

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

August 20, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Knoper, Zuniga, Schut, Kleinjans, Zeinstra, Longcore
Staff Present: Planner Greg Ransford
3. Received for Information:
Commissioners received updated ordinances to replace the existing ordinances that they currently have.
4. Motion by Schut to approve the August 6, 2018 Planning Commission Minutes. Seconded by Zeinstra.
Approved 7-0
5. Motion by Longcore to approve the Agenda as presented. Seconded by Knoper. **Approved 7-0**
6. Public Comments for *non-public hearing item*:
Chairperson Longcore opened the comment period for non-public hearing items. There being no 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. Touch of Class Auto Wash – 5505 Lake Michigan Drive, parcel number 70-09-24-300-058
 - Major Amendment to existing site planNorm Kamps spoke regarding the Auto Wash and that they were there to address any concerns that the Planning Commissioners might have before it went to the Public Hearing. Planner Ransford summarized the process and explained the Commission's authority to lessen certain requirements as it is a pre-existing site.

Commissioners discussed the sidewalk and agreed that a sidewalk going south and connecting to the Lake Michigan Dr. would not be necessary. Next they discussed the storm sewer plan and any easements that might be necessary since the manhole is on the property to the east of the Auto Wash. Even though the applicant owns both properties, an easement should be in place in case they ever decide to sell that 2nd property. There was discussion regarding the cross-easement between this property and the neighboring property to the east and common consensus was that it could be located to the south side of the property closer to Lake Michigan Dr., as shown on the plans, rather than at the north end of the property adjacent to the approved site plan on the east property.

Discussion was held regarding the dumpster enclosure matching the building. Kurt Kamps indicated it will be split faced block to match the existing building.

This project has already been scheduled for public hearing on September 4, 2018.

B. Master Plan – Staff Analysis

Planner Ransford gave a verbal memorandum regarding his brief analysis. He will provide a written memo for review by the Planning Commissioners at the next available meeting.

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:

Zeinstra reported that there were 4 concepts presented to the Board for changes to the Township Park, Township Hall, and Fire Dept. areas.

Moratorium on developments without public utilities passed.

The Board discussed the county trail.

13. Commissioner and Staff Comments:

Schut discussed irrigation systems and the possibility of adding to the ordinance requiring environmentally friendly systems.

Kleinjans brought up maintenance of landscaping that was required to be put in.

Longcore brought up a question that Supervisor Elenbaas had brought to him regarding numbering on buildings.

Planner Ransford showed the revised Grand Villages plans. Commissioners discussed the revised plans. Planner Ransford asked for direction regarding the proposed open space location and setting the public hearing for this project. Commissioners agreed that Planner Ransford could schedule the public hearing for this amendment.

Planner Ransford presented the Springfield West PUD. It has been almost 18 months since they have reviewed the plans and now the applicant would like to come for final approval. Planner Ransford asked if the Commission would like to see the plans and applicant before he schedules the public hearing, or were they comfortable with him scheduling the public hearing. Common consensus from the commissioners was that he could schedule the public hearing.

14. Meeting adjourned at 8:38 PM.

Next meeting September 4, 2018 at 7:30 p.m.

