

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 3, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call
Present: Longcore, Schut, Adams, Knoper, Zeinstra
Absent: Zickus, Zuniga
Staff Present: Planner Greg Ransford

3. Received for Information:

4. Motion by Schut to approve the March 20, 2017 Planning Commission minutes as presented.
Seconded by Zeinstra. **Approved 5-0**

5. Motion by Longcore to approve the agenda as presented. Seconded by Knoper. **Approved 5-0**

6. Public Comments for *non-public hearing items*: None

7. Public Hearing: None

8. Site Plan Review: None

9. Old Business:
 - A. Zimmer
 - Phase 1 & Phase 2 Minor & Major Amendments, Deferred Parking
Steve Witte from Nederveld, representing Zimmer Development introduced the proposed amendments. The amendments are for:
 - Increase in Area of Amenity, Phase 2
 - Rotation of Building Three, Phase 2
 - Fencing, Gates and Boulevard, Phase 1 and 2
 - Carports, Phase 1 and 2
 - Shifting of Buildings Four (4) through Nine (9), Phase 2
 - Parking Deferment, Phase 1 and 2Planner Ransford reviewed his memorandum.

Commissioners discussed the placement of the fencing in regards to the deferred parking.Motion by Knoper to approve the Major and Minor Amendments including the deferred parking on the revised site plans dated 3/06/17 for Phase 1 and 3/17/17 for Phase 2. Seconded by Schut.
Approved 5-0

10. New Business:
 - A. Grand Valley Dentistry
 - Seeking site plan approval for a dentistry office and space for lease
 - 5128 & 5150 Lake Michigan Drive, Parcel Number 70-09-25-200-060 and 70-09-25-200-075 PTDon DeGroot from Exxel Engineering, along with Craig Baker representing Grand Valley Dentistry introduced the project.

Planner Ransford reviewed his memorandum.

Commissioners discussed the necessity of interconnection drives and the consensus was that it is not necessary with the private drive access.

There was also discussion regarding the private easement.

Commissioners talked about snow storage and discussed the option of hauling away of snow if necessary.

Mr. DeGroot pointed out that there would be curbing for the landscape islands in the parking lot. Along with the curbing, commissioners discussed options for landscaping inside of those islands which would not impede lighting.

Commissioners discussed the acceptance of the fiber cement lap siding.

Sidewalks were discussed.

The need for a sampling manhole to be able to monitor mercury levels from the facility was discussed. Mr. Baker addressed this and stated that they will comply.

B. Tentative Preliminary Plat (Pre-Preliminary Review)

- Dewpointe West Phase 3
 - Minor vs. major determination for setbacks
 - Minor vs. major determination for Metes and bounds parcels
 - Reduction of Street trees

Adam DeYoung of Moore and Bruggink, on behalf of DeYoung and Ulberg Development introduced the project and the changes requested.

Planner Ransford reviewed his memorandum.

Mr. DeYoung clarified that there is not a change in the density of the project and that it will still meet the Open Space Agreement requirements for the Dewpointe West PUD

Commissioners discussed the setbacks and any precedent that would be set if they decided that this would be a minor amendment.

There was discussion between the commissioners, planner and applicant regarding the street tree requirements. Common consensus between commissioners was that the current ordinance should only apply for lots with 100 ft. of frontage and over, and that the ordinance should be amended.

Consensus from the commissioners was that the determination for the setbacks and for the metes and bounds parcels would be minor amendments.

11. Public Comments

12. Township Board Reports:

Commissioner Zeinstra reported that the Supervisor is looking into the pricing of tablets, and if anyone needed there are two laptops available for commissioner use.

13. Commissioner and Staff Comments:

A. Wright Township Master Plan

Wright Township amended their Master Plan and Planner Ransford reported that there are no conflicts or concerns to report.

Chairman Longcore reported that for health reasons Commissioner Zickus may be stepping down from the Planning Commission.

14. Chairman Longcore adjourned the meeting.

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

Next meeting April 17, 2017 at 7:30 p.m.

