

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 6, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Westerling, Zuniga, Nadda, Jacquot, Zeinstra
Absent: 1 vacant seat
Staff and Guests Present: Planner Greg Ransford, Robert Chapin, Justin Johnson, Richard Barber
3. Communications and Correspondence:
Review letters from the Township engineer and two letters from resident with comments regarding the public hearing were received.
4. Motion by Jacquot to approve the February 6, 2023, Planning Commission Minutes as presented. Seconded by Nadda. **Approved 6-0**
5. Motion by Adams to approve the March 6, 2023, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing item*:
Chairperson Adams opened the public comment section for non-public hearing items.
Bob Chapin, an Allendale resident, asked if the Planning Commission knows of a location within Allendale that is zoned for a gathering area for small band concerns, outdoor gatherings, etc.
Seeing no more public, Chairperson Adams closed the public comments section.
The Commission provided direction to Ransford to place outdoor venues on the next available agenda for discussion.
7. Public Hearings:
 - A. Centennial Townhomes – 24-unit multi-family development
The engineer representing the Centennial Townhomes project presented the proposed project.
Planner Ransford reviewed his memo.
Chairperson Adams opened the public comment section of the public hearing.
A resident who lives to the south of the proposed project thanked the developer for listening to his request at the last meeting and moving the southwest building further north. He asked that more trees be placed at the end of the two south drives within the property to eliminate headlight spilling onto adjacent properties.
Chairperson Adams noted that the Commission received two letters from residents regarding this project.
Seeing no more public, Chairperson Adams closed the public comments section.
Commissioners discussed the items on Planner Ransford’s memo and the concerns brought up by the public.
Motion by Westerling, seconded by Zeinstra to approve the Centennial Townhomes development with the following conditions:
 - Evergreens be placed at the end of the southern drives to block headlights to neighboring homes.

- Address the concerns listed in the Township Engineer’s letter dated 2/17/2023:
 - a. 20’ wide watermain easement
 - b. Revise grading plan to provide more slope to pavement.
 - c. Reconcile water service sizes.
 - d. Relocate 3 Ginko trees so they are not over watermain.
- Approval of OCWRC

Approved 6-0

8. Site Plan Review: None

9. New Business: None

10. Old Business:

A. Rusk Lake Associated Mining Application – 10618 Pierce St.

- Irrevocable Letter of Credit dollar amount reduction request

Planner Ransford reviewed his memo regarding the request from Rusk Lake to reduce the amount required for the Irrevocable Letter of Credit.

Planner discussed the issue and opined that there was sufficient information to reduce the dollar amount required for the Irrevocable Letter of Credit.

Motion by Zeinstra, seconded by Zuniga to adopt the revised resolution with a change to the OCRC Surety Bond amount to state “at the discretion of the OCRC”. **Approved 6-0**

11. Public Comments:

Chairperson opened the public comment section.

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

12. Township Board Reports:

Mr. Zeinstra reported that the Board was split on the decision for rezoning the property located on 52nd, and the rezoning did not pass.

13. Commissioner and Staff Comments:

Mr. Zuniga requested that someone investigate the lights at McDonald’s as neighbors are complaining that they are shining out instead of down as required. He also asked for clarification on the rule regarding no student housing west of 52nd Ave. Mr. Zeinstra answered stating that it is not a written rule, just an understanding that no R-4, High-density housing, would be west of 52nd Ave.

Mr. Adams asked Planner Ransford to prepare a template for motions, both for and against, so the Commissioners can be assisted in making complete motions. Planner Ransford agreed to work on providing this in the future.

14. Chairperson Adams adjourned the meeting at 8:12 p.m.

Next meeting March 20, 2023, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern

