ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
May 6, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

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

3. Received for Information: None

4. Motion by Zeinstra to approve the April 15, 2019 Planning Commission Minutes. Seconded by Schut. Approved 6-0.

5. Motion by Longcore to approve the agenda. Seconded by Zuniga. Approved 6-0.

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

7. Public Hearings: None

8. Site Plan Review: None

9. Old Business:
   
   A. Text Amendments: Section 3.18 – Marijuana Facilities and Establishments Prohibited
      
      - Mr. Sullivan discussed what would be prohibited and not prohibited. CBD oil sales and transport businesses are not prohibited, but testing and production facilities are prohibited. Every future marijuana product would need to be evaluated on an individual basis.
      - What is allowed on the Grand Valley State University campus is determined by the State of Michigan. Mr. Zuniga asked what could be done about illegal marijuana sales. Mr. Sullivan stated that this was an issue for law enforcement.
      - Planner Ransford said that if there were no further revisions, the Planning Commission could send this to the Township Board. Mr. Zeinstra suggested putting this on next meeting’s agenda if the Commissioners would like to review it.

      Mr. Schut made a motion to recommend adoption of the amendment to add Section 3.18 to the zoning ordinance, and Mrs. Kleinjans seconded. Motion carried unanimously.

10. New Business:
    
    A. Special Use Application: Allendale Storage Units (Hop Family, LLC) – 6209 Lake Michigan Drive – Self-Storage Facility
       
       - Chairperson Longcore asked if the applicant was present. Mr. Joe Grochowalski spoke on behalf of the owner. He stated the changes to the site plan that the owner would like, including relief from using specific materials and landscaping only certain parts of the property.
       - Mr. Zeinstra suggested setting a public hearing date once the plan has been revised. Planner Ransford stated that the Commission agrees upon areas that need to be revised, which include:
         - Gate detail
         - All required landscaping shall be planted
Building material specifications will be provided and elevations updated to comply with the ordinance.
- Chain link fencing shall be vinyl coated.
- Installation of a solid vinyl fence west of the storm water area and up the property line to the proposed building corner.
- Include all irrigation notes on the site plan in compliance with the ordinance.
- Provide the hours of operation.

The Planning Commission directed the applicant to provide existing conditions of the entire site to confirm compliance with lighting, landscaping, dumpster enclosure requirements, and other zoning ordinance provisions. The applicant can be scheduled for public hearing if the site plan is found complete or if the applicant would rather come back to the Planning Commission prior to attending the public hearing, that is an option.

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 there were no other plans other than the site plans for the proposed new firehouse. It has not been decided on how it will be funded.

13. Commissioner and Staff Comments:
Discussion was held with attorney Sullivan regarding various matters.

Mr. Zuniga said that boy scouts would be attending a Planning Commission meeting in the near future.
Planner Ransford discussed what would be on the agenda for the meetings on May 20, 2019 and June 3, 2019.

14. Chairperson Longcore adjourned the meeting at 8:43 PM.

Next meeting May 20, 2019 at 7:00 p.m.