

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

November 6, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Kleinjans, Schut, Zeinstra, Zuniga
Absent: Knoper
Staff Present: Planner Greg Ransford
3. Received for Information: Updated Zoning Map
4. Motion by Schut to approve the October 16, 2017 PC Minutes as presented. Seconded by Zeinstra. **Approved 6-0**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing items*: None

7. Public Hearing:

8. Site Plan Review:

A. Kleinjans 48th Avenue and Rich Street Project

- Site plan to construct three (3) 12,000 square foot industrial incubator buildings

Commissioner Kleinjans recused herself from discussion due to personal conflict.

Steve Witte of Nederveld introduced the project and touched on a few issues that the Commission had directed the applicant to revise. The applicant requested that the trees and shrubs on the north lot line not be required as the property to the north, while zoned Agricultural, is owned by MDOT and will never be developed.

Planner Ransford reviewed his memorandum regarding this project. Planner Ransford recommended to the Commission that if they deem that approval is appropriate for this project that they condition approval on necessary easements and related access documents for the storm water, overall cross access and the cellular tower and make sure that everyone has access across the site.

Commissioners discussed whether or not they had legal authority to approve the parking within the required setback.

Commissioners discussed the landscaping requirement on the north end of the property. They discussed the possibility of deferring the requirement until the time when the property to the north of this project would be developed.

Motion by Zeinstra to approve this site plan with the following conditions:

- The required landscaping along the north property line is deferred until that property is developed.
- That the sidewalk along Rich Street is deferred until the sidewalk is brought to the west property line.
- Parking spaces that don't meet the Zoning Ordinance be deleted.
- That necessary easements and access documents are provided prior to construction for storm water cross access and the cellular tower.

- That the Township Engineer and Township Fire Inspector approve the final plans. Seconded by Zuniga. **Approved 5-0** (Commissioner Kleinjans abstained from voting)

Commissioner Kleinjans rejoined the discussion.

9. Old Business:

A. Grand Valley Dentistry – 5916 Lake Michigan Drive

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

Jim Morgan from RJM Design, representing the applicant, presented the project and reviewed the items listed in Planner Ransford’s memorandum.

Mr. Morgan also provided an alternate site layout and spoke as to the negative aspects of this layout.

Planner Ransford reviewed his memorandum and the history of this project.

Commissioners discussed the alternate layout.

Commissioners discussed the fencing materials and which way the fence faces.

Motion by Zeinstra to approve the site plan contingent on the following conditions:

- That the amended landscape plan be reviewed and approved by the Planner.
- Township Engineer and Fire Department approval.
- The fence is aesthetic on both faces and detailed on the landscape plan.
- Relabel on the site plan the “dumpster enclosure” next to the building as “cart enclosure”.

Seconded by Schut. **Approved 5-1**

B. Text Amendments

- Section 23.12 – Private Roads and Streets

Planner Ransford reviewed the proposed revisions to Section 23.12.

Commissioners discussed the wording of the valley gutters requirements

Motion by Schut to recommend to the Board the approval of the revisions to the Private Roads and Streets, Section 23.12.B and Section 23.12.BB. Seconded by Kleinjans. **Approved 6-0**

- Article 12 – Planned Unit Development District

Planner Ransford reviewed the proposed revisions to Article 12.

Common consensus among the commissioners was that they liked simplifying the process.

Commissioners directed Planner Ransford to set the Public Hearing for December 4, 2017.

10. New Business: None

11. Public Comments: None

12. Township Board Reports:

Funeral Home PUD amendment should be voted on at the next meeting.

Laptop updates.

13. Commissioner and Staff Comments:

Light bulb in the Auditorium needs to be fixed.

Planner Ransford introduced Andrea Hendrick to the Commissioners; she will fill in for him at the next meeting while he is on vacation.

14. Adjourn

Next meeting November 20, 2017 at 7:30 p.m.