

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Minutes of a Meeting held June 4, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to Order

2. Roll Call:

Present: Knoper, Longcore, Schut, Zeinstra, Zuniga

Absent: Adams, Kleinjens

Staff Present: Planner Greg Ransford

3. Received for Information: None

4. Motion by Schut to approve the May 21, 2018 Planning Commission Minutes. Seconded by Zeinstra. **Approved 5-0.**

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

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

Chairperson Longcore opened the comment period for non-public hearing items. There being no public comments, Chairperson Longcore closed the public comment period.

7. Public Hearings: None

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Hidden Shores West – Planned Unit Development Major Amendment

Jack Barr, with Nederveld, presented an overview of the Hidden Shores West project and summarized a Revised Major PUD Amendment, adding 59 units to the overall development.

Planner Ransford summarized points for consideration by the Commissioners.

The Commissioners discussed the proposed amendment with Mr. Barr, including a three-acre community amenity site for use by the development, and a possible berm or barrier on the Pierce side to screen the pond, among other issues.

Mr. Barr indicated that the developer will provide internal access to the community building as well as better establish its intended use.

The Commissioners, Planner Ransford, and Mr. Barr discussed July 16, 2018 as a possible public hearing date for the amendment.

B. Hasbrouck Map Amendment

Mr. Edward Hasbrouck discussed the history of two acres on 84th Street and Lake Michigan Drive. Mr. Hasbrouck owns the property and is interested in rezoning the two-acre parcel from Agricultural to Industrial.

Planner Ransford discussed items of interest and potential limitations of the property pursuant to the Allendale Charter Township Master Plan.

Mr. Hasbrouck and the Commissioners discussed potential uses of the property.

The Commissioners, Mr. Hasbrouck, and Planner Ransford discussed the potential scheduling of a public hearing on the matter for July 16, 2018.

C. 2018 Work Program – Progress Review

Planner Ransford summarized the progress made to the 2108 Work Program list. The Commissioners reviewed topic priorities.

11. Public Comments: Chairperson Longcore opened the comment period for non-public hearing items. There being no public comments, Chairperson Longcore closed the public comment period.
12. Township Board Reports: The Township Board is reviewing a water and sanitary moratorium. Laptops for Planning Commission members remain under discussion.
13. Commissioner and Staff Comments: The Commissioners briefly discussed the of size of applicant submission materials.
14. Meeting adjourned at 8:39 PM.

Next meeting June 18, 2018 at 7:30 p.m.