



**CITY OF ZEELAND  
PLANNING COMMISSION MEETING MINUTES  
CITY HALL – 21 SOUTH ELM STREET  
October 5, 2023  
5:45PM**

-5:46PM – Chairman Elhart called the meeting to order and requested a roll call.

Present: Commissioners Doug Barensse, Bill Elhart, Glenn Kass, Dan Klompmaker, Tim Klunder, Kevin Klynstra, and Rebecca Perkins

Absent: Commissioners Bob Blanton and Amanda Cooper

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

-Moved by Barensse to excuse absent members, since they had given prior notice that they would be unable to attend this meeting. Supported by Klompmaker. All voted aye.

-Moved by Barensse to approve the minutes of the September 7, 2023 Planning Commission meeting. Supported by Klompmaker. All voted aye.

2520 104<sup>th</sup> Ave – Holland Township Notice

Maday stated a notice was received from Holland Township regarding a Special Land Use request for a baseball training facility at 2520 104<sup>th</sup> Ave. He commented there would be no impact to the City.

Accessor Dwelling Units (ADU's)

Maday noted discussion on ADU's had been tabled at the September 7, 2023 meeting due to only 5 Commissioners present. He asked Commissioners if they would like to approve or amend draft text, and ask Donkersloot to prepare a resolution in favor of or in opposition to ADU's to be considered in November.

Klunder stated he would like a resolution to be prepared in favor of current draft text.

Donkersloot stated draft text should first be approved, then a resolution could be prepared.

**Motion 2023.17**

**Moved by Klunder to approve draft text for Zoning Ordinance Article X Accessory Dwelling Units as presented, and requested a resolution be prepared in favor of adoption.**

**Supported by: Klompmaker**

**Roll Call Vote on Motion 2023.17**

**Ayes: Barensse, Klompmaker, Klynstra, Klunder, and Perkins**

**Nays: Elhart and Kass**

**Absent: Blanton and Cooper**

**Motion Passes**

Missionary Respite Homes/Short Term Rentals

Maday stated the request for missionary respite homes initiated a review of short term rentals (STR's) and City Planning Consultant Paul LeBlanc would present ideas on ordinance changes including STR's in the Central Business district at the November 2, 2023 meeting. He noted City Council would join Commissions for the November meeting starting with a bus tour of the City to view Capital Improvement Projects (CIP) areas followed by discussions of Accessory Dwelling Units (ADU's), STR's, and main floor residential use in the Central Business district.

He noted 2024 CIP list ideas would be discussed in December with a final recommended list to City Council in January, in time for their Goal Setting and Strategic Action Plan process.

Planning Commission Liaison to Zoning Board of Appeals

Elhart asked any Commissioners who are interested in being liaison member to the Zoning Board of Appeals to please contact Maday. Donkersloot noted the Commission would recommend a member with Council giving final approval.

-6:27PM moved by Barense to adjourn. Supported by Klompmaker. All voted aye.

Submitted by,



Amy LeVesque  
Recording Secretary