

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 16, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call:

Present: Longcore, Adams, Zuniga, Chapla, Nadda, Zeinstra

Absent: Westerling

Staff and Guests Present: Planner Greg Ransford, Joe Jacquot, Jack Barr

3. Communications and Correspondence:

Email from Fleis and VandenBrink regarding the review of the Hidden Shores West Phase 4 project.

4. Motion by Chapla to approve the January 2, 2023, Planning Commission Minutes as presented.

Seconded by Zeinstra. **Approved 6-0**

5. Motion by Longcore to approve the January 16, 2023, Planning Commission Agenda as presented.

Seconded by Zuniga. **Approved 6-0**

6. Public Comments for *non-public hearing item*:

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

Seeing no comments, Chairperson Longcore closed the public comment section.

7. Public Hearings: None

8. Site Plan Review:

A. Hidden Shores West Phase 4 – Site Condominium

Jack Barr from Nederveld, representing the applicant, introduced the project.

Planner Ransford reviewed the memo he prepared for the project.

Mr. Nadda questioned the maintenance of the open/green space. Mr. Barr stated that there is an agreement that has been amended with each phase of Hidden Shores West that lays out who is responsible for the maintenance of the open/green space.

Commissioners directed Planner Ransford to set the public hearing for this project.

B. Hidden Shores West Annual Mining Report

Jack Barr from Nederveld, representing the applicant, reviewed the Annual Report for the Hidden Shores West mining project.

Mr. Longcore questioned what is being done to take care of the stockpiles that are on the property, and Mr. Adams asked about the timeline for removing the stockpiles. Mr. Barr responded that he is not sure what is being done to take care of the stockpiles, but the ones that are around Phase 4 will be moved and grated during Phase 4.

Consensus among the Commissioners was that the PUD language can regulate the reclamation of the site and that the mining permit can be closed. Mr. Barr will provide a plan to make sure the piles are controlled from erosion by the public hearing.

9. New Business:

A. Election of Officers

Motion by Nadda to remove the Election of Officers from the Table. Seconded by Zeinstra.
Approved 6-0

Motion by Zeinstra to elect Mr. Adams as Chair, Mr. Nadda as Vice-Chair, and Mr. Zuniga as Secretary. Seconded by Chapla. **Approved 6-0**

10. Old Business: None

11. Public Comments:

Seeing no public present, Chairperson Longcore opened and closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Master Plan was adopted, had the 1st readings of the two Zoning Map Amendments, increased water meter rates to keep up with the cost, and introduced Kris Schuitema as the new appointed Trustee to replace Barb VanderVeen.

13. Commissioner and Staff Comments:

Thank you to Mr. Longcore and Mr. Chapla for serving and they will be missed.

14. Chairperson Longcore adjourned the meeting at 7:31 p.m.

Next meeting February 6, 2023, at 7:00 p.m.
Minutes respectfully submitted by Kelli McGovern

