

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Minutes of a Meeting held April 2, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to Order
2. Roll Call:
Present: Adams, Knoper, Longcore, Schut, Zuniga
Absent: Kleinjans, Zeinstra
Staff Present: Planner Greg Ransford
3. Received for Information: None
4. Motion by Schut to approve the March 19, 2018 Planning Commission Minutes as presented. Seconded by Adams. **Approved 5-0.**
5. Motion by Longcore to approve the Agenda as presented. Seconded by Zuniga. **Approved 5-0.**
6. Public comments for *non-public hearing items*: None
7. Public Hearings: Representative Josh Manion summarized the scope of the McDonald's Final Planned Unit Development Site Plan in Edgewater Business Park. Upon request of the Commissioners, Planner Ransford provided comment on the project as per his March 27, 2018 Memorandum.

Chairperson Longcore opened the public hearing.

Given the opportunity to comment, no public remarks were made.

Chairperson Longcore closed the public hearing.

Discussion occurred between the Commissioners, Planner Ransford, and representatives from McDonald's.

Motion by Adams, seconded by Schut to approve resolution for the McDonald's Final Planned Unit Development Site Plan, with approval of the proposed sidewalk with corrected slopes, a condition to show connection of the future sidewalk to Lake Michigan Drive on the site plan, approval to maintain employee access to the dumpster, and approval to maintain existing access to Lake Michigan Drive. **Approved 5-0.**
8. Site Plan Review: None

9. Old Business: Curtis Moran outlined the Trader's View Site Condominium and Private Road Application. Noting new ordinance language concerning curb and gutters, Mr. Moran requested guidance from the Planning Commission on options available to the project given its advanced planning stage.

The Commissioners discussed curb and gutter requirements as well as the provenance of the ordinance language. The Commissioners also discussed options potentially available to Mr. Moran, including a variance and standards for the project to apply for designation as a Planned Unit Development (PUD).

Additionally, the Commissioners discussed the questionable water quality in that area of the Township, the dissipation of the aquifer, and the overall poor water quality available for new culinary wells. A recommendation for a deed restriction on property in the Trader's View Site development to pay for water and sewer frontage pipe as needed was discussed.

After further discussion of project nonconformities related to storm water management and drainage, the Commissioners concluded their comments on the project.

10. New Business: None

11. Public Comments: None

12. Township Board Reports: None

13. Commissioner and Staff Comments:

Planner Ransford advanced a question from Lighthouse Church concerning the number and location of islands in their planned parking lot. For ease of snowplowing, Lighthouse Church requested removal of some or all of the parking islands. Upon discussion, the Commissioners directed that the landscaping and islands should remain as originally approved.

14. Meeting adjourned at 8:49 PM.

Next meeting April 16, 2018 at 7:30 p.m.