

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 18, 2017

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Knoper, Kleinjans, Schut, Zuniga
Absent: Zeinstra
Staff Present: Planner Greg Ransford
3. Received for Information: Email regarding the Daycare Facility
4. Motion by Kleinjans to approve the September 5, 2017 PC Minutes as presented. Seconded by Schut. **Approved 6-0**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Knoper. **Approved 6-0**
6. Public Comments for *non-public hearing items*: None
7. Public Hearing:
8. Site Plan Review:
9. Old Business:
A. Matthyse, Kuiper, DeGraaf PUD (Funeral PUD) – Seeking major amendment to include a learning center (Daycare Facility)

Motion by Schut to remove from the table the Matthyse, Kuiper, DeGraaf amendment to the PUD. Seconded by Kleinjans. **Approved 6-0**

Rick Pulaski with Nederveld, representing 6651 Scott St, asked the Planning Commission to move the project on to the Township Board with a positive recommendation. He highlighted the changes made in the plans, including the moving of the fencing for the play area away from the right-of-way. He also highlighted the proposed fencing to be used and also the changes in landscaping to soften the look of the area. Mr. Pulaski commented that the increase in traffic during peak traffic times won't be that great with a daycare this size. Also added is an agreement that the parents will be required to sign regarding road usage, they will agree to only use Avery St. for entering and exiting the property.

Planner Ransford presented his memorandum regarding the amendment to the PUD to allow a daycare facility.

Chairman Longcore noted that the two main concerns from the surrounding neighbors were:

- How it is going to look, because they all face that parcel
- Traffic control

Commissioner Kleinjans stated that she did visit the site on Saturday and her question to the funeral home is how it would work for an afternoon visitation while the daycare is still in its operating hours?

The applicant stated that in a normal visitation they do not use all of the parking spots so that would not affect the daycare operation much.

Commissioner Schut stated that he thinks that the applicant did a nice job responding to the neighbors' concerns and that they made the use less impactful to the neighborhood.

Commissioners suggested stronger language in regards to the agreement that parents must sign for only using Avery St. They suggested adding the consequences to the agreement.

Commissioners discussed the options for fencing and the general consensus being option 1, the 6 foot with the decorative top. Coloring of the fencing is left up to the applicant.

Chairman Longcore suggested and the applicant agreed that it would be a good idea to put the agreement for the Avery St. usage in the contract that is signed for the daycare.

Commissioner Adams pointed out that #9 on the site plan would have to come off before final plan approval as it states "no additional landscaping is proposed at this time" and that has changed.

Commissioners discussed the placement of the signage for the daycare facility and the option of collocating with the funeral home sign.

Motion by Kleinjans to recommend approval to the Township Board of the amendment to the Funeral Home PUD to include the daycare with the following conditions:

- To have staff work administratively on the sign with the applicant to have a multi-tenant sign to be on the northeast corner of Avery St. and Scott St. and a wall sign above the day care entrance (the location of the current sign for the funeral home).
- Control traffic so the only entrance used for the daycare is Avery St. with a contract or written document
- The fencing will be option 1 – 6 ft fence with decorative top.
- Landscaping as detailed on the plan, with note #9 being removed.

Seconded by Zuniga. **Approved 6-0**

10. New Business:

A. Wood View Estates Tentative Preliminary Plat Application

- 28 Single Family Lots in the Low Density One Family Residential (R-1) Zoning District

Jon Male, with Exxel Engineering, introduced the Wood View Estates Project.

Planner Ransford reviewed his memorandum.

Commissioner Schut recused himself from this discussion due to a conflict of interest.

Commissioners would like to see the approximate placement of street trees on the plan. The trees are to be placed with the correct number of trees with the placement to be finalized at a later date so there is no conflict with utilities or driveways.

There was discussion regarding the proposed Covenants. And the applicant stated that they will revise the Covenants to reflect the Allendale Charter Township Zoning Ordinance regarding building height. Commissioners also questioned the Covenant which stated that all accessory buildings will be reviewed by an architectural review committee.

Commissioners requested that sidewalks be shown on the site plan. And they also requested that the sidewalks go all the way around the cul-de-sac.

Commissioners discussed the requirement of having sidewalks put in within a certain time frame, regardless of occupancy.

Commissioners directed Planner Ransford to set the Public Hearing for October 16, 2017.

Commissioner Schut rejoined the meeting.

B. Trader's View Site Condominium and Private Road Application

- 52 Single Family Lots in the Agricultural and Rural (AR) Zoning District

Rick Pulaski, with Nederveld, introduced the project.

Planner Ransford reviewed his memorandum.

Commissioners discussed the water and sewer situation, and the agreement of the water/sewer contract.

Commissioners stated that the sidewalks will be required on both sides of the road.

Consensus between commissioners was that when the applicant is ready they can submit the plans and Planner Ransford can set the public hearing for this project.

11. Public Comments:

12. Township Board Reports:

13. Commissioner and Staff Comments:

Commissioner Schut commented that there needs to be some adjustment to the microphone system so the public at the meetings can hear the commissioners better.

14. Chairman Longcore adjourned the meeting at 9:18 p.m.

Next meeting October 2, 2017 at 7:30 p.m.



September 18, 2017

Welcome to the Allendale Charter Township Planning Commission Meeting

Guests, please sign your name below

Please indicate what issue you are attending the meeting for....thank-you!

Josh Therkettle

#10.A.

Jeff Matdyse

Learning Center

Jon Male, Exxel

#10.A Wood View Est.

Curtis Moran

#10.B Traders View

Jodie VanRhee

Learning Center

Tim VanRhee

Learning Center

Kelsey VanRhee

Learning Center

Jacklyn Betts

Learning Center