1. Meeting called to order

2. Roll Call:

Present: Westerling, Adams, Zuniga, Longcore, Schut, Zeinstra
Absent: (One seat vacant)
Staff present: Planner Ransford

3. Received for Information: None

4. Motion by Schut to approve the October 7, 2019 Planning Commission Minutes. Seconded by Zeinstra. **Approved 6-0.**

5. Motion by Longcore to approve the October 21, 2019 Agenda. Seconded by Adams. **Approved 6-0.**

6. Public Comments for non-public hearing items:

   Chairperson Longcore opened the public comment period. He closed the public comment period due to no comments.

7. Public Hearings:

   A. Planned Unit Development & Site Condominium
      • Allendale Place – 64th Avenue – 37 Single-family site condominium units and private road

      Todd Stuive was present on behalf of the applicant. He recapped for the public the size of the property and lots, the layout and location of the site, and discussed the surrounding properties. Planner Ransford informed the public that the applicant came to the Planning Commission on May 20, 2019 and September 16, 2019. He said that the applicant asked for additional open space and changed the proposed playground to a pavilion in the open space. There have been no changes since the preliminary plan from the September 16, 2019 meeting. The Planning Commission is not the last board that would review this development – there would need to be approval from the Board of Trustees. The Planning Commission will review the Final Planned Unit Development for Allendale Place and if satisfied with the PUD, make a recommendation to the Board of Trustees.

      Chairperson Longcore opened the public comment period.

      Don Voogd of 6211 Timber Drive stated that he does not see why it is necessary to connect Allendale Place to Constant Drive of Trader’s Creek Landing. He was concerned with the traffic in his community and does not want to see the two roads connected.

      Steven Henry of 6330 Mista Drive was wondering if these proposed buildings are really condos. He felt that they look like single-family homes. He was concerned with the near by schools, amount of traffic, and the potential endangering of children who are picked up and dropped off by school buses in the area.

      Kurt Bullock of 6205 Timber Drive wondered why 30 bedrooms are permitted per acre. He also shared his concern over the widening of the road in Allendale Place, the rezoning of the site, destruction of the national vegetation, wetlands, and ponds, and feels that the open space should preserve national areas as much as possible.
Chairperson Longcore closed the public comment period as no further comments were made.

Mr. Longcore addressed some of the public’s questions. He said that this is a site condominium. He then asked Planner Ransford to explain the PUD. Mr. Ransford stated that in the state of Michigan, property owners are allowed to seek a plat. They can use a PUD to seek a density bonus and different amenities. Mr. Ransford explained to the public the Michigan laws and that a PUD gives Allendale Township greater control than that of a plat.

Mr. Longcore addressed questions regarding the adjacent properties. He said that the applicant chose to not stub the road because someone in the future may want to connect to Allendale Place. The Planning Commission did ask to keep as many trees to the north as possible for a buffer. He then asked the applicant to address the traffic and road development questions.

Mr. Stuive addressed the issue of the density bonus. He said that 35.3 units are permitted with the zoning of the property – the applicant is seeking one additional lot. He said that the road in Trader’s Creek was stubbed to the property line with the intent of being connected with a future development. The connecting road of Allendale Place is slightly bigger than Constant Drive because that is what was required by Allendale Charter Township fire department. All of the roadways are adequate and they are not proposing to make any changes to the roads in Trader’s Creek.

Mr. Longcore asked about the wetlands. Mr. Stuive said that there are no other wetlands on the site other than the drain. Mr. Adams asked if that wetland is being impacted. Mr. Stuive said that it is not, and that there are no other wetlands on the site.

Mr. Ransford stated that the township recently adopted new language that could require a traffic study but the proposed did not meet the threshold for a traffic assessment. The road commission will require the applicant to have a traffic assessment to see if a left turn lane will need to be created on 64th Ave. Mr. Longcore asked Mr. Stuive about the plan for snow plowing. He stated that there is a section regarding road maintenance in the master deed and there is an agreement between the township and Allendale Place. If the snow cannot be pushed, it will need to be moved from the site. Mr. Longcore asked if there is any parking for the mailboxes. Mr. Stuive replied that there is not.

Mr. Schut said that the road from Trader’s Creek was stubbed because the development was intended to be contented with a new development in the future. Mr. Zeinstra said that Constant Drive was stubbed and permitted to be smaller than what is standard because it was intended to connect to the Allendale Charter Township center. Planner Ransford said that he will verify that documents supporting legal connection pre-exist. The fire department would need to review the PUD again if the two roads do not connect.

A member of the public asked if the retention ponds are connected. Mr. Stuive said that they are separate and there will be a strip of land between the two.

Mr. Adams said that he agrees that Constant Drive of Trader’s Creek looks as though it was built to attach to something in the future.

Motion by Schut to make a recommendation to the Allendale Charter Township Board of Trustees the approval of Allendale Place with the proposed density bonus and because of compliance of the standards of Section 12.08 through adoption of the draft resolution with the condition that the Trader’s Creek PUD allows the stubbed road to be connected with the proposed development at the property line. Seconded by Adams. **Approved 6-0.**

8. Site Plan Review: None.

10. New Business: None.

11. Public Comments:

   Chairperson Longcore opened the public comment period. He closed the public comment period due to no comments.

12. Township Board Reports:

   Mr. Zeinstra stated that the Township Board continues to work on their budget for the next year.

13. Commissioner and Staff Comments:

   Planner Ransford said that the township looked at utility connection requirements and a modification to the subdivision ordinance. Chad Doornbos looked through the ordinance and was concerned over certain matters and noticed storm water issues. This issue will be brought to the Planning Commission at the next Planning Commission meeting. Township Supervisor Adam Elenbaas asked the Planning Commission for any suggestions for the vacant seat of the Planning Commission.

14. Chairperson Longcore adjourned at 7:45pm.

   Next meeting November 4 at 7:00 p.m.