

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

July 17, 2017

Allendale Township Public Meeting Room 7:30 pm

1. Call the meeting to order: **7:30**
2. Roll Call:
Present: Longcore, Knoper, Schut, Zuniga
Absent: Adams, Kleinjans, Zeinstra
Staff Present: Planner Greg Ransford
3. Received for Information: N/A
4. Approval of June 19, 2017 minutes: Motion Schut as presented, seconded Knoper. **4-0 Approved**
5. Approval of Agenda: 7:31 Motion by Longcore, second by Knoper. **4-0 Approved**
6. Public Comments: None
7. Public Hearings:
 - A. Map Amendment
 - a. Biltmore, LLC -Seeking to rezone 10479 52nd Ave, Parcel Number 70-09-25-300-049 from R-1 to R-3
 - i. Notes: Presenter for client sited R-3 meets Master plan and serves as a MDR lot between R-1 and student housing to the South.
 - ii. Received: Presenter handed Longcore note signed by 4 residents of Allendale agreeing with rezoning.
 - iii. Commissioner or Planner comments: Concerns of Student housing spreading further North of existing Student housing located at corner presented by commission. Current Master plan calls for R-1.
 - iv. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
 - v. Motion to table due to 3 missing commissioners and wanting their input, was made at 8:07 by Schut, seconded by Zuniga. **4-0 Approved**
 - B. Special Land Use Request
 - a. Kennedy Lake – Private Road & Site Condominium Application
 - i. Notes: Presenter for client covered past concerns and issues presented by commissioners. Outstanding issue is the berm on Warner St. Client has

regraded the berm since FLEIS&VANDENBRINK noted 21 sections, some having concerns on road side slope.

- ii. Commissioner or Planner comments: Questions pertaining to the grading of the berm. Commissioners want a 1:4 road side berm slope. Commission wants an easement in place for the West private drive connection to future West developments.
- iii. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
- iv. Motion to Adopt resolution to approve the Special Land Use Request and Site Condominium directing staff to make the changes listed below as conditions @ 8:39 by Knoper supported by Zuniga. **4-0 Approved**
 - Addition of utilities be buried
 - Require compliance with the minimum façade standards provided in Section 24.06.J.2
 - The applicant will provide an easement document for Molli Drive now
 - Number 10 to indicate Lot 13 sidewalk to be installed no later than 2 years from November 15, 2017
 - The berm shall meet the direction of the Township Engineer
 - Number 7 of the Resolution shall be revised to include “prior to a building permit and recorded”

C. Text Amendments

- a. Section 23.07J – Home Occupations
 - i. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
- b. Section 23.12B – Private Roads & Streets, Construction Specifications
 - i. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
- c. Section 29.01A – Procedures for Changes
 - i. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
- d. Section 23.12BB – Private Roads & Streets, AG Agricultural and Rural Zoning District
 - i. Chairman Longcore opened the Public Comment Section.
No public comments were received.
Chairman Longcore closed the Public Comment Section.
 - ii. 23.12BB.2 Lowered to 100’
- e. Motion made by Schut @ 8:48 made to approve all above with exception of changing the cul-de-sac from 120’ to 100’, Knoper seconded. **4-0 Approved**

8. Site Plan Review:

- a. Lighthouse Community Church – Site Plan Application
 - i. Client and Architect presented information about the exterior materials for the new additions. Planner Ransford has verified other concerns have been met Commissioners were good with the façade and roof top equipment screening.
 - ii. Motion was made to approve as a minor change Site plan Phase 2 dated 7/10/17 as presented @ 8:58 by Schut, Seconded Knoper . **4-0 Approved**
9. Old Business: None
10. New Business: None
11. Public Comments: None
12. Township Board Reports: None
13. Commissioner & Staff Comments: None from Commissioners. Planner Ransford is visiting Zimmer development Tuesday morning, he asked commissioners if they had additional questions of concerns on the project so far. Ransford also asked commissioners if they want to review the PUD ordinance and maybe make approval process streamlined. Commissioners want to review all the issues first.
14. Chairman Longcore adjourned the meeting at 9:20 pm