



CITY OF ZEELAND
PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY HALL – 21 SOUTH ELM STREET
July 6, 2023
5:30PM

-5:30PM – Chairman Elhart called the meeting to order and requested a roll call.

Present: Commissioners Doug Barese, Bob Blanton, Amanda Cooper, Bill Elhart, Glenn Kass, Dan Klompmaker, Tim Klunder and Rebecca Perkins

Absent: Kevin Klynstra

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Amy LeVesque

-Moved by Barese to excuse absent member Klynstra since he had given prior notice that he would be unable to attend this meeting. Supported by Klompmaker. All voted aye.

210 & 216 E Washington Ave – Joe Bosch – Demolition Application

-5:31PM Chairman Elhart opened the public hearing.

Joe Bosch of Zeeland Lumber explained demolishing a 3,000 square foot storage building and a 4,800 square foot lean-to at 210 and 216 E Washington Ave would allow more space for staging and loading trucks, increasing efficiency and also safety since hi-lows would cross public streets less. He stated the area will be re-fenced.

Maday noted a public hearing is required since the demolition request is more than 800 square feet and property is not industrially zoned. He stated the zoning ordinance standard of no public safety concern created by the demotion will be met since utilities will be removed and area fenced. He noted standards for residential dwelling demolitions are not applicable. He stated the demolition of a dwelling must not be contrary or detrimental to the Master Plan, and demolishing these buildings confirms the Master Plan intention for C-3, Highway Commercial zones. He stated no staff comments were received.

Kass asked what is being stored in these buildings. Bosch stated currently nothing.

Kass asked if traffic on E Washington Ave would be blocked during the demolition. Bosch stated no. He stated the low ceiling height of the lean-to makes storage difficult, and moving materials to the lean-to's location will allow loading of trucks which will then exit onto E Washington Ave.

Barese asked about storage in the nearby lot north of E Washington Ave. Bosch explained during the pandemic the north lot was full, but inventory has been reduced. Kass noted materials stored in the north lot are behind screening. Maday stated he appreciates Zeeland Lumber complying with outdoor storage requirements.

Klompmaker asked about a curb cut onto E Washington Ave. Bosch explained there is already a small curb cut and it will be used for exit only.

-5:38 PM Moved by Barese to close the public hearing. Supported by Klompmaker. All voted aye.

Motion 2023.11

Moved by Klompmaker to approve the demolition request for 210 and 216 E Washington Ave, parcel numbers 70-17-18-398-002 and -003, since no public safety concerns will be created, buildings are not dwellings, and the demolition supports the Master Plan.

Supported by: Bareense

Roll Call Vote on Motion 2023.11

Ayes: Bareense, Blanton, Cooper, Elhart, Kass, Klompmaker, Klunder, and Perkins

Nays: None

Absent: Klynstra

Motion Passes

-5:39PM moved by Klompmaker to adjourn. Supported by Bareense. All voted aye.

Submitted by,



Amy LeVesque
Recording Secretary