

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**  
*February 20, 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, Schut, Adams, Knoper, Zuniga, Zickus, Zeinstra  
Absent: None  
Staff Present: Planner Greg Ransford
3. Received for Information: Amended plans for Fox Meadow
4. Motion by Schut to approve the February 6, 2016 Planning Commission minutes as presented.  
Seconded by Knoper. **Approved 7-0**
5. Motion by Longcore to approve the agenda as submitted. Seconded by Zickus. **Approved 7-0**
6. Public Comments for *non-public hearing items*: None
7. Public Hearing:
  - A. Special Use
    - Allendale Christian School
      - Seeking to replace existing manual reader board with electronic reader board/digital display – 11050 64<sup>th</sup> Avenue, parcel number 70-09-26-100-079

Dan Postmus from Postema Sign and Graphics representing Allendale Christian School presented the request to upgrade their existing manual sign to a LED sign.

Planner Ransford went over the memorandum he prepared regarding this request.

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

No public comments were received.

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

Motion by Knoper to approve the digital sign Special Use Permit for Allendale Christian School located at 11050 64<sup>th</sup> Ave. as it meets the standards set in Section 20.06 for special use permits and meets standards within Sec.24.06. Seconded by Zickus. **Approved 7-0**

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

Kelly Kuiper with Nederveld on behalf of Dave Brandsen presented the request for single family residential on a parcel that is currently zoned office.

Planner Ransford explained the request and items on his memorandum regarding sidewalks and facade.

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

Kevin Leitner from Leprino Foods spoke in opposition of having single family residences built there so close to Leprino. Mr. Leitner stated that having the Office designation as a buffer between the manufacturing and the new developments going up in the area works very nicely.

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

Commissioners discussed the possible future uses and reasoning for requiring a sidewalk at this point.

Commissioners discussed whether or not the special use would be appropriate in this case and if this application meets standards for approval. Commissioners went through the standards for approval and discussed if the application met each standard. Commissioners questioned whether or not this special use would be injurious to the use of the property neighbor to the north, Leprino. Also discussed was the option to put in a condition for approval to notify future owners by putting a warning in the deed that the property is near an active industrial zone.

Kelly Kuiper responded to questions posed by the commissioners as to the disorder caused in the district. She stated that the disorder is already there with the two residences that are already on that road and that adding two more residences will not cause any more disorder to the area.

Motion by Zeinstra to approve the Special Land Use permit as he finds that it satisfies the conditions for approval. With the conditions that:

- A sidewalk be installed along the parcel within the private road easement prior to an occupancy permit being issued
- A notice would be put in the deed regarding the industrial zoning to the north, regarding the noise, smell, lighting, etc. With wording to be approved by the Township attorney and planner.
- Also notice that the property and neighboring properties are zoned office with the same issues: traffic, noises, lighting, etc. With wording to be approved by the Township attorney and planner.

No support for the motion.

Motion by Zickus to table the Special Use request from Dave Brandsen. Seconded by Knoper.

**Approved 6-1**

8. Site Plan Review: None

9. Old Business:

- Fox Meadow
  - Seeking to construct a private road – 6272 & 6328 Pierce Street, parcel numbers 70-09-35-100-052 & 70-09-35-100-033

Jack Barr from Nederveld introduced the project and pointed out that site condominium approval was granted in a previous meeting. And that they are back in consideration for the private road. There are changes from previous submission in that instead of 16 site condominium units there are 9 site condominium units and 7 land division units. Same lot configuration only changed because of what the Health Department would approve via site condo and land division.

Planner Ransford reviewed his memorandum regarding the application for the Fox Meadow private road.

Mr. Barr explained to the public attending the meeting that the Ottawa County Health Department is the entity that polices the wells. The Health Department is requiring three test wells be put in to confirm that there is adequate water supply at the site and that the supply is drinkable.

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Commissioners discussed the wells and how putting new wells would affect current residents' wells. Also discussed was the fact that even if the Planning Commission approves the road they can't put the houses there unless the Health Department approves the wells.

Commissioners discussed the private road special use permit and the standards for approval and went through each standard individually.

Motion by Zeinstra to approve the special land use for the private road as it meets the six standards set by the Township Ordinance Sec. 20.06 and meets standards within Sec.24.06. Seconded by Knoper. **Approved 7-0**

Motion by Zeinstra for final approval of the site condominium plan as it meets standards set by Sec. 24.06 of the Township ordinance - contingent upon receiving all necessary permits from other agencies. Seconded by Schut. **Approved 7-0**

### 10. New Business:

#### A. Map Amendment

- VanMor, LLC
  - Seeking to rezone that portion of 5916 Lake Michigan Drive, parcel number 70-09-26-201-024 from the R-1 Low Density One-Family Residential Zoning District to the G-C General Commercial Zoning District

Jeff Ellen representing the applicant, Robert Morse, introduced the application for rezoning.

Planner Ransford reviewed his memorandum regarding this request and also stated that this request has been scheduled for public hearing already.

### 11. Public Comments:

Residents commented on the placement of public comment times during the meetings and the clarity for residents of what and when they will be able to comment on.

Residents expressed concern regarding the retention basins in Fox Meadow and placement of the retention basins in regards to their property.

### 12. Township Board Reports:

Nothing to report from the Township Board

### 13. Commissioner and Staff Comments:

#### A. Public hearing scheduling practices:

Commissioners discussed the option of having Planner Ransford and Chairman Longcore schedule the public hearing. Commissioners confirmed that this practice is ok in certain circumstances as it shortens the time that the applicant has to wait.

#### B. 2016 Annual Report of the Planning Commission

Motion by Knoper to approve the 2016 Annual Report of the Planning Commission with changes to add a notation that Commissioner Adams was added to the Planning Commission part way into the year and to remove the bullet point with the Adopted by Resolution the 2016/2017 Meeting Schedule. Seconded by Zeinstra. **Approved 7-0**

Chairman Longcore commented to Planner Ransford that there needs to be a 2017 Annual Work Program created.

Commissioners discussed the definition of residential occupancy as they have been asked by the Township Supervisor and ZBA to review and define the definition.

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14. Adjourn

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

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