



PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, September 10, 2026 – 5:45pm

Zeeland City Hall – Council Chambers

1. Agenda
2. Staff Memo – September 10, 2026 Planning Commission meeting agenda
3. Public Hearing Notice - Site Plan Review Application for 425 N Fairview Rd
4. Staff Memo – Site Plan Review Application for 425 N Fairview Rd
5. Site Plan Review Application – 425 N Fairview Rd
6. Plans - Site Plan Review Application for 425 N Fairview Rd
7. Consultant Memo – 2026/2027 Master Plan rewrite – Chapter 4 – Community Facilities and Services
8. Draft Master Plan Chapter – Chapter 4 – Community Facilities and Services
9. Draft Planning Commission Meeting Minutes – July 9, 2026

**CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
SEPTEMBER 10, 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:

-

PUBLIC HEARINGS:

- 5:50PM – Site Plan Review Application for the construction of a 600 square foot accessory building at 425 N Fairview Rd – Consumers Energy Zeeland Generating Station

ACTION:

- Draft minutes of July 9, 2026 Planning Commission meeting

UNFINISHED BUSINESS:

-

NEW BUSINESS:

-

MASTER PLAN:

- Review of Draft Chapter 4 – Community Facilities and Services

PUBLIC COMMENT:

-

OTHER:

- Consider any other business which may lawfully come before the Planning Commission



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

MEMORANDUM

DATE: Friday, September 4, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **September 10th Planning Commission meeting – Agenda overview and staff update**

This memo is being sent to provide an overview of the agenda for the rescheduled September 10, 2026 Planning Commission meeting, along with other information that may be of interest to Planning Commissioners.

Meeting Location: The September Planning Commission meeting has been rescheduled to Thursday, September 10th at 5:45 p.m. The meeting will be held at City Hall in the Council Chambers on the second floor.

Public Hearing: There is one public hearing on the agenda for the September meeting regarding a site plan review application for a new 600 square foot accessory building at the Consumers Energy Zeeland Generating Station, 425 N Fairview Rd. The application is addressed in detail in a separate memo contained in the meeting packet.

Master Plan Review: The Commission will continue its work on the City's Master Plan with a review of draft Chapter 4 – Community Facilities & Services. This is another primarily informational and objective chapter of the plan, covering topics including community facilities, transportation, parks and recreation, and public infrastructure and utilities.

Tanya DeOliveira from Williams & Works will be present to review the chapter and discuss comments and questions with the Commission. Tanya has provided a memo and copy of the draft chapter for review, both of which are included in the meeting packet.

New Planning Commissioner: Welcome to Commissioner Aaron Mason, who will be joining the Planning Commission for his first meeting in September. Commissioner Mason was recently appointed by the Mayor and City Council. We look forward to having him join the Commission.

Annual Capital Improvement Projects List: The Commission will begin its annual review and development of the Capital Improvement Projects List at the October meeting. As has been done in past years, staff would like to ask the Commission whether there is interest in beginning that evening with a bus tour of potential and ongoing capital improvement projects.

October Planning Commission Meeting: Staff has received two applications for consideration at the October 1st Planning Commission meeting. The first is the City's first accessory dwelling unit application, and the second is an application for a new building at Plascore's facility at 500 E Roosevelt Ave. Staff is

currently processing both applications and anticipates bringing them to the Commission for consideration in October.

I hope this memo is helpful in providing an overview of the September meeting agenda and upcoming Planning Commission activities. Please do not hesitate to reach out to me with any questions.



**CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF RESCHEDULED MEETING AND 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, September 10, 2026 for its rescheduled regular monthly meeting. The following application will be reviewed at:

5:50pm

Applicant:

Carl Vozza

Property Owner:

Consumers Energy

Project Location:

425 N Fairview Street

PIN:

70-17-17-101-025

Zoning:

I-2 – General Industrial District

Description of Request:

Site Plan Review Application for the construction of a 20' wide by 30' long, 600 square foot detached accessory building on the northern portion of existing industrial site. Building proposed to be used for cold storage.

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: August 17, 2026

Timothy Maday – Zoning Administrator



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

MEMORANDUM

DATE: Friday, September 4, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: **September 10th Planning Commission meeting agenda – Site plan review application for 425 N Fairview Rd – Consumers Energy Zeeland Generating Station – New accessory building**

Background: Consumers Energy has submitted a site plan review application to construct a new accessory building at its Zeeland Generating Station, located at 425 N Fairview Rd. The property is zoned I-2 – General Industrial District and is occupied by a natural gas-fired power generating facility.

Description of Application: The applicant proposes to construct a 20 foot by 30 foot (600 square foot) accessory building behind the primary power plant facilities. A small concrete approach from the existing internal circulation drive is also proposed to provide access to the building.

City Ordinance Review: Accessory buildings and uses are permitted by right in the I-2 District. The proposed building is minor in scale. However, at 600 square feet, it exceeds the 500 square foot threshold for administrative site plan review in a nonresidential district and therefore requires Planning Commission review.

The standards applicable to accessory buildings are contained in Section 4.102(d) of Volume II of the Zeeland City Code. Staff has reviewed the application against those requirements as follows:

- **Accessory building area:** The total area of all accessory buildings may not exceed 50 percent of the gross floor area of the main building. At 600 square feet, the proposed building is well below this limitation.
- **Setbacks:** Detached accessory buildings must comply with the setback requirements of the underlying zoning district. The proposed building is approximately 305 feet from the nearest property line, significantly exceeding the applicable I-2 setback requirements.
- **Building separation:** A minimum separation of 10 feet is required between detached accessory buildings and other buildings. The proposed building is approximately 35 feet from the nearest structure.
- **Height:** An accessory building may not exceed the permitted height of a main building in the district. The proposed building is below the 40 foot maximum height permitted in the I-2 District.

Staff Recommendation: Staff finds that the proposed accessory building complies with the applicable requirements of the Zeeland City Code. Staff recommends approval of the site plan review application for the construction of a 600 square foot accessory building at 425 N Fairview Rd.

I hope this memo is helpful in providing information regarding the application that will come before the Commission on September 10th. Please do not hesitate to contact me with any questions regarding the application.



Application for
**SITE PLAN REVIEW &
SPECIAL LAND USE**
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. GARRA Date AUG 07 2026 \$350 Fee ☒ Check No 71119

Received

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 425 N Fairview Street	Parcel number 70- 17-17-101-025
Name of development Consumers Energy	Acreage 48.05

II. CONTACT INFORMATION

Property owner Consumers Energy	Contact Adam Townsend
Phone 616-758-9140	Email Adam.Townsend@cmsenergy.com

Applicant Carl Vozza	Company Christman Constructors		
Address 4484 Roger B Chaffee Mem Blvd SE	City Grand Rapids	State MI	Zip 59548
Phone 810-560-9600	Email cvozza@christmanconstructors.com		
If applicant is other than owner, what is the relationship? Construction Manager			

Plan preparer Zach Voogt, PE	Company Moore+Bruggink		
Address 2020 Monroe Ave NW	City GHrand Rapids	State MI	Zip 49505
Phone 616-437-1187	Email zvoogt@mbce.com		

III. PROPOSED USE OF PROPERTY

PROJECTED COST OF PROJECT \$ less than \$100,000

Description of use of property/buildings to be constructed 600 square foot pole barn with electricity only. Pole barn is to be used for cold storage of various facility equipment.
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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

<u>Provided</u>	<u>N/A (Not Applicable)</u>	
☒	☐	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. ☐ Yes ☒ No
- 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. ☒ Yes ☐ No
- g. Have the buildings been situated to minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood? ☒ Yes ☐ No
- 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. ☒ Yes ☐ No

**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.)**

☒ **YES** ☐ **NO**

Signature of Applicant

Date

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

Administrative Official

Date



Moore+Bruggink
Consulting Engineers

City of Zeeland

AUG 07 2026

TRANSMITTAL

Received

TO: City of Zeeland
21 S Elm Street
Zeeland, MI 49464

DATE: 08-07-2026

PROJECT: #260185.01
Consumers Energy Pole Barn

ATTN: Mr. Timothy Maday

WE ARE TRANSMITTING

☒ HEREWITH

☐ UNDER SEPARATE COVER

QUANTITY	DESCRIPTION
10 copies	Site Plans (24"x36")
1 each	Check (\$350.00 application fee)
1 each	Site Plan Review Application

ISSUED FOR:

☐ REVIEW and COMMENT
☐ CONSTRUCTION

☒ APPROVAL
☐ FILE/USE

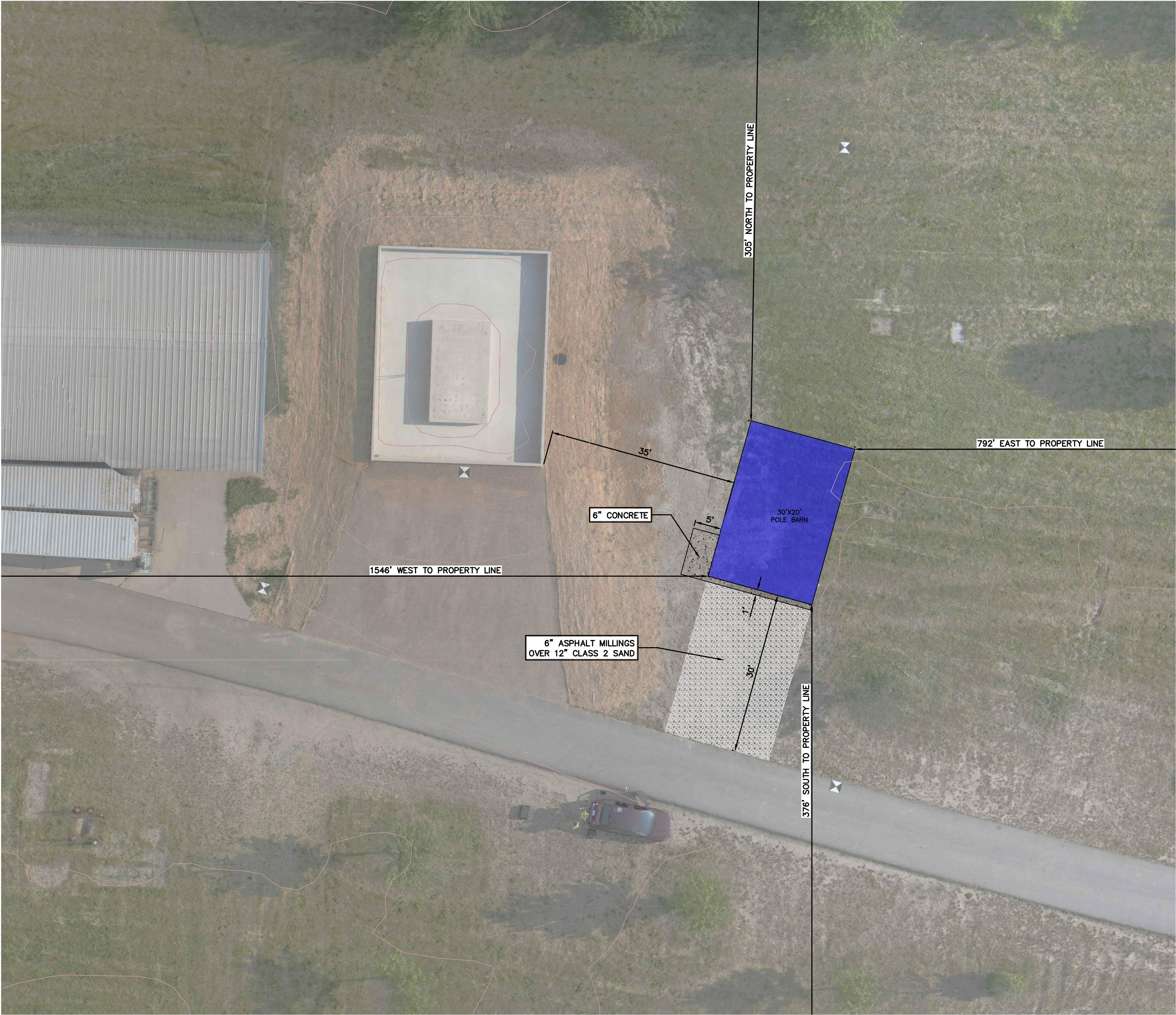
☐ INFORMATION
☐ SIGNATURE

REMARKS:

COPIES TO: Greg Kapolnek, Century AE

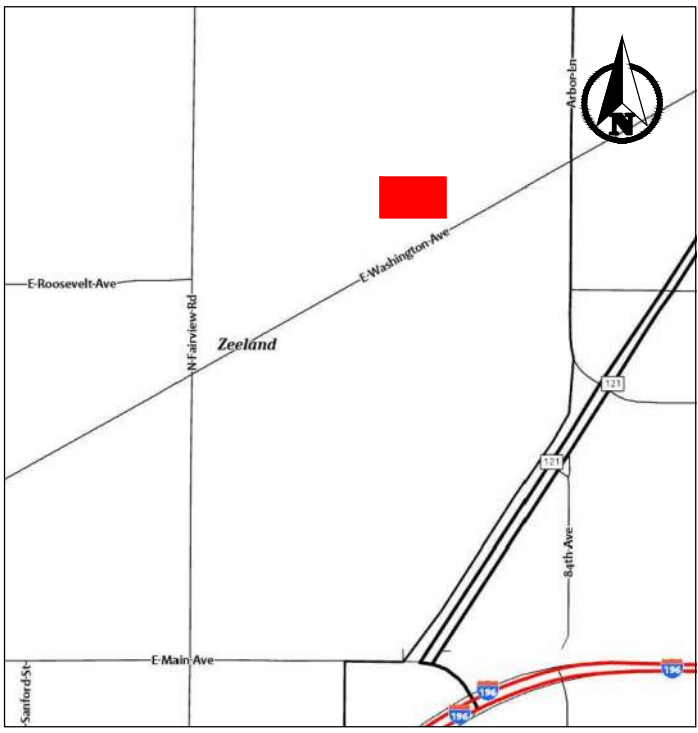
BY: Zachary S. Voogt, P.E.

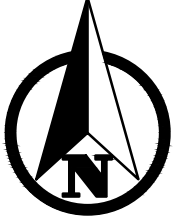
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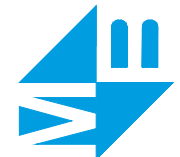
SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.

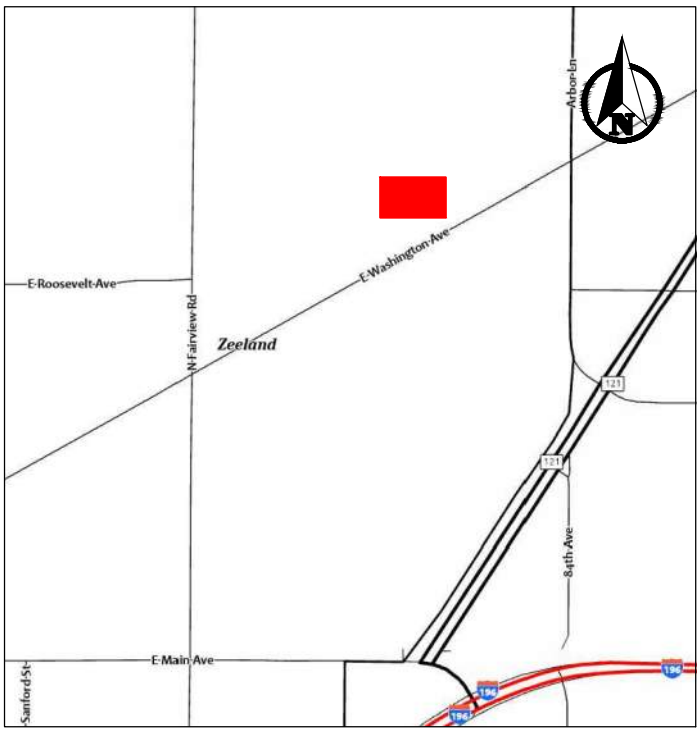
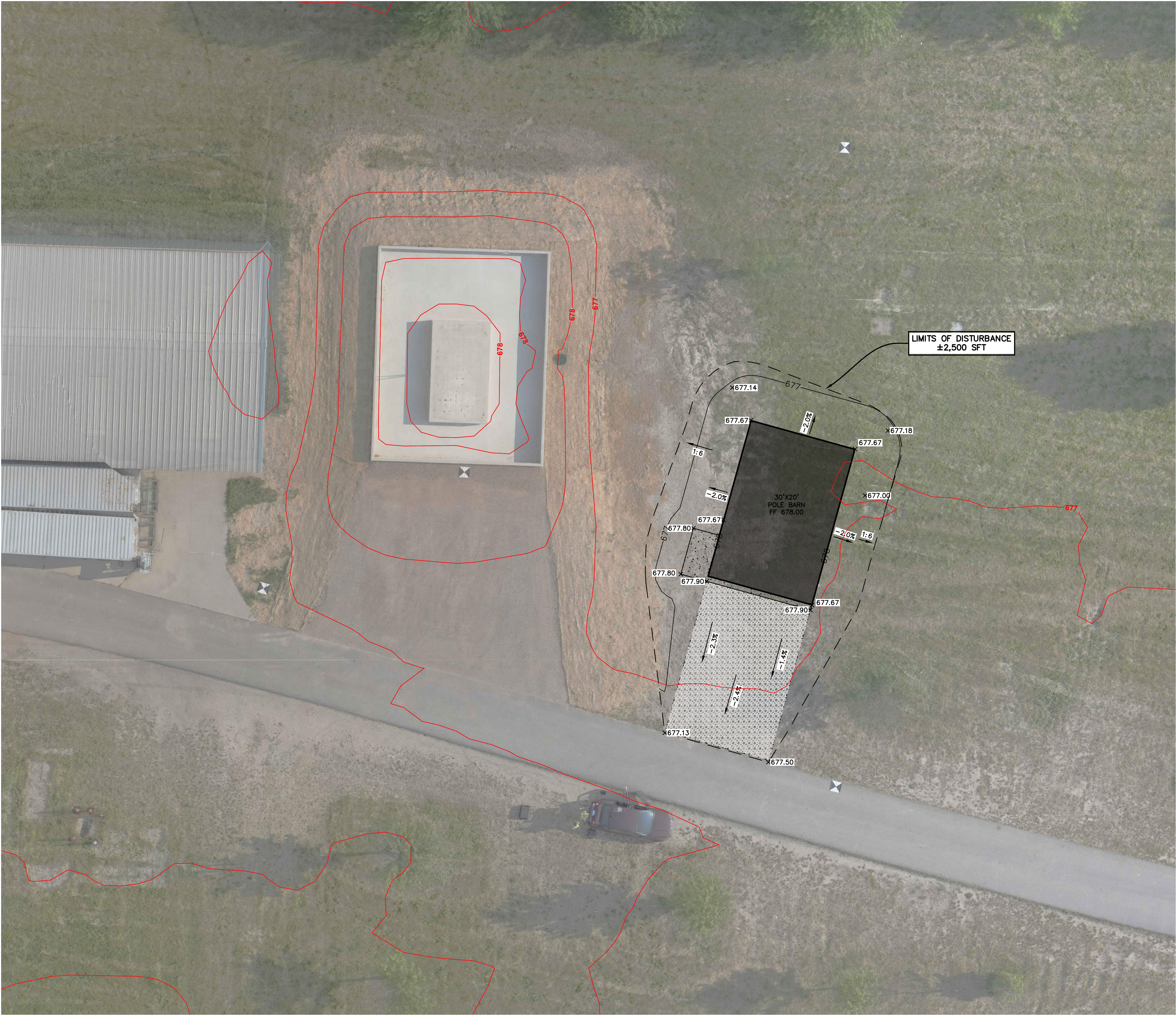


 0 5 10 PLAN SCALE: 1" = 10'	
 Know what's below. Call before you dig.	
PLAN REVISIONS	
07-17-2026	CLIENT REVIEW
425 N FAIRVIEW ROAD	
SITE PLAN	
FOR	
CONSUMERS ZEELAND	
20x30 POLE BARN	
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN	
FIELD SURVEY / DATE	
M&B	
PROJECT NO.	
260185.01	
DESIGN DRAWN BY:	
LFY	
DESIGNED BY:	
ZSV	
CHECKED BY:	
ZSV	
PLAN DATE:	
JULY 8, 2026	
SHEET NUMBER	
C200	

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com



P:\260185.01 Consumers Energy\425 N. Fairview Zeeland\CADD\DWG\260185.01_Design Grading.dwg, 7/17/2026 3:02:46 PM, ZACHVOOGT



LOCATION MAP
NO SCALE:

SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
5. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
7. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
8. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
9. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
10. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
11. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
12. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
13. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
14. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
15. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.

425 N FAIRVIEW ROAD

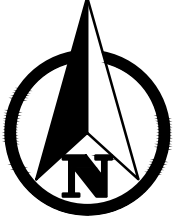
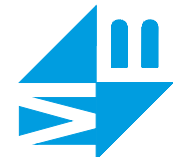
DESIGN GRADING
FOR
CONSUMERS ZEELAND
20x30 POLE BARN
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B
PROJECT NO.	260185.01
DESIGN DRAWN BY:	LFY
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	JULY 8, 2026
SHEET NUMBER	C300

PLAN REVISIONS

07-17-2026 CLIENT REVIEW

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com



0 5 10
PLAN SCALE: 1" = 10'



Know what's below.
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MEMORANDUM

To: City of Zeeland Planning Commission
Date: August 20, 2026
From: Tanya DeOliveira, AICP, Project Manager
RE: **Master Plan - Draft Chapter 4 Community Facilities & Services**

At the September Planning Commission meeting, the draft Chapter 4 Community Facilities & Services 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.

When reviewing the draft chapter, please consider this list of questions:

- Are there any City properties missing or mislabeled?
- Should private schools be added in addition to public schools? Or should schools and district properties be removed?
- Is the public utility information shown correct? Are there any additional or planned infrastructure that isn't shown?
 - How important is the heated sidewalk infrastructure information, and should that be shown on a map to be included in this section? If so, some narrative to provide some context for this map and information should be provided from the City that can be included in the plan.

If time allows, we can also begin a discussion on the community engagement phase and activities of the project. This would include the general timelines of the activities (online community survey, two visioning workshops, and open house that would likely occur later in the project) and intended audience and stakeholders.

Chapter 4. Community Facilities & Services

Public Safety

POLICE

The City of Zeeland Police Department is a full-service agency that provides many services to the residents. The Zeeland Police Department provides patrol/investigative services 24 hours a day, seven days a week. All officers are augmented by the Ottawa County Sheriff's Office and Michigan State Police Grand Haven Post. All officers are dispatched through the Ottawa County Central Dispatch.

FIRE

The Zeeland Fire Department is responsible for fire prevention, public education and awareness, life safety, fire suppression, hazardous material management, fire fighter training, fire investigation, and environmental protection. Personnel include 32 part-paid firefighters and are on call 24 hours a day. There are two Zeeland fire stations: Main Avenue Station and Roosevelt Station. Main Avenue Station was built and occupied in 2003. The station consists of two apparatus bays, offices for the fire chief and officers, and meeting space for 50 people.

The Roosevelt Station was built and occupied in 1976 to serve the industrial park in the northern portion of the City. Aerial 1942, Engine 1922, Heavy Rescue 1932, and Medical Unit 1972 respond from this station to all alarms in the City.

Community Center

The Howard Miller Community Center is located within downtown Zeeland on Church Street. Space for professional meetings, community workshops, milestone celebrations, and other events is available. The center is equipped with Wi-Fi, AV equipment, tables and chairs, and others.

Zeeland Public Schools

 Vacant City Property

 Cemetery

 City Hall

 Community Center

 Fire


Parking

 Police

 Utility

Cemeteries

The City is served by two cemeteries: Lincoln Avenue Cemetery and Felch Street Cemetery. Lincoln Street Cemetery is located on Lincoln Avenue and is about 15 acres. Felch Street Cemetery is located on Felch Street between 100th and 104th Avenues and is 27 acres that will be developed in a 5-phase plan.

Education

PUBLIC SCHOOLS

The City of Zeeland is served by the Zeeland Public School District. There are a total of 13 schools and education academies within the district. In 2025-26, there were a total of 5,637 students enrolled in schools within the district.

Preschool

1. Early Childhood Center

Elementary (Pre-K-5)

1. Adams Elementary School
2. Lincoln Elementary School
3. New Groningen School
4. Quincy Elementary School
5. Roosevelt Elementary School
6. Woodbridge Elementary School

Elementary + Middle School (K-8)

1. ZQuest K-8

Middle School

1. Cityside Middle School
2. Creekside Middle School

High School

1. Zeeland East High School
2. Zeeland West High School

Alternative Schools

1. Venture Academy (ZWHS)

PRIVATE SCHOOLS

1. Zeeland Christian School

These facilities along with other community assets, are shown on Map 5.

Transportation

The City is served by a connected network of transportation infrastructure. The heart of the City is connected via a system of roads and sidewalks. Trails are located within the northern and southern areas of the City. The Macatawa Area Express serves as the local transit provider. Residents have a growing number of options to move around their community.

ROADS

The City's road network is highlighted on Map 6. Chicago Drive becomes M-121 at the east end of East Main Avenue, providing access to the Hudsonville and Jenison areas. M-121 continues on to the City of Holland to the west.

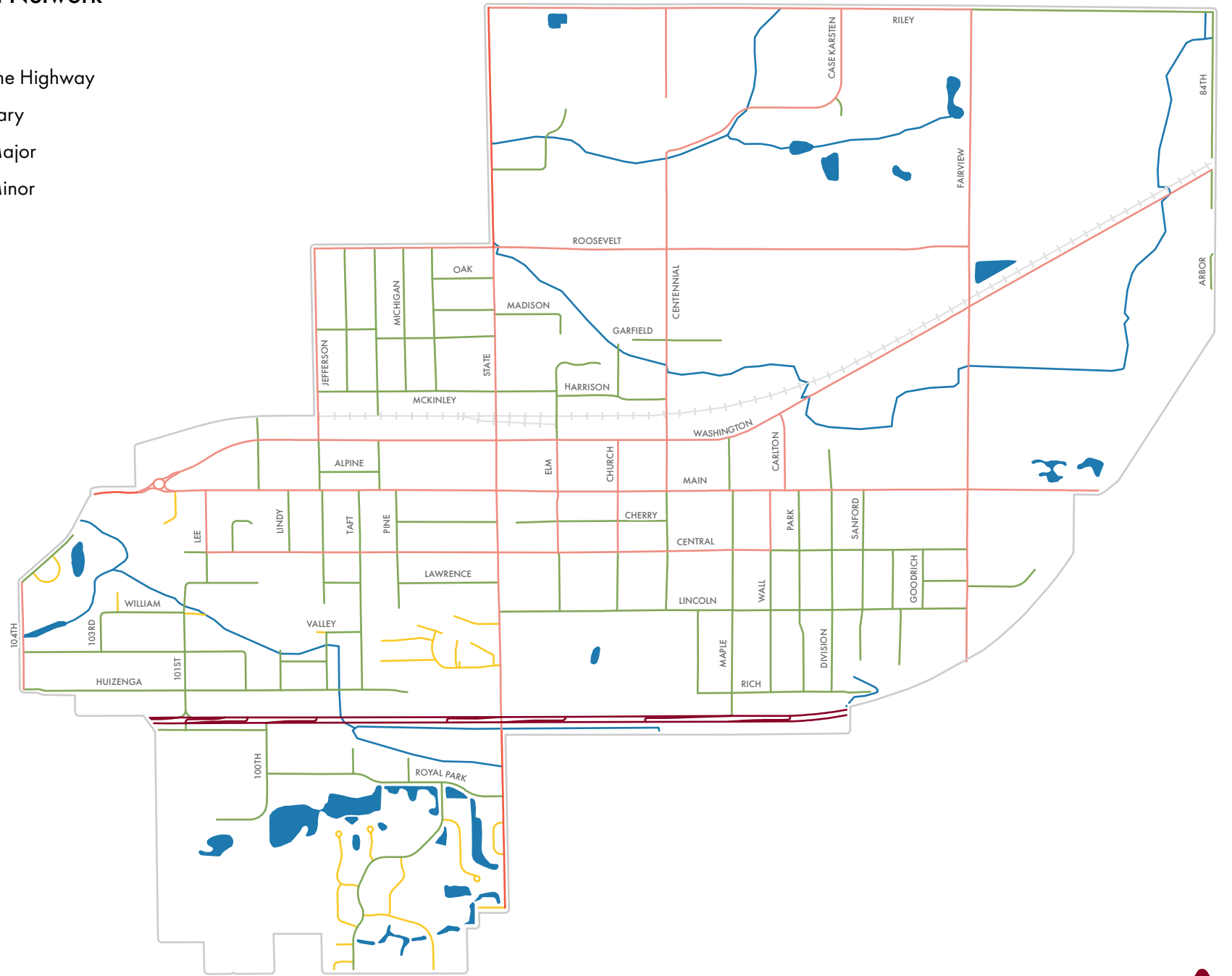
Business Loop I-196 cuts through the southern portion of the City, and is a major part of the regional road system. However, this road has been a major barrier for north to south movements and makes accessing the southern part of the City difficult. This is important, as this part of the City includes several businesses, an extensive multi-generational neighborhood, and the City's largest park. Studies have been done in seeking ways to provide a safer, more convenient way to cross BL I-196. The most recent study is summarized in a subsequent subsection of this chapter.

Main Avenue is the major west to east route through the City, however, several blocks Downtown have been designed to promote pedestrian activity and slow vehicular traffic, providing a vibrant economic and social experience. Other major east to west routes include Washington Avenue and Central Avenue. Important north to south roads include State Street, Centennial Street, and Fairview Road.

Map 6 also identifies roads in the City by their federal National Functional Classification, which determines their eligibility for federal transportation funding.

Map 6: Road Network

- State Trunkline Highway
- County Primary
- Municipal Major
- Municipal Minor
- Private
- Railroad



NON-MOTORIZED INFRASTRUCTURE

The City has a connected network of sidewalks, paths, and bicycle infrastructure in the northern and southern parts of the community. The Northside Pathway provides a green spine through one of the City's industrial areas, connecting into Zeeland Charter Township and over to Roosevelt Avenue. This provides an off-road system that people can use to access areas of employment. Paths within Huizenga Park are connected to a nearly connected path network within the nearby residential area.

Map 7 shows the existing non-motorized network within the City.

PUBLIC TRANSPORTATION

The City of Zeeland provides residents with public transportation through the Macatawa Area Express (MAX) bus system. The bus travels a fixed route through Zeeland every hour from 6am to 7pm on weekdays and 8am to 7pm on Saturdays. The bus deviates from the fixed route up to three times per hour to assist seniors over 70 years of age and ADA eligible riders. The fixed route system is free to those 65 and older, under 5, and ADA & Medicare cardholders, while fixed routes cost \$1 and reserved rides cost \$5 one way. All MAX vehicles are wheelchair accessible, and larger buses are equipped with bike racks to enable passengers to access and connect to the area's active transportation system.

AIRPORT

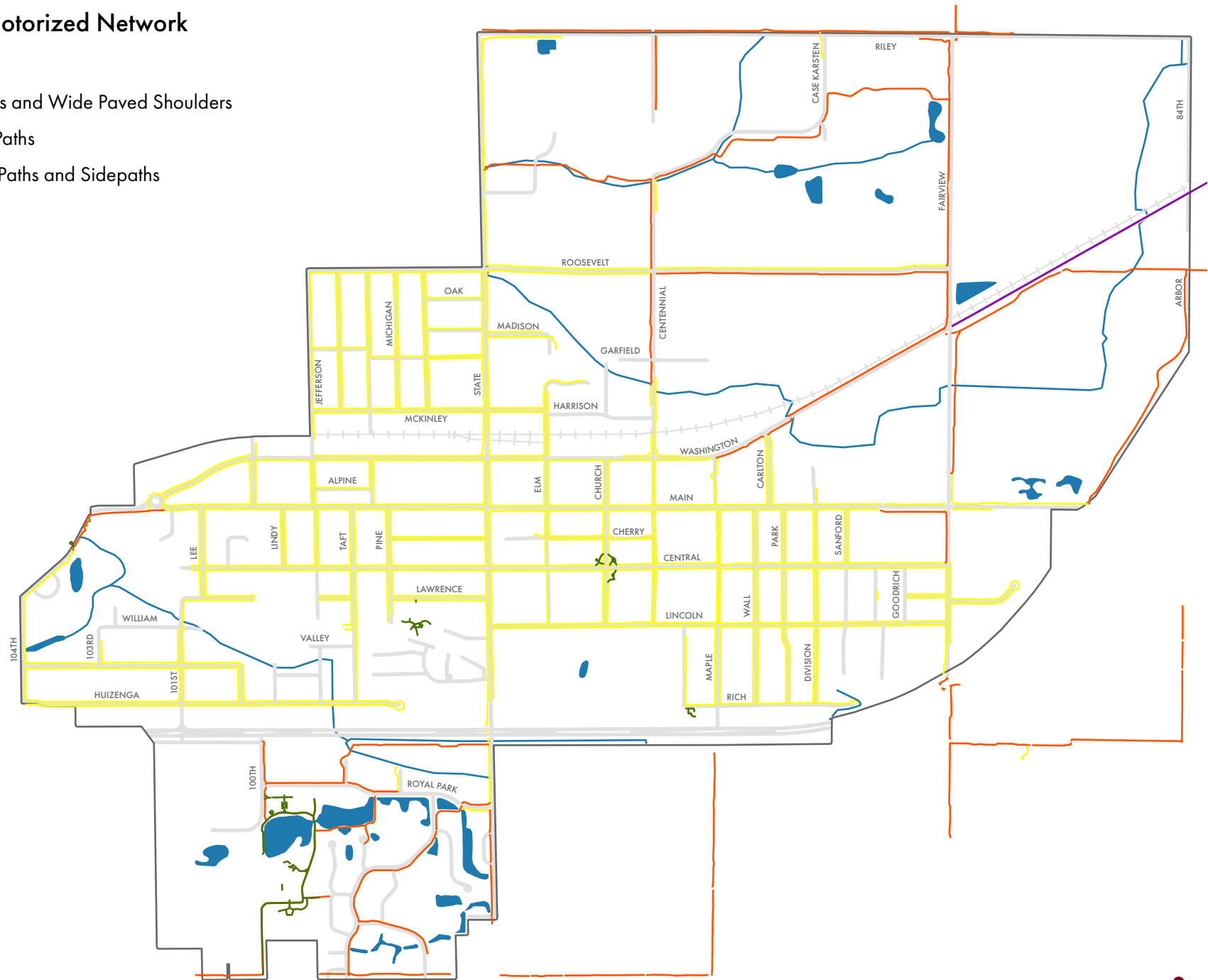
The nearest commercial airport is the Gerald R. Ford International Airport, located east of Grand Rapids. There are also other nearby airports. The community-owned West Michigan Regional Airport (BIV) is located in Holland and caters to private flights, corporate jets, and flight training. In Zeeland Charter Township the Ottawa Executive Airport is a privately owned, public use airport.

RAIL

A Class I railroad, CSX Transportation, runs through the north side of the City, connecting to Grand Rapids and Holland. The railroad runs parallel to Washington Avenue. The City of Holland provides the closest passenger rail station.

Map 7: Nonmotorized Network

- Bicycle Lanes and Wide Paved Shoulders
- Paved Park Paths
- Shared Use Paths and Sidepaths
- Sidewalks



Source: Macatawa Area Coordinating Council

WESTRAIN COLLABORATIVE & PASSENGER RAIL

The Westrain Collaborative is a coalition of public and private organizations and individuals along the Amtrak Pere Marquette line that runs through Grand Rapids, Holland, Bangor, and St. Joseph/Benton Harbor. The group's focus is to preserve and promote passenger rail in the region. Members provide local marketing activities and initiatives. Westrain is not affiliated with the sale of Amtrak tickets.

The Macatawa Area Coordinating Council

The Macatawa Area Coordinating Council (MACC) is the Metropolitan Planning Organization (MPO) for the Zeeland and Holland metropolitan area. The City is completely within the MACC's MPO boundary. Some of the roads, trails, and transit agencies are eligible for state and federal funding from the MACC. An MPO is a transportation policy-making organization comprised of representatives from the local government and transportation agencies. Federal legislation passed in the early 1970s required the formation of an MPO for any urbanized area with a population greater than 50,000. Federal funding for transportation projects and programs is channeled through this planning process. The MACC is required to maintain a Long Range Transportation Plan and a three-year Transportation Improvement Plan (TIP). They also have other transportation studies and plans, like the 2025 Active Transportation Plan and the I-196 Business Loop Non-Motorized Study to support transportation planning in the area.

Road resurfacing, the addition or reconfiguring of lanes on major roads, transit facility funding, or other future projects are identified in these projects that may impact the City in the future.

Studies

DOWNTOWN VISION PLAN – WASHINGTON AVENUE CORRIDOR WORKSHOP REPORT

Completed in August 2024, the Downtown Vision Plan Washington Avenue Corridor Workshop Report emerged as a way to document, study, and address the need for improvements along the corridor. The street has always been part of the Downtown Vision Plan, but it has not received as much attention as other parts of Downtown. The vision

identified in this plan is for Washington Avenue to become a safer, quieter, and more attractive destination and business corridor and to continue to support Main Avenue business and community activities.

Some of the general observations related to the transportation system along the corridor from the report include:

- Washington Avenue is a noisy, bare corridor with very little landscaping. Minimal grass, flowers, and trees are present, partially due to its limited 50'-wide right-of-way. The unsightly overhead utility lines were also a key observation.
- Traffic speeds along Washington appear and “feel” excessive. Additional traffic speed and volume studies are probably warranted.
- The Elm/Washington intersection, which hosts the DeBruyn facilities, is a difficult pedestrian crossing situation. Without a traffic signal, it can feel unsafe during normal business hours.
- The north side of Washington Avenue lacks a sidewalk, creating a safety hazard for pedestrians.

The report outlines a vision where Washington Avenue should continue to serve the Zeeland community by being a corridor that facilitates vehicular traffic and supports commercial services and employment. However, the street should also complement Main Avenue and be a safer, quieter, and more attractive place than it's currently designed. Issues and concerns along the corridor were identified, along with the land uses and property owners for parcels. Opportunities for long term and short term improvements were identified, including:

- Re-think the constrained 50' public right-of-way and nearly entirely paved condition along the corridor.
- Address the age and lifespan of various underground utilities.
- Relocate overhead utilities, if possible.
- Address the numerous safety concerns like curb cuts, difficult parking, and regular forklift movements across Washington Avenue.
- Improve landscaping.
- Better wayfinding signage to provide clarity on numerous items, including public parking.
- Improve pedestrian crossings, mobility, and access along numerous points of the corridor.

More information is available in the report, including information on land uses and specific safety issues at a parcel level.

(Note: Specific images from the report will be included in the plan when the entire master plan document will be put together.)

I-196 BUSINESS LOOP NON-MOTORIZED CROSSING STUDY (2023)

The Macatawa Area Coordinating Council (MACC) commissioned a study to examine a potential route for people who are biking, walking, and using mobility assistive devices like wheelchairs to cross the I-196 Business Loop that bisects the City of Zeeland, the City of Holland, Zeeland Charter Township, and Holland Charter Township. As the desire and use of bicycle and pedestrian infrastructure grows in the community, the demand to build and maintain a safe, accessible, and connected network for active transportation routes that empower people of all ages and abilities is increasing. I-196 BL has been identified as a major barrier to people who are looking to move around, access, and enjoy the community.

The study looked at six different road crossings along the corridor and provided recommendations at each location for improvements. Based on examining the corridor conditions, previous crashes, traffic volumes, community input, and other data, the study provided recommendations for a pedestrian bridge and trail alternatives and five at-grade crossing improvements.

There are also a number of other ideas that require further study that MDOT may pursue, including studying the option of having pedestrian timers at the intersections along I-196 BL, adding ADA ramps, including special emphasis pavement markings, and adding a high-intensity activated crosswalk (HAWK) signal.

The City should continue to work with the MACC and these other communities to consider the best way to address the need for improvements to cross I-196 BL and to provide a connected trail and sidewalk network.

ZEELAND NON-MOTORIZED PLAN

The City of Zeeland completed a non-motorized plan in 2019 to propose a safe and logically connected network. Specific infrastructure

recommendations for numerous streets within the City were made in the plan. Other recommendations from the study included further work on identifying the best way to cross Business Loop I-196 (*since completed*), installing wayfinding signage, adding bicycle parking downtown, adopting bicycle-friendly ordinances, promoting safety, and holding events to encourage more bicycling.

Since the study was completed, some trails, sidepaths, and wide shoulders have been installed. The active transportation network is growing in the City, however, much has changed since the non-motorized plan was completed. The City may want to consider completing an update of this plan, especially as new national standards have been developed. This will be addressed in Chapter X, Implementation.

THE MACC 2025 ACTIVE TRANSPORTATION PLAN

The MACC completed an active transportation plan in 2025. The plan provided a regional summary and vision for improving the network for people biking, walking, and rolling across their participating agencies, which includes the City of Zeeland. The MACC hopes to provide more support and resources to the area for improvements with a regional perspective.

The plan includes a number of priorities for member agencies to consider. The following recommendations from the plan are important for the Township to recognize:

- Address deficiencies that occur along the existing network like washouts, potholes, erosion, overgrown vegetation, pooling water, and tree root intrusion.
- Continue supporting network maintenance, widening paths to at least eight feet.
- Close gaps across the network like:
 - Building a bridge across Business Loop I-196
 - Improve the Chicago Drive and State Street intersection.
- Support grade-separated crossings where there are a number of users or safety risks.
- Improve crossings with high-intensity activated crosswalk (HAWK) beacon or a rectangular rapid flashing beacon (RRFB).

- Close gaps in the active transportation system by connecting neighborhoods and to key destinations to create a seamless network that improves accessibility, safety, and mobility.

Park & Recreation Facilities

The City of Zeeland has several park and recreation facilities that provide amenities and activities like splash pads, pickleball courts, playgrounds, and others that are shown on Map 8. More information on the park and recreation facilities and programs within the City is available in the current City of Zeeland Parks and Recreation Plan.

PARKS & RECREATION

Elm Street Park

Located in downtown Zeeland, Elm Street Park serves as a community gathering space and offers amenities throughout the year. The park includes benches, outdoor games, restrooms, and a splash pad. The splash pad is a barrier-free recreational facility designed for children of varying ages and abilities and is enclosed by fencing to enhance safety. The park is located within the downtown Social District.

Hoogland Park

Hoogland Park is located near the cemetery at the intersection of Rich and Peck Streets. The park provides neighborhood recreation opportunities and includes a small shelter, restroom facilities, and a playground.

Huizenga Park

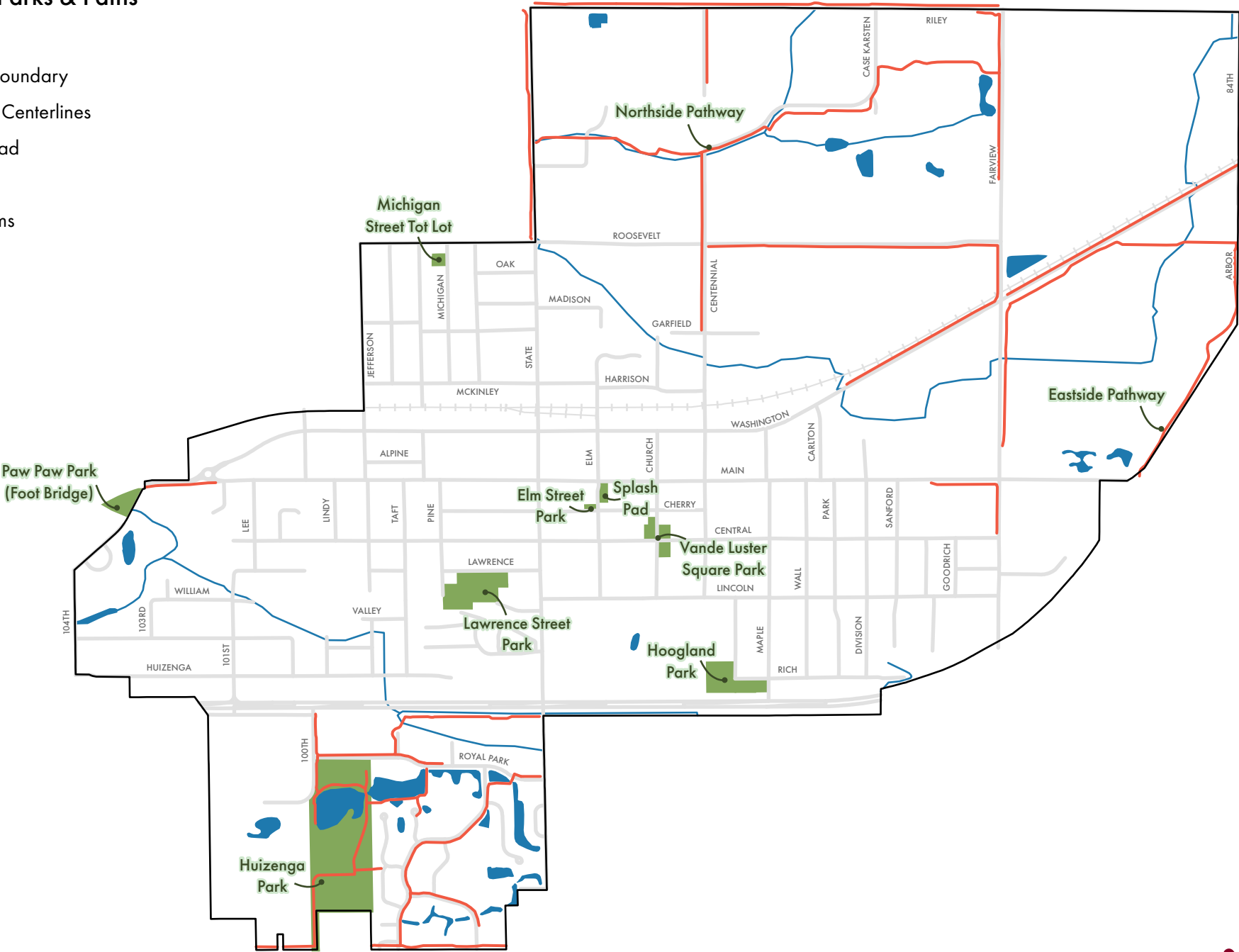
Huizenga Park is a large community park located south of Business Loop I-196. Separated from much of the City by the road, this park offers many amenities and is located near residential neighborhoods and a school. The park offers a wide range of recreational amenities, including a skate park, picnic shelters, football fields, a sand volleyball court, softball fields, pickleball courts, accessible restroom facilities, trails, and a fishing pond. The park serves as a major recreational destination.

Lawrence Street Park

Lawrence Street Park provides active and passive recreational opportunities. Amenities include restroom facilities, an enclosed pavilion

Map 8: Parks & Paths

- City Boundary
- Street Centerlines
- Railroad
- Lakes
- Streams
- Path
- Park



available for rental, a playground, tennis courts, and a small ball field. The park also features an outdoor performance venue known as the “Bowl,” which hosts a summer concert series and is available for community events, performances, weddings, and other gatherings.

Michigan Street Tot Lot

Michigan Street Tot Lot is a neighborhood park located on the north side of the City. The park includes a picnic shelter and playground equipment for young children.

Paw Paw Foot Bridge

Located along the western City limits, the Paw Paw Foot Bridge provides access to a scenic trail and pedestrian bridge spanning the Black River, which is also part of the Macatawa River Greenway Trail.

Vande Luyster Square

Vande Luyster Square is located at the intersection of Central and Church Streets and serves as a downtown civic space. The park contains a historical monument commemorating Zeeland's early settlers, a wishing fountain, a gazebo available for rental, and park benches. The square is frequently used for community gatherings, photographs, weddings, and other special occasions.

Northside Pathway

The Northside Pathway begins at a widened sidewalk on the west side of North State Street in Holland Charter Township, which also provides connections to the Zeeland Public Schools Athletic Complex to the west, and continues east through the Industrial Park along the Boone Drain. Although this area is surrounded by development, the path has several locations where trail users can commune with nature.

Public Infrastructure & Utilities

ZEELAND BOARD OF PUBLIC WORKS (ZBPW)

Electric and water services are provided by the Zeeland Board of Public Works (ZBPW). The municipally owned water and electric utility serves the City of Zeeland and surrounding communities. The City of Zeeland began providing water and electric services to residents in 1902. The electric utility was sold in 1915, and the City entered into a franchise agreement

with Consumers Power Company, which was renewed in 1925. In 1935, Zeeland reestablished its own electric generation and distribution system. Utility operations were managed by the City Council until 1952, when a City Charter amendment established the Board of Public Works to oversee municipal utility services. Map 9 and 10 show the water and sanitary, respectively, infrastructure location within the City of Zeeland.

Electricity & Water Services

The electric utility maintains approximately 147 miles of primary distribution lines, serving about 6,800 customer accounts with annual electricity sales exceeding 390,000 megawatt-hours. Water is purchased wholesale from the City of Holland and distributed through approximately 50 miles of water main, serving roughly 2,800 customer accounts and delivering more than 1.5 billion gallons annually. Map 9 shows the public water infrastructure available within the City of Zeeland.

WASTEWATER TREATMENT

The Zeeland Clean Water Plant, located at 350 E. Rich Avenue, cleans wastewater for the City of Zeeland, parts of Zeeland Charter Township, and parts of Holland Charter Township. The plant uses a biological nutrient removal process in the activated sludge plant to remove phosphorous and nitrogen from the wastewater before it discharges the cleaned effluent into Noordeloos Creek. The plant treats an average of 2.4 million gallons a day. The plant is staffed 365 days a year to make sure the community's wastewater is cleaned. The City's sanitary sewer infrastructure is shown on Map 10.

STORMWATER

The City of Zeeland operates under a Municipal Separate Storm Sewer System (MS4) permit issued by the State of Michigan. As part of this permit, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) requires the City to monitor, maintain, and manage its stormwater infrastructure. The City also conducts water quality sampling during significant rainfall events to identify and reduce pollutants. The City participates in initiatives aimed at improving water quality, supporting watershed protection efforts, and reducing phosphorous loading, a primary contributor to water quality impairments in Lake Macatawa.

Map 9: Water Infrastructure

Water Main

Water Service

City Boundary

Street Centerlines

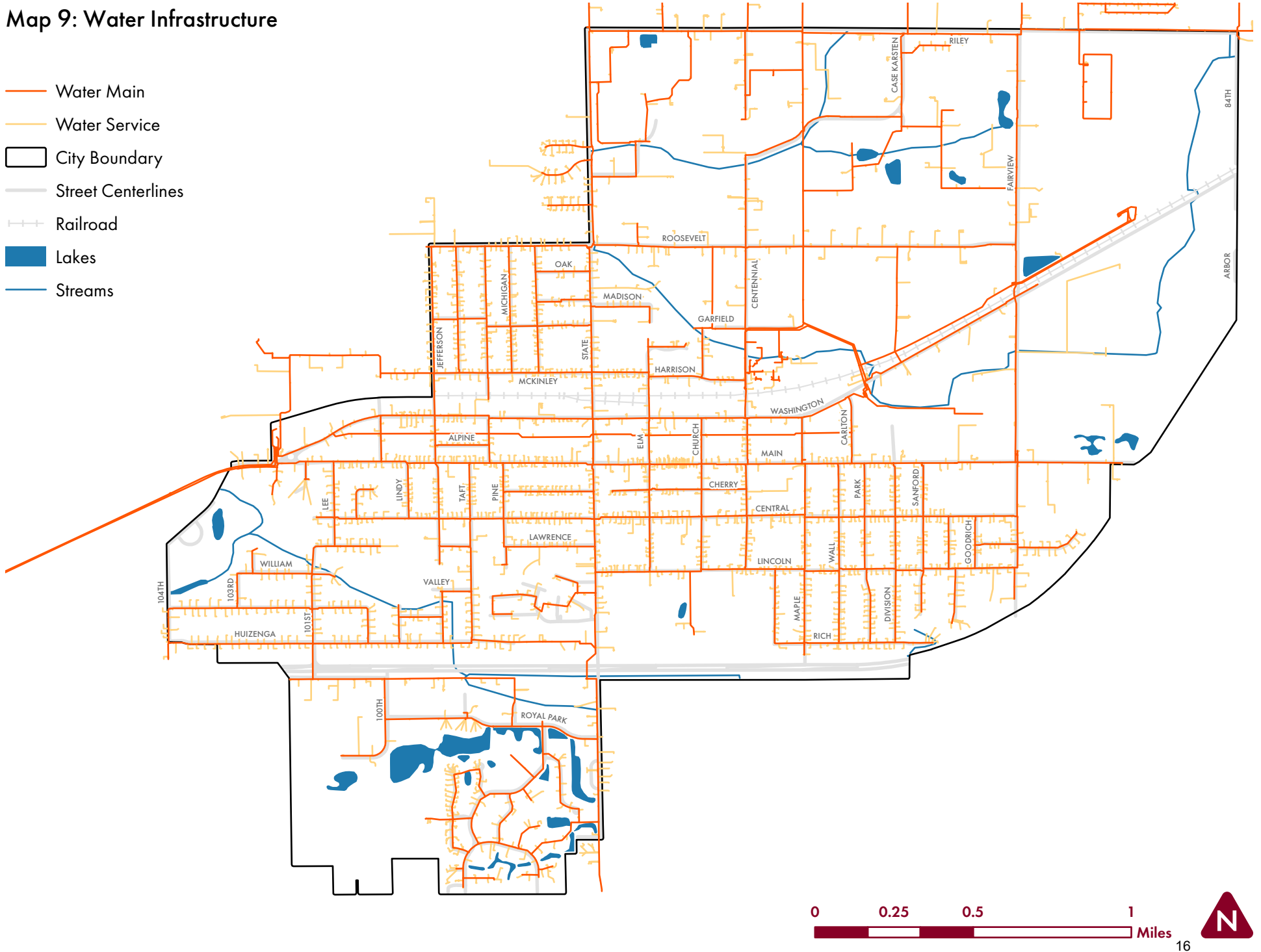
Railroad

Lakes

Streams

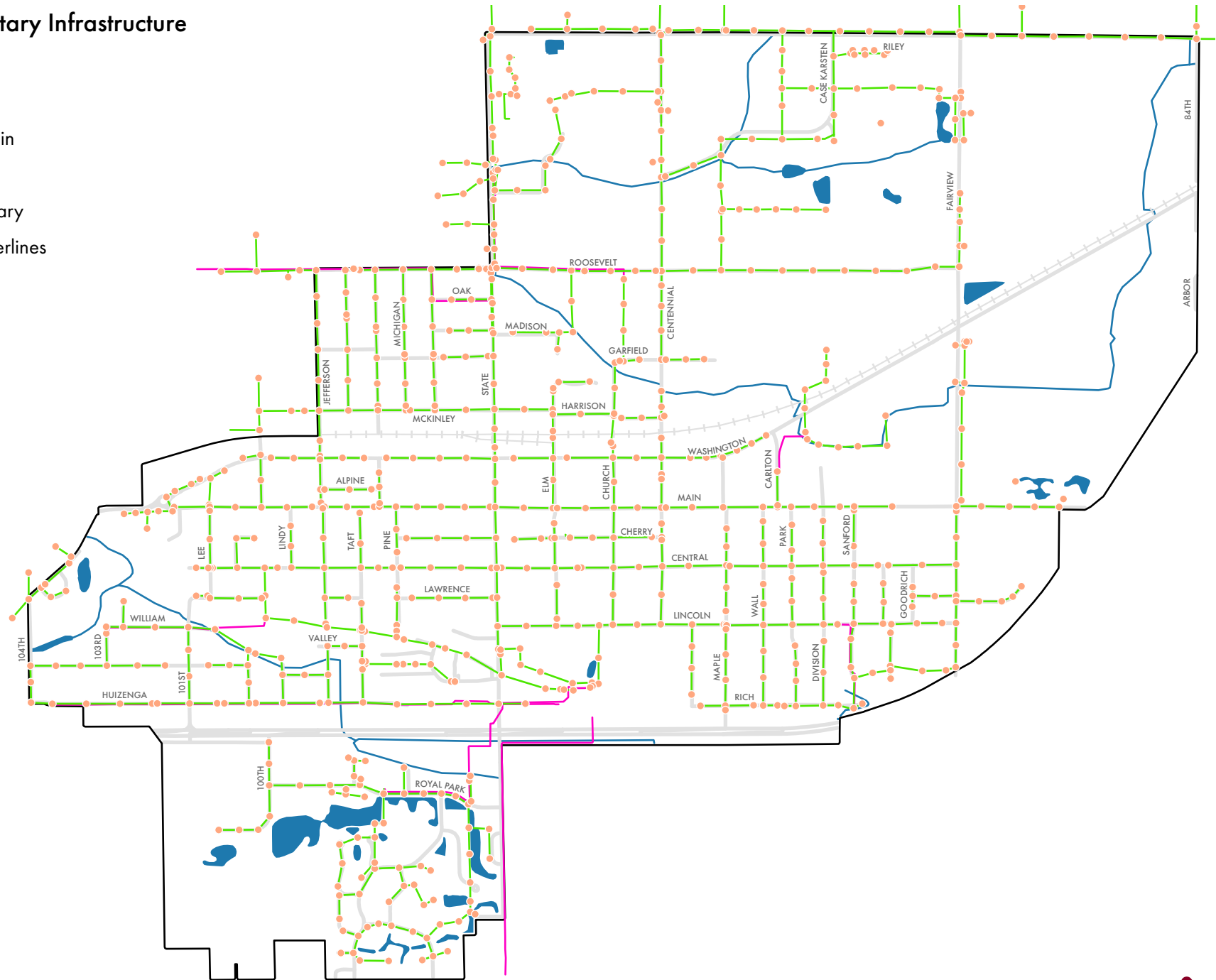
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16



Map 10: Sanitary Infrastructure

- Manhole
- Gravity Main
- Force Main
- City Boundary
- Street Centerlines
- Railroad
- Lakes
- Streams





**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
ZEELAND CITY HALL
ZEELAND, MI
JULY 9, 2026
5:45 PM**

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

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

Absent: Commissioners, Bob Blanton, and Tim Klunder.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, Planning Consultant Tanya DeOliveira, 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. However, he noted that the City received communication from Zeeland Township regarding their intent to plan.

Tanya DeOliveira of Williams & Works presented her memorandum regarding e-bikes. She explained how e-bikes are classified and reviewed how neighboring communities currently regulate their use. Maday noted that the State of Michigan is also working to regulate e-bikes and stated that he would contact State Representative Bradley Slagh to gather additional information regarding any decisions that have been made and what regulations the State is currently considering. Maday added that he would also reach out to other department heads to better understand the City's enforcement capacity, their current interactions with e-bike riders, and how e-bikes are presently regulated within the City of Zeeland.

City Attorney Jim Donkersloot reviewed the draft bylaws amendment regarding the identification of conflicts of interest and the appropriate process for addressing them, particularly in light of applications previously considered by the Planning Commission. Donkersloot explained what constitutes a conflict of interest and outlined the steps Commissioners must take when a potential conflict arises. Donkersloot noted that the proposed amendment is based on applicable state law and case law. He added

that Commissioners could take action to adopt the amendment or postpone consideration until their next regularly scheduled Planning Commission meeting.

Commissioners discussed that they feel comfortable adopting the draft of the bylaws amendments for conflict of interest prepared by City Attorney Donkersloot.

Motion 2026.09

Moved by Klompmaker to adopt the draft of bylaws, including the amended conflict of interest language as presented.

Supported by Holstege

Roll Call Vote on Motion 2026.09

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

Nays: None.

Absent: Blanton, Klunder.

Motion Passes

Tanya DeOliveira of Williams & Works presented draft Chapter 3 of the Zeeland Master Plan, which focuses on the City's natural features. DeOliveira explained that the chapter is intended to provide basic, objective information regarding Zeeland's existing natural features.

Commissioners expressed interest in the various soil types throughout the city, noting that some areas were identified as wetlands that they had not previously recognized as such.

Commissioners also discussed the differences between Zeeland's floodplain maps and FEMA floodplain maps, how this information is interpreted and applied during the planning process, and which soil types may indicate the presence of wetlands. DeOliveira reviewed the sources used to prepare the chapter, noting that soil surveys for the area were completed as early as the 1930s. She explained that while soil may be relocated, its classification does not change. In response to questions regarding whether other municipalities incorporate soil data into their master plans, DeOliveira explained that this information is particularly important when evaluating flooding and flood-prone areas, as municipalities must ensure that soils can provide adequate drainage.

DeOliveira noted that, because the City is primarily built out, the information provided in this chapter will be most relevant when considering the redevelopment of areas within the city.

Maday highlighted that staff are currently working to publish the Master Plan sections of the website where each of these draft chapters will be available for the public as well.

DeOliveira added that the next draft chapter will focus on community facilities and will conclude the objective chapters of the Master Plan. She also informed commissioners that she expects to be out of the office at the beginning of August, including during the next regularly scheduled Planning Commission meeting on August 6, 2026. Commissioners agreed to postpone their review of the next draft chapter until the regularly scheduled meeting on September 3, 2026. With no additional business anticipated and no applications received by the applicable submission deadline, commissioners agreed to cancel the August 6, 2026, Planning Commission meeting.

-6:33PM Motion made by Klompmaker to cancel the upcoming planning commission meeting scheduled for August 6th, 2026. Supported by Perkins. Motion carried unanimously by voice vote.

-Motion by Klompmaker to approve the Planning Commission meeting minutes from the June 4th, 2026 meeting. Supported by Holstege. Motion carried unanimously by voice vote.

-6:37PM Motion made by Klompmaker, supported by Perkins. to adjourn. Motion carried unanimously by voice vote.

Nadine Garza
Recording Secretary