

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 7, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Zuniga, Adams, Nadda
Absent: Zeinstra, Chapla, Westerling
Staff Present: Planner Greg Ransford, Kevin Yeomans
Public: Chris Adamson
3. Received for Information:
4. Motion by Nadda to approve the January 17, 2022 Planning Commission Minutes as presented.
Seconded by Adams. **Approved 4-0**
5. Motion by Loncore to approve the February 7, 2022 Planning Commission Agenda as presented.
Seconded by Zuniga. **Approved 4-0**
6. Public Comments for *non-public hearing item*:

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

A. Fire Station Update – Kevin Yeomans

Mr. Yeomans provided an update to the Planning Commissioners on the status of the Fire Station Project including a few minor changes to the plans.

Commissioners asked Mr. Yeomans about plans for the current building and any plans to update that building. Mr. Yeomans stated that there will be spaces opened when the Fire Department moves into their own building, but no plans yet to make any updates to the current building.

No more comments were made, and Chairperson Longcore closed the public comment section.

7. Public Hearings:

A. Text Amendments

- Section 4.01D – Zoning Districts
- Article 8 – [Title change]
- Section 13A.05(3) – Area Regulations, Side Yard
- Section 13A.05(4) – Area Regulations, Rear Yard
- Section 14.05B – Area Regulations, Side Yard
- Section 14.05C – Area Regulations, Rear Yard
- Section 14.07 – Moratorium
- Section 15.05B – Area Regulations, Side Yard
- Section 15.05 C – Area Regulations, Rear Yard
- Section 16.06 B – Area Regulations, Side Yard
- Section 16.06C – Area Regulations, Rear Yard

Planner Ransford introduced the Amendments.

Chairperson Longcore opened the floor to public comments. No comments were made, and he closed the public comment section and opened for Commissioner and Staff comments.

Motion by Adams to recommend adoption of all proposed text amendments to the Board. Seconded by Zuniga. **Approved 4-0**

8. Site Plan Review:

9. Old Business:

A. Master Plan

Planner Ransford reviewed the history of the Master Plan discussion. Planner Ransford presented the revised Future Land Use map.

Mr. Adams inquired as to the process of review. Planner Ransford responded that the Township will notify surrounding municipalities and then after the required 63 days of waiting for feedback from the municipalities there will be a public hearing held.

Commissioners directed Planner Ransford to send the proposed Master Plan on to the Township Attorney for review.

B. Renewable Energy Language

Planner Ransford reviewed his memo regarding the draft language to permit renewable energy uses within the Township.

Commissioners discussed the language and the differences between the different types of alternative energy producers and the options that they would have as a Planning Commission if the requests would come in.

Commissioners would like legal counsel to review and make suggestions and would like to review again when the full Commission would be available.

10. New Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section.

An attendee asked if the Master Plan is available on the Township website and Planner Ransford responded that he believed that there is a link on the website but will clarify with staff.

Mr. Yeomans updated the Planning Commission that there is some departmental work being done on the Planning and Zoning Department to improve processes.

No more comments were made, and Chairperson Longcore closed the public comment section.

12. Township Board Reports:

Board liaison was not here to provide a report.

13. Commissioner and Staff Comments:

Question regarding the Master Plan on the website, and Mr. Yeomans informed the Commission that there is a link on the website to the Fresh Coast Planning website where the updates of the Master Plan are posted.

14. Chairperson Longcore adjourned the meeting at 8:03 p.m.

Next meeting February 21, 2022 at 7:00 p.m.

