

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 5, 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, Zeinstra, Zuniga
Absent:
Staff Present: Planner Greg Ransford
3. Received for Information: Emails that will be read in the public comments section of the appropriate public hearing.
4. Motion by Knoper to approve the August 21, 2017 PC Minutes as presented. Seconded by Kleinjans. **Approved 7-0**
5. Motion by Longcore to approve the agenda as presented. Seconded by Zeinstra. **Approved 7-0**
6. Public Comments for *non-public hearing items*: None
7. Public Hearings:
 - A. O'Reilly Auto Parts – Allendale Crossings Planned Unit Development – Final Development Plan
A representative for O'Reilly Auto Parts stated that they have revised the plan according to the Planning Commission's direction.

Planner Ransford presented his memorandum and explained the project to the public. Highlighting the connection to the property to the west and stating that legal counsel for O'Reilly and the Township have come to terms on the wording in the agreement. Planner Ransford also highlighted the correction needed on the site plan that states the number of parking spaces at the front of the building.

Chairman Longcore opened the public comment section of the Public Hearing.
No public comments were received.
Chairman Longcore closed the public comment section of the Public Hearing.

Commissioner Adams commented that the slope of the driveway and the landing at the entrance needs to comply with ADA standards. He also commented that the placement of the maple tree is too close to the property line and Planner Ransford commented that the tree could be relocated a few spaces to the north to give more room.

Commissioners questioned the applicant regarding the brick material; how it is attached to the building and how it will hold up to weather conditions and time. Commissioners discussed the material. Majority consensus is that the material is acceptable.

Motion by Knoper to recommend to the Board the approval of the PUD Amendments, with the correction of the proposed Restatement Ordinance and the insertion of the proper language to the west property, and the Site Plan for O'Reilly Auto Parts dated 5-12-17. Seconded by Zuniga. **Approved 4-3**
 - B. Matthyse, Kuiper, DeGraaf PUD (Funeral PUD) – Seeking major amendment to include a learning center (Daycare Facility)

Steve Witte from Nederveld, representing the applicant, presented the proposed amendment to the current PUD.

Planner Ransford presented his memorandum and explained the process to the public attending the meeting.

Chairman Longcore opened the public comment section of the Public Hearing.

Multiple residents raised concerns about the traffic and the effect on property values in the area.

Planner Ransford read emails that were submitted, one cited concerns of increased traffic and the other was in support of the day care citing lack of licensed day care available to the area.

A resident responded saying that here in Allendale there is ample child care facilities available to residents.

Chairman Longcore closed the public comment section of the Public Hearing.

Steve Witte addressed some of the concerns brought up by the residents.

Commissioners would like to see more landscaping around the fencing to screen the play area better. They also discussed different options for the more of a residential type of fencing versus the commercial type proposed.

Commissioner Adams asked about ADA compliance. Mr. Witte stated that he is not sure that it is necessary, but if it is required it will be added by the architect.

Commissioners discussed what the underlying zoning district of the PUD is, and it was brought up that it the underlying district is PUD and that only what is allowed in the PUD matters.

Commissioners discussed the options available to direct the majority of the traffic to use Avery St. versus using Sheridan St.

Motion by Kleinjans to table the Matthyse, Kuiper, DeGraaf PUD Amendment Plan; pending new information from the applicant regarding fencing and landscaping of the play area as well as a plan to minimize impacts of the playground on neighbors and a plan to minimize the traffic to Sheridan St. Seconded by Zuniga. **Approved 7-0**

Chairman Longcore asked Planner Ransford to explain to the public what would happen with the project going forward. Planner Ransford explained that the applicant would make revisions as instructed by the Planning Commission and return to the Planning Commission for further review. There will be no notification to the public of when they will in fact return to the Planning Commission for further review, as the legal obligation of the public hearing has been satisfied, and encouraged the residents to check with the Township to find out when it will be on the agenda again. He also told the residents that this will have to go to the Township Board who will then also be required to hold a public hearing requiring them to notice the residents of that hearing.

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. AutoZone – 5964 Lake Michigan Dr.

- Site Plan to construct a 6,956 square foot retail store

Wesley Berlin, with Spartan Engineering Solutions, introduced the proposed AutoZone project.

Planner Ransford reviewed his memorandum.

It was stated that the Chemical Bank sign will be relocated.

Commissioners discussed the green space and the existing conditions of the lot.

Commissioner Adams pointed out in the Detail Sheet the term “Handicapped parking detail” was used and he would like that to be changed to ADA compliant parking detail.

The Commissioners were comfortable with the proposed setback of the southern parking spaces and the proposed façade.

The applicant was directed to provide on the plans information on what trees are being preserved on the site and also to eliminate the eastern connection, but preserve an easement.

B. Kleinjans 48th Avenue and Rich Street Project

- Site plan to construct three (3) 12,000 square foot industrial incubator buildings

Commissioner Kleinjans recused herself from discussion due to personal conflict.

Steve Witte, from Nederveld, representing the applicant, Mike Kleinjans, introduced the project.

Commissioners discussed the interpretation of Section 16.06D of the zoning ordinance.

Commissioners discussed the sidewalk requirements and the possibility of the county putting in a non-motorized pathway on Rich Street. Deferment of the sidewalk requirement was discussed.

Mr. Witte asked about the requirement of an irrigation plan and commissioners directed him to make note that irrigation would be put in and no plan was necessary for submission.

There was discussion regarding the dumpster enclosure and that the materials should match the building materials.

Consensus among commissioners was that the renderings regarding the building elevations were sufficient.

Planner Ransford was directed to seek the opinion of the township legal counsel regarding the 200-foot width for corner lots and whether the 200 feet applied to each street frontage. Ransford will share that conclusion with the applicant to return with revisions, as discussed.

Commissioner Kleinjans rejoined the discussion.

11. Public Comments:
12. Township Board Reports: The Board will be sending the Private Road Requirements back.
13. Commissioner and Staff Comments:
Planner Ransford asked for direction on when to put the Private Road Requirements on the agenda and it was decided that he would check with Commissioner Zeinstra as to when he would be available to attend so that he can be there for that discussion.
14. Chairman Longcore adjourned the meeting at 11:05 pm.

Next meeting September 18, 2017 at 7:30 p.m.



September 5, 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!

Wesley K Berlin

Don Kruger

Andrea Barts

James Burt

Tom Ruliff

Breg De Jong

Jodie VanRhee

Kelsey VanRhee

Jacklyn Bets

Steve Witte

JOHN KUIPER

Representing AutoZone

Matthysse, Kuiper, DeGraaff PUD

Matthysse, Kuiper, DeGraaff PUD

Matthysse, Kuiper, DeGraaf PUD

MATTHYSSE KUIPER DEGRAAFF PUD

Little Tykes University

Little Tykes University

LITTLE TYKES UNIVERSITY

Matthysse + Kleinjan

Matthysse-Kuiper-DeGraaf