1. Meeting called to Order

2. Roll Call:
   Present: Adams, Longcore, Schut, Westerling, Zeinstra
   Staff Present: Planner Greg Ransford
   Absent: Kleinjans, Zuniga

3. Received for Information: None

   Approved 5-0.

5. A Motion was made by Longcore to approve the Agenda. Mr. Longcore moved to strike both items listed under Agenda item 9 relating to Allendale Baptist Church and to move New Business ahead of Old Business. Seconded as amended by Zeinstra. 
   Approved 5-0.

6. Public comments for non-public hearing items:

   Chairperson Longcore opened the comment period for non-public hearing items. There being no comments, Chairperson Longcore closed the public comment period.

7. Public Hearings: None

8. Site Plan Review: None

9. New Business:
   A. Allendale Crossings Planned Unit Development Major Amendment – Self-storage facility

   Mr. Jack Barr, with Nederveld, spoke on behalf of an anticipated self-storage facility on the northerly most piece of property known as Allendale Crossings which is the subject of a Planned Unit Development Major Amendment. Mr. Barr summarized the difficulties finding a use for the unique shape and location of the site.

   Mr. Barr requested waivers for required zoning features including concrete curbing, a dumpster enclosure, and a vegetative buffer. He discussed guidance desired from the Planning Commission and described the project.

   Mr. Ransford summarized the status of the project, and also the lack of underground irrigation on the site.

   The Commissioners and the project representatives discussed aspects of the project, including a buffer behind the storage units to exclude in-growing weeds, and several other issues.
The applicant is expected to address at least the following matters within the site plan:

1. Correct conflicting legal descriptions
2. Possibly eliminate the center apron
3. Increase south side landscaping to aesthetically improve the “front yard” area
4. Provide appropriate elevations
5. Provide irrigation system
6. Provide photometric plan

At the conclusion of the discussion, Mr. Ransford noted, with direction from the Planning Commission, updated materials will be provided concurrent with the public hearing being scheduled on the matter.

B. Text Amendment - Section 3.18 Marihuana Facilities and Establishments Prohibited

Planner Ransford described the process for prohibiting commercial marijuana establishments. The Commissioners discussed the definition of grow facilities and commercial establishments in Allendale.

With no further discussion, Planner Ransford will schedule the matter for public hearing.

10. Old Business:
   A. Traffic Study language
      Planner Ransford reviewed findings regarding the Trip Generation Manual and township traffic data. The Commissioners reviewed and discussed the language used by Jamestown Charter Township.

      The Commissioners requested Planner Ransford prepare traffic study language appropriate to Allendale Charter Township as discussed.

11. Public Comments: Chairperson Longcore opened the public comment period. There being no comments, Chairperson Longcore closed the public comment period.

12. Township Board Reports: None

13. Commissioner and Staff Comments: A discussion ensued between Commissioners about appropriate efforts to support the actions and approvals made by the Planning Commission. For example, the Minutes should reflect references to the appropriate Ordinance when a Motion is made to deny an application.

      The Commissioners also discussed the agreeability of having appropriate plans and illustrations to view and discuss when reviewing project applications.

      Planner Ransford briefly discussed PUD language relative to community wells and was directed to prepare an amendment to Section 12.05c to be consistent with previously amended language

14. Meeting adjourned at 8:45 PM.

   Next meeting March 4, 2019 at 7:00 p.m.