1. Meeting called to order

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

3. Received for Information: None

4. Motion by Schut to approve the July 1, 2019 Planning Commission Minutes. Seconded by Zeinstra. **Approved 6-0.**

5. Motion by Longcore to approve the July 15, 2019 Agenda. Seconded by Schut. **Approved 6-0.**

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:
   A: DewPointe West Phase 3 – Final Plat

   Adam DeYoung was present on behalf of the applicant. Planner Ransford instructed the applicant to keep the street trees according to the township’s requirements. The applicant agreed. Commissioner Adams discussed various matters in regards to the site plan, including asking Mr. DeYoung questions about the roads. Mr. Adams had concerns over the low profile, which could create a puddle. Mr. DeYoung guaranteed that proper construction has already begun.

   Motion by Commissioner Schut to recommend to the Township Board the approval of DewPointe West Phase 3 – Final Plat with the condition that the street trees are constructed according to the preliminary plat site plan. Seconded by Kleinjans. **Approved 6-0.**

   The Commission and Mr. DeYoung discussed the timeline for applicant construction, site plan review, and final plat. Mr. DeYoung made suggestions for the Commission, including reviewing the Final Plat site plan at a different time of the construction process.

9. Old Business: None

10. New Business: None

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 said the sewer system and industrial developments were discussed.
13. Commissioner and Staff Comments: Chairperson Longcore said they would discuss in a future meeting the process and steps for final plats. The Commission discussed future public hearings. Planner Ransford spoke on the next steps of Allendale Place.

14. Chairperson Longcore adjourned at 7:33pm.

Next meeting August 5, 2019 at 7:00 p.m.