

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**
Minutes of Meeting held February 19, 2018
7:30 p.m.
Allendale Township Public Meeting Room

1. Meeting called to Order
2. Roll Call:
Present: Longcore, Schut, Adams, Knoper, Zeinstra, Zuniga
Absent: Kleinjans
Staff Present: Planner Greg Ransford
3. Received for Information: None
4. Motion by Schut to approve the February 5, 2018 Planning Commission Minutes with amendment of item 10 (A) to include reference of allowance of smaller lot size and frontage for this project because it is similar to that area provided for Taco Bell and Tim Horton. Seconded by Zeinstra. **Approved 6-0.**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Zuniga. **Approved 6-0.**
6. Public Comments for *non-public hearing items*: None
7. Public Hearings: None
8. Allendale Pubic Schools Early Childhood Center Site Plan Review:

Mitchell Feria of GMB Architecture reviewed the site plan for the Allendale Public Schools Early Childhood Center. Planner Ransford noted the site plan aligns with the goals of the Path and Greenway Master Plan within the Master Plan. The Commissioners questioned APS representatives present at the meeting on several aspects of the site plan including:

- **Pedestrian circulation:** The lack of opportunity for pedestrian circulation via sidewalk planning was noted throughout the discussion, as well as the need for the placement of crosswalks on Pierce Avenue. The lack of pedestrian accommodation from the western neighborhood areas was also noted.
- **New road:** Discussion was heard on the planned new road depicted on the site plan. The Commission heard comment on the number of children attending the new facility, and the number of buses needed to service the new and current student populations.
- **Dumpster and receiving area:** Concern was expressed for the size, placement, and potential lack of screening of the dumpster area, noting it could be viewed from the Middle School and Learning Lane. Questions were fielded by APS representatives on the current plan for garbage trucks to back down Learning Lane while servicing the area, due to lack of sufficient turnaround space, creating a potential safety and traffic hazard.

- **Removal of access road to Middle School:** Vigorous comment from the Commissioners was heard concerning the removal of the road currently in place in front of the Middle School that leads to Learning Lane. Discussion touched on the potential for greater traffic congestion and safety hazard if the road is removed.
- **Traffic light at 68th Avenue and Pierce Street:** Discussion concerning the lack of a traffic study and planning and funding for a traffic light at 68th Avenue and Pierce Street was heard. Representatives from APS noted funds from the bond proposal could not be used to contribute to the installation of a traffic light at that intersection. The Commissioners expressed concern that the Early Childhood Center would be built without addressing the cost and necessity of the signal light to regulate the flow of traffic on 68th Avenue.
- **Accommodation for growth:** The Commissioners expressed concern that the site plan and facility are situated and constructed in order to accommodate near future growth and best use of the land parcel. Each wing of the Early Childhood Center can accommodate construction of four additional classrooms.
- **Early Childhood Center parking lot:** Discussion was had concerning the size of the lot and its use for staff, parent parking for pick-up, special events, and after-school activities such as Rocket Football.

9. Old Business:

A. 2018 Work Program

Commissioners reviewed a list prepared by Planner Ransford of Zoning Ordinance amendments recommended by the Planning Commission but denied by the Township Board.

Commissioners discussed the amendments and directed Planner Ransford to conduct further review of Nos. 1, 2, 4, and 6. Planner Ransford noted that he has not heard back from the Fire Department regarding the Subdivision and Zoning Ordinance memorandum from the township engineer.

B. New Business: None

C. Public Comments: None

D. Township Board Reports: None

E. Commissioner and Staff Comments:

There is a water and sewer resource meeting on Thursday, February 22, 2018. It is anticipated that there will be discussion of wells in Ottawa County, and the possible future need for municipal water service to subdivisions, in lieu of additional wells.

F. Meeting adjourned at 8:39 PM.

Next meeting March 5, 2018 at 7:30 p.m.