

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

August 21, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order:
Chairman Longcore added into the agenda item 4.A. Approval of the July 17, 2017 PC Minutes
2. Roll Call:
Present: Longcore, Schut, Adams, Knoper, Kleinjans, Zeinstra
Absent: Zuniga
Staff Present: Planner Greg Ransford
3. Received for Information:
4. A. Approval of the July 17, 2017 PC Minutes
Motion by Schut to remove from the table the approval of the July 17, 2017 PC meeting minutes.
Seconded by Knoper. **Approved 6-0**
Motion by Knoper to approve the July 17, 2017 PC Minutes with change to Item 7.B.a.iv.bullet point 5 so it reads "The berm shall meet the direction of the Township Engineer as stated in the PUD."
Seconded by Schut. **Approved 6-0**
B. Motion by Schut to approve the August 7, 2017 PC Minutes as presented. Seconded by Adams.
Approved 6-0
5. Motion by Longcore to approve the agenda with the changes previously noted. Seconded by Knoper.
Approved 6-0
6. Public Comments for *non-public hearing items*:
7. Public Hearing:
8. Site Plan Review:
9. Old Business:
10. New Business:
 - A. Grand Valley Dentistry – Preliminary Site Plan – 5916 Lake Michigan Dr.
 - Seeking guidance regarding interconnection between parcels
Walt Hansen with Hansen Building and Design Corp., representing Dr. Lance Denhe presented the project and stated that if the interconnection is required they would not be able to build the dental clinic at this site.

Planner Ransford reviewed his memorandum.

Commissioners discussed the interconnection. It was stated that interconnectivity is not required in the ordinance, but the Commission has the option to require it. Commissioners also discussed the width of the drive.

Motion by Kleinjans to forego the interconnected drive for this use as it is on a narrow lot that is difficult to build on, a low impact use with low traffic and this use fits well with the neighborhood. Seconded by Schut. **Approved 4-2**

B. Planned Unit Developments

- PUD Ordinance versus Resolution

Planner Ransford presented his memo reviewing the current process versus the proposed revision of the process.

Commissioners agreed that streamlining the process would simplify it, be more efficient and less time consuming.

Commissioners directed Planner Ransford to draft proposed language to simplify the process for the steps required to establish a new PUD and amend a PUD to approve a Final PUD Site Plan or perform major amendment in an existing PUD.

11. Public Comments:

12. Township Board Reports: Steve Boss, Superintendent of the Waste Water Treatment Facility in Allendale, is retiring this year.

13. Commissioner and Staff Comments: Planner Ransford reminded the Commissioners of the Public Hearings that would be occurring at the next meeting.

Chairman Longcore informed the Commission that Biltmore, LLC withdrew the request for rezoning.

14. Chairman Longcore adjourned the meeting.

Next meeting September 5, 2017 at 7:30 p.m.

