

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

October 16, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Knoper, Schut, Zeinstra, Zuniga
Absent: Kleinjans
Staff Present: Planner Greg Ransford
3. Received for Information: Letter from Ottawa County Road Commission regarding sidewalks for temporary cul-de-sacs.
4. Motion by Zeinstra to approve the October 2, 2017 PC Minutes as presented. Seconded by Schut. **Approved 6-0**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Zuniga. **Approved 6-0**
6. Public Comments for *non-public hearing items*: None

7. Public Hearing:

A. Wood View Estates Tentative Preliminary Plat Application

- 28 Single Family Lots in the Low Density One Family Residential (R-1) Zoning District

Todd Stivey from Exxel Engineering introduced the project.

Planner Ransford reviewed his memorandum and explained the project to the public.

Chairman Longcore opened the public comment section of the Public Hearing.

Residents brought up concerns regarding the wildlife living in the dense forest now and what will happen to the animals. Also brought up was the house size for the Plat, a storm-water plan, and also concerns regarding an accurate survey as one homeowner feels that his trees have been marked for removal. One resident also brought up the condition of the road and she feels that the road is already deteriorating and would like that issue addressed.

One resident voiced his support of the project stating that it is progress and commends the developer for sticking with the R-1 zoning for this project.

Chairman Longcore closed the public comment section of the Public Hearing.

Commissioner Schut reminded the Commission of his family ties to this project and recused himself from this discussion.

Mr. Stivey explained the storm-water plan for the project and stated that it would be per the Ottawa County Water Resources Commission guidelines and specifications. He stated that there has been a survey done and the boundary is accurate. He also stated that it is not in their best interest to remove any more trees than absolutely required for the project. Their goal is to save as many trees as possible along the perimeter. And it is in everyone's best interest to save as many trees as can be saved. As for 60th Ave needing repair, that is up to the Ottawa County Road Commission to monitor the condition of the road.

Commissioners discussed sidewalks around the temporary cul-de-sacs and the letter from the Ottawa County Road Commission. Consensus from the commissioners was that stubbing the sidewalk into the temporary cul-de-sac is the best option in light of the new information/options from the Road Commission.

Motion by Knoper to recommend to the Board approval of the Tentative Preliminary Plat of Wood View Estates with the conditions that:

- Legal counsel approves the language of the covenants
- The sidewalks get changed so they run into the temporary cul-de-sacs as described by the Ottawa Country Road Commission letter dated October 13, 2017.
- That they satisfy the review letter from the Township Engineer.

Seconded by Zeinstra. **Approved 4-1**

8. Site Plan Review:

A. AutoZone – 5964 Lake Michigan Dr.

- Site plan to construct a 6,956-square foot retail store

Wesley Berlin with Spartan Engineering Solutions introduced the AutoZone project.

Planner Ransford reviewed his memorandum regarding the AutoZone project. He stated that the commission directed the applicant to show the new location for the ground sign for Chemical Bank and provide a Site Analysis Plan that shows trees on the site that will be preserved. Also the easement to the east will be required to be maintained, but not constructed or paved, so the applicant has shown grass and vegetation in that area.

Commissioners discussed the parking spaces and sidewalk in the front of the building. Whether to make the spaces smaller and take out the wheel stops to make the sidewalk bigger, or to change the landscaping to be able to make the sidewalk bigger. General consensus of the commissioners was to move the hedge 2 feet closer to Lake Michigan Dr. and remove the wheel stops in order to provide enough space to have a 7-foot sidewalk.

Commissioners discussed the placement of the sign.

Motion by Schut to approve the AutoZone site plan with the following conditions:

- Dumpster enclosures meet the requirements of the ordinance.
- Wheel stops to be removed and the sidewalk on the north side of the building changed to be 7 feet, taking 2 feet from the landscape area along M-45.
- That the “Do Not Enter” sign (R-5 sign) on the Chemical Bank property be included in the maintenance agreement.
- All signage meets the requirements of the ordinance.
- That the stamped concrete crosswalk extends to the building sidewalk through the ADA striped parking zone.
- That the easement documents are reviewed and approved by staff and legal counsel.
- That all Township departments review and approval is received.

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

9. New Business:

A. Grand Valley Dentistry – 5916 Lake Michigan Dr.

- Site plan to construct a 4,546 square-foot dentist office

Walter Hansen from Hansen Building and Design Corp. introduced the project. He discussed the landscaping plans and what has been changed in order to meet the ordinance. Mr. Hansen also discussed the dumpster enclosure and use of rolling carts versus using a dumpster.

Commissioners discussed if the parking meets the ordinance regarding front yard parking requirements. General consensus among commissioners was that the parking layout could be better. Commissioners directed the applicant to change the parking layout.

Also discussed were the materials used for the fencing and for the exterior of the building. They discussed that vinyl is not allowed in the ordinance for the exterior of the building.

Commissioner Zeinstra suggested replacing the White Pine trees with Norway Spruce trees in the landscaping on the west property as the Pines would get too large for that area.

Commissioners discussed using curb and gutters instead of wheel stops for the parking spaces.

Motion by Knoper to table this project pending revisions from the applicant. Seconded by Zeinstra.

Approved 6-0

B. Zimmer Phase 2 – Minor Amendment Request

Steve Witte from Nederveld, representing Zimmer, presented their requests for minor amendments to the Zimmer project.

Planner Ransford reviewed his memorandum regarding the proposed changes.

Commissioners discussed the proposed changes.

Motion by Zeinstra to approve the Minor Amendments to Zimmer Phase 2 as listed in the narrative letter submitted by Nederveld dated Oct. 5, 2017, including the elevations submitted. Seconded by Knoper.

Approved 6-0

10. **Old Business:**

A. **Text Amendments**

- Section 23.12 – Private Roads and Streets
- Article 12 – Planned Unit Development District

Motion by Zeinstra to move Old Business Text Amendments to the next agenda. Seconded by Schut.

Approved 6-0

11. **Public Comments: None**

12. **Township Board Reports: None**

13. **Commissioner and Staff Comments:**

Stores putting items on sidewalks, making them non-compliant with ADA standards as it forces people to walk in the parking lot instead of the sidewalk.

Commissioners talked about the new technology and how to utilize the tablets. Also commissioners will be getting township specific emails.

Planner Ransford informed the commissioners that he will be on vacation for the November 20th meeting, but will have a colleague sit in his place to try and help answer questions that may arise.

14. **Chairman Longcore adjourned the meeting at 10:08 p.m.**

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

