

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 6, 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, Zickus
Staff Present: Planner Greg Ransford and Attorney Crystal Bultje
3. Received for Information: Letter from a resident regarding VanMor rezoning and a Resolution from Attorney Crystal Bultje regarding the PI Tower Development Special Land Use.
4. Motion by Knoper to approve the February 20, 2017 Planning Commission Minutes as presented. Seconded by Zuniga. **Approved 5-0**
5. Motion by Longcore to approve the agenda as submitted. Seconded by Schut. **Approved 5-0**
6. Public Comments for *non-public hearing items*: None
7. Public Hearing:
 - A. Map Amendment
 - VanMor, LLC
 - Seeking to rezone that portion of 5916 Lake Michigan Drive, parcel number 70-09-26-201-024 from the R-1 Low Density One-Family Residential Zoning District to the G-C General Commercial Zoning District

Robert Morse, the applicant, explained that the parcel is split into two zoning districts, R-1 and G-C. The reasoning for this request for rezoning is to clean this up and make it one zone under G-C since the Master Plan calls for this area to be G-C.

Planner Ransford reviewed his memorandum regarding the application to rezone.

Chairman Longcore opened the public comment section of the public hearing.

Melanierose Grandy expressed concern regarding increased traffic if this property is rezoned to the G-C Zone. She is concerned because the traffic signage is inadequate and adding more traffic to the area without correcting this issue would create a safety hazard in her opinion.

Chairman Longcore closed the public comment section of the public hearing.

Commissioners discussed the option of signage on the roads in the neighborhood behind the property. Commissioner Knoper stated that this is a county road and it would need to be requested to the Ottawa County Road Commission for signs to be installed.

Commissioners also discussed the fact that any site plan would have to come in for approval and they could address traffic and signage issues at that time.

Motion by Schut to recommend approval the request to rezone from R-1 to G-C with the reasons that it follows the Master Plan and meets the standards set forth in the G-C district. Seconded by Knoper. **Approved 5-0**
8. Site Plan Review: None

9. Old Business:

A. Dave Brandsen

- Seeking two (2) single family dwellings (and related lots) – Arjana Rose Lane, parcel number 70-10-19-300-070.

Kelly Kuiper from Nederveld, on behalf of Dave Brandsen, addressed the questions brought up at the last Planning Commission meeting and had submitted a supplemental package to address those questions. The package included a revised site plan, proposed deed language for potential future sidewalk, detailed responses to the Section 20.06 standards, attorney's memo, letters of support from both of the neighbors that live on Arjana Rose Lane, site photos, and mortgage assurance letters from lenders.

Planner Ransford highlighted from his memorandum that the potential future sidewalk does not go all the way to 48th. But pointed out and was confirmed by Ms. Kuiper that the right of way for 48th is 100 ft. in that area.

There was discussion between Commissioners and Ms. Kuiper regarding including language in the deed acknowledging the noise regarding living near an active industrial zone.

Commissioners discussed the setbacks and tree lines existing there. Also discussed were the utilities and the minimum facade requirements.

Motion by Schut to approve the special land use request for the applicant to have two single family dwellings in the office zoned property for reasons that it does meet the standards in 24.06 and meets with the noted memorandum from staff with the following conditions:

1. That the deed has a notice informing the owner of the heavy industrial use to the north and their rights to run their business and that it is to the satisfaction of the Township Planner and Attorney.
2. That the sidewalk easement runs the length of the property all the way to 48th Avenue.
3. As long as it's a residential use; the standards for facade requirements for the office district will not be required. At such time of commercial use, compliance with Section 24.06C and Section 24.06J burying the utilities and etcetera is required.
4. That the applicant has the option to bury the utilities or keep them overhead to the buildings.
5. That the existing trees that serve as a buffer between the north property line and existing drive are maintained and not removed.

Seconded by Zuniga. **Approved 5-0**

B. Zimmer Development Company

- Lodge Drive Sidewalk Options

Planner Ransford presented the options provided from Steve Witte of Nederveld for sidewalks on Lodge Drive as the current requirements do not work with drainage that is required for the area.

Commissioners discussed the options presented.

Commissioners agreed that they will be ok with an alternative for that sidewalk location, and authorized Planner Ransford work with Mr. Witte and the Township Supervisor to create a letter for the Ottawa County Water Resources Commissioner stating that agreement.

C. PI Tower Development Resolution

Attorney Crystal Bultje presented the resolution for the PI Tower Development Special Land Use. Commissioners agree to the resolution.

D. Wireless Communications Facilities

Attorney Bultje created an application to use until the new zoning ordinance is created and approved. She explained why an updated application is necessary. That it will help to protect the Township in regards to the timelines that are unique to wireless communication facility applications.

Commissioners discussed the need for an updated ordinance.

10. New Business:

A. Draft of the 2017 Planning Commission Work Program

Planner Ransford presented the 1st draft of the 2017 Planning Commission Work Program. Commissioners discussed the draft and made revisions.

11. Public Comments: None

12. Township Board Reports: None

13. Commissioner and Staff Comments:

Commissioner Adams commented on the Curry Drain issue with Zimmer and that it is frustrating that it is now coming out instead of being addressed at the beginning of the process.

Planner Ransford informed the commissioners that Dewpointe West Phase 3 is in the works.

14. Chairman Longcore adjourned the meeting at 10:07 p.m.

Next meeting March 20, 2017 at 7:30 p.m.

