

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 5, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Kleinjans, Knoper, Schut, Zeinstra, Zuniga
Absent: None
Staff Present: Planner Greg Ransford
3. Received for Information:
4. Motion by Kleinjans to approve the January 15, 2018 Planning Commission Minutes as presented. Seconded by Schut. **Approved 7-0**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Knoper. **Approved 7-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings:
8. Site Plan Review:
9. Old Business:
10. New Business:
 - A. Arby's – Allendale Crossings Planned Unit Development – Final Development Plan
Ken Knuckles with Development Management Group introduced the project.
Planner Ransford reviewed his memorandum.
One of the owners of the property spoke as to some of the history of the PUD and the reasoning of the current plans.
Commissioners discussed the size of the lot and if they would allow the acreage to be under the one (1) acre minimum requirement for drive-thru restaurants and also the frontage to be below the required 200 feet. They are given the ability to approve those under the Allendale Crossings PUD Ordinance. It was decided that they would allow the smaller lot size and frontage for this project based on the past approvals of Taco Bell and Tim Hortons which had similar area parcels.
Commissioners discussed the snow removal plan with the applicant and options for moving landscaping to have a place to push the snow.
Commissioners directed Planner Ransford to set the date for the Public Hearing as March 5, 2018. Provided that the applicant revises the plans as directed:
 - Pushing snow to the north added along with agreement for that plan, or moving the hedge on the south side of the property so snow could be pushed between the parking lot and landscaping.
 - Squaring away the dumpster openings, double checking the bollards and ensuring that the gates meet the requirements of the ordinance.

- Ensure ADA compliance and review the grading of the site.

B. McDonald's – (Edgewater Business Park) Unnamed Planned Unit Development – Final Development Plan, Major Amendment

Josh Manion with Progressive AE introduced the proposed Amendments to the PUD.

Planner Ransford reviewed his memorandum concerning the project.

Commissioners discussed deferring the sidewalk on Edgewater Dr. They also discussed landscaping requirements and the hedge required where there is parking facing the road.

Commissioners discussed the roof top equipment and the requirement to screen that equipment on all sides and also discussed the dumpster enclosures.

Commissioners directed the applicant to dress up the east side of the building since the building is on a corner lot it has two (2) fronts, and the commissioners would like to see the Edgewater side look a little bit more like the front of the building and not the side. Commissioners directed the applicant to install the remaining required landscaping except that the parking areas adjacent to the road could replace the required hedge with alternative landscaping that softens the parking areas; widen the one-way apron for the enter/exit and remove the westernmost drive, if permitted by the Michigan Department of Transportation; update all deficient light fixtures and provide compliant photometrics; update the dumpster enclosure to comply with the Zoning Ordinance; and establish an easement and related reciprocal document to the west property in the appropriate location.

Commissioners directed Planner Ransford to set the Public Hearing for the next available date after he receives the plans and finds them satisfactory with the directions provided to the applicant.

C. Fleis & VandenBrink Memorandum – Zoning Ordinance and Subdivision Ordinance

Commissioners discussed the proposed changes to the Subdivision Ordinance.

Commissioners would like to have Jon Currier or Bruce Pindzia come to a meeting to explain some of the reasoning behind what was proposed. They also directed Planner Ransford to provide the Fire Chief, Mike Keefe, with the memorandum from Fleis & VandenBrink so that he can review and provide input as to the Fire Department's requirements for allowing building to commence with roads that are not fully constructed.

11. Public Comments: None

12. Township Board Reports:

Board approved the PUD revisions.

13. Commissioner and Staff Comments: None

14. Meeting adjourned at 9:30 p.m.

Next meeting February 19, 2018 at 7:30 p.m.

