

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*Minutes of a Meeting held July 16, 2018*

*7:30 p.m.*

*Allendale Township Public Meeting Room*

1. Meeting called to Order

2. Roll Call:

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

Absent: Kleinjens

Staff Present: Planner Greg Ransford

3. Received for Information: None

4. Motion by Schut to approve the June 4, 2018 Planning Commission Minutes. Seconded by Zeinstra. **Approved 6-0.**

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

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

Chairperson Longcore opened the comment period for non-public hearing items. Mr. Mark Guzicki, a resident living close to the projected Trader's View development, spoke from prepared comments. Among other thoughts, Mr. Guzicki noted the project remains inappropriately dense and continues to be a poor fit for the community. Mr. Guzicki reflected that a PUD is intended to accommodate true mixed use as when land uses complement each other to achieve planning goals. Mr. Guzicki stated the Trader's View project does not exemplify that objective. He also cited other concerns about the development.

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

7. Public Hearings:

**A. Hasbrouck Map Amendment – 11017 84th Avenue, parcel 70-09-29-100-004,  
Rezoning request from Agricultural and Rural to Industrial:**

Mr. Edward Hasbrouck summarized the history and goals of the proposed amendment. Mr. Ransford expanded on the history of the project and discussed the zoning. Chairperson Longcore opened the public comment period on the proposed amendment. There being no comments, Chairperson Longcore closed the public comment period.

The Commissioners, Planner Ransford, and Mr. Hasbrouck discussed specifics of the proposed amendment. Commissioner Schut made a motion to recommend approval of the rezoning of the property to the Industrial Zoning District. Seconded by Knoper. **Approved 6-0.**

8. Site Plan Review: None

9. Old Business: None

10. New Business:

**A. Grand Villages Planned Unit Development Amendment – Major vs Minor Determination:**

Mr. Mike Baker, with Nederveld Engineering, discussed the history and specifics of the Grand Villages PUD Amendment and the question of whether the amendment is major or minor.

The amendment presently before the Commission reduces density in a number of ways. The number of buildings has decreased from 14 to seven, and there are now 9.4 bedrooms per acre, rather than 12 bedrooms per acre. There is a reduction in parking spaces plus open space is increased by about two acres or 10 percent. The project as visualized would be completed with four additional buildings.

Mr. Ransford summarized the differences of a major and minor PUD amendment. The Commissioners, Planner Ransford, and Mr. Baker discussed the project and guidelines for making findings in this case. Grand Villages has adopted a wetlands plan for the pond and plans to create a natural habitat in the area. The Commissioners discussed the issue of open space at length with Mr. Baker.

Consensus was reached that the open space can be a better design, more centrally located, so that it is more usable for the occupants of the project.

Motion by Schut that Grand Villages amended plan be considered a major amendment, seconded by Knoper. **Approved 5-1.**

Planner Ransford highlighted the process for going straight to public hearing when changes to the amended plan are made.

**B. Trader’s View – Planned Unit Development**

Rob Berends, with Nederveld, discussed the Trader’s View project, noting that large changes were not made since the public hearing, other than increased setbacks. Density remains the same with 52 planned sites. Mr. Berends discussed curb and gutter requests and how the PUD designation would benefit the project as currently planned.

Planner Ransford summarized points of the project at issue since April. He reported on the lack of significant changes to the project as previously proposed. Public water mains have been added to relieve pressure on Township wells. In response to comments concerning rural character, Trader’s View has suggested adding nine trees and additional setbacks.

The open space for the project is entirely along the river. Safe and convenient access to that open space is represented by a mown path, with a 16 percent grade, to the wetland and riverine area.

The Commissioners discussed facets of the project, including the source of water for development, the open space, and some kind of fencing along the access to the open area.

The Commission suggested the developers reflect on comments of the discussion before bringing the matter forward for hearing. These include, decreasing the building envelopes in the center of the development and adding a fence between and along lots G and H.

**C. Life EMS – Conditional Rezoning and Site Plan request from Agricultural and Rural to General Commercial to construct an ambulance facility:**

Kevin Eidson with Life EMS discussed features of the site plan, including variances for irrigating and lack of a dumpster which is not needed for the ambulance substation. This is a conditional rezoning, if it

is not used for the stated purpose, it will revert to agricultural zoning. Planner Ransford discussed the commercial and industrial use in the area and potential processes for reverting to agricultural zoning.

The Commissioners, Planner Ransford, and personnel from Life EMS discussed aspects of the station including its location, landscaping, and the rezoning of the property. Commissioners expressed concern that the building appears too commercial and could be improved to look more like a house, by adding, for example, a front porch, roof pitches in different directions, larger windows, side loading garage, taller ceilings inside, and the like.

Commissioners suggested an underground drainage system or less pavement to avoid a large depression that is common of commercial development and appears less like residential. Consensus was reached that deferment of the sidewalk is appropriate.

Planner Ransford will follow up with the township legal counsel regarding the extent of conditions from the applicant while Life EMS works to create a more residential look to the substation.

#### **D. Master Plan – Legislative review**

Planner Ransford discussed the requirements and alternatives to a legislative review of the master plan. Planner Ransford described the possible preparation of a preliminary review before the review becomes a formal process. A discussion was held concerning Capital Improvement planning.

The Planning Commission directed Planner Ransford to conduct a comprehensive review of the current master plan and provide his findings regarding its content, current development trends, and compliance with related State Acts.

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: None.
13. Commissioner and Staff Comments: A comment was made about the Auto-Zone construction, Planner Ransford noted Township personnel check routinely on ongoing construction issues.  
  
The Commissioners briefly discussed actions or lack thereof around a Township moratorium on water use.
14. Meeting adjourned at 10:06 PM.

**Next meeting August 6, 2018 at 7:30 p.m.**