ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
May 20, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

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

3. Received for Information: None

4. Motion by Schut to approve the May 6, 2019 Planning Commission Minutes. Seconded by Zuniga. **Approved 5-0.**

5. Motion by Longcore to approve the agenda. Seconded by Adams. **Approved 5-0.** Longcore, Adams

6. Public Comments for non-public hearing items: none

7. Public Hearings: none

8. Site Plan Review: none

9. Old Business: none

10. New Business:
   A. Planned Unit Development & Site Condominium
      • Allendale Place – 64th Avenue – 37 Single-family site condominium units and private road
      • Todd Stuive spoke on behalf of the applicant. Mr. Stuive discussed the following provisions:
         o If the private road modifications are appropriate, such as the width and if the school buses will enter the site and be able to turn around, the number of street trees, and if the private road that extends to the east should be stubbed.
         o If the playground is enough to warrant three bonus units.
         o If the open space can preserve enough trees.
         o If the pond and the sewer line from Traders Creek Landing to the south can be extended onto the new site.
      • On behalf of the applicant, Steve Tjapkes said that the HOA from Traders Creek Landing has approved the provisions for the planned new site.
      • The Allendale Fire Department will review the site plan and report any comments and requirements required for the fire hydrants prior to the public hearing.
      • The Planning Commission directed the applicant on multiple matters for review. The applicant will need to finalize these matters prior to the completion of the site plan:
         o Provide a plan regarding the number of lots they will eliminate because the Commission feels that the playground is not enough to justify a bonus density. Alternatively, the applicant could propose a modified amenity to accomplish the bonus density for review by the Commission.
         o If the private road to the east will be stubbed.
         o If school buses will enter private roads, and if so, be able to turn around on the private road.
More information and complete narrative on the wetland.

- Once the site plan is complete and verified by staff, the applicant can be scheduled for the public hearing.

B. Discussed Item

- Section 3.12 – Principal Building on a Lot
- This ordinance limits lots to not more than one principal building, except in cases where the Planning Commission determines otherwise.
- The Planning Commission concluded that multiple uses should support each other in some way to be considered a collective principal use.
- The J&H self-storage proposal does not constitute a principal use with the existing gas station and convenience store because the uses do not support each other. The applicant can present a modification for review by the Planning Commission.

11. Public Comments: Chairperson Longcore opened the public comment period. He closed the public comment period due to no comments.

12. Township Board Reports: none.

13. Commissioner and Staff Comments: none

14. Chairperson Longcore adjourned the meeting at 8:28pm

Next meeting June 3, 2019 at 7:00 p.m.