

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**
Minutes of a Meeting held September 17, 2018
7:30 p.m.
Allendale Township Public Meeting Room

1. Meeting called to Order

2. Roll Call:

Present: Adams, Kleinjans, Knoper, Longcore, Schut, Zeinstra, Zuniga
Staff Present: Planner Greg Ransford

3. Received for Information: None

4. Motion by Schut to approve the September 4, 2018 Planning Commission Minutes as amended to include the Planning Commission vote on the Touch of Class Auto Wash site plan. Seconded by Zuniga. **Approved 7-0.**

5. A Motion was made by Longcore to approve the Agenda. Seconded by Zeinstra. **Approved 7-0.**

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

Chairperson Longcore opened the comment period for non-public hearing items.

Allendale and neighborhood resident Jay Knoper renewed his comments concerning the Trader's View development. Mr. Knoper asked for clarification on trees and their role in adding rural character. He noted that if the developer intends to add trees, it makes sense that trees not be removed.

Mr. Knoper reported he had spoken with the Department of Water Quality, (DEQ) concerning the stormwater drain. He noted the drain has to be located where it is, but the trail along the drain does not have to be located next to it. Mr. Knoper presented illustrative drawings to discuss the trail down to the common area.

Mr. Knoper highlighted many ways that the development devalues the area, including reducing neighboring property values, creating light pollution, and encouraging high traffic where there formerly was none.

In addition, the development introduces a storm drain and retention pond in a vulnerable wetland area, lacks safety measures for residents and neighbors, and boasts a common area that is not visible from the development—adding to the perception of a tight, highly populated neighborhood.

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

7. Public Hearings:

A. Life EMS – Conditional Rezoning and Site Plan

The Commissioners heard discussion of a conditional rezoning request from Agricultural and Rural to General Commercial in order to construct an ambulance facility.

Mr. Kevin Eidson reviewed the Life EMS site plan and revisited the comments and suggestions made in earlier appearances before the Planning Commission. Buffering, screening, and landscaping have been addressed to respond to Planning Commission concerns.

Mr. Eidson walked through the elevations of the building for those gathered, noting improvements made to the building to meet commercial standards while improving the residential appearance of the building.

Mr. Ransford discussed this conditional zoning request for use of the property as an ambulance facility.

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

The Commissioners discussed the appearance and location of the facility. Comments were heard about legal non-conforming use of property in the Township, the greenbelt, and the deferral of the sidewalk.

Motion by Schut, seconded by Adams, to recommend the Conditional Map Amendment application, from Agricultural and Rural to General Commercial (GC), with the condition that the applicant work with staff to continue efforts on the site and building which would enhance the residential feel of the facility. Seconded by Zeinstra. **Approved 5-2.**

B. Grand Villages Planned Unit Development – Final Site Plan

Mike Baker, with Nederveld, reviewed the final site plan that constitutes a Major Amendment to construct four multi-family buildings. Mr. Baker reviewed changes to the site plan that respond to comments made by the Planning Commission at an earlier date.

Mr. Ransford summarized observations and findings related to the site plan including the open space design and other factors.

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

The Commissioners and the parties discussed facets of the site plan including the dumpster, dumpster screening, and site plan adjustments that would promote a sense of community within the development, and timing of construction.

Motion by Knoper to recommend to the Township Board to approve the Major Amendment to construct four multi-family buildings with minor changes on the grading and dumpster enclosures, and execution of the recreational maintenance agreement, seconded by Kleinjans. **Approved 7-0.**

C. Springfield West Site Condominium and Planned Unit Development

The applicants sought final site plan approval for 20 single-family residential site condominium lots, public roads, open space, and related infrastructure.

Ron Van Singel summarized the history of approval for this final site plan on this approximately ten-acre site. Ron noted that the street lights will match Springfield West Number 3.

Mr. Ransford summarized points of the project. Legal counsel is also reviewing the condominium documents, but no major objections are expected.

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

The Commissioners and parties discussed the grade, drainage, the addition of the pipe, and covering of the ditch for communicating stormwater off the site.

Motion by Schut to make a recommendation to the Board to approve the Final Site Plan for 20 single-family residential lots, seconded by Zuniga. **Approved 7-0.**

8. Site Plan Review: None
9. Old Business:

Trader's View – Planned Unit Development

The Commission revisited the rezoning request from Agricultural and Rural (AG) to Planned Unit Development and Final PUD site plan to establish 52 single-family lots in the Trader's View development.

Motion by Knoper, seconded by Zeinstra to remove the PUD from the table for discussion. **Approved 7-0.**

Rob Berens of Nederveld commented on points of Mr. Ransford's memorandum

- All lots meet or exceed agricultural lot minimums
- Open space is not a requirement, yet the developer notes they have provided riverfront for community use
- Mr. Berens passed out slope charts and discussed slopes in the development. Mr. Berens noted the opinion of the developer is that they meet the design guidelines for a mowed trail. The trail is not designed or intended as an accessible trail, and the developer is not inclined to move the trail.
- Mr. Berens reiterated the use of cut-off light fixtures throughout the development.

Mr. Ransford noted that open space is required in a PUD, but there is no minimum amount required. Mr. Ransford discussed a memorandum prepared to provide context for Commission discussions.

The Commissioners discussed the slope of trail, and the difficulty of viewing the current grade of the trail as a "casual trail" suitable for all ages. The Commissioners discussed the PUD, its history, and additions that could support rural character.

The Commissioners noted that this area is an asset located in the corner of an agricultural zone and that overall flexibility is needed to reduce density and provide access by the development to the river. The developer noted the natural seeping of water from the hill, and described the lower area as a floodplain.

The applicant offered a wooden stair walkway to the open space in some location, without being ADA compliant.

The Planning Commission requested a bench or other similar feature at the road easement where the intersection of the sidewalk and the stairs occurs.

Motion by Zeinstra, seconded by Zuniga to make a recommendation to approve the PUD to the Township Board and to approve the final PUD site plan with the following amendments:

1. Downward lighting to minimize light pollution will be used throughout the development
2. The pathway to the Grand River shall be accessible and provide reasonable access for the occupants of the development, such as with stairs, and will be located in the opening of trees in a location to be determined between lots C, D, E, or F and approved by staff, with the option of staff bringing the revised plans to the Planning Commission.

Approved by roll call vote 7-0.

10. New Business:

Skyline Fall Protection

Tom Meidema of Meidema Metal Building seeks approval to construct a 9,600 square foot manufacturing and office building located at 8528 Lake Michigan Drive. The parties employ approximately 11 people, anticipating that would double in the relatively near future.

The Commissioners, Mr. Ransford, and the parties discussed slope, dumpster, landscape buffers, and the needs of this business in particular. A discussion concerning parking spaces, wheel stops, curb, and concrete, and truck turn concerns was heard.

Motion by Zeinstra to approve, seconded by Kleinjans with the following points:

- Remove southern parking space lines
- Check backout depth in the east parking area by staff
- Check parking detail regarding the type 3 concrete

Approved 7-0.

11. Public Comments: *Chairperson Longcore opened the public comment period. There being no comments, Chairperson Longcore closed the public comment period.*

12. Township Board Reports: None

13. Commissioner and Staff Comments:

- Commissioners discussed the need to address parking regulations around industrial facilities
- With regard to electronic updates provided by the Township, five Commissioners would like electronic copies, while two would like to receive hardcopies
- Planner Ransford noted concern for standards concerning bollards and dumpster screening

14. Meeting adjourned at 10:14 PM.

Next meeting October 1, 2018 at 7:30 p.m.