ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 7, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

2. Roll Call:

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

3. Received for Information: Handouts from Amanda Murray during the meeting.

4. Motion by Schut to approve the September 16, 2019 Planning Commission Minutes. Seconded by Zuniga. Approved 5-0.

5. Motion by Longcore to approve the October 7, 2019 Agenda with the change of moving new business ahead of old business. Seconded by Zeinstra. Approved 5-0.

6. Public Comments for non-public hearing items:

   A. Amanda Murray – Lakeshore Advantage

Amanda Murray from Lakeshore Advantage recapped the information of the MEDC Site Readiness Grant. She stated that many companies do not grow in Allendale because of cost and lack of land. Amanda Murray is here today to see if the township would consider rezoning the land from agricultural to commercial. This fund requires the support of the township. The Planning Commission would need to make a recommendation to the Township Board that this site be rezoned. Ms. Murray would like an answer soon. There is an option of resubmitting this grant in 2020 if the township does not support it this year.

Chairperson Longcore asked why this property was selected. Ms. Murray stated that she maintains a relationship with brokers in Ottawa and Allegan County. She explained how both the township of Allendale and this site itself is positive for potential buyers. Buyers have looked at this site in the past.

Mr. Longcore said that potential buyers might be deterred because 56th Ave is Class A. Ms. Murray said that the township does not need to put money into this grant. Many companies are looking for a large track of land such as this site, and this grant would allow the buyer to see what their potential cost would be and a timeline of completion.

Mr. Zeinstra felt that the location is good for industrial development, but the road, water, and sewer would need to be updated. Mr. Longcore clarified that Lakeshore Advantage is asking the Planning Commission if the township would be willing to rezone the property. Ms. Murray said that this grant allows a potential buyer to know a timeframe for construction. A benefit to proceeding is the grant money and that the site goes on MEDC list for available properties.

This township may rezone this site as residential rather than industrial if they wish. The current owners would need to notify their neighbors that they are selling the property, and the neighbors would have first right of refusal.
Planner Ransford said that the township could not mark this property as Industrial zoning for this project only. If rezoned, any use within the District could be conducted. He said that this area is Master Planned for moderate to low density residential. Mr. Zeinstra asked if it would be ok to update the master plan to industrial if the landowner were willing.

Ms. Murray said that the next step in the process is to have the Township Board pass the grant with support of the Planning Commission. All commissioners are in support of this grant.

7. Public Hearings:

A. Meadow Lake Planned Unit Development – Township initiated rezoning to R-1, in part, of expired PUD

Bill Aukeman was present on behalf of his company and recapped the information regarding the need for rezoning of this site. Planner Ransford stated that The Planning Commission recommended that the property be rezoned to R-2 with the exception of a west strip of 291 feet be rezoned to R-1. This needed to be legally noticed, thus requiring this public hearing. Chairperson Longcore asked if the Planning Commission was here to discuss the remaining portion of the land that was suggested to be rezoned as R-2. Planner Ransford indicated the hearing is noticed for the west 291 feet to R-1.

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

Chairperson Longcore asked the Commissioners if they had any comments. They did not have any further comments.

Motion by Schut to recommend to the Township Board the approval of the amendment rezoning of the west 291 feet of the site to R-1 zoning and the remainder of the site to the R-2 zoning. Seconded by Zuniga. Approved 5-0.

B. Section25.06Fa – Application Process, Decision

Planner Ransford explained that a cross-reference to Section 25.05(B)(2) within Section 25.06Fa remained after an amendment to Article 25, when it should have been removed. Because Section 25.05 (B)(2) no longer exists, this proposed amendment removes this reference.

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

Chairperson Longcore asked the Commissioners if they had any comments. They did not have any further comments.

Motion by Schut to recommend to the Township Board amended Section 25.06Fa as presented. Seconded by Zeinstra. Approved 5-0.

8. Site Plan Review: None.

9. New Business:

A. JMM Developers Mining Application – 12084 46th Avenue

Jack Barr was present on behalf of the applicant and recapped the purpose of this Special Use application. He stated that JMM Developers would like to mine for sand on the property. Planner Ransford said that the applicant is proposing to complete the mining and create a pond in six
years; however, Allendale Township ordinance requires five years. This property is intended for three developments in the future.

Mr. Zuniga asked if the home to the east of the site was a part of the plan. Mr. Barr replied that the property is separate. He also stated that berm will be created after topsoil is laid down.

Mr. Schut suggested that the Planning Commission follow the ordinance stating that all mining and creation of the pond be created within five years. He asked if the sand was good quality, and Mr. Barr believed the sand was class two, MDOT building material. Mr. Schut then asked about the truck route. Mr. Barr suggested that the route ends where the pavement ends, near Pingree Street. He said that the applicant has applied to the road commission for road maintenance. The first 30 feet at the site entrance will be crushed concrete.

The Planning Commission and Mr. Barr discussed the grading of the pond, and Chairperson Longcore asked about berms planned to the north on the property. Mr. Barr replied that there would be no berms to the north and no trees on the berm. Chairperson Longcore asked if the applicant would be opposed to a temporary berm to help the neighbor near the site. Mr. Barr said that the applicant would be willing to put in a berm because they want to work with the community.

Consensus was reached that staff may schedule a public hearing.

10. Old Business:

A. Kennels

Planner Ransford expressed that the concern from the Planning Commission over the drafted language was noise and odor of the dogs. Chairperson Longcore suggested that it might be worth reducing the language to reference Ottawa County’s disorderly conduct ordinance. Planner Ransford was concerned what may happen if Ottawa County ever became lax in their wording of the ordinance.

The Planning Commission discussed the noise of dogs and the language of the ordinance. They determined that Allendale Township may enforce the county’s ordinance if they reference such ordinance. Mr. Schut felt that acreage on the property can allow for a buffer of sound, but Mr. Zeinstra does not feel that acreage is necessary. He also asked about hours of operation for the business and when the dogs are allowed outside. He suggested that dogs should be allowed to go outside during the hours of operation. Planner Ransford said that hours of operation could be separate from the outdoor activity of the dogs.

The language to regulate kennels is only intended for agricultural and rural estate districts. Mr. Zeinstra asked about necessary parking for these businesses. Planner Ransford said that the business owner would need to produce evidence of parking space for customers.

The Planning Commission discussed their next steps and thoughts about what they need to do next. It was suggested that the Commission list what they can from the Ottawa County code with no minimum acreage needed for the dogs.

Mr. Adams suggested that the applicant provide evidence of the amount of space required for the type of dog they are boarding. Mr. Schut suggested also adding more intents of use such as boarding, training, schooling, and breeding. The Commission discussed if grooming services are considered a kennel. Mr. Zeinstra asked if there is a need for a time limit for how long dogs are at the business. Mr. Longcore suggested removing training from the list and businesses that offer grooming services exclusively. The Commission also discussed commercial areas where a groomer or kennel may reside.
Chairperson Longcore asked if it is necessary to require buildings that house dogs to be 100 feet from another structure. The Commission agreed to remove that section from the ordinance. Mr. Longcore asked if anyone was opposed to applying this ordinance to all zoning districts. It was agreed upon that neighbors within 300 feet radius of these kennels should be notified of this change.

Direction was provided to Ransford to draft revisions for the next meeting.

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 started working on their financials for next year. They have approved the fitness courts in the township park. The Township Board approved the concept of the new fire station. This may include a future maintenance building. The township would like to start on the maintenance building right away. No further dates have been made in regards to construction.

13. Commissioner and Staff Comments:

Mr. Zuniga suggested looking into the application of car dealerships in town. He stated that cars have been parked and left on the grass for weeks on time at a car dealership. He is unsure if this is permitted.

Planner Ransford said that Tallmadge Township has reached Master Plan time frame. He informed the Planning Commission that nothing significant has changed that should impact Allendale. Most of what the township worked on in the Master Plan is their plan for commercial property west towards Allendale.

14. Chairperson Longcore adjourned at 9:09pm.

Next meeting October 21, 2019 at 7:00 p.m.