

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 3, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to order at 7:30 p.m.
2. Roll Call
Present: Schut, Adams, Knoper, Zuniga, Zickus, Zeinstra
Absent: Longcore
Staff Present: Planner Greg Ransford and Supervisor Adam Elenbaas
3. Received for Information:
4. Motion by Zickus to approve the December 6, 2016 Planning Commission minutes as presented. Seconded by Zuniga. **Approved 6-0**
5. Motion by Schut to approve the agenda as submitted. Seconded by Zickus. **Approved 6-0**
6. Public Comments for *non-public hearing items*: None
7. Public Hearing: None
8. Site Plan Review: None
9. Old Business:
A. Zimmer Development – Phase 2
Steve Witte from Nederveld gave an overview of the changes to this project.

Planner Ransford went over his initial review of this project and discussions he has had with Steve Witte regarding the changes presented. He stated that the Commissioners could give conditional approval for the Phase 2 Amendments pending the Planner's official review.

Commissioner Zeinstra asked about elevations and Mr. Witte showed the plans for elevations. The consensus between commissioners was that they like this plan better. Commissioners had questions regarding carports on the plans.

Motion by Knoper to approve the amendments to Zimmer Development Phase 2 contingent upon staff approval. Seconded by Zeinstra. **Approved 6-0**
10. New Business:
A. Introduction to Zimmer Development – Phase 3
Steve Witte, from Nederveld, representing Zimmer Development introduced Phase 3 of the Zimmer Development. Mr. Witte discussed the thoughts of Zimmer to split Phase 3 into 2 phases, Phase 3 and Phase 3A. This Phase will have duplexes to be able to transition from the higher density in the 1st two Phases into the more residential areas to the west.

Planner Ransford went over his memorandum regarding Phase 3, addressing questions on storm water retention and open space requirements. Commissioners and Mr. Witte discussed sidewalk requirements.

Commissioners discussed facility maintenance requirements and agreements. They also asked questions regarding easements and a parking lot placed in that easement. Also discussed was a sidewalk connection to 52nd Ave., placement of that sidewalk and lighting for the sidewalk.

Mr. Witte brought up whether or not a Special Land Use would be needed or if the whole site was included in the initial Special Land Use Permit that was granted on January 18, 2016. And it was the consensus of the Commissioners that they thought it was granted as a whole site, but it would need to be looked into.

B. Rotman Rezoning Public Hearing scheduled for January 16, 2017
Planner Ransford reviewed his report regarding the rezoning.

C. Introduction to Springfield West – PUD Application

Ron Van Singel from the Merestone Group representing the owner of the property, Biltmore LLC, introduced the project as a continuation of the single family residential development in the area. Mr. Van Singel discussed the option of rezoning to R-2 or continuing on with the PUD process.

Mr. Van Singel went on to address some of the issues that Planner Ransford noted on his staff report of the application.

Planner Ransford talked about plats and site condo projects and open space.

Commissioners discussed open space and common areas. They also discussed PUD vs. R-2 zoning and plat vs. site condo.

Planning Commission gave Planner Ransford permission to set the Public Hearing in accordance to when all the plans and application material is complete.

D. Special Land Use Application – PI Tower Development

Fred Low with Chaille Tower Consultants, representing PI Tower Development, LLC, introduced the Special Land Use application for a cellular tower on the corner of 48th Ave and Rich St. And addressed the concerns raised by Planner Ransford in his staff report.

Commissioners discussed concerns regarding the fall radius of the tower. Commissioners asked if any existing towers had room for Verizon to be on. There are existing towers with room for Verizon, but according to Mr. Low the existing towers would not alleviate the coverage issues that Verizon is looking to correct with this tower.

Public Hearing will be set by staff when more information is received from the applicant.

E. Meeting dates for 2017

Discussion between the Commissioners regarding having meeting dates on the 1st and 3rd Monday of each month.

Motion by Knoper to change the dates of meetings to the 1st and 3rd Monday of each month.
Seconded by Zeinstra. **Approved 6-0**

F. Election of Officers

Chairman – Andrew Longcore

Motion by Knoper, seconded by Zeinstra. **Approved 6-0**

Vice-Chairman – Duke Schut

Motion by Zuniga, seconded by Zickus. **Approved 6-0**

Secretary – Tom Zuniga

Motion by Zickus, seconded by Zeinstra. **Approved 6-0**

11. Public Comments: None

12. Township Board Reports
Board is still waiting to approve the sign ordinance and PID to Industrial zoning.
13. Commissioner and Staff Comments:
Commissioner Zuniga asked about status of the Planning Commission's request for tablets.
Commissioner Zeinstra and Supervisor Elenbaas stated that the budget is the topic for the Board's work session scheduled for January 4.
14. Adjourn

**Any and all attachments are available at the Township Offices

Next meeting January 16, 2017 at 7:30 p.m.

