

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

Minutes of a Meeting held September 4, 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 August 20, 2018 Planning Commission Minutes. Seconded by Zeinstra. **Approved 6-0.**

5. A Motion was made by Longcore to approve the Agenda with the revision to approve the August 20, 2018 Minutes, rather than the August 6, 2018 Minutes. 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. There being no comments, Chairperson Longcore closed the public comment period.

7. Public Hearings:

A. Touch of Class Auto Wash

Rob Berends of Nederveld reviewed amendments to the existing site plan for the Touch of Class Auto Wash, located at 5505 Lake Michigan Drive. Mr. Berends explained points of the site plan previously discussed by the Planning Commission and the applicants.

Planner Ransford summarized the application, and its current status before the Planning Commission.

The Commissioners discussed requirements for installing irrigation on the property with the applicants, with brief comment on ADA accessible curbing in the rear vacuum area. The applicants agreed to include an ADA ramp as discussed, and ensure access is maintained to storm drainage.

In terms of landscaping, Planner Ransford noted while the number of ornamental plantings was appropriate, the plantings are homogenous, rather than a mix of species as required. The Commissioners reviewed other points of discussion on the revised site plan.

Motion by Schut, seconded by Adams to approve the major amendment to the existing site plan with the following conditions:

- Stormwater easement is provided for access between the two parcels and that the easement remains between the properties on Lake Michigan Drive going forward
- Irrigation is provided for the entire site pursuant to the zoning ordinance

- Installation of ADA compliant sidewalk and curb at the vacuum area
- Execution of the appropriate reciprocal agreement for the access easement at Lake Michigan Drive

Approved 6-0.

B. Trader's View – Planned Unit Development

Rob Berends summarized the final PUD site plan and changes made to the plan since the last discussion with the Planning Commission, including addition of space, increased setbacks, and addition of fencing. The developers seek rezoning from Agricultural and Rural (AG) to Planned Unit Development and a Final PUD site plan to establish 52 single-family lots.

Mr. Berends noted receipt of DEQ approval and submission of plans for the water main for the site.

Planner Ransford summarized the history and revision of the project, and highlighted points that had been previously discussed.

Chairperson Longcore opened the period for public comment.

Mr. Jay Knoper took the podium to discuss the site plan. Mr. Knoper is opposed to the PUD site plan. He noted the necessity of public water, and the difficulty of administering the PUD. Mr. Knoper expressed concern for children wandering onto his property which is actively used for hunting during the year. Mr. Knoper asked the developer install a proper fence to ensure the safety of children around his property. He also noted the project at present reduces the rural character called for in and protected by the Master Plan. Mr. Knoper also suggested shifting the trail access to the common area between Lots F and G from its current location.

Mr. Earl Devormer discussed his concerns about the site plan. His son, Joel Devormer, lives in the area, and Mr. Devormer queried the Planning Commission about buffers, greenbelts, or other screens that would keep "backyards quiet." Mr. Devormer would also like to know if he could throw and shoot skeet on his son's property with the project as currently anticipated.

Mark Guzicki lives in the area, and supports comments made by Mr. Knoper. Mr. Guzicki recalled comments he made at an earlier meeting and noted the importance of downward facing light fixtures to reduce, not increase, the level of light pollution from the development.

Mr. Jack Deglopper noted his concern about access to the development via Lincoln Street. Mr. Deglopper notes potentially heavy traffic will use the small road. He also wondered how long it will take public water to be run out and installed on the site and its properties.

Ms. Michelle Devormer expressed concern that additional building sites not be allowed into the currently defined project. Ms. DeVormer noted her desire to live in a country setting with her family without increased safety concern for high traffic volumes or the inherent issues of a crowded subdivision.

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

The Commissioners noted the developers would have to return and revisit the process if additional lots were desired. Water is anticipated to be installed at approximately the same time as improvement and paving of the road.

The Commissioners were not aware of local ordinance requirements concerning firearms, but suggested residents would likely be required to follow state regulations.

Mr. Berends and Mr. Moran addressed some of the points mentioned by attendees, with the water main and paving occurring in approximately June, 2019. The parties discussed placement of the trail, setbacks, wetlands, and other queries made by the neighbors.

With regard to the open-sided light fixtures, Mr. Berends offered a different fixture with full cut-off to diminish light pollution escaping from the fixtures.

The Planning Commissioners discussed the use of natural building materials for the project, as well as adjustment of building envelopes to create a more open feel for residents. Concern was expressed for the grade of the trail going down to the common area as well as for the volume carried by and the maintenance of the storm sewer on the property.

A discussion was held concerning construction and plotting of the road and related issues. Mr. Berends noted the profiles continue to be “tweaked,” and the grades will be reviewed and approved by Ottawa County Road Commission staff. The Commissioners noted further concern for grades and the separation between storm sewers and the water main, among several other issues.

Motion by Zeinstra to approve the resolution of the PUD with revisions to strike number 4 referring to Section 24.06J2, change number 2 referring to the light fixture, and change number 6 to allow final approval of construction plans by staff and the township engineer. The motion failed for lack of a second.

Citing unrest about the development, concern for open space, preservation of rural character and other issues, Motion by Knoper to table the issue until the next meeting. Seconded by Schut. **Approved 4-2.**

C. Hop Family, LLC Map Amendment

Mr. Rodney Brush summarized the rezoning request from Low Density One-Family Residential (R-1) to General Commercial (GC) at 6209 Lake Michigan Drive.

Planner Ransford revisited the aims of the request and potential conflicts with the Master Plan.

Chairperson Longcore opened the period for public comments.

Mr. Pierce Roon addressed his concern for access to the property and his preference that the property remain in residential use.

Craig Hopper, the owner of the property, discussed the history of the property and the differences in the zoning between the front and rear of the property.

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

Planner Ransford noted the lack of solid information about the privacy of the road leading to the library. The Commissioners discussed uses of the parcel and its access.

Motion by Schut to rezone from Residential (R-1) to General Commercial (GC), seconded by Adams.
Approved 6-0.

8. Site Plan Review: None
9. Old Business: None
10. New Business: None
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: A brief discussion was held concerning ADA requirements related to driveways in the Township.

Planner Ransford discussed irrigation regulations and the Commissioners discussed irrigation concerns and maintenance of trees in the Township.
14. Meeting adjourned at 9:54 PM.

Next meeting September 17, 2018 at 7:30 p.m.