

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*Minutes of a Meeting held May 7, 2018*

*7:30 p.m.*

*Allendale Township Public Meeting Room*

1. Meeting called to Order

2. Roll Call:

Present: Adams, Kleinjans, Longcore, Schut, Zeinstra, Zuniga

Absent: Knoper

Staff Present: Planner Greg Ransford

3. Received for Information: The Planning Commission received a plan depicting a snow removal area on the Allendale Crossings property being discussed for the Pearline Mini Storage facility.

4. Motion by Schut to approve the April 16, 2018 Planning Commission Minutes as amended. Seconded by Zuniga. **Approved 6-0.**

5. Motion by Longcore to approve the Agenda as presented. Seconded by Zeistra. **Approved 6-0.**

6. Public comments for *non-public hearing items*:

Chairperson Longcore opened the non-public hearing comment period:

Mr. Joel DeVormer brought remarks to the Planning Commission on the Trader's View Site Condominium and Private Road Application. Mr. DeVormer was unable to attend the recent public hearing on the matter and owns property on 60<sup>th</sup> Avenue, close to the proposed development site.

Mr. DeVormer joins with his neighbors in their concern for the water and well issues, the noise, and the increased traffic in the area due to the large size of the development. In addition, Mr. DeVormer explained his concerns for other losses to the rural character of the area if a development of that size moves forward.

Mr. DeVormer purchased his property for its rural character. He and his family are privileged to enjoy deer, foxes, hawks, and other wildlife on and around his property which contribute to and illustrate rural character. The Trader's View development as promoted will cause wildlife to leave the area, create noise, dust, and traffic, and forever alter other amenities of the rural site, including adding to light pollution already so prevalent in suburban areas. Mr. DeVormer explained that he and his family enjoy dark sky night views unattainable in other areas. He has no doubt that the view and the rural character of the area will be washed out by the development.

Mr. DeVormer added that condominiums anticipated in the development destroy any kind of rural outlook. His family moved to the area to avoid subdivision living, and the higher prevalence of break-ins, lights, noise, and college students that come with larger developments. Mr. DeVormer noted that he is not opposed to a development, but he is opposed to a big one that destroys the rural character of the area as this one does.

There being no further comments, Chairperson Longcore closed the public comment period.

7. Public Hearings:

A. Zoning Ordinance Text Amendments

Planner Ransford summarized text amendments to the Allendale Charter Township Zoning Ordinance discussed in recent months by the Planning Commission.

Planner Ransford also reviewed and relayed to the Commissioners comments received from counsel concerning the text amendments.

Chairperson Longcore opened the public hearing.

There being no public comments, Chairperson Longcore closed the public hearing.

The Commissioners briefly discussed recommendations by counsel concerning use of language such as “feet” and “foot.”

Motion by Schut to recommend to the Township Board the text amendments to the Allendale Charter Township Zoning Ordinance, subject to revisions and clarification on language recommended by counsel. Seconded by Adams. **Approved 6-0.**

B. Subdivision Ordinance Text Amendments

Planner Ransford noted that the text amendments to the Subdivision Ordinance are not required to be scheduled for a public hearing. In the interest of transparency, Chairman Longcore directed the Text Amendment Ordinance and appropriate sections of the Allendale Charter Township Subdivision Ordinance be presented at this meeting.

Motion by Schut to recommend approval of Subdivision Ordinance Text Amendments. Seconded by Adams. **Approved 6-0.**

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Life EMS Conditional Rezoning Site Plan – Cursory Review

Mr. Mark Meijer, with Life EMS Ambulance, summarized the history of the business, its service to Allendale and other local areas, and its current leased space by the Spectrum facility near 48<sup>th</sup> Avenue in Allendale.

Mr. Meijer seeks an adequate fixed station with two ambulance bays. Mr. Meijer provided images to Commissioners of the Life EMS Scottville facility (East of Ludington, Michigan) that depicts the look and feel of their proposed facility. The station would include two bunk rooms with two people staffing the station in 24-hour shifts.

Mr. Kevin Eidson accompanied Mr. Meijer in his presentation and site review. Mr. Eidson reviewed the site plan for the Commissioners.

Mr. Eidson reviewed areas where a potential variance would be sought including lot size, trash enclosure, irrigation system, and landscaping standards.

Mr. Meijer noted the anticipated 6903 Osborn Street location provided good access to 68<sup>th</sup> Avenue without requiring paramedics to exit directly onto 68<sup>th</sup> Avenue.

Planner Ransford summarized the history of discussion of the project. The party seeks guidance at this time from the Planning Commission. Planner Ransford, the Commissioners, and Mr. Meijer and Mr. Eidson discussed the process of conditional rezoning in Allendale.

The Commissioners suggested Life EMS speak further with Planner Ransford and Township staff on steps to move the proposal forward.

#### B. Pearline Self-storage – Cursory Review

Mr. Kyle Friar discussed a project proposed for 5123 Lake Michigan Drive in Allendale. He summarized the location as a mini-storage facility. Mr. Friar emphasized the preliminary nature of the project and expressed willingness to respond to Planning Commission guidance. Mr. Friar also noted the unique nature of the proposal given the small size of the property and its proximity to a power line.

Planner Ransford described the Allendale Crossings PUD Ordinance and its current provisions, which do not permit self-storage facilities. Given this, Chairperson Longcore suggested the applicant discuss the concept with the Planning Commission to gauge whether full application is appropriate.

Mr. Rick Greener, also with the Mini-Storage Development project, echoed the desire to receive feedback from the Commissioners to advance the project.

The Commissioners noted the existing agreement for placement of snow on the lot for previously approved projects.

Mr. Greener discussed the history of the PUD, the placement of entry drives, landscape berm, and potential fencing.

11. Public Comments: None

12. Township Board Reports: None

13. Commissioner and Staff Comments:

The upcoming May 21, 2018 Planning Commission will be held jointly with the Allendale Township Board. The meeting will focus solely on water issues in the Township. A special guest and presentation are anticipated.

Planner Ransford mentioned an upcoming topic for a future Planning Commission meeting will be the desired acquisition of property by Hidden Shores West.

14. Meeting adjourned at 9:00 PM.

**Next meeting May 21, 2018 at 7:30 p.m.**