

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Feb 6, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to order at 7:30 p.m.
2. Roll Call
Present: Longcore, Adams, Knoper, Zuniga, Schut, Zeinstra
Absent: Zickus
Staff Present: Township Planner Greg Ransford
3. Received for Information: None
4. Motion by Schut to approve the January 16, 2017 Planning Commission Minutes as presented. Seconded by Zeinstra. **Approved 6-0**
5. Motion by Longcore to approve the agenda as presented. Seconded by Knoper. **Approved 6-0**
6. Public Comments for *non-public hearing items*: None received
7. Public Hearings
 - A. Special Use
 - PI Tower Development, LLC
 - Seeking to construct a 146-foot tall monopole tower and four foot tall lightning rod as well as related improvements – 11655 48th Avenue, parcel # 70-09-24-200-024

Fred Low representing PI Tower Development, LLC spoke that he believes that he has provided the Commission and Planner Ransford with all the information that they requested at the meeting that Mr. Low introduced this project.

Planner Ransford explained the project and reasoning of the project to the public attending the meeting. He also explained the additional material that the applicant was asked to submit.

Chairman Longcore opened the public comment section of the public hearing.

No comments were received.

Chairman Longcore closed the public comment section of the public hearing.

Commissioner Knoper mentioned an advertisement in the Grand Rapids Press that he saw regarding this project and that the advertisement mentions lights on the structure. Mr. Low answered that he does not anticipate the FAA requiring lights on the structure. If lights are required, Commissioner Knoper recommended the red lights and not strobe lights as strobe lights are very invasive to the neighbors. Mr. Low clarified that new lights are less invasive in their design, but he still believes that they will not have to worry about lights on the structure at all.

Commissioners raised concerns that this new tower won't completely cover the shortages in the area, and that the applicant will be coming back with a new tower in the near future. Mr. Low brought in an engineer from Verizon Wireless to address that question. Mr. Tang says that while it does not give complete coverage, it does improve coverage in those areas. And at this time there is no plans for coming back to ask for additional tower sites. Mr. Low clarified that this specific site addresses a lapse in coverage in a high density/high traffic area.

Commissioners discussed sidewalks in the area and lighting at the site.

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Motion by Knoper to approve the application to build a tower at 11655 48th Avenue, parcel #70-09-24-200-024, because it meets the standards of review provided in Section 20.06, 24.06 and 25.06B2 and the intent of the ordinance, with conditions that:

1. Shared access to contiguous properties shall be provided at the time that any other commercial buildings are constructed and sidewalks will be put in.
2. Any lighting on the structure will meet Township Ordinance of total cutoffs.
3. Electrical service will be underground.

Seconded by Zeinstra. **Approved 6-0**

B. Planned Development & Site Condominium

- Biltmore, LLC
 - Seeking to construct a 20-unit single family dwelling residential development and related infrastructure – 5487 Pierce Street, parcel number 70-09-25-300-031 and part of parcel number 70-09-25-300-052.

Ron Van Singel from the Merestone Group, representing Biltmore, LLC, introduced the project of Springfield West, a Planned Unit Development Site Plan and Site Condominium.

Planner Ransford explained the project to the public and that this is not for final approval. This would only give the applicant permission to move forward with the plan and they would still have to submit a final site plan for approval to the Planning Commission. Planner Ransford brought up the cul-de-sac and fire code requirements. He wanted the applicant to be aware that while the ordinance only requires 80 feet, the fire code requires 95 feet without public water and may apply in this case but is to be determined.

Chairman Longcore opened the public comment section of the public hearing.

A resident asked for clarification as to where this project is in relation to 56th Avenue and that it will be a single family development. Square footage requirements were also discussed.

Chairman Longcore closed the public comment section of the public hearing.

Commissioners discussed with Mr. Van Singel how the open space was expanded. They also discussed the sidewalks and the plans for the sidewalks as it relates to the cul-de-sac on Camfield. Mr. Van Singel explained that the cul-de-sac is temporary and the future plans are that Camfield will be extended.

Motion by Schut to approve the Springfield West Preliminary Planned Unit Development Site Plan and Site Condominium application as proposed. Seconded by Knoper. **Approved 6-0**

The Planning Commission gave Planner Ransford the authority to plan the Public Hearing for the Springfield West Final Site Plan when it is ready to come back in front of the Planning Commission.

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Special Use

- Dave Brandsen
 - Seeking two (2) single family dwellings (and related lots) – Arjana Rose Lane, parcel number 70-10-19-300-070

Kelly Kuiper from Nederveld, representing Dave Brandsen, introduced the application. They are requesting a Special Land Use for single-family dwellings within the Office Zoning District. Ms. Kuiper clarified that the land division showed on the plan is not representative of the future land division application. This is just one example of how it could be divided, and a survey and legal description will be submitted with the land division application when it is applied for.

Draft

Commissioners asked about the maintenance agreement of the private road. Ms. Kuiper stated that there is an agreement in place. Commissioners expressed concern about the special use of residential in the Office Zoning District, and possible negative impact on current and future owners. Ms. Kuiper addressed that concern and clarified as to the reasoning of asking for a special use versus a rezoning of the property.

Planner Ransford was asked about the possibility of a house being put on one of these lots and then being developed in to office space. Planner Ransford stated that it could happen and he presumes the township ordinance does allow for two uses on the same lot.

Public Hearing has already been set for this application.

11. Public Comments: None received

12. Township Board Reports:

Nothing to report from the Board, but Commissioner Zeinstra would like to address the Board regarding tablets for the Planning Commission.

13. Commissioner and Staff Comments:

Commissioners and staff discussed how they would be able to utilize the tablets without using email and it would save on postage for the packets and save paper. They discussed applicants submitting 11x17 prints instead of full size prints, but only if it were to scale and all items are able to be interpreted.

Commissioners discussed a past request that was in front of the Planning Commission to put a subdivision in the Arjana Rose Lane area.

Planner Ransford stated that he has heard from Steve Witte regarding Zimmer Phase 3. They are intending to wait on Phase 3 until the fall.

Fox Meadows will be coming back in front of the Planning Commission. Notice of this will be sent to land owners that were notified of the original public hearing.

Allendale Christian Schools will be at the next meeting for a public hearing. They are looking to put in a digital sign.

Planner Ransford said that he received an inquiry from Auto Zone to locate on property directly east of Family Fare. They would like to tie into Family Fare's entrance but have yet to discuss that option with Family Fare.

Commissioners discussed the Town Square concept and the Master Plan.

14. Adjourn

Next meeting February 6, 2017 at 7:30 p.m.

