1. Meeting called to Order

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

3. Received for Information:

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

5. Motion by Longcore to approve the Agenda. Seconded by Schut. **Approved 5-0.**

6. Public Comments for non-public hearing item:
   *Chairperson Longcore opened the comment period for non-public hearing items.*

   Karen Hordyk a resident of Allendale asked if the student housing district has changed. Is 52\textsuperscript{nd} Ave. still the dividing line?

   Commissioners answered that yes the R-4 zoning district is still restricted to the area between Rich St. and Pierce St. and from 52\textsuperscript{nd} Ave. to the college. However, that does not prohibit students from inhabiting other areas of the Township.

   *Chairperson Longcore closed the public comment period.*

7. Public Hearings: None

8. Site Plan Review: None

9. Old Business:
   A. Allendale Crossings Planned Unit Development Major Amendment – Self-Storage Facility

   Mitch Koster with Biltmore presented the proposed Self-Storage Facility to be located in the Allendale Crossings Planned Unit Development. Mr. Koster summarized the changes that had been made and the plans provided for the landscaping, elevations and the photometrics of the site.

   Commissioners and Mr. Koster discussed aspects of the project, including the Fleis & VandenBrink memorandum, various drainage considerations, ADA requirements for slope, adjusting the landscaping to be a better screen for the site, possible special building code requirements since the building is proposed to be on the property line, site lighting, and building elevation requirements.

   Commissioners commented that in order for the proposed use to fit in with the surrounding area the elevations need to be updated to fulfill the ordinance requirements and the landscape needed to be updated to better screen the building from M-45.
10. New Business: None

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

12. Township Board Reports: None

13. Commissioner and Staff Comments:

   Planner Posillico brought up the application for a special use next to the Township Library for another self-storage facility and asked the Commission’s opinion on when to put them on the agenda as the other reviewing agencies in the Township are on spring break and unable to review the project until next week at the earliest. Chairperson Longcore stated that he would like to push the project to the May meeting in order to have all the information needed to do a complete review.

   Commissioners discussed self-storage facilities in the General Commercial Zone and the ability of the Planning Commission to regulate the visual effect of the facility on the surrounding uses.

14. Meeting adjourned

Next meeting April 15, 2019 at 7:00 p.m.