

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

August 7, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Schut, Zuniga, Knoper, Adams
Absent: Zeinstra, Kleinjans
Staff Present: Planner Greg Ransford, Township Supervisor Adam Elenbaas
3. Received for Information: Letter from Allendale Chamber of Commerce
4. Motion by Knoper to table approval of the July 17, 2017 Planning Commission Minutes pending changes to be made to reflect the conditions set forth for the approval of the Special Land Use Request and Site Condominium of Kennedy Lake. Seconded by Schut. **Approved 5-0**
5. Motion by Longcore to approve the agenda with the tentative addition of Zimmer Phase 1 under Item 11, time permitting. Seconded by Knoper. **Approved 5-0**

6. Public Comments for *non-public hearing items*:

Karen Hordyk would like to note a few items:

- Safety on 56th Ave of going out to her mailbox with the traffic being as busy as it is.
- Would like a sign put up stating this is not a truck route.
- Housing project on 56th Ave is the cause of the truck problem on 56th and she would like this issue looked into.

A. Zimmer Phase 1 Dumpster Enclosure

Adam Tucker from Zimmer Development Co. would like the Planning Commission to review the proposed dumpster enclosure as there was a little bit of confusion over what was approved originally by the Commission.

Planner Ransford explained the reasoning behind having Zimmer come back in front of the Planning Commission regarding dumpster enclosures. The details on record for the enclosures were not very detailed regarding materials.

Commissioners discussed the proposed materials of fiber cement versus masonry materials.

Commissioners agreed that the approval of the dumpster enclosures can be handled administratively.

Consensus was reached that the Zimmer dumpster was acceptable as presented.

7. Public Hearing: None
8. Site Plan Review:
A. O'Reilly Auto Parts – Allendale Crossings Planned Unit Development – Final Development Plan
Josh Ligon, representing the applicant, presented the project for Final Review.

Planner Ransford presented his memorandum regarding the O'Reilly Auto Parts project and that O'Reilly is looking for guidance from the Planning Commission regarding dumpster enclosure details, ground signage details, building elevations and the Gerber Collision connection to the west.

Regarding the dumpster enclosure - Mr. Ligon stated that the interior depth is supposed to be 13' and he will make that change. He also stated that he will change the bollards to add an extra one in, per the Commission's direction. As for the exterior material he will defer to the Planning Commissions wishes.

Commissioners answered that either color would be acceptable, they just need to see it specified on the plans.

Commissioners discussed the use of the cement board versus masonry. They discussed whether or not cement board is an approved material for the enclosure but also for the exterior of the building. The consensus was that it was acceptable for the exterior of building and therefore it was acceptable for the dumpster enclosure.

Ground Signage – Planner Ransford stated that his concern was for the material to match the exterior of the building. Mr. Ligon stated that it will be the same material as the building. Chairman Longcore directed Mr. Ligon to make sure that it is specified on the plans.

Building Elevations – Mr. Ligon clarified the questions that Planner Ransford had regarding the elevation plans and will clean up the plan to reflect that.

Possible connection to Gerber Collision – Mr. Ligon asked for the Planning Commission's direction regarding the possible connection with the existing neighbor, Gerber Collision. Commissioners requested an easement for possible future use.

Motion by Knoper to set the Public Hearing for O'Reilly Auto Parts Site Plan for September 5, 2017. Seconded by Zuniga. **Approved 5-0**

9. Old Business:

A. Map Amendment

- Biltmore, LLC – Seeking to rezone 10479 52nd Avenue, Parcel Number 70-09-25-300-049 from R-1 to R-3

Motion by Knoper to remove the rezoning of 10479 52nd Avenue from the table. Seconded by Zuniga. **Approved 5-0**

Ron Van Singel, representing Biltmore, LLC, presented the project and reviewed the nine factors for rezoning.

Merwyn Koster, the owner of the property, spoke as to the intended use of the property. That it is not intended for student housing, and will be managed as WestWind is currently managed.

Chairman Longcore asked Planner Ransford if this property gets rezoned to the R-3 district was there any way to guarantee that all that it is going to be is a duplex. Planner Ransford checked the Zoning Ordinance for R-3 and stated that there could be multiple-family dwellings provided that public sanitary sewer and public water supply utilities are installed. Planner Ransford stated that he does not think there is any way to guarantee that students do not occupy these units.

Commissioners discussed that they are not looking at how the current owner manages the property; they are looking at possible future uses of the land. It was stated that this property is Master Planned as R-1 and that was done with full knowledge of the project on the other side of 52nd. Commissioner Knoper stated that there are other uses for the property as it stands now. It could be sold or built on as a single-family residence.

Commissioner Schut stated that this property was already R-1 and at the time that the Master Plan was updated this property was not specifically looked at and zoned R-1, it was just left as is. He believes that fear of students occupying the residence is not a good reason to deny the rezone and voiced his support of the rezoning. Commissioners discussed the option of going against the Master Plan and

rezoning this parcel and whether or not it meets criteria for rezoning despite it being in the Master Plan as R-1.

Motion by Schut to recommend to the Board the approval of rezoning 10479 52nd Ave. from R-1 to R-3 as it meets the rezoning standards stated in the Master Plan. Seconded by Adams. **Denied 2-3.**

Motion by Schut to table the rezoning of 10479 52nd Ave. from R-1 to R-3 pending further information from staff regarding R-3 zoning rental regulations. Seconded by Zuniga. **Approved 5-0**

10. New Business:

A. Planned Unit Developments

- Placid Waters – Seeking amendment to phases, private road construction
Marty Spees, representing Placid Waters Development, requesting that the Planning Commission review their request as a minor change as opposed to a major change in order to give staff the ability to review this request administratively. The request is to change the phasing of the development from 2 phases to 4 phases.

Planner Ransford reviewed his memorandum.

Commissioners discussed the maximum number of units allowed before there is a second entrance/exit, and the possibility of having more units before those 2 entrance/exits are connected.

Motion by Knoper to approve the change from 2 phases to 4 phases as a minor amendment to the Placid Waters PUD with staff overseeing construction to ensure that there is no over-building on any roads that are constructed. Seconded by Zuniga. **Approved 5-0**

- Matthyse, Kuiper, DeGraaf PUD (Funeral PUD) – Seeking major amendment to include a learning center (Daycare Facility)

Steve Witte from Nederveld, representing the applicant, introduced the project to add a daycare facility to the list of approved uses in the Funeral PUD. The only proposed change to the site is adding a fence to enclose the playground structure for the daycare.

Planner Ransford presented his memorandum.

Commissioners asked Mr. Witte on the materials proposed for the fence. Mr. Witte stated it would be standard chain link galvanized 6' high fencing; could have the black vinyl coating on it if the Planning Commission would prefer that. Commissioner Knoper asked what the height limitation for fencing is in R-1 front yard. Planner Ransford looked up the information and stated that the limitation is 6' high for fencing. The applicant stated that it will be a 4' fence. The Commissioners agreed that either galvanized or the black vinyl coating would be acceptable as long as it is specified on the plan.

Commissioners discussed the current light fixtures and whether or not they meet current standards.

Commissioners asked for some detail on the approximate location of the playground equipment.

Commissioners discussed sidewalks and whether or not the Commission can require sidewalks be installed. They discussed deferring the sidewalks until the Township requires them to be put in and at that time it would be the property owner's responsibility to pay for all or part of the sidewalks to be installed.

Commissioners advised the applicant to inform the neighbors of the property that a daycare facility is looking to be opened in the area.

Commissioners directed Planner Ransford to amend the PUD to include the daycare as an approved use, the fence, future sidewalk construction, and lighting of the property.

Motion by Schut to set a Public Hearing for the Funeral Home PUD seeking a major amendment for September 5, 2017. Seconded by Knoper. **Approved 5-0**

11. Public Comments

Zimmer Phase 1 Issues

Adam Elenbaas, Township Supervisor, addressing some of the Zimmer Phase 1 issues as they are looking for Certificate of Occupancy and wanted to make the Commissioners aware of these issues and give them the opportunity to weigh in on the issues and deficiencies that have been noted by the Zoning Administrator.

Adam Tucker, from Zimmer Development, noted items in the letter from the Zoning Administrator and how they are being addressed and told the Planning Commission that they are seeking a Temporary Certificate of Occupancy so they can have students move in while they are buttoning up these few issues.

12. Township Board Reports: None

13. Commissioner and Staff Comments: None

14. Chairman Longcore adjourned the meeting at 10:10 pm.

Next meeting August 21, 2017 at 7:30 p.m.

