

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Minutes of a Meeting held August 6, 2018

7:30 p.m.

Allendale Township Public Meeting Room

1. Meeting called to Order

2. Roll Call:

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

Staff Present: Planner Greg Ransford

3. Received for Information: Chairman Longcore reported the Commissioners had received material regarding Wood View Estates as well as a brief memorandum and site plan modification for Touch of Class Auto Wash.

4. Motion by Schut to approve the July 16, 2018 Planning Commission Minutes. Seconded by Zeinstra.

Approved 7-0.

5. A Motion was made by Longcore to approve the Agenda with the addition of the Wood View Estates and Touch of Class Auto Wash material, moving public water and sanitary sewer provisions to Section D of the agenda, and placing Touch of Class Auto Wash as item C. Seconded by Schut. **Approved 7-0.**

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

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. Hop Family, LLC Map Amendment, 6209 Lake Michigan Drive

Mr. Rodney Brush spoke for the Hop Family regarding the use of land behind the Mobil gas station. The applicant would like to see a portion of the property rezoned from Low Density One-Family Residential (R-1) to General Commercial (GC). The applicant desires to rezone the approximate northern two acres behind the gas station convenience store for a self-storage facility. Planner Ransford summarized the application and potential process moving forward.

The Commissioners discussed potential uses for the property near the library, and the current zoning standards. The Commissions agreed to set the matter for public hearing on Tuesday, September 4, 2018.

B. Wood View Estates Final Plat

Mr. Josh Thurkettle introduced himself to respond to questions concerning approval of the Final Plat. Planner Ransford summarized the history and status of the project. Commissioner Schut recused himself from the discussion.

General discussion was held regarding the progress of construction. Commissioners agreed that no financial surety is necessary for the project.

Knoper moved to recommend approval of the Final Plat with the note that the street trees and lights represented on the Preliminary Plat plan would be enforced. The motion was seconded by Zuniga. **Approved by 6-0, with one abstention.**

C. Touch of Class Car Wash proposed site plan: minor or major site plan modification

Mr. Steve Witte summarized and presented the project for Mr. Kurt Kamps and Mr. Norm Kamps, who recently purchased the car wash at 5505 Lake Michigan Drive. Planner Ransford discussed distinctions between projects that can be considered as major or minor modifications.

In discussing these differences, the Commissioners noted the vacuums moved north of the car wash could prove a noise nuisance to neighbors. The Commissioners and applicants discussed updated vacuum technology that emits much less noise.

Chairman Longcore and the Commissioners reflected on the importance of giving the public an opportunity to hear about the project and voice their concerns. Motion made by Knoper that the matter be set for public hearing on September 4, 2018 as a major amendment to the special use permit. Seconded by Kleinjens. **Approved 6-1.**

D. Public Water and Sanitary Sewer Provisions

Planner Ransford discussed the history of language drafts that were modified and used as a basis for a recommendation to the Township Board regarding public water and sewer service to condominiums. The Commissioners discussed the proposed drafts.

Motion by Schut to recommend approval of Section 5.3.1 concerning Water Supply and Sanitary Sewage Systems to the Township Board for approval. Seconded by Knoper. **Approved 7-0.**

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: A moratorium on water use is to be considered at the next Township Board meeting.
13. Commissioner and Staff Comments: The Commissioners discussed media reports about development of non-motorized pathways by Ottawa County Parks and Recreation in the area of Allendale Township.
14. Meeting adjourned at 8:51 PM.

Next meeting August 20, 2018 at 7:30 p.m.