ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
July 1, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

2. Roll Call:
Present: Westerling, Adams, Zuniga, Longcore, Schut (arrived at 7:10pm), Zeinstra
Absent: Kleinjans
Staff present: Planner Greg Ransford

3. Received for Information: None

4. Motion by Zeinstra to approve the June 17, 2019 Planning Commission Minutes. Seconded by Zuniga. Approved 5-0.

5. Motion by Longcore to move New Business ahead of Old Business. 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: None

8. Site Plan Review: None

9. New Business:
   A. 10900 56th Avenue Planned Unit Development Inquiry (Meadow Lake)

      Bill Aukeman, on behalf of the applicant, requested that the property be rezoned to R-2 medium density residential district. The property was previously zoned as a PUD, but that has since expired. The zone that it would revert to is no longer. The Planning Commission discussed the various aspects of R-1, including the previous R-1A and R-1B, and R-2 zones. Prior to rezoning to PUD, the property was zoned as R1A.

      The Planning Commission concluded that the property should be rezoned to R2. The Planning Commission directed Ransford to initiate the process for rezoning to R-2.

10. Old Business:
    A. Text Amendments
        • Section 21.04E – Parking Lot Construction Requirement
        • Section 21A.04G1(i) – Greenbelt Requirements, Off Street Parking Area Landscaping Requirements
        • Section 23.06J – Design Standards for Major Residential Developments, Paved Streets and Parking Areas
        • Section 24.06L – Traffic Impact Study

    Mr. Schut made a motion to recommend to the Township Board an adoption of the following four amendments as discussed in the last Planning Commission meeting: Section 21.04E, Section 21A.04G1(i), Section 23.06J, and Section 24.06L. Seconded by Zuniga. Approved 6-0.
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:

The Planning Commission discussed the plastic fencing on the property of Grand Valley Dentistry.

14. Chairperson Longcore adjourned the meeting at 7:29pm.

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