

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 4, 2024

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Westerling, Bronson, Zuniga, Jacquot, Zeinstra
Absent: Nadda
Staff and Guests Present: Philip Mark Alderink, Joel Lautenbach, James Lewis, Doug Sheneman, Josh Therkettle, Adam Elenbaas, Sam Sterk, and Planner Ransford
3. Communications and Correspondence: None
4. Motion by Zeinstra to approve the February 19th, 2024, Planning Commission Minutes as presented. Seconded by Westerling. **Approved 6-0**
5. Motion by Adams to approve the March 4th, 2024, Planning Commission Agenda as presented. Seconded by Jacquot. **Approved 6-0**
6. Public Comments for *non-public hearing item*:
Chairperson Adams opened the public comment section for non-public hearing items.
Adam Elenbaas presentation
Talked about affordable housing. 55 and older development units. Wants to do a PUD for a project opening.
 - Samaritas - Have the slide show available for public record
 - Joel, Faith based nonprofit with 45 years of project across Michigan. They are the largest provider of foster care. They have 1000 apartments in lower Michigan. They want to bring in a 52 unit apartment complex for seniors
5713 Lake Michigan drive address location, four story building unit. This is a tax credit based program with bank underwriters. Similar unit is going up in Spring Lake
The building would be run by this company with operational reserves for maintenance and upkeep. This ensures the building will be around 30 years down the road.
 - Ordinance issues, the site is Commercial, not R-1. Master plan is commercial and the current PUD language would not allow residential buildings based on the master plan.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - Pearline Centennial Farms
 - Master planned for R-3, currently R-1.
 - Mr. Zuniga stressed the issues with Washington Ave as a main or sub drive. No decorative lane is one of the main issues.
 - Moved forward for public Hearing
10. Old Business:
 - Master Plan

- Mr Zuniga wants more information added to the Master Plan Town Center. Greg will add more info to the drawing.

11. Public Comments: None

- Town Center concept discussion: plans, greenspaces, parking, park/recreation area, roads/parking,

12. Township Board Reports

- Jiffy Lube and Allendale Crossings, Emerald spring

13. Commissioner and Staff Comments

- Mr. Zuniga asked about the building that was presented by Samaritas. Comments were expressed about the lot size and about setbacks.

- Greg was directed to review the lot size and the impact to the building. The Commission requested that Ransford ask for a concept plan from Samaritas so they can review the ability to fit on site. The Planning Commission asked Ransford to provide the plans for the Spring Lake building.

Adjourn 8:20PM

Next meeting March 18th, 2024, at 7:00 p.m.

Minutes respectfully submitted by Tom Zuniga and Zachary Fields

