

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Minutes of Meeting held March 5, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to Order
2. Roll Call:
Present: Longcore, Schut, Adams, Knoper, Zuniga
Absent: Kleinjans, Zeinstra
Staff Present: Planner Greg Ransford
3. Received for Information: None
4. Motion by Schut to approve the February 19, 2019 Planning Commission Minutes as presented. Seconded by Zuniga. **Approved 5-0.**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Schut. **Approved 5-0.**
6. Public comments for *non-public hearing items*: None
7. Public Hearings:
Arby's Final Development Plan—Allendale Crossings Planned Unit Development

Representing the property owner and developer, Mr. Ken Knuckles with DMG, LLC briefly reviewed the project and discussed corrections made at the earlier request of the Planning Commission. Mr. Knuckles also discussed the enlargement of the parcel to the north to capture property slated to be used as an internal roadway.

There were no public comments.

Motion by Schut to approve the PUD Final Site Plan of Arby's restaurant conditioned on inclusion of a snow removal agreement that allows for the storage of snow off-site on the north side of the property. Seconded by Knoper. **Approved 5-0.**
8. Site Plan Review: None
9. Old Business:
 - A. Commissioners discussed Zoning Ordinance amendments recommended by the Planning Commission but denied by the Township Board. These including language concerning a non-motorized pathway and the proposed Zoning Text Amendment Ordinance.

The Commissioners suggested the Parks and Recreation Committee re-engage the question of the location of a non-motorized pathway.

The Commissions directed Planner Ransford to return the proposed Article 9 Zoning Text Amendment Ordinance to the Township Board for a second reading, or such other process as needed to renew or review the proposed language.

- B. The Commissioners discussed a Memorandum from Fleis and VandenBrink concerning revisions to the Township Subdivision Ordinance and Zoning Ordinance. The Commissions directed Planner Ransford to recommend and draft language to revise each Ordinance.

10. New Business: None

11. Public Comments: None

12. Township Board Reports: None

13. Commissioner and Staff Comments:

A copy of an original zoning map of Allendale Township was offered and reviewed.

Brief discussion was held concerning the portability of the presenter microphone.

Planner Ransford noted representatives from McDonald's will attend the upcoming April 2, 2018 Planning Commission meeting to discuss their PUD Final Site Plan. Since the Final Site Plan includes a non-conformity that involves pavement that exceeds the desired setback by approximately three to four feet but does not involve a structure, the PUD Ordinance could be modified or Ransford is comfortable with the non-conformity remaining. Ransford sought the preference of the Commissioners. The Commissioners directed Planner Ransford to give the representatives the option to amend the PUD Ordinance to eliminate the non-conformities at this time or let them rest.

14. Meeting adjourned at 8:45 PM.

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