ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of a Meeting held March 18, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to Order

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

3. Received for Information: None

4. Motion by Schut to approve the February 18, 2019 Planning Commission Minutes. Seconded by Zeinstra. **Approved 5-0.**

5. A Motion was made by Longcore to approve the Agenda. Seconded 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:
   A. Text Amendment: Section 12.05C – Development Requirements for All PUD’s, Utilities

      Mr. Ransford provided a recap of the amendment. Chairperson Longcore opened the public hearing for comment.

      Allendale resident, Mr. David Kraker spoke in support of actions that strengthen the long-term sustainability of the local water supply. Mr. Kraker recapped the recent MSU study that reviewed groundwater status in Allendale. Mr. Kraker encouraged the Township to continue with language and actions that support conservation and rejuvenation of a quality water supply.

      Mr. Kraker asked whether a Type One water supply could put a developer in control of a “public water supply.” A Type One system allows, for example, for a mobile home park to tap into the Township system with backflow protections on either side.

      With a Type One water supply, a developer on a project of 25 or more residences could put in a well, meet the certifying criteria of a Type One water supply, and have full control of that “public water system.” Mr. Ransford noted there was not a definition of “public water system” within the present subdivision ordinance.

      The Commissioners discussed the issue and Mr. Kraker offered additional thoughts on municipal terminology that would eliminate the loophole in the language.

      Motion by Zeinstra to table the Section 12.05C text amendment to an upcoming meeting with direction provided to Ransford. Seconded by Zuniga. **Approved 5-0.**
A. Text Amendment: Section 3.18 – Marihuana Facilities and Establishments Prohibited

Planner Ransford noted that review of language was requested by the Trustees to consider whether Allendale should opt out of storefronts and other facilities that would sell recreational marijuana within Allendale Township. The provision does not apply to individuals, caregivers, and patients covered under the Medical Marijuana Act.

*Longcore opened and closed the public hearing section.*

The Commissioners discussed the amendment, its provisions, and how the language impacts those with medical marijuana needs. Planner Ransford indicated he would review the matter with Township legal counsel.

Motion by Schut to table the ordinance on the prohibition of Marijuana Facilities and Establishments, Section 3.18. Seconded by Zuniga. **Approved 5-0.**

8. Site Plan Review: None

9. Old Business:

A. Sanitary Sewer Connection Requirement – Discussion with Chad Doornbos

Mr. Doornbos, representing Allendale utilities, offered comment on Type One water systems, and construction of new roads in some areas.

Mr. Doornbos discussed long-term plans for building out the Allendale Township water supply infrastructure into 2039. He discussed the need for robust planning which will enable the municipality to drive the development of the system, rather than passively allowing it to develop in segments. Mr. Doornbos presented a planning and budget summary of the development plan.

The Commissioners discussed the planned infrastructure with Mr. Doornbos. He noted the need for developers to tie into the new infrastructure plan. This would justify the investment and support overall Township planning. Mr. Doornbos noted the Township is moving away from allowing the development of private sewer systems.

The Commissioners discussed the desirability of requiring that proposed developments hook into the existing sanitary sewer district. In the interim, the Commission discussed the problem of requiring hook-up to utilities that may not exist for years or a decade. For areas where the Township has not yet built the infrastructure, or where a developer seeks to hook into the Township water supply from outside the sanitary sewer district, developers could pay for building the infrastructure subject to a buy-back agreement from the Township.

The Commissioners discussed the only exception to hooking up to Township infrastructure will be along a private road within an agricultural zone. Based on consensus and direction of the Planning Commission, Planner Ransford indicated he would review and provide draft language.

B. 2019 Work Program – Industrial stormwater raised curbing

The Commissioners briefly discussed the status of the draft Work Program. Zeinstra moved to approve the 2019 Work Program with the deletion of item number seven. Seconded by Schut. **Approved 5-0.**
C. Parking Lot Curbing Standards

Planner Ransford recapped the previously discussed parking lot curbing standards. The Commissioners discussed terminology and the requirements of concrete curbs. Based on consensus and direction of the Planning Commission, Planner Ransford will provide new draft language.

D. Allendale Baptist Church Information

- Legal response to planned monumental cross on Lake Michigan Drive

Planner Ransford summarized the opinion of legal counsel that a proposed 40’ cross suggested by the Allendale Baptist Church could be considered a “structure” rather than a sign. The Commissioners discussed the difference between a “sign” and a “structure.” Points were heard supportive of the cross as a sign and of a structure. Conversation followed concerning the weathering of a cross of such height in a storm, as well as the long-term advisability of monumental structures of this nature on Lake Michigan Drive.

- 2015 Community Strategic Plan impacts

Planner Ransford discussed the development of the 2015 Community Strategic Plan, which was drafted in 2003. Mr. Ransford noted that aspects of the future development of the Allendale Baptist Church both do, and do not, comport with the Strategic Plan. He noted the Church might better design its project to align with points of the Strategic Plan.

Considerable time was spent discussing varied use plans for the site suggested by the Baptist Church, the Allendale Christian School site, the purchase of properties, and the use of roadways.

E. Traffic Study language

Planner Ransford summarized draft language concerning traffic calculations and draft traffic impact studies. The Commissioners tabled discussion of the draft language to review at an upcoming meeting.

10. New Business: None

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: As Planner Ransford will be attending the MTA Conference on the next Planning Commission date, an associate from his office will be attending the meeting in his stead.

14. Meeting adjourned at 10:04 PM.

Next meeting April 1, 2019 at 7:00 p.m.