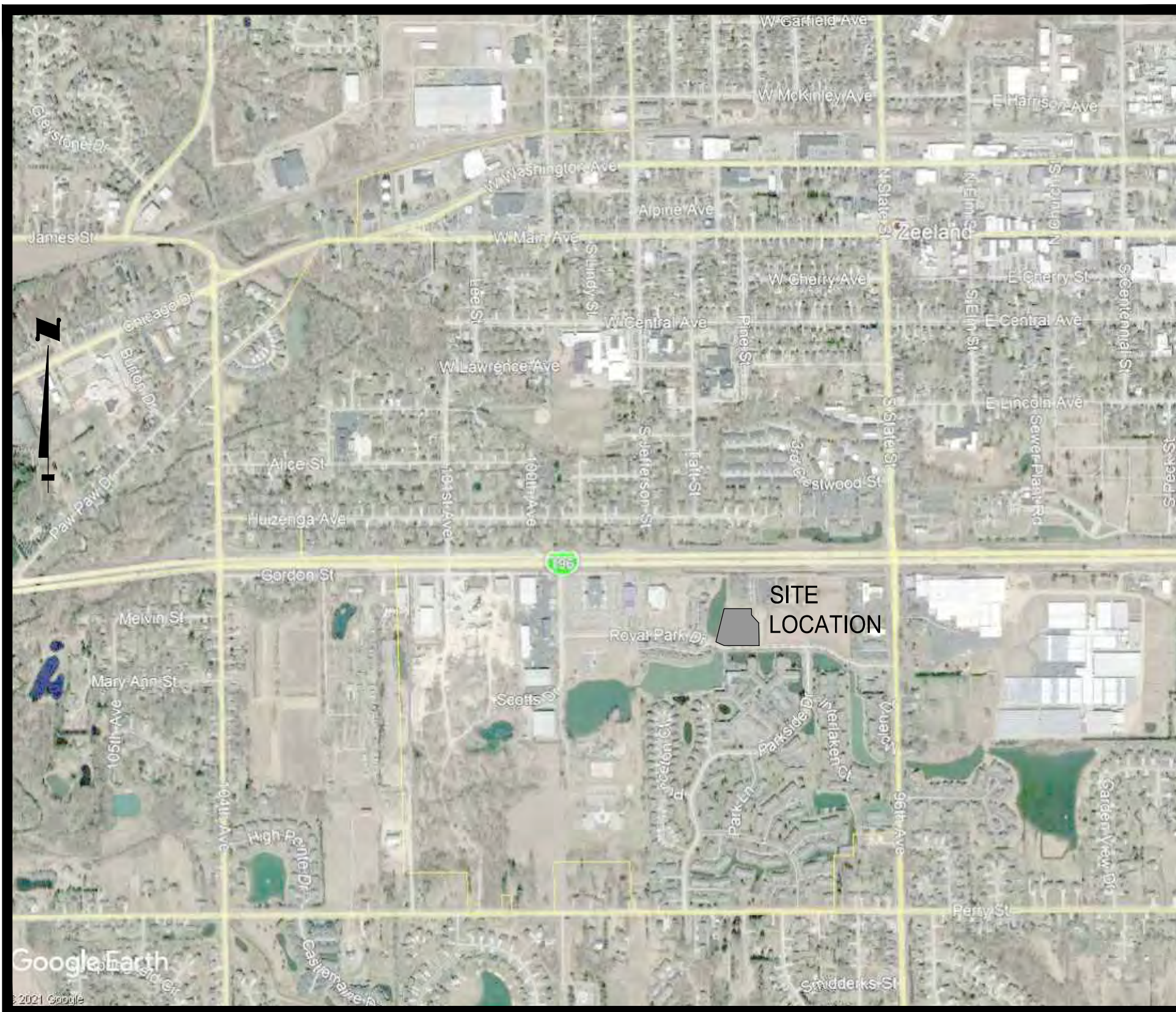
ZONING

OS-1 OFFICE / PERSONAL SERVICE

SETBACKS:
FRONT YARD 25 FEET MIN
SIDE YARD 15 FEET MIN
REAR YARD 25FEET MIN.
HEIGHT 25 FEET MAX

PARKING:	
FRONT YARD GREENBELT	20 FEET MIN
SPACE SIZE	9' X 18' MIN.
DRIVE WIDTH	26 FEET MIN

1 PARKING SPACE / 300 SQFT USABLE FLOOR AREA
4,243 SQFT / 300 = 15 SPACES REQUIRED
35 SPACES PROVIDED INCLUDING 2 BARRIER FREE



LOCATION MAP NOT TO SCALE

DESCRIPTION

PART OF THE SE 1/4, SECTION 24, T5N, R15W, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E 1/4 CORNER OF SECTION 24; THENCE S89°45'40" 102.64 FEET ALONG THE NORTH LINE OF SAID SE 1/4; THENCE S00°14'20"E 258.22 FEET TO THE NORTHERLY LINE OF ALLIED COURT; THENCE SOUTHWESTERLY 51.00 FEET ALONG SAID NORTHERLY LINE ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S67°17'00" 49.70 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY 104.04 FEET ALONG THE WESTERLY LINE OF ALLIED COURT ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S01°02'55"E 93.28 FEET; THENCE SOUTHEASTERLY 30.13 FEET ALONG SAID WESTERLY LINE ON A 37.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S23°34'15"E 29.31 FEET; THENCE S00°14'20"E 147.31 FEET ALONG THE SAID WESTERLY LINE; THENCE S89°45'40" W 241.4; FEET ALONG THE NORTHERLY LINE OF ROYAL PARK DRIVE; THENCE WESTERLY 73.14 FEET ALONG SAID NORTHERLY LINE ON A 267.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N82°23'29" W 72.91 FEET; THENCE N03°00'00" W 188.50 FEET; THENCE N27°26'00"E 89.50 FEET; THENCE N89°45'40"E 258.06 FEET; THENCE S45°11'40"E 14.13 FEET TO THE PLACE OF BEGINNING.



Know what's **below**.
Call before you dig.

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET CD-101	EXISTING CONDITIONS/DEMO SHEET
SHEET C-101	SITE LAYOUT / GRADING & SESC SHEET

LEGEND

	SECTION CORNER		UNDERGROUND GAS
	SITE BENCHMARK		UNDERGROUND ELECTRIC
	SOIL BORING		UNDERGROUND TELEPHONE
	FOUND STEEL BAR		CHAIN LINK FENCE
	FOUND IRON PIPE		MINOR CONTOUR
	SET STEEL BAR		INDEX CONTOUR
	MANHOLE		
	CATCHBASIN		ASPHALT
	HYDRANT		CONCRETE
	WATER VALVE		GRAVEL
	UTILITY POLE		
	LIGHT POLE		
	CLEANOUT		
	DECIDUOUS TREE		

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an

MIDWEST CONSTRICTION

ATTN: MR. JASON HALL
8516 HOMESTEAD AVE., SUITE 102
ZEELAND MI 49684

HOPE DISCOVERY
ABA SITE

ALLIED COURT
ZEELAND, MI 49464
PT OF THE SE 1/4, SECT. 24 T5N, R15W
CITY OF ZEELAND, OTTAWA CO, MI

Issued for:		
Date	Description	No.
03/06/2026	PARKING CONCEPT PLAN	A
05/08/2026	SUBMIT FOR SITE PLAN REVIEW	B

Project Manager
RYAN T. YSSELDYKE, P

Vertical Datum	Horz. Datum
NAVD88	LOCAL

Drawn by
EMMA BOORMAN

Checked by Survey	Date
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Survey	.	.
Civil	.	.

Struc.	.	.
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L. A.	.	.
HEI Project Number		

21-03-071

Sheet Title

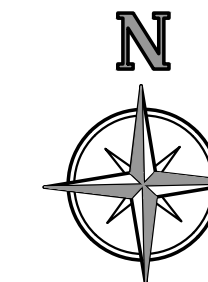
COVER
SHEET

Sheet No. **G-100**

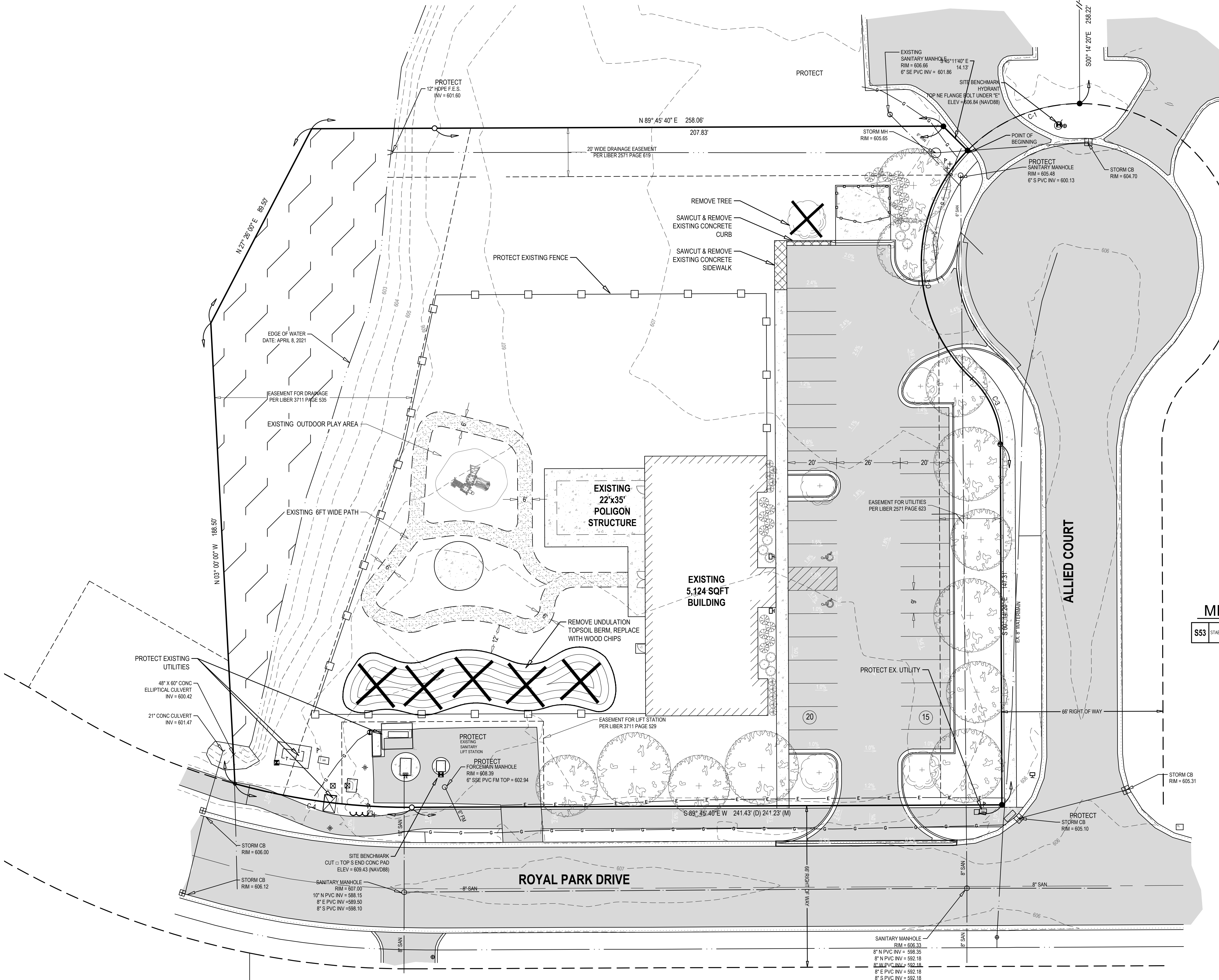
CENTER SECTION 24
TOWN 5 NORTH RANGE 15 WEST
CITY OF ZEELAND, OTTAWA CO., MI
REMOM L.C.R.C. LIBER 6, PAGE 529

EAST 1/4 CORNER SECTION 24
TOWN 5 NORTH RANGE 15 WEST
CITY OF ZEELAND, OTTAWA CO., MI
REMOM L.C.R.C. LIBER 4, PAGE 640

NORTH LINE, SOUTHEAST 1/4, SECTION 24
S 89° 45' 40" W 2630.65'



0' 10' 20' 40'
SCALE 1" = 20'



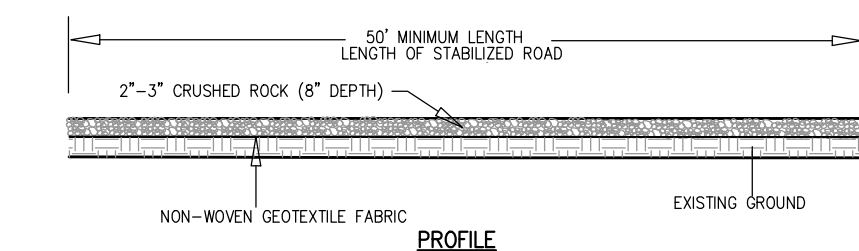
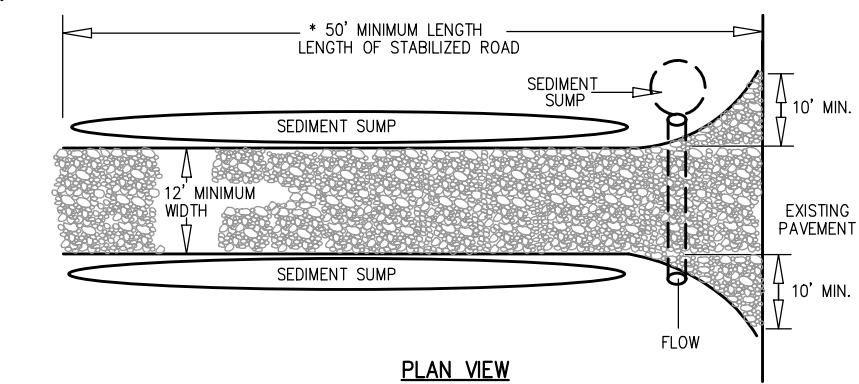
DEMO LEGEND

X X X X X UTILITY REMOVAL

X TREE REMOVAL

ASPHALT REMOVAL

CONCRETE REMOVAL



- NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
 2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
 3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

S53 STABILIZED CONSTRUCTION ACCESS

S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

S53	STABILIZED CONSTRUCTION ACCESS	Used at every point where construction traffic enters or leaves a construction site.
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CIVIL DEMOLITION NOTES:

1. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
2. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
4. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
5. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
6. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
7. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
8. ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
9. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
10. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
11. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
13. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND CITY OF ZEELAND.
14. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND
ENGINEERING

220 Hoover Boulevard
Zeeland, MI 49464
www.hollandeng.com
T 616-392-5938 F 616-392-2116

The Engineer's liability for any and all claims, including but not limited to those arising from the design, engineering, or construction of the project, shall be limited to the amount of the fee paid for the service fee.

MIDWEST CONSTRUCTION

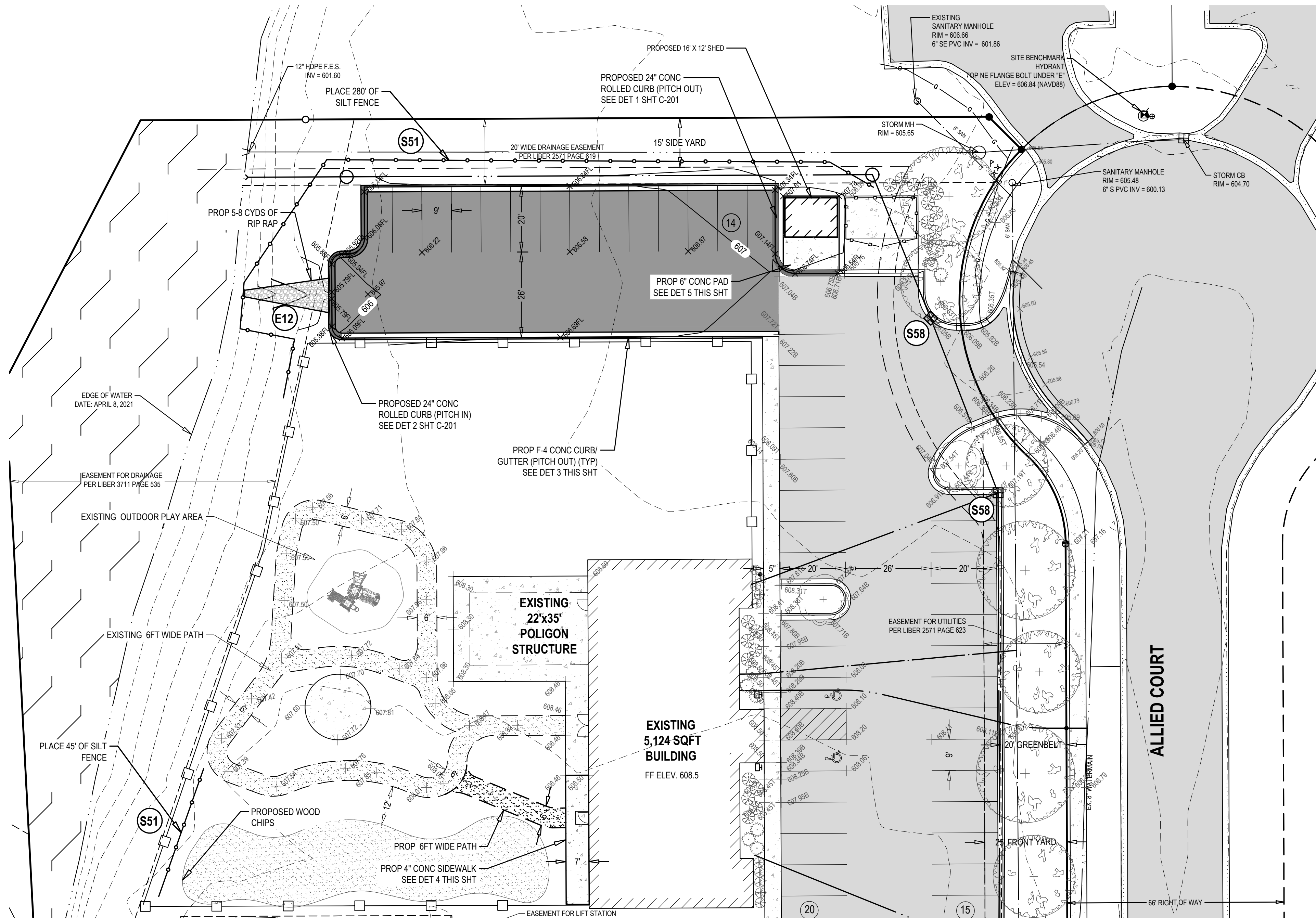
ATTN: MR. JASON HALL
8516 HOMESTEAD AVE., SUITE 102
ZEELAND, MI 49464

HOPE DISCOVERY
ABA SITE

ALLIED COURT
ZEELAND, MI 49464
PT OF THE SE 1/4, SECT. 24 T5N, R15W
CITY OF ZEELAND, OTTAWA CO., MI.

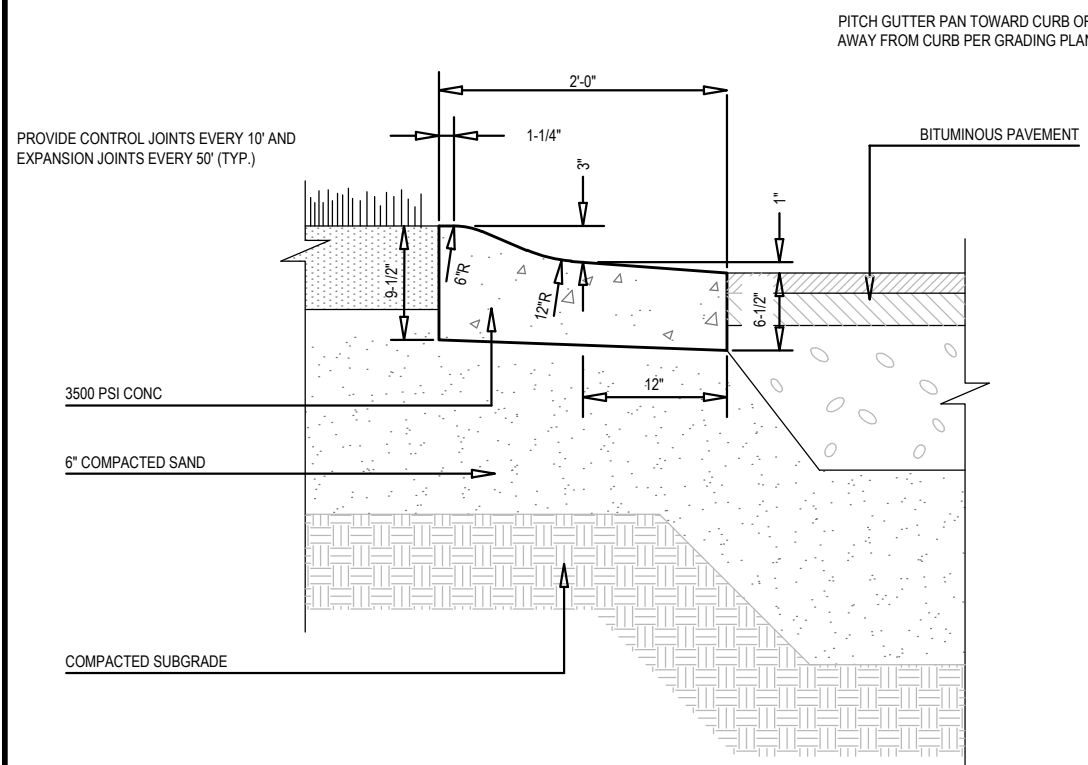
Issued for:			No.
Date	Description		
03/06/2026	PARKING CONCEPT PLAN	A	
05/08/2026	SUBMIT FOR SITE PLAN REVIEW	B	

Project Manager RYAN T. YSSELDYKE, P.E.	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by EMMA BOORMAN	
Checked by Survey	Date
Civil	
Struc.	
L.A.	
HEI Project Number 21-03-071	
Sheet Title CIVIL DEMOLITION	
Sheet No. CD-101	

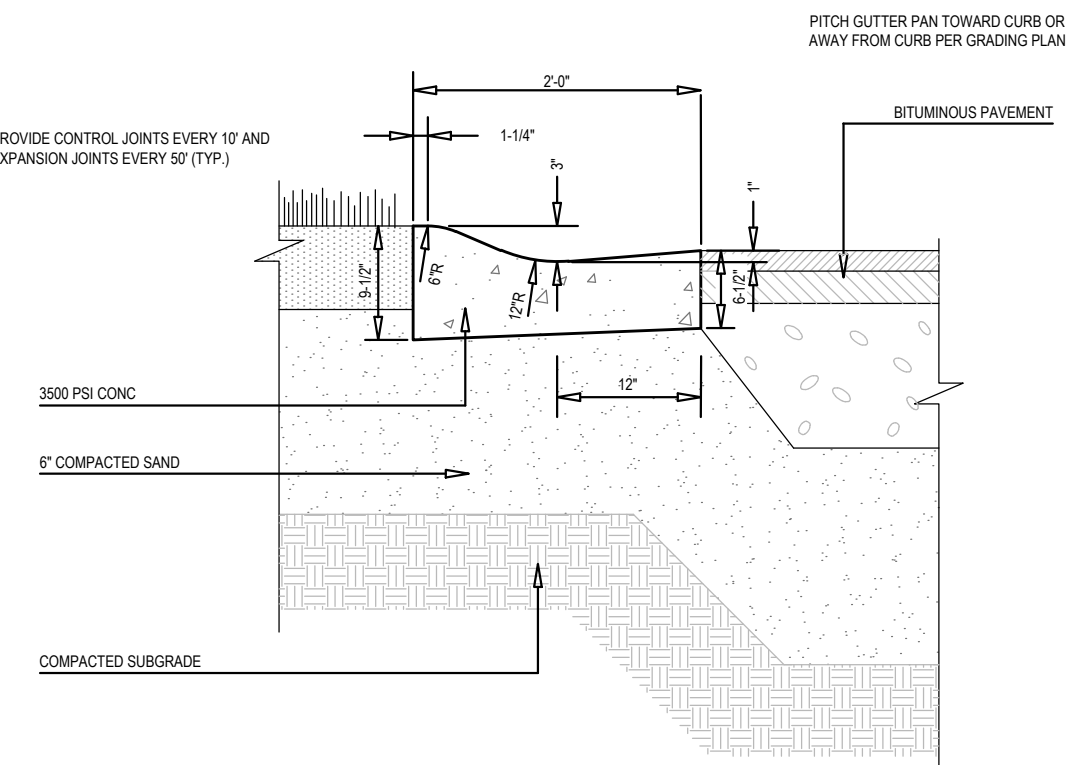


LAYOUT & UTILITY NOTES:

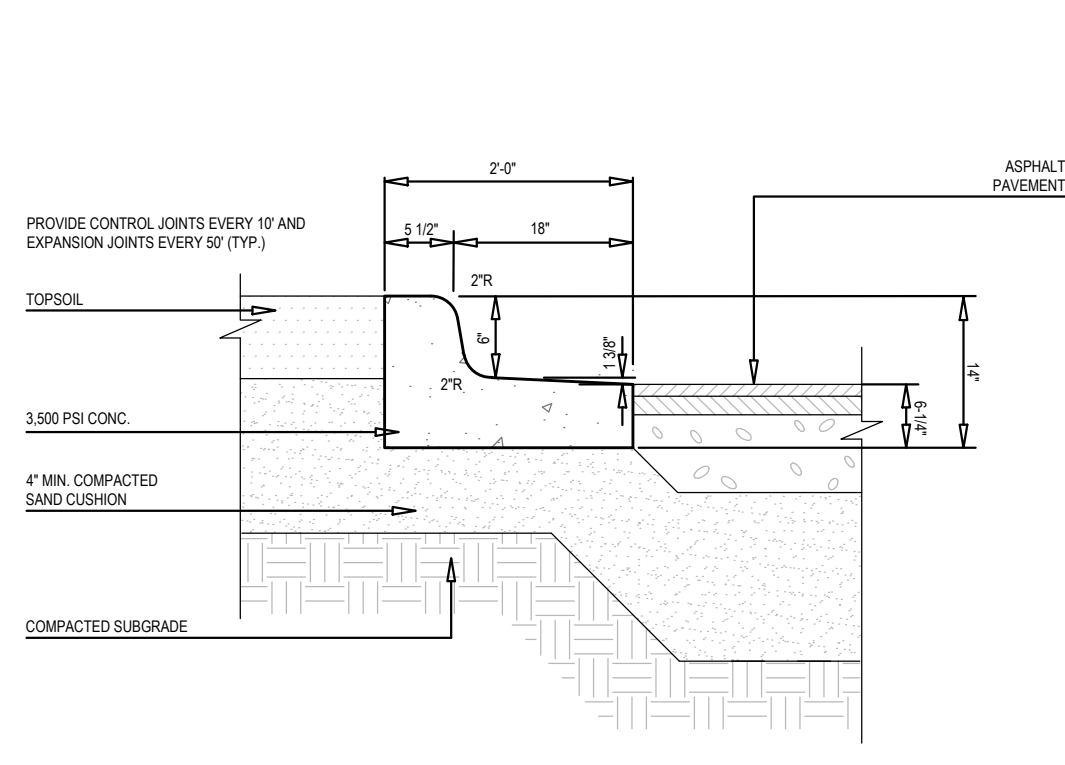
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- WETLANDS MAY EXIST ON THE PROJECT SITE. CONTRACTOR SHALL NOT DISTURB THE WETLAND AREAS, UNLESS PERMITTED BY THE EGLE. CONTRACTOR SHALL COMPLETE ALL WETLAND DISTURBANCE WORK IN ACCORDANCE WITH THE EGLE / USACE JOINT PERMIT AND EGLE STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A COPY OF THE EGLE / USACE JOINT PERMIT.
- CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
- COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ZEELAND BPW STANDARDS & SPECIFICATIONS.
- ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ZEELAND BPW STANDARDS & SPECIFICATIONS.
- ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF ZEELAND AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH THE CITY OF ZEELAND.
- SITE CONTRACTOR RESPONSIBLE TO CONNECT THE PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
- ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF ZEELAND ZONING ORDINANCE.
- SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF ZEELAND ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.



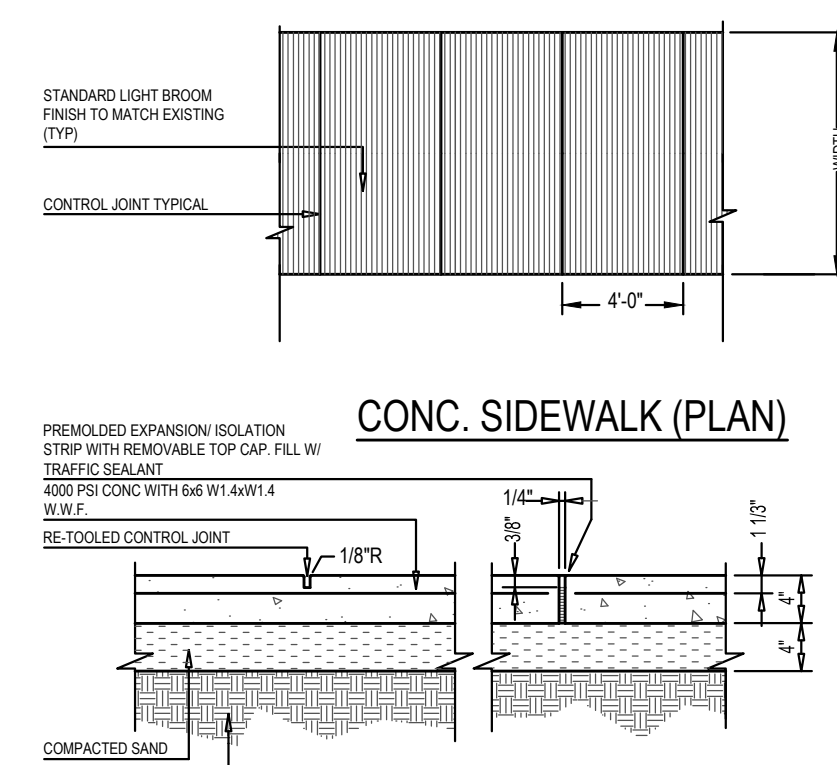
1 24" CONC ROLLED CURB DETAIL (PITCH OUT) W/OUT REBAR



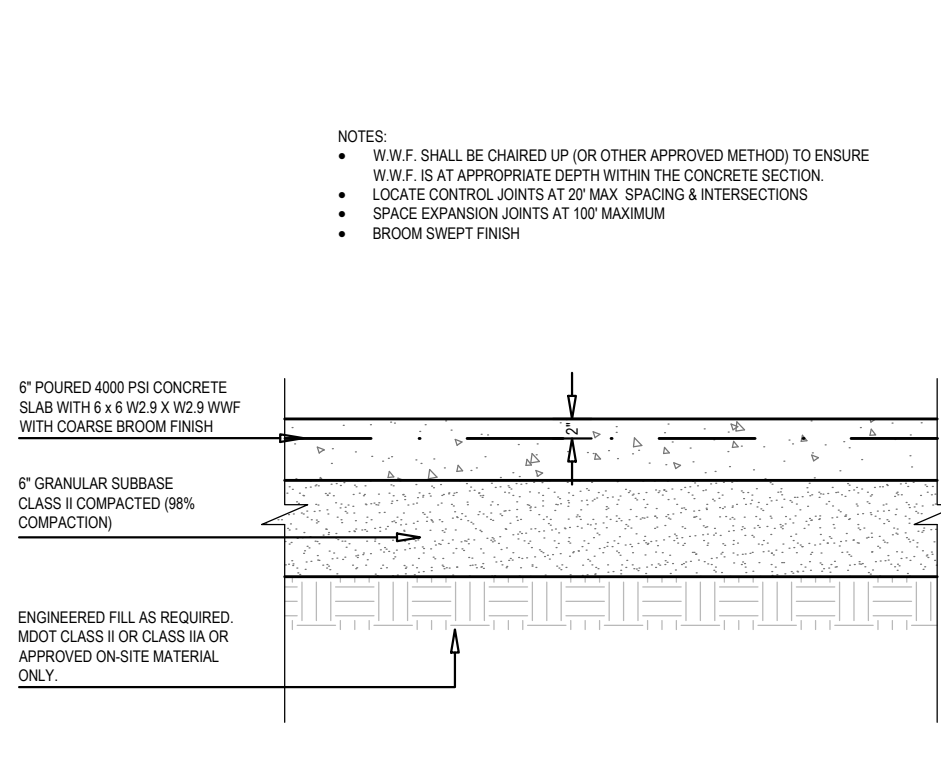
2 24" CONC ROLLED CURB DETAIL (PITCH IN) W/OUT REBAR



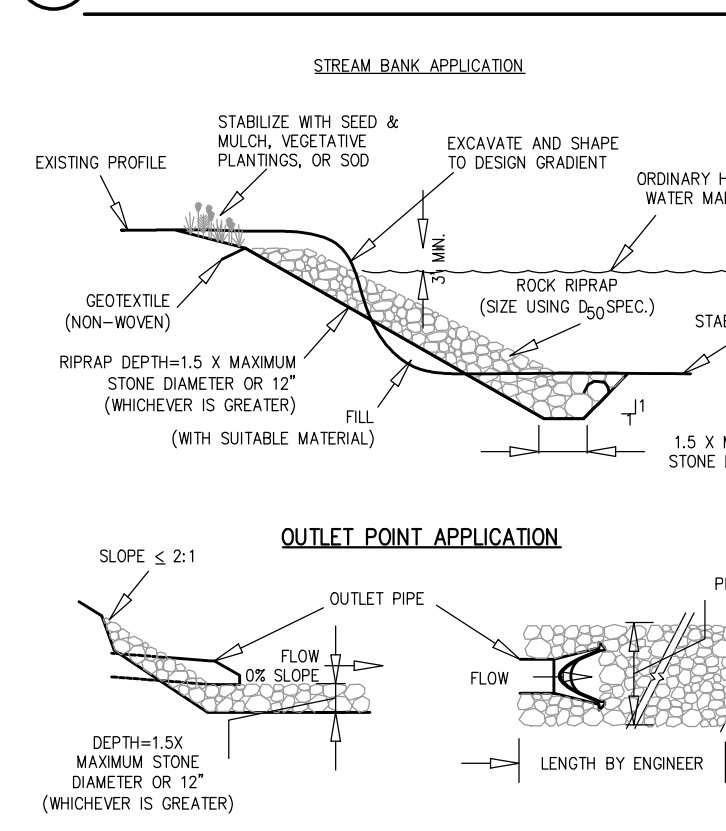
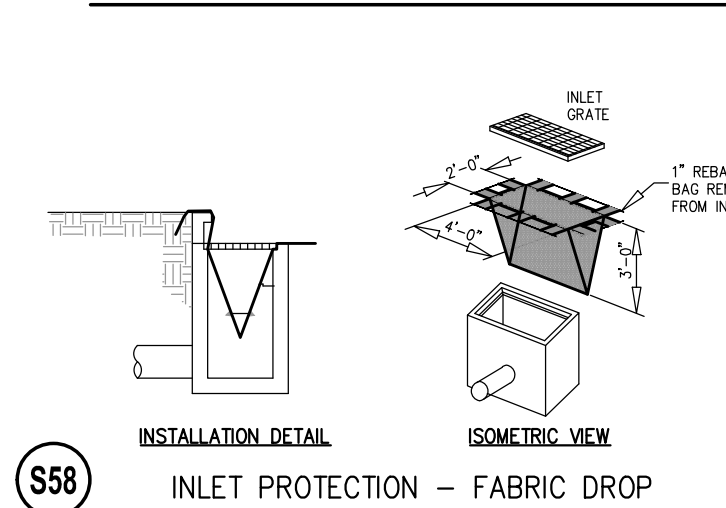
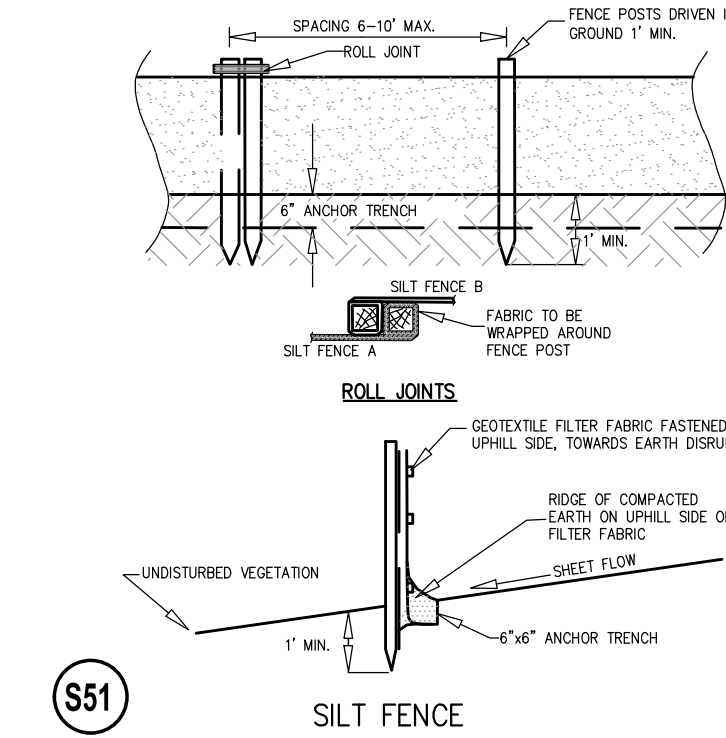
3 MDOT F-4 CONC. CURB/GUTTER (PITCH OUT) W/OUT REBAR



4 4" THICK CONCRETE

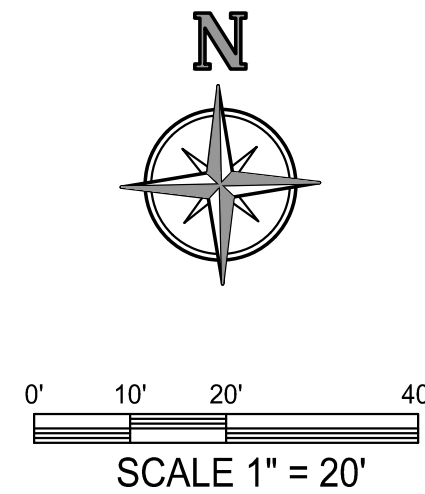


5 6" CONCRETE PAD



S.E.S.C. NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE CITY OF ZEELAND SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ZEELAND AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- TEMPORARY CONSTRUCTION ENTRANCES SHALL BE PLACED AS LOCATED ON THE DEMOLITION SHEET (CD-101).
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE CITY OF ZEELAND SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF ZEELAND.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.



S.E.S.C. LEGEND
MICHIGAN UNIFIED KEYING SYSTEM

E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

PROPOSED
CONSTRUCTION SCHEDULE

ACTIVITY	2026					
	JUL	AUG	SEPT	OCT	NOV	DEC
INSTALL CONTROLS						
CLEARING						
GRADE						
BUILDING						
UTILITIES						
PAVING						
RESTORE						

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTORS SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

Issued for:		
Date	Description	No.
03/06/2026	PARKING CONCEPT PLAN	A
05/08/2026	SUBMIT FOR SITE PLAN REVIEW	B

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager RYAN T. YSSLEDYKE, P.E.	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by EMMA BOORMAN	
Checked by Survey	Date
Civil	
Struc.	
L.A.	
HEI Project Number 21-03-071	
Sheet Title SITE LAYOUT PLAN	
Sheet No. C-101	



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, May 29, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **June 4th Planning Commission meeting agenda – Site plan review and special land use application for Mead Johnson & Company, LLC – 725 E Main Ave – Campus modernization project – Consideration of resolution of approval**

Background: On May 11, 2026, the Planning Commission reviewed the site plan review and special land use application submitted by Mead Johnson & Company, LLC for the proposed campus modernization project located at 725 E Main Avenue and surrounding properties.

That meeting included the required public hearing for the application, including public comment from nearby residents and other interested parties. Draft meeting minutes reflecting the discussion and comments received are included in the meeting packet.

Following discussion, the Planning Commission directed staff and the City Attorney to prepare a formal resolution of approval for consideration at the June 4, 2026 meeting, including the conditions discussed during the May 11 meeting. The draft resolution was not available at the time this packet was assembled and is anticipated to be distributed separately prior to the June 4 meeting.

After the meeting, staff reviewed the public comments and questions raised by the Planning Commission and requested additional clarification from the applicant regarding several items discussed during the meeting, including noise, screening, loading area visibility, odor considerations, and future review of the proposed southwest greenspace area. The applicant submitted a written response dated May 28, 2026, which is also included in the packet.

The full application materials, plans, and staff review documents previously provided for the May 11, 2026 meeting remain available on the City's Mead Johnson project webpage.

Staff would also note that the May 11 meeting served as the formal public hearing on the application. While additional public comment may still be received by the Commission, no additional public hearing is required or scheduled to occur as part of the June 4 meeting.

Because the resolution was not available at the time the packet was assembled, staff recommends that Commissioners review the separately distributed resolution in conjunction with this memorandum and the May 11 application materials.

Development Agreement / Ongoing Coordination: During the May 11 meeting, a portion of the Planning Commission discussion focused on the anticipated development agreement associated with the project and the number of items that remain under coordination between the City and the applicant.

Given the scale and complexity of the proposed modernization project, staff believes a development agreement is both appropriate and necessary. The agreement is anticipated to address a number of items that extend beyond the scope of Planning Commission site plan review, including utility coordination, infrastructure improvements, easements, cost participation, construction sequencing, and other operational and public infrastructure matters associated with implementation of the project.

Many of these items involve technical engineering, operational, legal, and intergovernmental considerations that are not directly regulated through the zoning ordinance or site plan review process, but nonetheless must be resolved prior to construction and project implementation.

Staff also notes that several of these items require additional engineering analysis and coordination following site plan approval in order to finalize system sizing, infrastructure requirements, and associated agreements. This sequencing is common for large-scale industrial and infrastructure-intensive projects.

A memorandum from Kevin Plockmeyer, Assistant City Manager, regarding the anticipated development agreement process and related coordination items is included in the packet for additional background and explanation.

All development agreements associated with the project will require review and approval by City Council prior to execution. In addition, approval of the proposed resolution would not eliminate the need for subsequent permits, agreements, technical review processes, or other approvals required prior to construction and project implementation.

Staff Review: Staff has continued to work with the applicant, City consultants, utility representatives, and reviewing agencies regarding the proposed project and outstanding technical items.

Based on the submitted application materials, revised plans, additional clarification provided by the applicant, and review completed to date, staff believes the proposed use and site layout are consistent with the City's zoning ordinance and the underlying industrial zoning of the subject properties.

Where deviations from standard ordinance requirements are proposed, staff has recommended that the necessary waivers, variances, conditions, and other approval requirements be incorporated into the resolution prepared for Planning Commission consideration.

Staff believes the conditions discussed by the Planning Commission on May 11 appropriately address the remaining site plan and zoning-related considerations associated with the application.

Recommendation: Following review of the application materials, public comments received, additional information submitted by the applicant, and the Planning Commission's discussion at the May 11 meeting, staff supports approval of the site plan review and special land use application for Mead Johnson & Company, LLC at 725 E Main Avenue and related parcels.

Staff expects to recommend approval of the resolution prepared by the City Attorney, provided that it incorporates the conditions and direction previously discussed by the Planning Commission and reflected in staff's review of the application

Please do not hesitate to contact staff with any questions regarding the proposed application, separately distributed resolution, or related project coordination items.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, May 29, 2026

TO: Planning Commission

FROM: Kevin Plockmeyer, Assistant City Manager/Finance Director

RE: **Development Agreement Considerations – Mead Johnson Site Development**

As the Planning Commission considers the site plan review for the Mead Johnson campus modernization project, it is important to clarify the role of the Planning Commission in relation to the anticipated development agreement. The Planning Commission is not being asked to approve the overall development agreement. Review and approval of the development agreement will occur through the City Council process. The Planning Commission's action is focused on the site plan and related zoning considerations within its authority under the zoning ordinance.

The development agreement is a separate but related process that will address a number of implementation items associated with the project. The items identified in this memorandum reflect the current areas of discussion and coordination between the City, Mead Johnson, City consultants, utility representatives, and other reviewing agencies. These items may be refined, added to, or modified as the project plans continue to evolve and as additional engineering, operational, legal, and infrastructure review is completed.

From a process standpoint, site plan approval is an important step because it establishes the general development envelope within which Mead Johnson and its project team can continue detailed design. Given the scale and complexity of the proposed plant improvements, there is substantial design work that must still occur, particularly with respect to utilities, infrastructure, service connections, construction sequencing, and operational needs. Approval of the site plan does not resolve these matters, nor does it eliminate the need for future permits, technical review, agreements, or City Council approvals. Rather, it provides the applicant with the necessary framework to proceed with more detailed design and coordination.

The following items represent the current development agreement topics that the City and Mead Johnson are working through as part of the project review and implementation process.

1. Electric Utilities

The City, Mead Johnson, Zeeland BPW, and applicable utility representatives are continuing to coordinate the electric utility needs for the project. The development agreement is expected to address the following items as they are further defined through engineering and utility review:

- a. Electric power supply, including coordination with Zeeland BPW regarding the project's forecasted electric load. Based on the proposed modernization project, Mead Johnson's electric demand is expected to increase, which will require Zeeland BPW to procure the necessary power in the amount and timing needed to support the project. The Mead Johnson team is still refining both the amount of power that will be required and when that power will be needed. Once those numbers are finalized, Zeeland BPW can evaluate available market options and take the necessary steps to secure the required power supply.
- b. Adequate power to the site, including coordination between the City, Zeeland BPW, Mead Johnson, and applicable utility representatives regarding how the anticipated power will be delivered to the site. Based on Mead Johnson's potential electric load, the project may require additional substation capacity, new or upgraded electric feeds, and related infrastructure improvements to serve the approved development envelope. These improvements may involve significant lead times for design, review, procurement of necessary equipment, and construction coordination. Once the final electric load requirements and system design are further refined, the parties will need to determine the infrastructure improvements necessary to provide adequate power to the site.

2. Water

Based on the preliminary design information reviewed to date, the Zeeland BPW believes there is adequate capacity in both the water supply and distribution systems to serve the proposed project. As the Mead Johnson team continues to refine the final design and projected water usage for the site, the development agreement will likely include language to protect the BPW's water system if the actual demands exceed what the existing system can accommodate. This may include provisions addressing additional review, system impacts, and any improvements that may be necessary to support the project.

3. Sewer and Clean Water Plant

The City and Mead Johnson are continuing to evaluate the sewer and wastewater needs associated with the proposed project. This review includes both the treatment of the anticipated waste streams at the Clean Water Plant and the infrastructure needed to convey those waste streams to the plant.

- a. Waste stream treatment at the Clean Water Plant, including the City's ongoing evaluation of the Clean Water Plant's ability to accept Mead Johnson's proposed waste stream. If it is determined that the proposed waste stream can be accepted at the Clean Water Plant, the City and Mead Johnson will need to determine the appropriate rates and charges associated with the capacity and treatment requirements needed for that waste stream.
- b. Transmission system improvements, including determining the best way to convey Mead Johnson's waste stream to the Clean Water Plant if it is determined that the Clean Water Plant can accept the proposed waste stream. This will likely require improvements to the Carlton Lift Station and transmission system improvements in Washington Avenue. In order to accommodate the potential flows, the City and Mead Johnson will also need to confirm the timing and phasing of the project to ensure that the City's system is prepared to receive the waste stream when needed.

4. Street Improvements

The development agreement is also expected to address any current or future road improvements that may be necessary as a result of the utility system improvements or other needs related to the existing public infrastructure. The parties will need to determine the appropriate timing and coordination requirements associated with any required improvements.

5. Pocket Park and Former Bethel Church Site

The development agreement is expected to include language addressing the proposed pocket park on the former Bethel Church site. This will include the anticipated size of the park, the intended use and functionality of the space, and the respective responsibilities for construction, maintenance, access, and ongoing operation.

While the functional expectations and responsibilities for the pocket park are expected to be addressed through the development agreement, the final site plan for the park will be reviewed separately by the Planning Commission. That site plan review will likely occur after the development agreement has been executed and after the design of the park has been further refined.

Due to the anticipated use of the former Bethel Church site during the construction phase of the project, construction of the pocket park will likely occur during the later phases of the project.

6. Relocation of Bethel Playground Equipment

The development agreement is expected to include language addressing the relocation of the existing playground equipment from the former Bethel Church site to an off site location. At this time, the anticipated location is on Zeeland Public Schools property near the bus garage.

The terms included in the development agreement will likely reference or be coordinated with separate agreements between the City, Zeeland Public Schools, and Mead Johnson. Those agreements will need to address the responsibilities for removal, relocation, installation, ownership, maintenance, timing, cost, and any other requirements associated with the playground equipment.

Because multiple parties are expected to be involved, the terms of any related agreements will need to be reviewed and approved by each of the respective governing bodies or entities before they are finalized.

7. Easements

The development agreement is expected to include language addressing easements that may be necessary for various utilities, road improvements, access needs, and other current or future improvements associated with the project. The specific easements required will depend on the final design of the utilities, infrastructure, and related site improvements.

Because the final utility and infrastructure drawings are still being refined, the specific easement language, locations, and related responsibilities will be developed as part of the final development agreement. This may include easements needed to support both the initial project improvements and future system improvements identified through final design and engineering review.

8. Other Items

Given the scale and complexity of the proposed project, there are a number of moving pieces that will continue to be refined as Mead Johnson advances the detailed design within the approved building envelope. As that work continues, additional items may be identified that should be addressed through the development agreement.

The City expects the development agreement to be drafted in a manner that is flexible enough to account for changes, refinements, or additional implementation items that may arise as the project moves forward, while still providing clear expectations regarding the responsibilities, timing, approvals, and coordination necessary to support the project.

Conclusion

The items outlined above reflect the current areas of coordination between the City and Mead Johnson related to the anticipated development agreement. These items remain subject to further review and refinement as the project design advances. Staff will continue working with Mead Johnson, City consultants, utility representatives, and other reviewing agencies to identify the specific obligations, timing, responsibilities, approval requirements, and cost responsibilities that should be incorporated into the development agreement for City Council consideration.



Kevin Plockmeyer, ACM of City Services/Infrastructure and Finance



28MAY2026

Mr. Timothy Maday

Community Development Director
City of Zeeland
21 S. Elm Street
Zeeland, MI 49464

Dear Mr. Maday,

Below are the Mead Johnson responses to the comments and questions received from the May 11 Planning Commission meeting;

1. Can you provide any additional information regarding anticipated noise levels associated with the proposed development, including any quantitative information that may be available regarding potential impacts to nearby residents?

We are not able to perform any noise studies at this point as specific equipment has not yet been selected for this project. That being said, we are highly conscious of noise impact on the community and as discussed have taken significant steps to minimize this impact, most notably redesigning the site to relocate the biggest generators of noise further from Main Ave and Carlton St, and utilizing the building to further screen this noise.

2. Can you provide additional information regarding how vehicle headlights entering and exiting the parking lot will be screened from the residences on the west side of Carlton Street?
 - o Would aligning the driveway with the northern driveway at 30 N. Carlton be possible or beneficial?
 - o Is there an opportunity for additional screening in this area?

We unfortunately do not have the ability to provide additional screening along Carlton Avenue due to easements with Consumers Energy, City storm sewer, and SEMCO gas. We will be moving the employee vehicle entrance further north to reduce the impact of vehicle headlights to the neighbors. We are currently looking at several designs for this relocation.

3. Can you provide additional comment regarding the visibility of the loading area from Main Avenue? Based on the proposed setbacks and landscaping/screening along Main Avenue, Carlton Street, and the adjacent park, it appears the loading area may be minimally visible, but additional clarification would be helpful.

We have provided significant landscape screening along Main Avenue and a decorative 8' fence. Once the fence, trees, and shrubs are in place this should provide sufficient screening of this loading dock area from Main Street.



4. Can you provide any additional comment regarding odor impacts and whether odors are anticipated to increase, decrease, or remain generally consistent as a result of the proposed project?

We do not expect any negative impact on odor from the facility modernization. While there are currently no planned changes for our wastewater treatment plant, we are still working with the city CWP to evaluate sending wastewater to the city plant for treatment.

5. Is the existing chain-link fencing along Main Avenue and Fairview Road proposed to be replaced with the ornamental fencing shown in the areas included within the current phase of construction?

No, there is currently no plan to change the fencing or landscaping East of the ZSP building. An 8' decorative fence is planned from the southwest corner of the existing ZSP building all along Main Street AND the our entire frontage along Carlton Street. During construction their may be chain link fencing due to continued construction in certain areas but at the end of all construction there will be decorative fencing as described.

6. The southwest corner green space will require future Planning Commission site plan review, as it exceeds 500 square feet. Please provide comment acknowledging this future review requirement and noting that the intent is to return for that review later in the project timeline when implementation of that area is appropriate and the proposed design work is complete.

Correct, we understand that our current submittal for the southwest corner is conceptual in nature and we understand that once more detailed plans are prepared for this area that we will have to go through a separate site plan submittal process later for this southwest area.

Please feel free to contact me with any additional questions or concerns.

Respectfully,

Allan Barron

Allan Barron

Sr. Manager Engineering, Vivid Project

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Zeeland Planning commission
Date: May 26, 2026
From: Tanya DeOliveira, AICP, Project Manager
RE: **Master Plan - Draft Chapter 2 Community Profile Review**

At the June 4 Planning Commission meeting, the draft Chapter 2 Community Profile, which includes a comprehensive analysis of the demographics and housing characteristics of the City, will be reviewed and discussed. Ahead of this meeting, the Planning Commissioners should review the draft chapter, note any comments, edits, or questions, and come to the meeting ready to discuss these items.

Please note that photographs will be added into the document later on in the process. If there are any high-resolution, high-quality photos that the City would like to use, they can be passed on to me at any point.

Chapter 2. Community Profile

To ensure that the City of Zeeland is prepared to meet the needs of its residents, an understanding of the population must be the starting point of this plan.

This chapter incorporates data sourced from the 2020 U.S. Census Decennial Survey and the 2024 American Community Survey (ACS) 5-Year Estimates. The ACS data is influenced by the decennial census conducted by the U.S. Census Bureau. The decennial census serves as the foundation for the ACS, providing important baseline data for population counts, demographics, and housing characteristics. The ACS is a continuous survey that collects additional detailed information on a smaller sample size during the years between the decennial census. The decennial census ensures that the ACS data is grounded in an updated and representative snapshot of the population, enhancing the accuracy and usefulness of the ACS in providing current demographic and socioeconomic information.

Population

According to the 2020 U.S. Census Decennial Survey, the City of Zeeland had a population of 5,719 people. Historically, the City of Zeeland has shown a relatively stable but modest population growth with some fluctuation over time, as shown in Figure 2.1. From 1980 to 1990, the City population grew by 13.7%, followed by a slower growth rate in the 2000s. In the 2010s, a slight decline occurred (-6.6%) before rebounding again by 3.9% in 2020. Overall, this reflects a long-term pattern of slow growth.

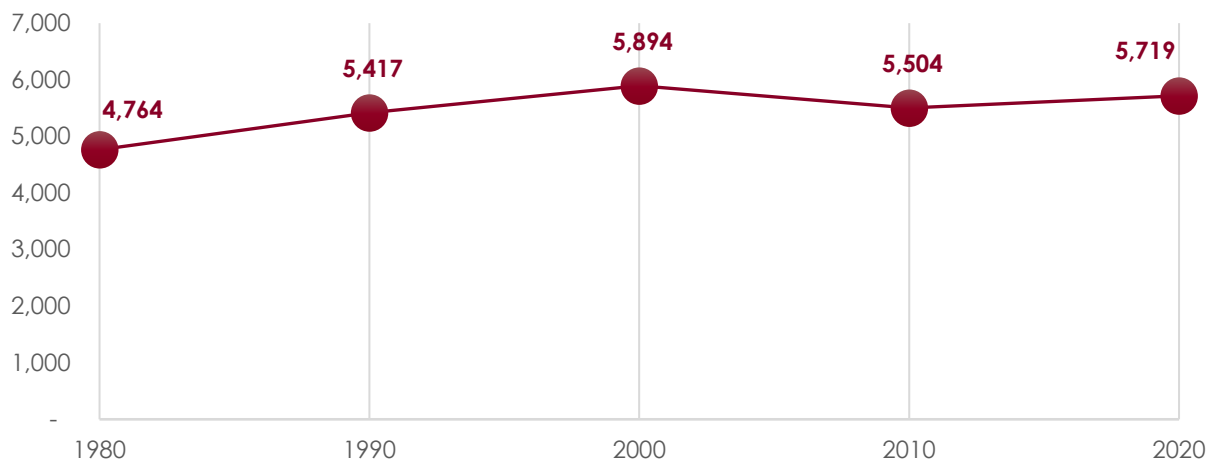
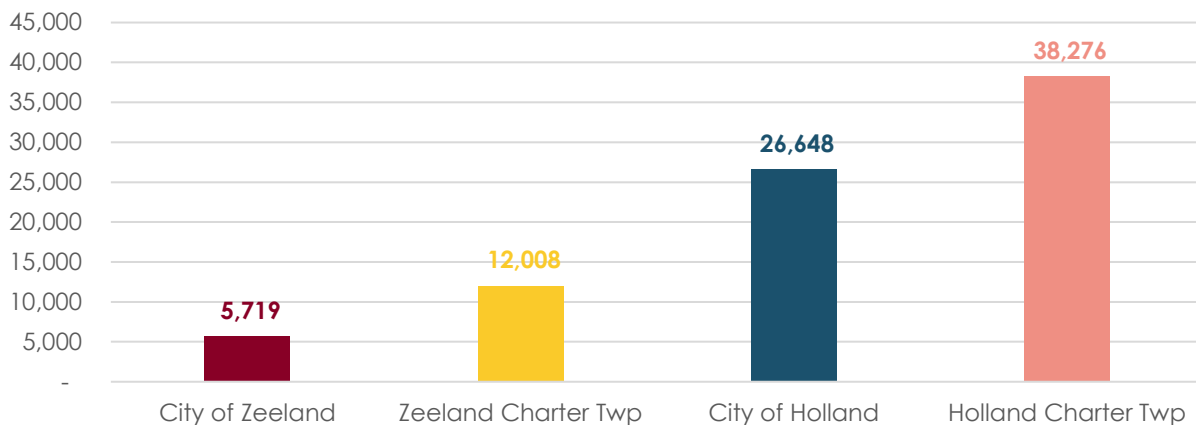


Figure 2.1. Population Trend, City of Zeeland (1980-2020)

Source: U.S. Census Bureau, 2020 Decennial Census

Compared to the surrounding communities, the City of Zeeland has the smallest population size. Zeeland Charter Township has a larger population than the City of Zeeland, and has been growing rapidly with a 20% increase in population since 2010. Within Ottawa County, the City of Zeeland represents 2% of the population.

Figure 2.2. Population Comparison

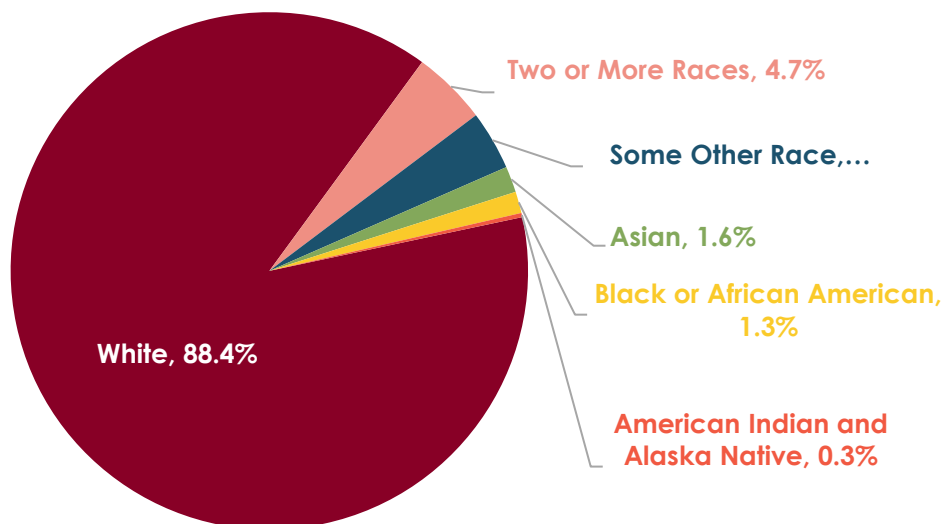


Source: U.S. Census Bureau, 2020 Decennial Census

Race & Ethnicity

The City of Zeeland has a predominantly *White* population (88.4%), followed by smaller shares of people with *Two or more races*, *Some other race*, *Asian*, *Black or African American*, and *American Indian and Alaska Native* (see Figure 2.3). The *Hispanic or Latino* population accounts for 7.4% of residents within the City.

Figure 2.3. Racial Composition, City of Zeeland



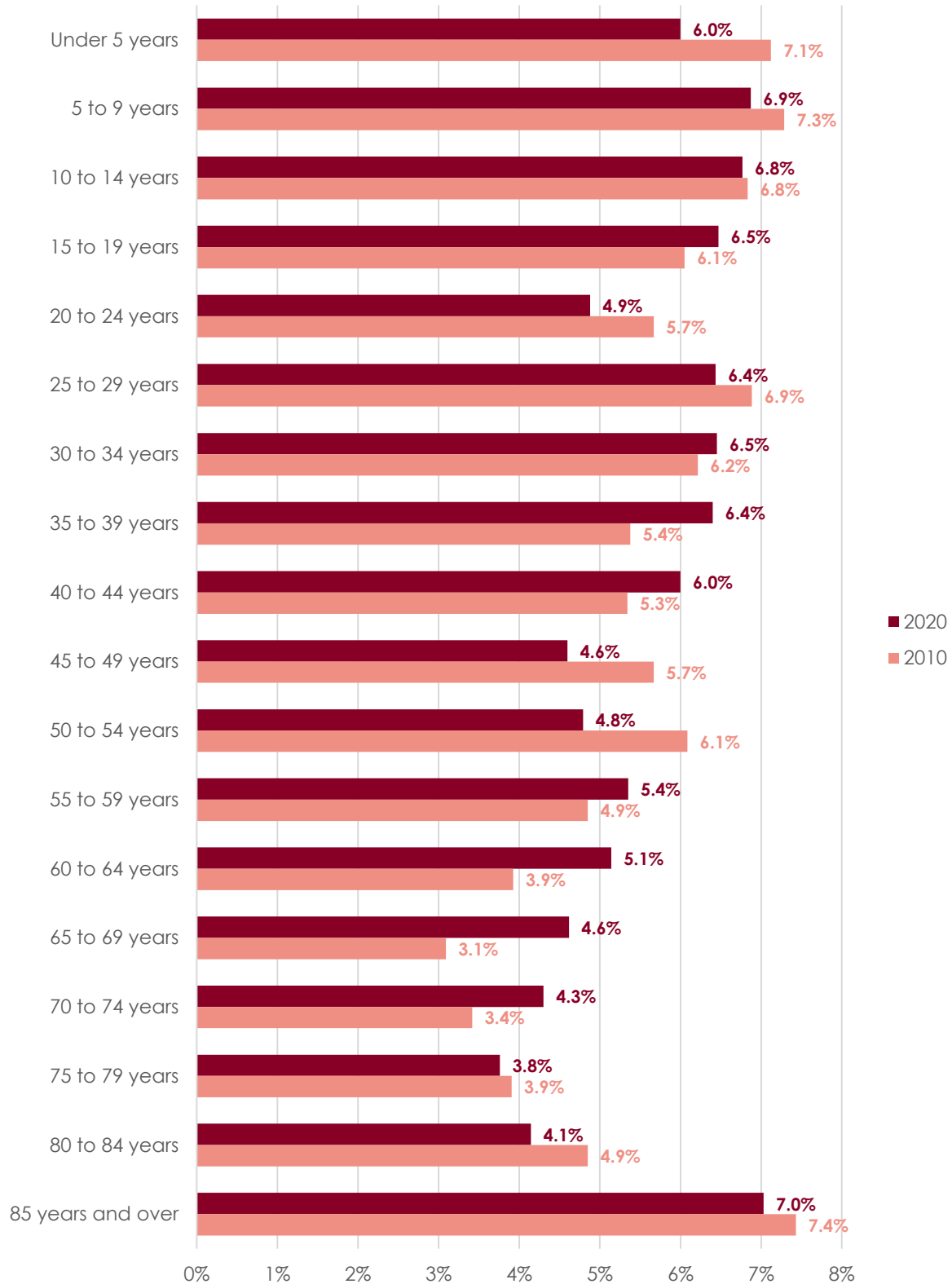
Source: U.S. Census Bureau, 2020 Decennial Census

Age

Between 2010 and 2020, the age distribution was stable with subtle signs of aging, shifting cohort patterns. As experienced in many communities across Michigan, the number of senior residents in the City of Zeeland is increasing significantly. Notable growth trends can be seen in the older adult age groups, as shown in Figure 2.4. Residents aged 60 and over increased in several cohorts, particularly ages 60-64 and 65-69, indicating a gradual aging of the population as long term residents remain in the community. The 85 and over group remains relatively large and stable (7.4% to 7.0%), reinforcing the presence of an established senior resident population.

At the same time, younger age cohorts show mixed but slightly shrinking shares. The under 5 population and the 20-24 age groups each declined roughly 1%, which may suggest fewer young adults. However, working age cohorts such as 30-34 and 35-39 increased modestly, suggesting a continued household formation within the community.

Figure 2.4. Age Composition, 2010-2020

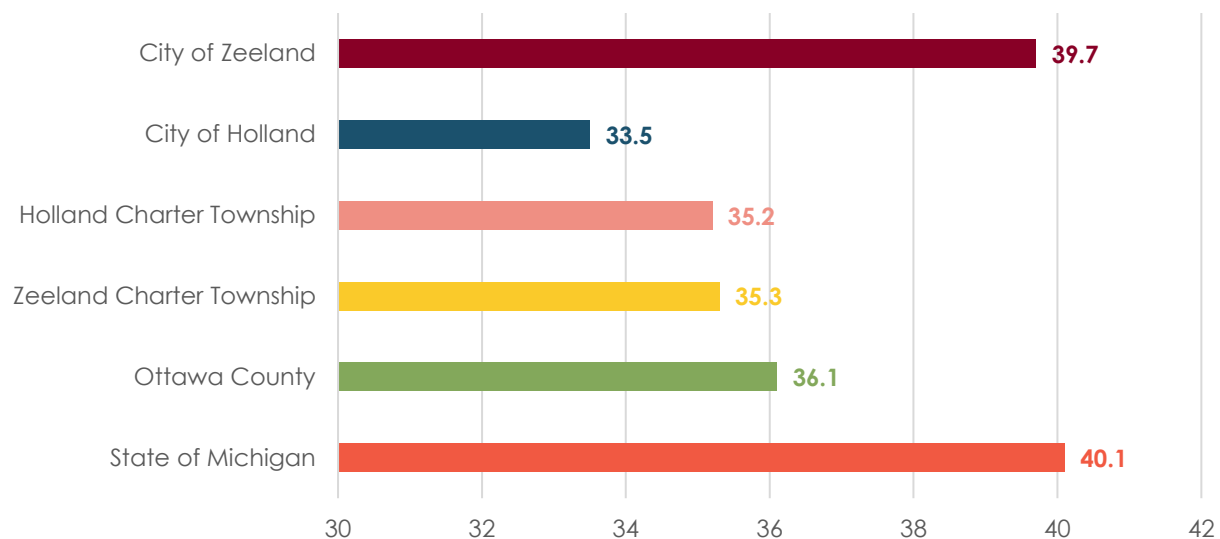


Source: U.S. Census Bureau, 2010-2020 Decennial Census

The City of Zeeland has a median age of 39.7, which is higher than most surrounding communities but slightly lower than the State of Michigan overall (40.1). Compared to nearby jurisdictions, the population in Zeeland is older than the City of Holland (33.5), Holland Charter Township (35.2), Zeeland Charter Township (35.3), and Ottawa County (36.1). This indicates that the City has a generally older population, with fewer younger residents relative to nearby growth centers in the area.

The range of ages in the City's population is balanced. The community includes substantial shares of children, working-age adults, and older adults, indicating that it is not dominated by a single age cohort. Overall, the City of Zeeland maintains a relatively diverse age structure, with stability across generations rather than being concentrated in either a young or elderly population.

Figure 2.5. Median Age, 2020

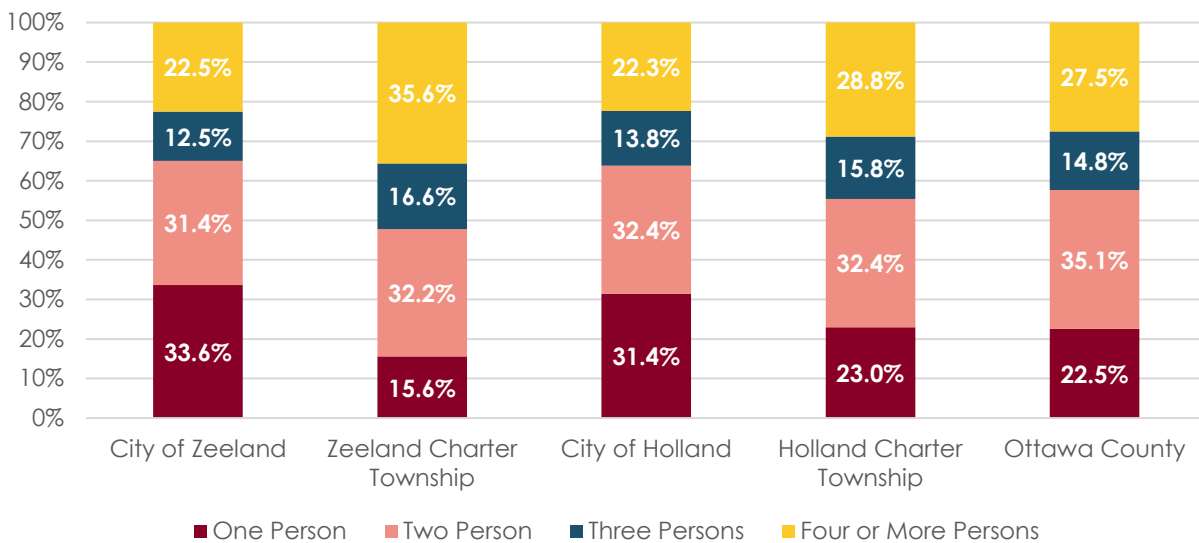


Source: U.S. Census Bureau, 2020 Decennial Census

Households & Families

The City of Zeeland's household composition reflects a relatively balanced mix of households with some distinct characteristics compared to surrounding communities. In 2020, the City had 2,375 households, with one-person and two-person households making up the largest shares, as shown in Figure 2.6. This indicates a strong presence of small household living arrangements, alongside a share of larger households that have four or more persons.

Figure 2.6. Household Composition, 2020



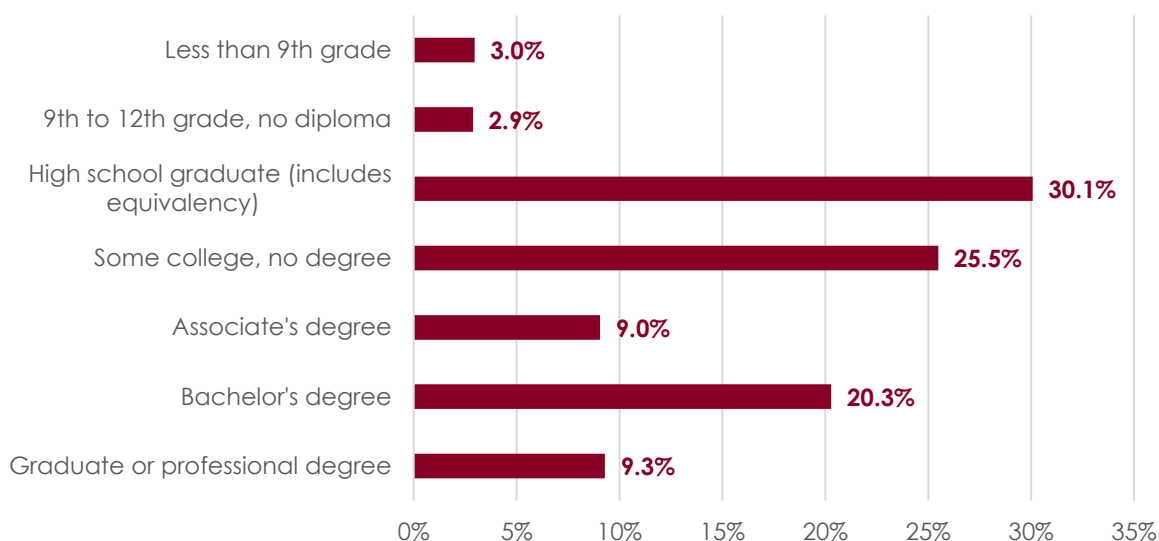
Source: U.S. Census Bureau, 2020 Decennial Census

Compared to nearby communities, the City has a slightly higher proportion of single-person households and a smaller share of larger family households. At the same time, married couple households remain the dominant household type (49.4%) with nearly 30% of those households including children under the age of 18. Notably, a large share of households includes individuals aged 65 and over (38.1%), and about 20% of all households consist of a single person aged 65 or older living alone.

Education

The City of Zeeland's residents are generally a well-educated population. Among residents ages 25 and over, 94% have received at least a high school diploma. About 30% of adults are high school graduates with no further postsecondary education, while a substantial portion of the population (34.5%) has some level of college experience or an associate's degree.

Figure 2.7. Educational Attainment, 2024



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

Higher education levels are also significant, with roughly 30% of adults holding a bachelor's degree or higher. This includes 20.3% with a bachelor's degree and 9.3% with a graduate or professional degree, suggesting a solid presence of college-educated professionals in the community. City residents have a moderately high educational profile, with strong high school completion rates and a meaningful share of residents attaining four-year and advanced degrees.

Employment

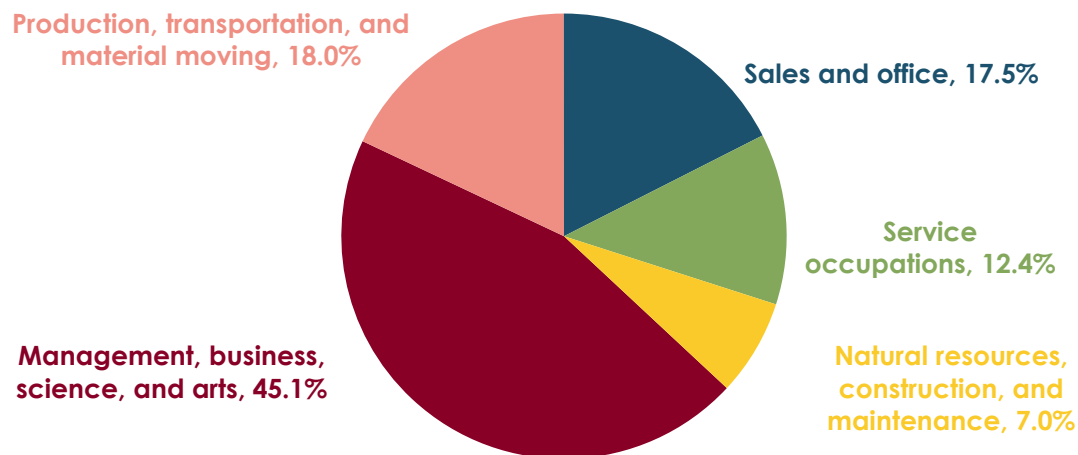
Zeeland enjoys a healthy and diverse employment base with high participation and low unemployment. Of the population aged 16 and over, about 65% are in the labor force, and the unemployment rate is low at 2.9%.

Commuting Patterns

Commuting patterns show a strong reliance on personal vehicles, with 82.6% of workers driving alone and another 7.7% carpooling. Only a small share uses walking or other means, while 7.5% work from home. The average commute time in Zeeland is relatively short at about 14 minutes. Nearly a quarter of the working population lives and works within the City of Zeeland, while 74.5% commute outside the City for employment. Of those commuters, a strong majority (81.1%) work within Ottawa County, indicating that most residents remain within the regional labor market rather than traveling long distances.

Occupation

Figure 2.8. Employment by Occupation



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

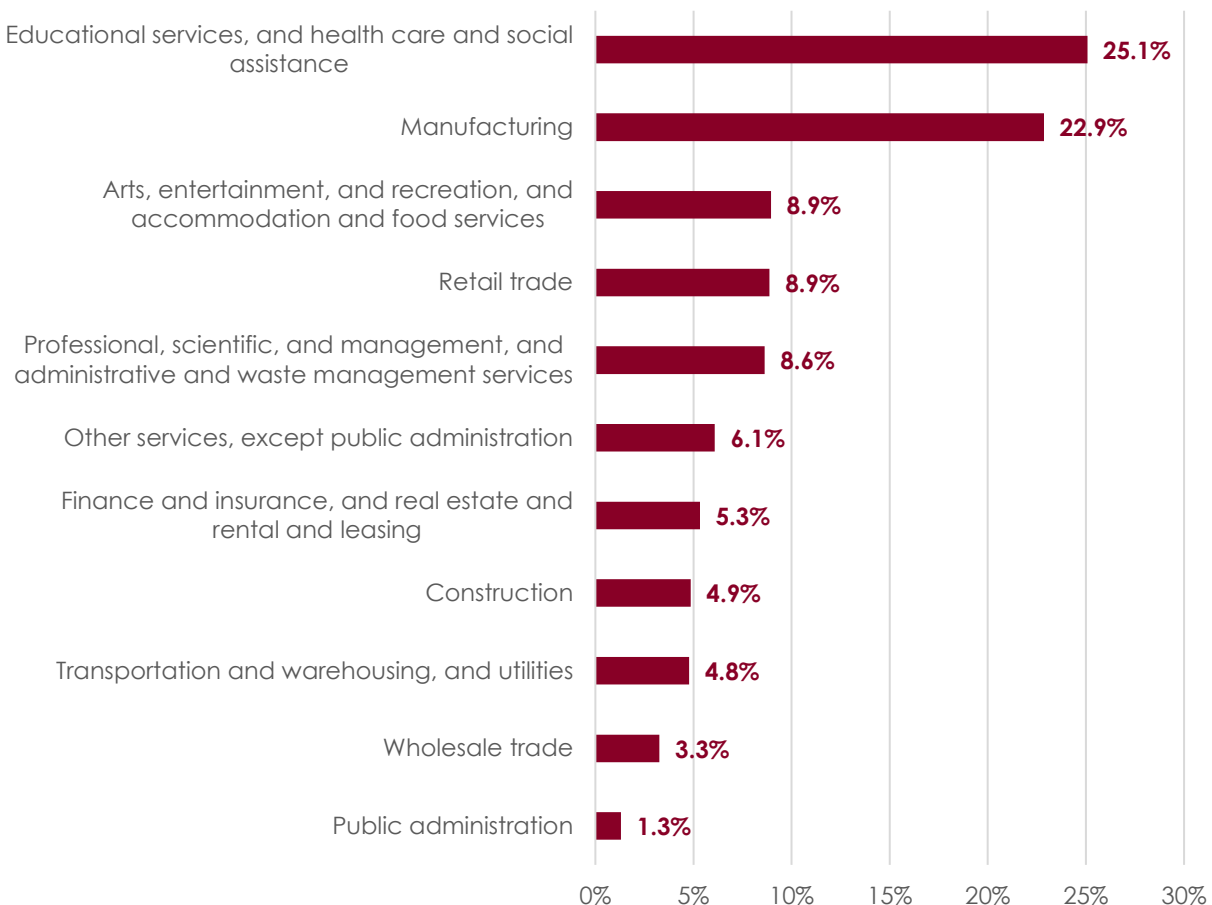
As shown in Figure 2.8, the workforce is relatively balanced but leans toward white-collar and skilled production roles. The largest share of workers is in *Management, business, science, and arts* occupations (45.1%), followed by *Production, transportation, and material moving*

(18.0%), and *Sales and office roles* (17.5%). *Service occupations* (12.4%) and *Natural resources, construction, and maintenance* (7.0%) make up smaller but still important segments.

Industry

Industry patterns reflect a diversified local economy with strong anchors in *Manufacturing* (22.9%) and *Education, health care, and social assistance* (25.1%), which together form nearly half of all employment. Additional employment is spread across *Retail, professional services, hospitality, construction, and finance*, indicating a well-rounded economic base rather than reliance on a single sector for employment. Zeeland's employment structure reflects a stable, commuter-friendly community with a mix of skilled labor, manufacturing, and service-based employment.

Figure 2.9. Employment by Industry



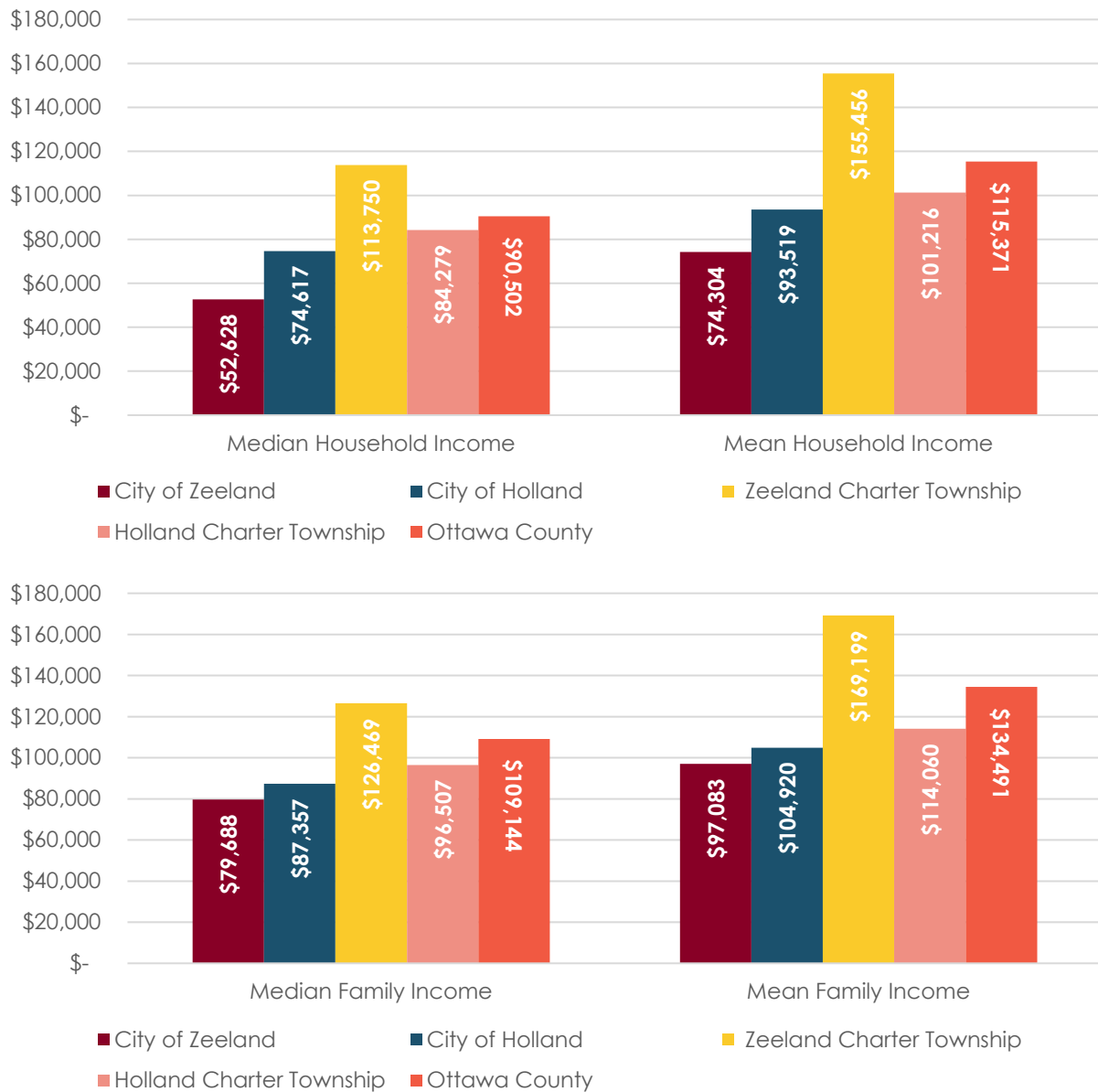
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

The City exhibits a classic employment pattern: a strong dependence on nearby regional job centers, limited in-city employment concentration, and short commute times supported by automobile-oriented travel.

Income

The City of Zeeland's income profile shows a middle-income community with a broad distribution across earnings levels and some clear contrasts compared to surrounding jurisdictions. The median household income is \$52,628, which is lower than nearby communities such as the City of Holland (\$74,617), Holland Charter Township (\$84,279), and Zeeland Charter Township (\$113,750). The mean household income (\$74,304) is notably higher than the median. Mean income is the average household income, whereas the median income is the amount that divides the community's population into two groups, half having an income above that amount and half having an income below that amount.

Figure 2.10. Mean and Median Income For Households and Families



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

To better understand income levels of groups within the City, information is provided on household income and family income. The U.S. Census collections information on households with family (individuals who are related) members and households with individuals who are living together but unrelated. This information is shown in Figure 2.10.

Income distribution in the City of Zeeland varies. A significant share of households falls into the \$25,000 to \$49,999 range (33.4%), while another large portion (18.4%) earns between \$100,000 and \$149,999. This indicates a community with working-class and upper-middle-income households,

rather than a narrow concentration in one income band. About 15% of households earn less than \$25,000, highlighting that a notable portion of the population is low-income.

Poverty levels in the City are somewhat mixed. About 10.4% of individuals are below the poverty line, which is similar to or slightly higher than several neighboring communities, though family poverty rates are relatively low at 2.5%. This suggests that poverty in Zeeland is more concentrated among non-family or single-person households rather than traditional family households. It may also be linked to limited fixed incomes among older residents, particularly given that seniors make up a substantial share of single-person households, as mentioned earlier in this chapter.

Table 2.1. Regional Income & Poverty Composition

	City of Zeeland	City of Holland	Zeeland Charter Township	Holland Charter Township	Ottawa County
Median Household Income	\$52,628	\$74,617	\$113,750	\$84,279	\$90,502
Mean Household Income	\$74,304	\$93,519	\$155,456	\$101,216	\$115,371
Median Family Income	\$79,688	\$87,357	\$126,469	\$96,507	\$109,144
Mean Family Income	\$97,083	\$104,920	\$169,199	\$114,060	\$134,491
Families with Poverty Status	2.5%	6.1%	2.2%	6.4%	4.0%
People with Poverty Status	10.4%	10.3%	3.1%	9.4%	8.3%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

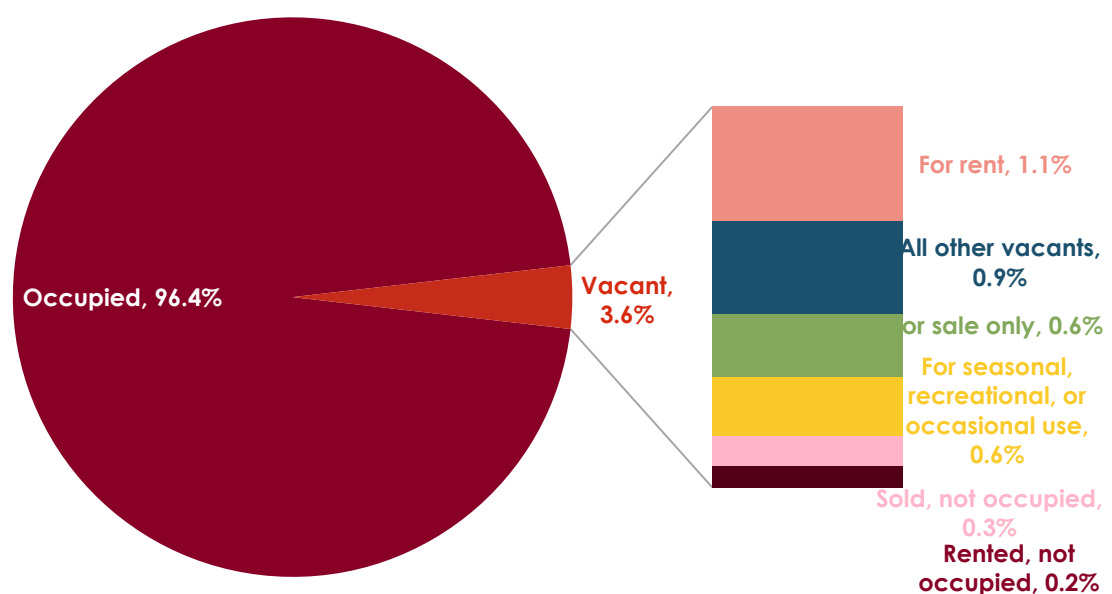
The City of Zeeland's income profile reflects an economically diverse community: it has a solid middle-income base, a noticeable share of higher-income households, and a smaller but notable low-income population. Compared to surrounding areas, it sits below regional income leaders like Zeeland Charter Township but maintains a more moderate and balanced economic structure.

Housing

The City of Zeeland's housing characteristics reflect a stable and well-established residential community with high occupancy levels and a strong rate of homeownership. Housing occupancy trends between 2010 and 2020 indicate increasing demand for housing. Although the total number of housing units grew slightly from 2,446 to 2,472, occupied housing units increased considerably from 91.8% to 96.4%, while vacant units declined from 200 to just 90 units.

Of the City's 2,382 occupied housing units, 72.4% are owner occupied while 27.6% are renter occupied, indicating that homeownership remains the dominant housing tenure. Among homeowners, a substantial share owns their homes free and clear (28.1%), while 44.3% have a mortgage or loan, suggesting a mix of long-term residents and more recent homebuyers.

Figure 2.11. Housing Occupancy Characteristics



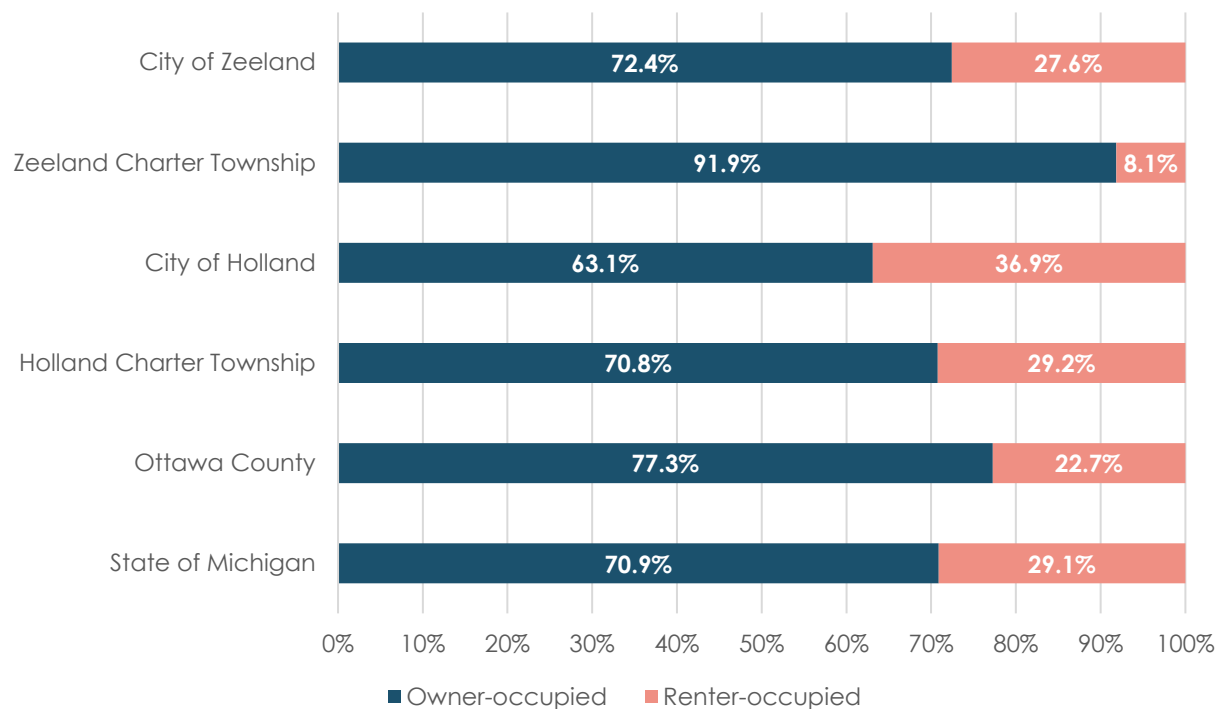
Source: U.S. Census Bureau, 2020 Decennial Census

Among the City's 90 vacant housing units, the largest share was units for rent (30.0%), followed by "other" vacant units (24.4%) and homes for sale only (16.7%). A smaller portion was used for seasonal or occasional purposes (15.6%), while very few units were classified as sold but not occupied or rented but not occupied. The homeowner vacancy rate of 0.9% and rental vacancy rate of 3.9% both point to a relatively tight housing market with limited available inventory for prospective homeowners and renters.

Regional Occupancy

The City of Zeeland has a relatively strong rate of homeownership, with 72.4% of housing units owner occupied and 27.6% renter occupied. This places the City slightly above the State of Michigan and Holland Charter Township in homeownership rates, while remaining below Zeeland Charter Township, which has a notably high owner-occupancy rate of 91.9%. Compared to the City of Holland, Zeeland has a smaller renter population and a more ownership-oriented housing profile. Overall, the data suggests that the City of Zeeland functions as a stable residential community with a strong base of long-term homeowners while still maintaining a supply of rental housing to support a range of household types and income levels.

Figure 2.12. Regional Occupancy Characteristics



Source: U.S. Census Bureau, 2020 Decennial Census

Housing Types

The City of Zeeland's housing stock is relatively mature, with much of the community's residential development occurring prior to 1980. The largest share of housing units was built before 1940 (531 units), followed by significant periods of construction during the 1970s (495 units), 1950s (319 units), and 1990s (310 units). Together, these patterns reflect Zeeland's long-established development history and its evolution through several distinct periods of residential growth.

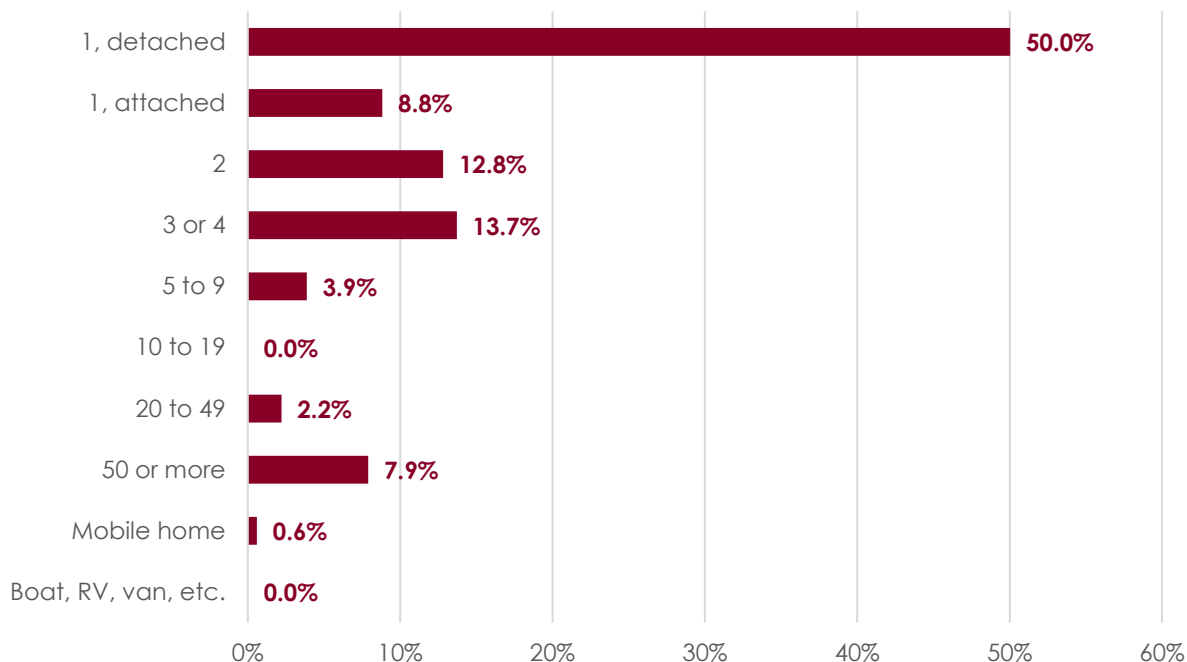
More recent housing construction has been comparatively limited. Only 120 housing units were built after 2000, including 89 units constructed between 2010 and 2019, while no units were recorded as built in 2020 or later. This suggests that Zeeland has experienced relatively modest recent residential expansion compared to faster-growing suburban communities.

The housing stock itself is also relatively diverse. Single-family detached homes make up half of all housing units (50.0%), but Zeeland also contains a notable share of attached homes, duplexes, and multifamily housing. Structures containing two to four units account for more than one-quarter

City to provide housing unit construction info since time of last census

of the housing stock, while larger apartment-style developments with 50 or more units make up nearly 8%. These housing types may also include senior living facilities and nursing homes.

Figure 2.13. Housing Units in Structure



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

Zeeland's housing profile includes stable neighborhoods, strong occupancy rates, and a balanced mix of ownership and rental opportunities. The decline in vacancy rates over the past decade further suggests continued demand for housing and limited excess supply.

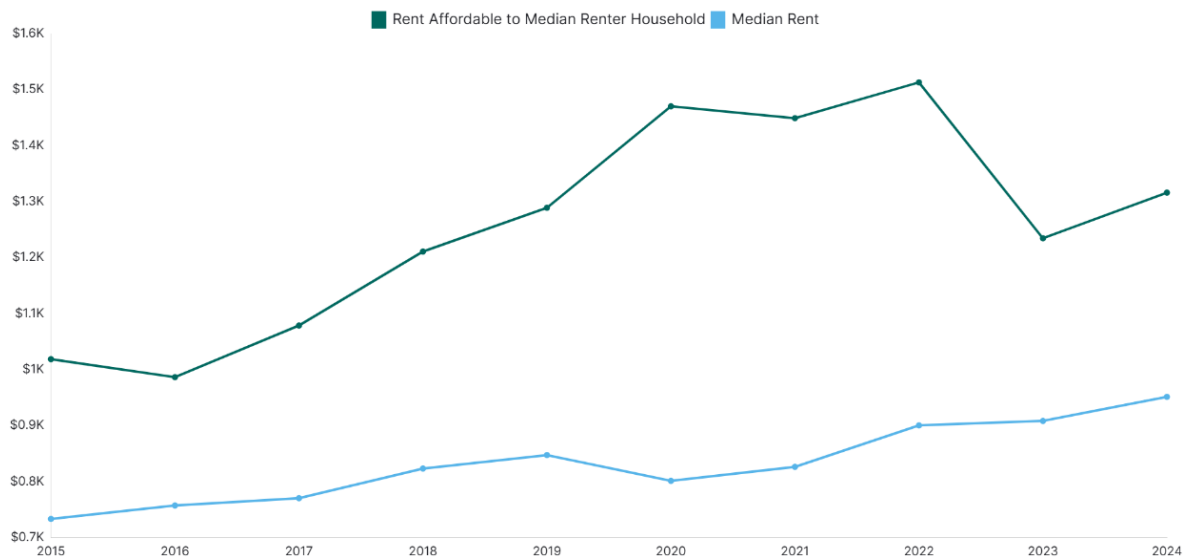
Housing Value and Affordability

According to the 2024 ACS estimates, the median home value for the City of Zeeland was \$299,000, which is relatively low compared to the \$331,700 median value for Ottawa County and \$376,800 for Zeeland Charter Township. As mentioned earlier, nearly 44% of the units have a mortgage.

Housing affordability can be gauged by comparing monthly housing costs to monthly income. It is generally accepted that monthly housing costs should not exceed 30% of monthly income. Housing affordability in the City varies significantly by income and age, revealing a sharp divide between median earners and more vulnerable populations. While the median rent has risen to approximately \$950 by 2024, it remains statistically

affordable for median-income renter households, whose affordability threshold sits higher at roughly \$1,300 per month, as shown in Figure 2.14 derived from the State of Michigan Housing Data Portal.

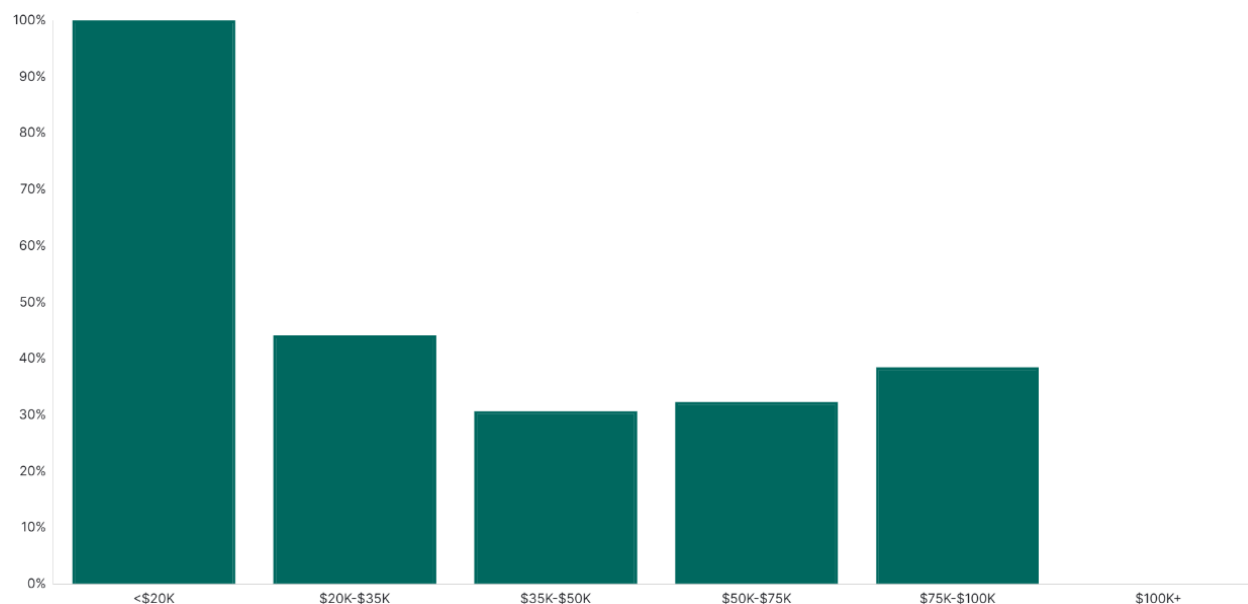
Figure 2.14. Comparison of Median Rent and Affordable Rent Over Time



Source: State of Michigan Housing Data Portal (Rents come from Zillow where available, or else from the American Community Survey (ACS). HR&A calculates affordable rents using median incomes from the ACS.)

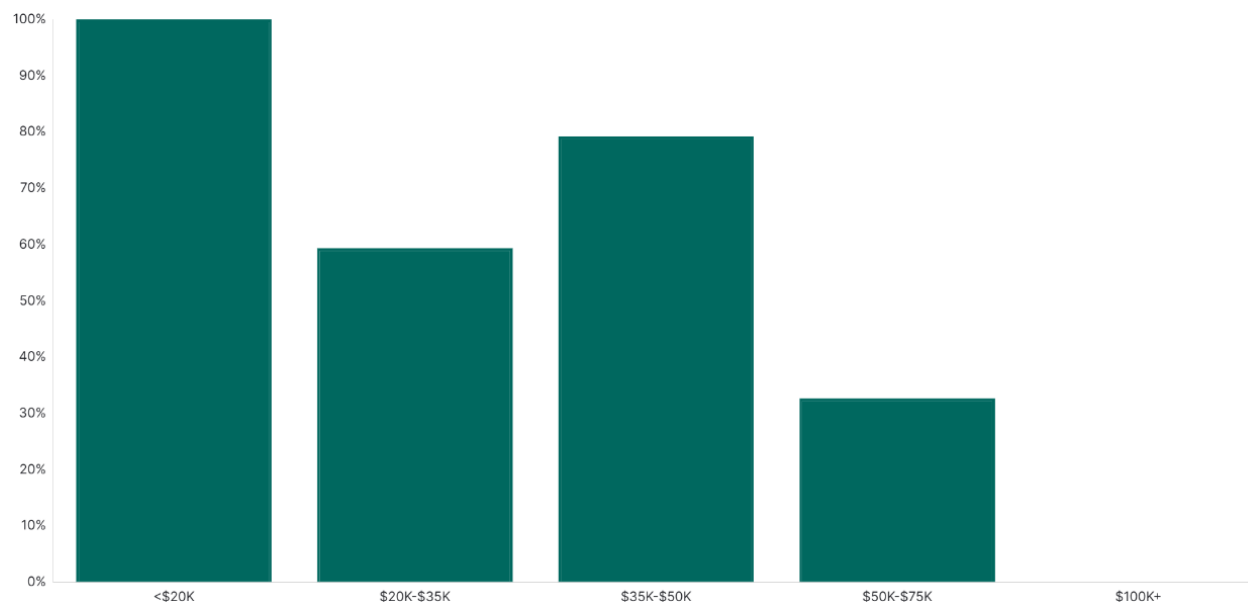
However, there is a financial strain for the lowest-income residents, as 100% of owners and renters earning less than \$20,000 per year are classified as cost-burdened. Renters earning between \$35,000 and \$50,000 also face substantial pressure, with nearly 80% experiencing cost burdens (see Figures 2.15 & 2.16).

Figure 2.15. Owner Cost Burden Rate by Income (2024)



Source: State of Michigan Housing Data Portal (American Community Survey (ACS), US Census Bureau)

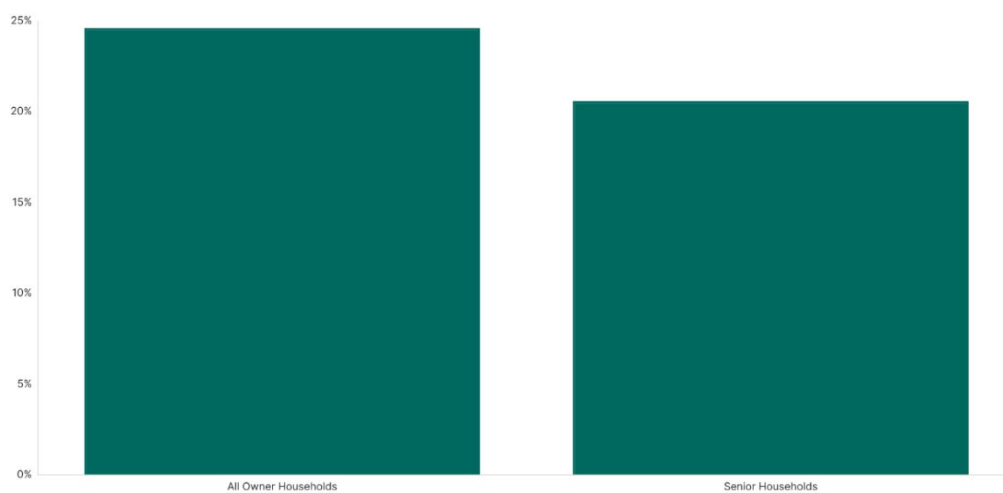
Figure 2.16. Renter Cost Burden Rate by Income (2024)



Source: State of Michigan Housing Data Portal (American Community Survey (ACS), US Census Bureau)

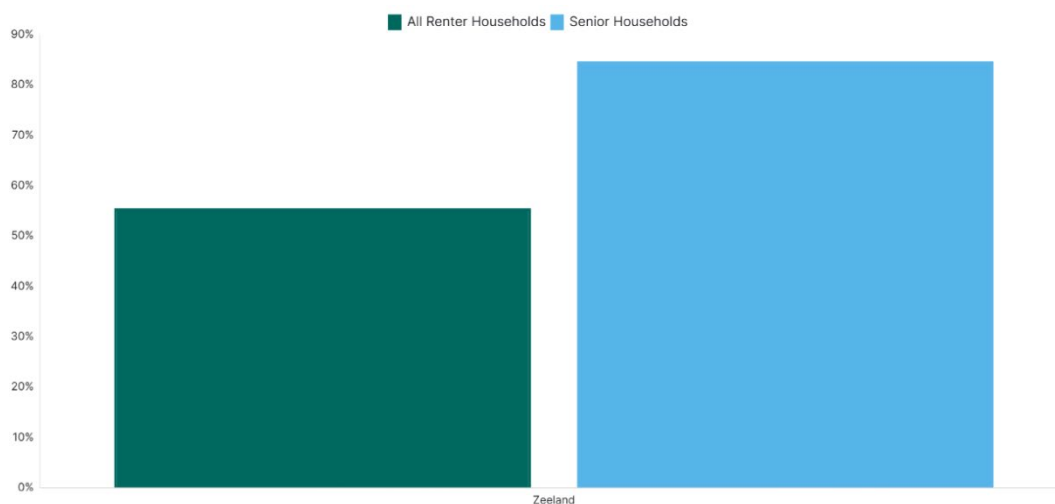
Furthermore, senior residents face a stark disparity in the rental market, where approximately 85% of senior households are cost-burdened compared to 55% of the total renter population, even though senior homeowners fare slightly better than the citywide owner average with a burden rate of roughly 21%.

Figure 2.17. Share of Senior Homeowners Who are Cost Burdened (2024)



Source: State of Michigan Housing Data Portal (Public Use Microdata Sample (PUMS), US Census Bureau)

Figure 2.18. Share of Senior Renters Who are Cost Burdened (2024)



Source: State of Michigan Housing Data Portal (Public Use Microdata Sample (PUMS), US Census Bureau)

Master Planning Implications

Located within the growing West Michigan region, the community should prepare for more people to be attracted to its desirable amenities. There are some particular master planning and land use implications that the City should consider below.

- **PLANNING FOR A GROWING SENIOR POPULATION:** There continues to be an increase in residents aged 60 and over, with the 85+ group remaining a stable and large segment of the community. This trend, combined with the fact that 38.1% of all households include individuals aged 65 and older, implies a need to prioritize senior-specific services, healthcare accessibility, and housing that allows for "aging in place."
- **STRATEGIC SUPPORT FOR THE "WORKING-CLASS" INCOME BRACKET:** Zeeland households that earn between \$25,000 and \$49,999 income annually comprise a notable 33.4% of all households. This group is increasingly vulnerable, with many renters classified as cost-burdened. The City may want to prioritize the preservation and expansion of "workforce housing" that is specifically attainable for this income segment so that they are not priced out by rising rents.
- **INFILL DEVELOPMENT AND MODERNIZATION OF A MATURE HOUSING STOCK:** Zeeland has over 50% of its housing units built before 1940 and no new residential construction starts recorded since 2020. Future planning should focus on creative infill development, acknowledging the existing stock includes a number of 2-4 unit structures to add modern, energy-efficient housing capacity without compromising the character of historic neighborhoods.
- **ECONOMIC ALIGNMENT WITH A HIGH-SKILLED WORKFORCE:** A significant portion of Zeeland's workforce (45.1%) is employed in *Management, business, science, and arts occupations*, and 30% of adults hold a bachelor's degree or higher. However, 74.5% of

workers commute outside the City for employment. This suggests a "talent export" where highly educated residents leave daily for work. Economic development efforts could focus on attracting high-knowledge industries or supporting co-working and remote-work infrastructure (as 7.5% already work from home) to retain this professional activity within City limits.



ROYAL PARK PLACE

Retirement Living

City of Zeeland

MAY 27 2026

Received

May 26, 2026

Dear Members of the Zeeland Planning Commission,

I am writing on behalf of the Royal Park Place Christian Retirement Community. We are neighbors to the southeast of Helping Hands Residential Care, just across Royal Park Drive. I want to thank Helping Hands for proposing this parking lot expansion and the Planning Commission for considering their application.

As one of the neighbors directly affected by the current parking shortage, we are 100% in support of the additional parking lot on the north side of the Helping Hand property. Reduced parking on Royal Park Drive will improve visibility and safety, especially for cars driving west around the jog in the road and cars exiting our property.

Thank you for considering this application and, again, Royal Park Place is in full support of the additional parking lot.

Respectfully submitted,

Jeff Zylstra

Community Manager, Royal Park Place

500 Parkside Drive • Zeeland, Michigan 49464

616.772.2224 phone • 616.772.4791 fax • www.providenceliveservices.com

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With You, for You!



**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
CITY HALL – 21 S ELM ST
MAY 7TH, 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, Daniel Klompmaker, Rick VanDorp, Tim Klunder and Chairman Bill Elhart.

Absent: Commissioners Bob Blanton and Sheri Holstege.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, Master Plan Planning Consultant from Williams and Works Tanya DeOliveira, and Recording Secretary Nadine Garza.

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

Maday noted that Commissioner Cooper's term has recently expired and that she has advised she will not be seeking reappointment. He further reported that the City has released the RFP for 303 E. Main Avenue, formerly the "Main Street Auto" building, and noted that at least one prospective developer is hoping to submit an application.

Maday also shared that the projects at 17 E. Main Avenue are beginning to wrap up, with El Rancho currently awaiting its liquor license approval from the State, the beauty salon preparing to open, and a small retailer anticipated to occupy the remaining available space.

Request to vacate North Division St – Mead Johnson & Company, LLC

Maday stated that the Commission took action at its previous meeting directing the City Attorney to draft a resolution for the vacation of North Division Street. He further explained that, if adopted by the Commission, the resolution would then be forwarded to City Council for consideration.

Maday also noted that the City's traffic engineer did not identify any concerns with vacating the street, as North Division Street is bordered by properties owned by Mead Johnson & Company, LLC.

Motion 2026.06

Moved by Klompmaker to adopt the resolution recommending the vacation of North Division St. as requested by Mead Johnson & Company, LLC.

Supported by Perkins

Roll Call Vote on Motion 2026.06

Ayes: Otteman, Perkins, Klompmaker, VanDorp, Klunder and Chairman Bill Elhart.

Nays: None.

Absent: Blanton and Holstege.

Motion Passes.

Maday noted that staff had no new updates regarding roadside food stands.

He then introduced the City's new Master Plan planning consultant from Williams & Works, Tanya DeOliveria. Madya explained that Tanya will serve as the primary contact and lead consultant for the City's Master Plan rewrite. He also noted that she is currently leading Zeeland Township's Master Plan rewrite.

Tanya introduced herself and expressed her enthusiasm for working with the City of Zeeland on the project. She shared her strong ties to West Michigan and explained that the purpose of the meeting was to review the project timeline, provide an overview of the process, and gather feedback from Commissioners regarding their goals, priorities, and concerns for the Master Plan update.

Additionally, Tanya designated Tim Maday as the staff liaison who will coordinate communication between herself and the Planning Commission throughout the process. She then provided an overview of the Master Plan rewrite process, noting that completion of the project could take approximately 18 months. She explained that the timeline reflects the extensive review process with the Planning Commission, required public review periods pursuant to state statute, and the number of goals and objectives the City hopes to accomplish through the updated Master Plan.

Tanya added that her goal is to keep the project moving efficiently by meeting once per month or less, while also noting that the timeline remains flexible if Commissioners require additional time to review or discuss certain topics. She explained that she, along with another planner, will be responsible for preparing draft chapters of the Master Plan. These draft chapters will first be submitted to Tim and then included in the Planning Commission packets distributed the week prior to regularly scheduled meetings.

Tanya also reviewed what Commissioners can expect to see within the draft chapters and explained that Commissioners will have the opportunity to review the materials, provide comments, and discuss the information during their regular Planning Commission meetings.

Furthermore, Tanya highlighted that community engagement efforts will begin in the fall. She explained that this phase of the process will provide Commissioners with the opportunity to engage with, listen to, and communicate directly with members of the community. She noted that the City has elected to conduct an online survey, which will be reviewed by Commissioners prior to being distributed to the public.

Additionally, Tanya stated that two visioning workshops will be held as part of the engagement process. Commissioners will be responsible for determining which topics will be discussed and identifying who should be invited to participate in one or both meetings, whether stakeholders, residents, or members of the general public.

Once the engagement activities are completed, a draft report summarizing the findings will be prepared and incorporated into the Master Plan appendix. Tanya then continued reviewing the project timeline and procedural steps with the Commissioners. She also assured the Commission

that she and her team will ensure the Master Plan process and documentation remain in compliance with all applicable state requirements and the City's zoning code.

Once Tanya and her team have compiled all necessary information, they will prepare a formal draft document for the Planning Commission's review. If approved by the Planning Commission, the draft Master Plan will then be recommended to City Council for approval to release the document for the required sixty-three (63) day public review period.

Tanya further explained the review process to the Commissioners, noting that following the public comment period, the Planning Commission will have an additional opportunity to review the material and consider any feedback received from the public. The Commission will then conduct a final review of the Master Plan prior to making a recommendation to City Council for final adoption.

Maday noted that staff is supportive of Tanya's role with the City and emphasized the importance of creating a strong future land use map that clearly reflects the City's long-term vision, especially in areas where land use interpretations have varied throughout the community.

Tanya added that Zeeland Township is currently going through a similar Master Plan update process and expressed interest in exploring potential opportunities for collaboration with the City. She noted that there may be mutual benefits from both a land use and planning perspective if the two communities work together on certain aspects of the process. Tanya explained that any future collaboration would ultimately be determined by both municipalities, including what that partnership may look like moving forward.

Commissioners discussed a previous time when the City and Zeeland Township met annually to discuss shared topics and planning efforts. Over time, however, the meetings became lengthy and less productive, which eventually led to them no longer taking place. Commissioners expressed interest in restarting those conversations with Zeeland Township moving forward. They also discussed the possibility of reaching out to other neighboring municipalities to see if there may be interest in similar collaborative partnerships or ongoing planning discussions. Tanya confirmed that she would work with staff to help facilitate future conversations between the municipalities.

Tanya asked Commissioners to share any major concerns, challenges, opportunities, or goals they hope to address or explore throughout the Master Plan process.

Ottelman noted his interest in the upcoming community workshops, explaining that he is eager to hear the public's vision for the Master Plan and see how those perspectives align with the vision of the Commission and the City.

Elhart added that he hopes the updated Master Plan will serve as a useful tool for staff moving forward. He also emphasized the importance of staff involvement throughout the process and expressed that he values staff input and perspective. Tanya and Maday confirmed that staff will remain actively involved in supporting both the Commission and the Master Plan process. Maday also noted that Abby DeRoo, Marketing Director and Shopping Area Redevelopment Board Staff Liaison, will be involved in the process as well, but was unable to attend the meeting due to a scheduling conflict.

Tanya also discussed the "Implementation Chapter," which is included at the end of the Master Plan process. She explained that throughout the process, she will be taking note of the topics, priorities, and concerns identified by Commissioners, including areas they feel should be addressed or explored further. These items will ultimately be incorporated into the Implementation Chapter as a type of action-oriented "to do list" intended to clearly outline the goals and priorities the Commission envisions for the future of the City of Zeeland.

Elhart noted that he would like to ensure the Zeeland Board of Public Works, along with the Zeeland Police and Fire Departments, have an opportunity to review the Master Plan and provide input throughout the process so that all departments are aligned in their understanding and goals.

Klompmaker then discussed how transitions between different land uses can sometimes create tension within neighborhoods, particularly when there is a lack of clear buffering or boundaries between use types. He further noted that he believes one of the Commission's current priorities is finding ways to create strong compatibility between neighboring land uses while continuing to address the ongoing need for housing. Klompmaker emphasized the importance of being intentional throughout the planning process and ensuring the City remains committed to the plans and goals it establishes.

Staff and Commissioners discussed their excitement about the opportunity to collaborate with Zeeland Township and the potential benefits such a partnership could bring to both communities. The discussion included how working together may be especially valuable as much of the City of Zeeland is already developed, creating an opportunity to think more collaboratively about future planning efforts and shared goals.

VanDorp questioned whether there may be an opportunity to involve Zeeland Public Schools, as well as Zeeland Christian Schools, in the Master Plan process. Tanya responded that the community engagement phase would be a great opportunity for Commissioners to utilize their connections within the community and noted that it would be appropriate for the Commission to reach out to the schools to inform them about the Master Plan rewrite and encourage their participation and input.

Additionally, Tanya mentioned that staff had been provided with a formal distribution list, which may already include the schools. She further explained that some communities have partnered with local schools to help promote community surveys and encourage greater public participation throughout the planning process.

Perkins added that she agreed housing and land use are among the most important topics for the Commission to focus on and emphasized how impactful the Master Plan process can be for shaping the future of the community.

Commissioners then discussed a desire to explore the possibility of installing a pedestrian bridge over the I-96 Business Loop. Maday noted that staff is currently working collaboratively with the MACC (Macatawa Area Coordinating Council) and members of the community on related discussions and planning efforts. He added that he would follow up with Tanya further regarding the topic.

Commissioners and Tanya then revisited discussion surrounding how the Master Plan and future land use map had been interpreted over the past year, noting that they had heard and observed many differing interpretations throughout the community. Tanya explained that the Master Plan rewrite process will include multiple opportunities for review and input from both the Planning Commission and the public. She added that the process presents a valuable opportunity to help realign community understanding, expectations, and long-term goals between residents and the City.

Tanya concluded by outlining her next steps related to research and data collection, noting that the information gathered would be brought back to the Commission for future review and discussion. She again reminded Commissioners to direct any comments, questions, or concerns through Maday, who will coordinate communication and forward information to her as needed. Tanya also expressed her excitement about working with the Commission throughout the process and helping develop a Master Plan that will serve as a valuable resource for both the City and its residents.

Maday reminded Commissioners of the upcoming special Planning Commission meeting scheduled for Monday, May 11, 2026, at 6:00 p.m. The meeting will be held at the Howard Miller Community Center, Les Hoogland Banquet Room, located at 14 S. Church St., Zeeland, MI 49464, to review the site plan application submitted by Mead Johnson & Company, LLC.

-Motion by Klompmaker to approve the Planning Commission meeting minutes from the February 5, 2026 meeting. Supported by Perkins. Motion carried unanimously by voice vote.

6:52 PM – Moved by Klompmaker, supported by Perkins, to adjourn. Motion carried unanimously by voice vote.

Nadine Garza
Recording Secretary



**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
HOWARD MILLER COMMUNITY CENTER
ZEELAND, MI
MAY 11TH, 2026
6:00 PM**

-6:00 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, Tim Klunder and Chairman Bill Elhart.

Absent: Commissioners Bob Blanton.

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

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

Maday noted that there were no additional agenda items. He also referenced a communication received from resident Ryan Baas, regarding the Site Plan Review / Special Land Use Application for Mead Johnson and stated that it would be included as part of the official record in the minutes for tonight's meeting.

6:01 PM – Chairman Elhart opened the Public Hearing to hear the Site plan Review & Special Land Use Application for Mead Johnson & Company located at 725 E Main Ave.

Art Pike of Mead Johnson expressed his appreciation to the commissioners, staff, and members of the public for attending the meeting to discuss the next phase of the Mead Johnson Modernization Project. He stated that his team would be presenting a site master plan that outlines project progress while also addressing concerns previously raised, including traffic on Main Avenue, noise, odor, and landscaping.

Pike further explained that the proposed building footprint would be smaller than what had been discussed during the initial presentation last year. He also reported that Mead Johnson's commitment with Bethel Church to relocate the playground has been progressing well, while also noting continued collaboration with the Zeeland Fire and Police Departments to utilize recently purchased properties for training purposes. Additionally, Pike noted that the City and Mead Johnson have maintained a partnership for more than 100 years in support of feeding infants around the world, and he expressed his hope that the partnership would continue for the next 100 years.

Pike then introduced Allan Barron to present the site plan details.

Allan Barron of Mead Johnson provided a high-level overview of the items included in the proposed site design. He presented an overview of the entire site, identifying surrounding

properties as well as properties recently purchased by Mead Johnson that have since been rezoned for industrial use.

Barron also reviewed the proposed utilization of the site, highlighting the two existing buildings, ZSP and ZIPP. He noted that the existing building shown on E Washington Ave, formerly known as the Highpoint Finishing Building is planned to house cleaning, engineering, and maintenance contractors, who are currently operating out of trailers and Conex boxes located throughout the existing site. Barron added that approximately 100 contractors would enter the parking lot from Washington Avenue to access the site through the former Highpoint Building, which would help alleviate a portion of the traffic currently using Main Street.

Barron noted that their site plan shows buildings with increased setbacks from Calton St and Main Ave. The increased setbacks are intended to help alleviate potential noise impacts on neighboring properties. He further explained that two of the site's largest noise generators have been relocated to the center of the property so that the additional distance from surrounding streets will help disperse noise.

He noted that, in an effort to reduce traffic on Main Avenue, all entrances to the property from Main Avenue have been removed, with the exception of the 14-space visitor parking lot. All other access points have been relocated to Fairview Street or Carlton Street. This redesign allows for the addition of a continuous sidewalk, curb, and landscaping along Main Ave.

He further explained that, as a food processing facility, the FDA has specific pest control requirements, while the City requires canopy trees within parking lot islands. Due to FDA regulations and guidelines, they are unable to meet the City's required number of canopy trees. Barron stated that they are therefore requesting a variance to waive this requirement because of the property's unique circumstances.

Additionally, Barron noted that additional trees have been added along both Main Avenue and Carlton Street. He explained that trees and shrubs will be installed to help screen the property from Main Avenue and Carlton Street, while also highlighting greenbelt setback, which will include canopy trees extending from the visitor parking lot on Main Avenue to Carlton Street. Barron further noted that the pocket park concept is still in progress and is expected to be incorporated into the development agreement. He stated that Mead Johnson is currently working with the City to ensure the park aligns with the City's vision.

He then presented a cross-section view of Main Avenue, noting that they are also requesting a zoning variance for fencing. City code limits fence height to 4 feet; however, they are requesting approval for an 8-foot fence with an 18-foot setback. Barron presented a fence design he described as architecturally pleasing and explained that the fence is intended solely for security purposes, as the FDA also imposes security requirements for food processing facilities.

Barron continued his review of the site plan, noting that all towers, including the proposed new towers, will remain at the same height as previously shown. Barron also stated that the setbacks for the manufacturing building along Main Avenue are approximately four-and-a-half times greater than the required 50-foot setback. Additionally, he noted that several portions of the proposed buildings exceed the maximum permitted building height of 40 feet, requiring a height variance request.

Barron explained that another variance request involves front yard loading, as City Code does not permit loading areas within the front yard setback. He stated that Mead Johnson has worked to minimize the visual and operational impact by locating the loading docks on the west side of the building, adjacent to primarily industrial properties. He further noted that the loading area is situated approximately 400 feet from the Carlton Street right-of-way and will be fully screened with landscaping along Carlton Street.

Barron also acknowledged public concerns regarding odor and stated that Mead Johnson currently operates under valid air permits and has not received any violation notices from the County. He recognized that odor concerns have been raised by a nearby resident and referenced previous concerns related to the facility's wastewater treatment plant. Barron explained that a major component of the treatment system was replaced previously, which substantially reduced odors and related concerns. He added that Mead Johnson continues to monitor the issue and is exploring new technologies as part of the proposed project to further reduce any potential odors. Barron further noted that Mead Johnson is also working with the City's Clean Water Plant to evaluate how much wastewater treatment capacity the City may be able to provide for the facility.

Barron concluded by stating that he and his team have made a significant effort to address concerns raised by both the public and the City and have worked to incorporate that feedback into the proposed design changes. He expressed hope that the revisions demonstrate Mead Johnson's willingness to listen and respond to concerns, while also reflecting the company's commitment to remaining a good neighbor and responsible member of the Zeeland community.

Maday then provided a brief overview of the applicable City ordinances following Mead Johnson's presentation. He reminded the Commission that action had previously been taken at an earlier meeting to rezone several parcels included in the proposal to industrial zoning, making the proposed use permitted by right on those properties.

Maday explained that the current application was advertised as a Special Land Use request due to the proposed sign on one of the new buildings, which is approximately 150 square feet, exceeding the ordinance maximum of 100 square feet. He noted, however, that under the Special Land Use process, the Planning Commission may consider approval of up to an additional 50 percent in sign area.

Maday further reviewed the application materials and stated that staff finds the site plan to be complete, while noting that several waivers and variances have been requested, along with a number of outstanding utility-related items. He also stated that staff finds the proposed greenbelt along Main Avenue meets City code requirements and includes an adequate amount of trees.

Maday added that staff would like to note that the City does have Washington Ave beautification plans that were endorsed recently and staff would appreciate the opportunity to incorporate the Washington Ave beautification plans into site design, should improvements to the Washington Ave frontage be proposed. He further discussed that Commissioners have the ability to grant landscaping waivers such as the proposed relocation of the parking lot trees to Main Ave frontage, due to operational constraints cited by the property owner.

Maday further noted that staff continues to work closely with Mead Johnson regarding utility capacities, infrastructure sizing, and overall utility arrangements associated with the project. He added that staff appreciates the efforts of Mead Johnson and its contractors as the City works through a number of design-related items due to the scale and complexity of the project and the interconnected nature of the infrastructure improvements.

Maday stated that staff recommends any motion for project approval include a condition requiring final approval from the City's utility team. He explained that this is common for industrial developments, as there are often utility and infrastructure-related matters that are not directly tied to zoning ordinance requirements but must still be resolved prior to final project approval.

Additionally, Maday stated that the stormwater plans are currently under review by the Ottawa County Water Resources Office rather than City staff due to existing site conditions and the project's proximity to a county drain located adjacent to the building. He also noted that the City has consulted with a traffic engineer who has reviewed the traffic study and continues to coordinate with Mead Johnson to finalize projections and ensure the modeled traffic conditions accurately reflect anticipated field conditions. Maday stated that staff would recommend including a condition related to final traffic study approval as part of any motion. Maday then highlighted several variances being requested as part of the project, including a building height variance, as portions of several proposed buildings exceed the maximum permitted height of 40 feet. He also noted the request for a variance related to front yard fencing, as the proposed 8-foot fence exceeds the allowable fence height permitted by ordinance. Maday explained that these variance requests would require approval from the Zoning Board of Appeals.

Furthermore, Maday stated that the Mead Johnson facility has multiple front yards as it encompasses nearly an entire block, and while front yard loading is not permitted under the ordinance, the proposed loading areas are located more than 300 feet from the roadway and outside the required front yard setback. He noted that this request would also require approval from the Zoning Board of Appeals.

In conclusion, Maday stated that Mead Johnson is requesting landscape and screening waivers related to the Carlton Street trees, as well as approval for the relocation of parking lot trees. He noted that staff continues to work toward finalizing the traffic study and is awaiting comments from Ottawa County regarding stormwater review, while utility design and capacity determinations remain ongoing with staff.

Maday also noted that Mead Johnson had previously requested the vacation of North Division Street, for which the Planning Commission had already taken action recommending approval to City Council. He explained that City Council will ultimately consider the request at a future public hearing. Finally, Maday stated that staff intends to pursue a development agreement due to the scale and complexity of the project. He explained that the agreement would address a number of items, including utility coordination, infrastructure improvements and cost allocations, implementation and design of the proposed greenspace in the southwest corner of the site, and final design elements associated with the Bethel Church playground area. Maday added that staff continues to work with Zeeland Public Schools and Bethel Church to determine an appropriate arrangement for the proposed park space.

Maday clarified that, given the scale of the project and the significant level of public interest, staff is neither requesting nor expecting the Planning Commission to take action on the application at tonight's meeting. He noted, however, that the Commission may take action if members feel they have received sufficient information from all parties involved. Maday further explained that if no action is taken, the application will return for further consideration at the next regular Planning Commission meeting scheduled for June 4, 2026. Maday also referenced Planning Consultant Paul LeBlanc, noting that he was present to assist the Commission in its review and consideration of the application.

Paul LeBlanc, City Planning Consultant with PLB Planning Group, stated that Maday provided a thorough overview of the application materials. He also commented that the site plan submitted by Mead Johnson was among the most complete application packages he had reviewed, particularly for a project of this scale and complexity.

Maday added that, as Commissioners review the submitted public correspondence, it should be noted that one resident referenced the proposed tower as being 234 feet tall. He clarified that the proposed building height is actually 134 feet and stated that the discrepancy appears to stem from a misunderstanding of the elevation drawings, where the building elevation begins at 100 feet and the structure itself measures 134 feet in height.

Chairman Elhart then opened public comment.

Jeff Zylstra of 40 S. Sanford Street stated that he did not attend the meeting with an open mind and noted that he had previously been dissatisfied with the rezonings associated with the project. He explained that his purpose in attending the meeting was to remind Commissioners of their responsibility to ensure that residents living in the surrounding neighborhood continue to have a pleasant place to call home.

Zylstra stated that he was pleasantly surprised by portions of Mead Johnson's presentation, particularly the relocation of entrances from Main Avenue to Carlton Street, although he noted that he still has concerns regarding traffic impacts. He further explained that his primary concern remains odor, noting that he has lived on Sanford Street for approximately 30 years. Zylstra stated that he expected Mead Johnson to provide more definitive answers regarding odor mitigation, expressing that statements indicating the company is "trying" or "exploring options" are insufficient. He requested that the Planning Commission encourage Mead Johnson to conduct additional research and return with more concrete solutions and information regarding odor reduction efforts.

Sue Vanden Beldt of 40 S. Division Street asked the Planning Commission to carefully consider the requested variances as part of the project review process. She stated that while she understands the FDA regulations related to pest control, she does not understand the proposed parking lot landscaping plan. Vanden Beldt expressed concern regarding the reduced number of trees within the parking lot greenbelt areas and questioned how many trees would be relocated to Main Avenue if the requested variance is approved.

Maday noted that he will reference back to his City ordinance review to provide an answer.

Vanden Beldt added that the trees should be mature canopy trees, rather than saplings.

Ryan Baas of 28 S. Division Street stated that he was not present to oppose Mead Johnson's modernization efforts and acknowledged that the proposed investment represents a significant benefit to Zeeland's economy. However, he asked the Planning Commission to also consider the impacts the project may have on families living directly across the street from the facility. Baas expressed concerns that the proposed 134-foot tower would permanently alter the neighborhood skyline and that the addition of hundreds of vehicles along Main Avenue and Fairview Avenue would negatively impact the surrounding residential area. He also raised concerns regarding construction activities proposed near his residence and questioned why the project footprint could not be shifted farther north into the existing industrial area. Baas stated that relocating the development farther north would better preserve the residential character of the Main and Fairview Avenue area while also reducing potential noise and odor impacts on nearby families.

Baas also referenced the uncertain future of the Bethel Church Veldhof Playground, noting that the current site plan does not clearly commit to replacing the neighborhood amenity. He stated that failing to replace the playground with a more modern and improved facility would be a significant loss to the community. Furthermore, Baas stated that because Mead Johnson is requesting a substantial height variance in order to construct what he described as a world-class facility, he believes the City should require a comparable community benefit in return. He requested that the Planning Commission consider conditioning approval of the project on shifting the construction footprint farther north toward Washington Avenue, constructing a legacy playground that exceeds what currently exists, and establishing a neighborhood career scholarship program through Mead Johnson.

Baas explained that he envisions the proposed scholarship program as an opportunity to connect neighborhood youth with career pathways through mentorship and training opportunities coordinated with Mead Johnson's Human Resources Department. He added that he hopes his own children and other local youth will have opportunities to pursue stable, local careers within the community, which he stated is why the issue is personally important to him. Baas also referenced the written communication he submitted to the Planning Commission for further review of his ideas regarding the proposed playground improvements and scholarship program.

Maday noted that City ordinance requires 18 canopy trees along the Main Avenue frontage of the property. He explained that Mead Johnson's proposed site plan includes 48 canopy trees along Main Avenue, in addition to the proposed screening and hedgerow landscaping, exceeding the ordinance requirement by 30 trees, which are the proposed relocated parking lot trees.

Joel Geerlings of 38 Sanford Street stated that he appreciates the time and effort that has gone into Mead Johnson's proposed plans. However, he encouraged the Planning Commission to continue pushing for additional mitigation measures, noting that technologies and research exist to help better manage and reduce noise and odor impacts associated with the facility.

Geerlings stated that he is supportive of Mead Johnson and the proposed project overall, but emphasized the importance of ensuring the development remains a partnership that benefits

the community for many years to come. He added that maintaining a high quality of life within the surrounding neighborhoods is important in attracting and retaining homeowners in Zeeland.

Bruce Vanden Beldt of 40 S. Division Street expressed concerns regarding the proposed fencing along Main Avenue associated with the rezoned properties included in the project. He stated that he finds the fencing visually unappealing and commented that it resembles a prison compound. Vanden Beldt then questioned how frequently Commissioners visit the area surrounding the proposed development site, stating that he believes the project impacts are experienced differently by nearby residents than by members of the Planning Commission. He commented that the character of his neighborhood has changed significantly and expressed concern that previous approvals related to the project had been granted without a full understanding of the overall outcome.

Vanden Beldt further stated that renderings presented by Mead Johnson at previous meetings did not accurately reflect the current proposal and expressed his belief that the renderings were used to help gain support for the modernization project. He concluded by asking Commissioners to place themselves in the position of nearby residents when considering action on the application.

Colin Ebels of 19 S. Park Street referenced the proposed underground detention pond located on the west side of the site near the loading dock area and questioned whether that portion of the project could be shifted farther north or away from the residential area. He noted that vegetation cannot be established within a detention pond and expressed concern that the view from his home on Park Street would primarily consist of Mead Johnson's loading dock operations. Additionally, he commented that the proposed 15,000-square-foot park space appeared undersized and encouraged the Planning Commission to advocate for a larger public greenspace area as part of the project.

Klunder noted that it is typical for site plans to include references related to departmental reviews and clarified that each relevant department had the opportunity to review the proposed plan and provide comments. He further noted communication was submitted on May 4, 2026 regarding staff comments.

Perkins questioned whether a barrier would be installed between the visitor parking area and employee parking lot, expressing concern that employees may continue entering the site from Main Avenue through the visitor parking entrance and then cut through to access the employee parking area.

Barron confirmed that the visitor parking area will be separated by fencing and secured with a gate that would only be opened for emergency access if necessary, and not for standard day-to-day use.

Perkins questioned whether additional shrubs would be installed along the iron fencing on Main Avenue in conjunction with the proposed canopy trees. Barron confirmed that Mead Johnson is prepared to install 57 shrubs along Main Avenue, along with a similar number along Carlton Street, and stated that shrubbery will be installed continuously along the fence line. He further noted that in areas where overhead power lines are present, full screening with 6-foot arborvitae trees is proposed.

Perkins requested clarification regarding the size of the proposed pocket park. Barron explained that the original estimated size of the park was approximately 15,000 square feet and noted that the concept presented was preliminary in nature.

Perkins asked if the curb cut to the entrance of the employee lot would be placed in the same spot as the existing curb cut for (formerly) Bethel Church. Barron advised that it would be moved slightly north of the current location due to residential properties that sit across the street.

Perkins then questioned if the loading dock could be moved to ensure the drive does not sit entirely in front of a residence. Barron noted that reconfiguring that area would cause a complicated intersection in turn possibly creating more traffic congestion. He noted that they will review more options in regard.

Perkins questioned the proposed relocation of the playground. Klunder explained that Mead Johnson, the City, Zeeland Public Schools, and representatives from Bethel Church have been working together to obtain a lease agreement for property owned by the school district. He suggested that the playground be incorporated into the future development agreement, noting that the playground itself is not formally included as part of the current site plan review.

Perkins then confirmed whether the development agreement would ultimately be reviewed and approved by both the Planning Commission and City staff. Klunder advised that there would likely be two separate development agreements: one related to the playground area and another addressing utilities and related infrastructure matters, noting that the utility agreement would likely be more comprehensive in scope. He explained that the City continues to discuss what utility services and capacities it can provide as part of the project. Klunder further noted that both agreements would ultimately be reviewed by City Council, and stated that the south west greenspace design could potentially come before the Planning Commission.

Perkins questioned whether Mead Johnson plans to install mature trees as part of the landscaping plan. Barron responded that the proposed landscaping is intended to meet City Code requirements, including the installation of 10-foot-tall trees with a 2.5-inch caliper. He added that Mead Johnson intends to comply with all applicable landscaping and screening requirements, noting that trees above a certain size cannot realistically be transplanted. Barron stated that the company is making its best effort to meet ordinance standards while also addressing community concerns related to screening.

Klomp maker asked whether Mead Johnson would be willing to add two additional trees along Carlton Avenue, rather than the 16 trees currently shown on the site plan. Barron responded that they are unable to add the additional trees due to the need to avoid overhead power lines located above and within the tree line area.

Holstege confirmed that neither the proposed pocket park nor the Washington Avenue Beautification Plan are formally included within the application presented by Mead Johnson at tonight's meeting, and noted that those items would need to be incorporated into any final motion by the Planning Commission in order to ensure they are included as part of the project.

Maday confirmed this understanding and stated that, if desired by the Planning Commission, a condition could be added requiring Planning Commission review and approval of the proposed greenspace located at the southwest corner of the site prior to commencement of related work. Maday further noted that, with regard to the proposed park area, staff would need to conduct additional research because the school district maintains jurisdictional authority over that portion of the property. Maday also referenced previous development agreements associated with other recently constructed developments, noting that such agreements often include language requiring Planning Commission review and approval of final building designs or site plans. He explained that this type of process allows additional time for planning and review while also creating opportunities for continued collaboration between the City and the developer.

Perkins asked whether Mead Johnson had any additional information or comments they wished to provide regarding the concerns raised during the meeting related to noise and odor impacts. Barron responded that Mead Johnson has been working with an outside consulting firm specifically focused on the design of the facility's wastewater treatment system and is currently evaluating potential improvements and mitigation measures. He noted, however, that no final decisions have been made at this time regarding those potential improvements. Additionally, Barron reiterated that Mead Johnson continues to work with the City's Clean Water Plant to explore additional solutions, expressing hope that the City may ultimately be able to fully handle the facility's wastewater treatment needs.

Barron also noted that the sound estimates referenced earlier in his presentation were based on standard sound reduction principles involving distance and decibel calculations. He explained that these calculations were developed in coordination with Mead Johnson's engineering team.

Klomp maker questioned whether truck traffic on Carlton Street would be directed toward Washington Avenue or Main Avenue. Barron responded that all truck traffic has been directed to avoid Main Avenue and instead utilize Carlton Street through Washington Avenue. He also noted that Mead Johnson's off-site warehouse is located on Fairview Avenue. Perkins then questioned whether signage would be installed to direct contractors and truck traffic appropriately. Barron stated that such signage had not yet been incorporated into the plan but noted that Mead Johnson would not be opposed to adding it. Barron further highlighted that approximately 100 vehicles currently entering and parking from Main Avenue will instead be redirected to the employee parking lot accessed from Washington Avenue under the proposed site plan.

Klomp maker asked whether Mead Johnson could provide additional clarification regarding FDA-related concerns associated with interior parking lot trees and potential pest issues. Barron explained that the FDA does not specifically regulate trees or landscaping; however, the agency does maintain rigorous standards related to pest control. He stated that Mead Johnson internally establishes standards for tree placement and landscaping design, noting that trees are positioned strategically and methodically to help minimize the risk of pest infestation, particularly given the proximity of the shipping dock to the parking areas.

Holstege questioned if the applicant planned to do anything different cosmetically with the current buildings. Barron noted they do not, and that all the buildings will match. Barron noted

that no buildings on the site would be abandoned, as all existing buildings remain necessary for operations.

Perkins questioned the anticipated construction timeline and asked whether Mead Johnson could provide an estimate as to when the project would be completed. Barron responded that his team has additional meetings scheduled in the coming weeks to further discuss the project timeline. He noted that the first phase of site work is anticipated to include construction of the parking lot off Main Avenue, followed by the possibility of installing the proposed fencing and landscaping as part of an early construction package. Barron also noted that temporary construction fencing would remain in place in addition to the decorative iron fencing presented in the proposal. He concluded by stating that the overall project timeline is still being finalized and that Mead Johnson would be happy to provide additional details to the Planning Commission once those timelines are determined.

Ottelman asked Mead Johnson to identify the source of the odor concerns referenced during the meeting. Barron explained that the odor is currently associated with the facility's wastewater treatment area and confirmed that the proposed modernization project does not include expansions to the wastewater treatment operations and therefore would not contribute additional odor impacts.

Ottelman then asked why the proposed site plan could not be shifted farther north toward Washington Avenue. Barron explained that a county drain runs directly through one of the northern properties, creating site constraints that prevent the development from fitting within that area. He further noted that Mead Johnson had attempted to acquire additional surrounding properties in an effort to create more site planning options; however, those acquisition efforts were ultimately unsuccessful.

Ryan Baas of 28 Sanford Street stated that he appreciated the technical explanation regarding why the site plan could not be shifted farther north. However, he commented that he views the project impacts as a sacrifice being made by the surrounding neighborhood and expressed that he would appreciate seeing substantial mitigation measures provided in return for that sacrifice.

Colin Ebels of 19 S. Park Street questioned how the proposed loading dock operations would function, specifically asking about the anticipated truck schedule. He noted that his residence directly faces the loading dock area and expressed concerns regarding trucks traveling along Park Street and potentially waiting in queue near his home. Barron responded that the proposed shipping dock design includes a double-lane entrance capable of accommodating up to four trucks at a time. He further noted that additional trailer parking may be located at the far south end of the Highpoint building and stated that the trailer parking area would not be directly adjacent to the street.

Hugh Bartels, representing Bethel Church, provided an update from the church's perspective regarding the proposed park and playground plans. He noted that representatives have participated in at least five meetings related to reviewing concepts and plans for the proposed improvements. Bartels stated that trust was something he initially struggled with at the beginning of the process; however, he added that he has since verified the information being presented and has been very pleased with both the demeanor of those involved and the efforts being made as part of the modernization project.

-7:07 PM Motion by Klompmaker to close the public hearing. Supported by VanDorp. Motion carried unanimously by voice vote.

Motion 2026.06

Moved by Klompmaker to approve the Site Plan Review & Special Land Use Application for Mead Johnson & Company LLC at 725 E Main Ave with the following requirements:

- (1) Approval of required variances by the Zoning Board of Appeals**
- (2) Approval of requested waivers by the Planning Commission**
 - a. Approval substituting three evergreen trees for the required two additional canopy trees in the Carlton St greenbelt**
 - b. Approval of waiving landscaping installation on Washington Ave**
 - c. Approval of the relocation of parking lot trees to the Main Ave frontage of the site**
- (3) Final traffic study review and approval by the City's consulting traffic engineer**
- (4) Approval of stormwater management plans by the Ottawa County Water Resources Commissioner's Office prior to issuance of building permits**
- (5) Final review and approval of utility design and system capacity by City staff and consultants**
- (6) Execution of a development agreement addressing project-related improvements and coordination items (including the offsite playground).**

Supported by VanDorp

Perkins stated that she would like to see additional items completed and further reviewed prior to the Planning Commission taking action on the application. She explained that City staff has had more time and opportunity to review and discuss the plans, whereas tonight's meeting represented the Commission's first opportunity to fully review the proposal.

Maday added that scheduling for the Zoning Board of Appeals meeting would not occur unless site plan approval was granted. He explained that the City would not want the Zoning Board of Appeals to consider variances for a plan that has not yet been fully reviewed and vetted by the Planning Commission, noting that the Zoning Board of Appeals should ultimately be reviewing the finalized site design. Maday also noted that Mead Johnson would not be able to proceed with construction of the project as currently proposed without first obtaining the required variances.

Additionally, Maday stated that stormwater management review and the traffic study are technical matters handled primarily by engineers and consultants, which can require additional time to complete. He explained that staff is comfortable delegating those reviews because they are matters staff routinely evaluates and because the applicable standards are established by Ottawa County and must be met regardless of whether action on the application occurs tonight or at a future meeting.

Perkins questioned how long it would take to get those reports. Maday replied that it can sometimes take months to receive those reports. Maday noted that there are several months in planning around building codes and plan reviewing when thinking about timelines.

Klompmaker questioned whether Perkins was comfortable with the three requested waivers, to which Perkins responded that she was. He then asked whether she wished to wait for the final results of the traffic study and wastewater review before taking action on the application. Perkins responded by asking whether it would be possible for the Planning Commission to review the proposed development agreement, given the number of moving parts associated with the project.

VanDorp clarified that the development agreement would ultimately be reviewed by City Council. Commissioners then discussed the possibility of requesting that a formal written motion be prepared in advance so that outstanding items and conditions could be more thoroughly reviewed and refined prior to the next regular Planning Commission meeting scheduled for June 4, 2026.

Motion 2026.07

Moved by Klompmaker to direct staff to draft a resolution approving the site plan, including the conditions referenced in the previous motion, to be presented to the Planning Commission for consideration at its next regular meeting.

Supported by VanDorp

Roll Call Vote on Motion 2026.07

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

Nays: None.

Absent: Blanton.

Motion Passes.

Maday stated that he had no additional matters for the Planning Commissioners at the meeting.

-7:19 PM – Moved by Klompmaker, supported by Holstege, to adjourn. Motion carried unanimously by voice vote.

Nadine Garza
Recording Secretary

EXECUTIVE SUMMARY: Community Benefit & Mitigation Proposal

RE: Mead Johnson Nutrition – Zeeland Modernization Masterplan (725 E. Main Ave) Submitted by: Ryan Baas, 28 Sanford St. | May 11, 2026

Overview

As a direct neighbor to the proposed expansion, I support Mead Johnson's continued investment in the Zeeland economy. However, the requested height variances (234' towers) and the relocation of industrial operations closer to the Main Avenue residential corridor impose a permanent "cost" on local families. This proposal outlines three specific conditions for site plan approval intended to mitigate these impacts and foster a long-term strategic partnership between the company and its neighbors.

The Three Primary Conditions for Approval

1. Footprint Optimization (The North-Shift)

- **The Request:** Re-evaluate the site layout to shift the high-density construction and the 234-foot tower further North toward the Washington Avenue industrial zone.
- **The Goal:** To preserve the residential skyline along Main Avenue and reduce the immediate noise and vibration impact on Sanford, Division, and Park Street residents.

2. The Veldhof Legacy Playground

- **The Request:** Mead Johnson to fund and construct a modern, "destination-grade" playground to replace the loss of the Bethel Church Veldhof Playground.
- **Key Features:**
 - Inclusive, ADA-accessible surfacing (no woodchips).
 - Modern climbing structures, sensory play areas, and a community splash pad.

3. Neighborhood-to-Career Scholarship Fund

- **The Request:** Establishment of a sustainable scholarship program for neighborhood youth, focusing on both traditional and non-traditional career paths.
 - **The "Talent Pipeline":** This initiative includes annual HR mentorship and a direct interview process for recipients, turning neighborhood children into Mead Johnson's future skilled workforce.
-

Why These Conditions?

- **Fair Mitigation:** The 234-foot tower height is a massive deviation from standard city code. These benefits serve as a fair trade for the permanent alteration of the neighborhood's character.
 - **Strategic Partnership:** By investing in a scholarship pipeline, Mead Johnson secures a reliable, local labor force while providing stability for neighborhood families.
 - **Community Continuity:** Replacing the lost playground ensures that this Zeeland neighborhood remains a premier location for young families to stay and grow.
-

"Let's ensure this project creates a lasting legacy for the families who will live in the shadow of these towers for the next fifty years."

Ryan Baas

28 Sanford St
Zeeland, MI 49464

ryanebaas@gmail.com

708-846-8744

June 12th, 2025

To: Art Pike – Mead Johnson/Reckitt

Subject: Enhancing Community Partnership: A Sustainable Scholarship Fund for Local Youth

Dear Mr. Pike,

On behalf of the residents of the neighborhood affected by Mead Johnson's expansion, I am writing to you today with a proposal to deepen Reckitt's already valued presence in our community. As you expand your operations in Zeeland, we recognize the significant impact this growth will have, and we are eager to explore opportunities for mutually beneficial partnerships.

Following up on our discussions regarding a scholarship fund for students from families in the affected neighborhood, I've developed an idea that I believe could transform this initiative into a truly sustainable and strategic investment for Reckitt.

Our proposal is for a **higher education scholarship program** that not only provides essential financial support but also creates a direct talent pipeline for your company. Here's how it would work:

- **Application Interview:** When students apply for the scholarship during their senior year of high school, they would engage in an interview with Mead Johnson's Human Resources department. This provides an early opportunity for both the students and Reckitt to connect and assess potential alignment.
- **Annual HR Engagement:** To maintain their scholarship in subsequent years, recipients would have an annual contact or meeting with an HR representative. This ongoing engagement allows Mead Johnson to monitor their academic progress, offer mentorship, and provide career guidance relevant to your industry.
- **Strategic Workforce Development:** By consistently engaging with these students throughout their schooling, Mead Johnson's HR team would gain valuable insight into their skills, interests, and development. This sustained relationship could culminate in a tailored job offer for each student upon their graduation, ensuring a ready pool of qualified and familiar local talent.

I believe this model offers a significant "**win-win**" for both our community and Reckitt. For the students, it provides not just financial assistance but also invaluable mentorship, career direction, and a clear path to employment. For Mead Johnson, it represents a proactive and cost-effective strategy for **recruiting and retaining skilled local employees**, fostering strong community ties, and enhancing your reputation as a committed corporate citizen. This integrated approach turns philanthropy into a strategic investment in your future workforce.

I am confident that by linking the scholarship fund to such a robust talent development initiative, Mead Johnson would see a significant return on its investment, justifying a more substantial contribution to the fund.

I would be grateful for the opportunity to discuss this proposal further with you at your convenience. Thank you for considering this innovative approach to community partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Baas", written in a cursive style.

Ryan Baas

VELDHOF LEGACY PARK PROPOSAL

Community Benefit & Mitigation | Zeeland City Planning Commission | May 11, 2026

Vision Statement

To replace the loss of the Veldhof Playground with a world-class, multi-generational discovery park. This destination-grade asset serves as a fair-trade mitigation for the permanent visual and industrial impact of the 234-foot tower expansion on the surrounding residential neighborhood.

Key Playground Zones

1. The "Sky-High" Discovery Tower • 20-foot vertical climbing mesh tower. • Landmark architecture echoing local modernization. • Integrated transparent spiral tube-slides.	2. Kinetic Hydro-Lab (Splash Pad) • Zero-depth entry for 100% accessibility. • Interactive dams, waterwheels, and "Formula" pumps. • Recirculating, filtered water system for sustainability.
3. All-Abilities Sensory Sanctuary • Acoustic "cocoons" for sensory regulation. • Tactile exploration walls and musical lithophones. • Inclusive "We-Go-Round" and adaptive swings.	4. High-Rebound Terrain • Seamless, pour-in-place rubber topography. • Integrated in-ground trampoline mats. • Safe "parkour" mounds for physical development.

Modern Amenities & Safety

- **Digital Integration:** Augmented Reality (AR) markers for gamified physical play.
- **Year-Round Use:** Heated pathways for snow-melt and solar-powered charging benches.
- **Natural Buffer:** Nature playscape transition with reclaimed wood and butterfly waystations.
- **Location:** Open field East of the Zeeland Bus Garage—centralized for residential access.

