ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
August 5, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

2. Roll Call:

Present: Westerling, Adams, Zuinga, Longcore, Schut, Zeinstra
Absent: Kleinjans
Staff present: Ransford

3. Received for Information:

The Planning Commission received revised leaching basin design calculations for the new parking lot of Peppino’s Pizzeria and Sports Grille.

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

5. Motion by Longcore to approve the August 5, 2019 Agenda. Seconded by Zuniga. Approved 6-0.

6. Public Comments for non-public hearing items:

An un-named member of the public asked the Planning Commission to turn up their microphones and to speak closer into them.

7. Public Hearings:

A. Meadow Lake Planned Unit Development – Township initiated rezoning to R-2 of expired PUD.

Bill Aukeman was present on behalf of his company, speaking about his original inquiry and why the township initiated the rezoning. Mr. Aukeman explained that property was never built on the land. He purchased the land from a third party in December of 2018. Because he purchased the property as a PUD and never built upon it, the property reverts to the previous zone prior to being zoned as a PUD. The township has since eliminated R-1A Zoning Districts and the PUD has expired. The zoning districts R-1A and R-1B have been replaced with the present R-1 Zoning District.

Mr. Ransford explained to the public how the process of tonight’s meeting will go, including the steps that the Planning Commission takes.

Chairperson Longcore opened the public comment period.

Seth Kooiker of 10961 Lance Ave. would like to be provided a copy of the ordinance to the addresses that are near this property. He was concerned that multi-family units were going to be built on the property.

Caleb Jonker of 10881 56th Ave. was concerned that duplexes would be built on the property and that his property value would diminish. He would like to be informed of the master plan prior to construction.

Sharon Jonker of 10881 56th Ave. was concerned that under R-2 zoning, campus dormitories could be built on the property. Her additional concerns include the website has conflicting information, the speed limit of 56th Ave., and the value of her property if a duplex is built. She spoke with a township assessor today about an upcoming assessment and she feels that more rental properties need to stay closer to GVSU.
Karen Hordyk of 10915 56th Ave was concerned over the speed on 56th Ave. She has asked the township to lower the speed before. She believes that GVSU housing is supposed to be built east of 52nd Ave.

Josh Mokma of 10949 Lance Ave. wondered how the roads on the property would be developed. He wondered how would traffic be routed, even on Lance Ave because many children live on that street. He does not want additional traffic. His house has an easement; therefore, he is concerned about the new properties’ drainage onto his property.

Bill Aukeman responded to some concerns. He cleaned up many of the dead ash trees. The work that is occurring now is in regard to parcel splits on 56th Ave. He split property with the approval of Allendale Township. He currently has six residential lots on the road front of 56th Ave. The work that is occurring now is not for a planned development; it is developing the land. Some of the dirt on the property has been moved to the front of 56th Ave. He has no intention to built duplexes and would like R-2 Zoning because it allows for 80 foot lots.

Caleb Jonker of 10881 56th Ave. asked why the neighbors of this property are not notified that Mr. Aukeman is allowed to make the lots larger. He asked the Planning Commission why they are willing to rezone the property when Mr. Aukeman does not yet have a plan.

Seth Kooiker of 10961 Lance Ave. asked why the public was not notified that Mr. Aukeman split the lots. Mr. Longcore said that anyone is allowed to split lots at anytime, and state law governs this ability.

Josh Mokma of 10949 Lance Ave. requested to keep the green space behind the homes.

Chairperson Longcore closed the public comment period due to no further public comments.

Mr. Longcore addressed the public’s questions and concerns:

- The township does not control the speed limit on the roads – it is governed by the county and MDOT.
- Any new development must be self-contained. Homes may not drain onto their neighbor’s property. This would be considered trespassing.
- This property should have reverted to the original zoning district, but because R-1A and R-1B no longer exist, R-2 is a more logical choice for this property. R-2 does not allow for multi-family properties like apartments or duplexes. This ordinance governs existing multi-family properties that are classified under this zoning district before the ordinances were changed.
- There is no site plan to review because there is no existing site plan. The owner Mr. Aukeman is requesting this property be rezoned only at this time.
- The public would be notified if a Special Use was requested.

Mr. Schut stated that any person may request that their property be rezoned. They are not required to provide a site plan at that time.

The Commission assured the public that any property, regardless of the type, must be a permitted use under the R-2 ordinance in order to be built, including a site condominium. The Commission and the public discussed the possibility of this type of development.

The Planning Commission discussed amongst themselves and agreed that this property fits with the other properties along 56th Ave. While they originally believed that the entire property should be R-2, Mr. Schut felt that R-1 is more similar to the original zoning of the property: R1-A. It should be noted that one lot has already been sold. Mr. Longcore suggested that the 292 foot strip along 56th Ave be zoned as R-1, while the rest of the lot be R-2.

Ransford noted that a new public hearing is likely necessary if a portion of the property is recommended for the R-1 Zoning District, since the hearing was only noticed for R-2. While this is likely, Ransford
suggested that the motion carries out the desire of the Commission and he will verify with the township legal counsel if a new hearing is required for the west 292 feet of property.

Motion by Schut to make a recommendation to the Township Board a rezoning of the Meadow Lake Planned Unit Development from the expired PUD to R-2 with the exception of the west 292-foot strip of land along 56th Ave.; these lots are to be rezoned to R-1. Seconded by Adams. **Approved 6-0.**

B. Home Occupation Special Use

A. Natan Automotive – 9305 Lake Michigan Drive – Seeking to operate an automotive repair shop from an accessory building as a home occupation.

The applicant, Jorge Ocampo, was present. Mr. Ocampo submitted the site plan prior and came before the Planning Commission on June 3, 2019. Mr. Ransford stated that the applicant has provided everything that the Commission has asked of him, with the exception of moving the garage doors to the east side of the building. The building does not allow for this change.

**Chairperson Longcore opened the public comment period.**

The applicant’s neighbor, Edwin Goen of 9329 Lake Michigan Drive, was present. He spoke highly of Mr. Ocampo. He stated that he is a great neighbor and that there should be no problem that the doors face Lake Michigan Drive. Commissioner Schut stated that there should be no issue why the doors could not face the east side of the building. Mr. Ocampo insured that he does not work on vehicles with the garage doors open. Mr. Schut expressed concern over the dumpsters on the west side of the property. The dumpsters are Mr. Goen’s, and Natan Automotive has no need for dumpsters.

Mr. Zeinstra expressed concern of the possibility of abandoned vehicles in the front parking lot. The Commission agreed that vehicles are to be serviced inside the building only, never outside of the building in the four parking spaces.

**Chairperson Longcore closed the public comment period due to no further comments.**

Motion by Adams to approve the Special Use Permit as present by Natan Automotive – 9305 Lake Michigan Drive – Seeking to operate an automotive repair shop from an accessory building as a home occupation. Seconded by Westerling. **Approved 6-0.**

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Allendale Meadows Planned Unit Development Major Amendment – Parking Lot replacement and expansion

Clement Audu, from Audu Engineering Consultants, spoke on behalf of the applicant, Carlo Dileonardo. Mr. Dileonardo, the owner of Peppino’s Pizzeria and Sports Grille, was also present. Mr. Audu addressed certain items including the dumpster enclosure. No information on the restaurant’s dumpster was provided, only the adjacent Dairy Queen’s dumpster.

The Planning Commission and the applicant reviewed various matters. The Commission was concerned about the plan for the three new catch basins, the existing sidewalk on the north side of the parking lot, and the flow of the parking spaces. The Commission agreed that the applicant should create a new plan with an appropriate, functioning parking lot with proper flow of traffic and sufficient landscaping, including landscaping irrigation that meets the current ordinance language. The existing plan does not permit suitable flow of vehicles nor correct drainage. The landscaping needs to include coverage for the lighting on the
north end of the parking lot in order to block light that may shine onto the homes in Allendale Meadows. The applicant may use asphalt as their material.

The applicant may present a plan modification for review by the Planning Commission or staff may schedule the public hearing when the plans are updated pursuant to Planning Commission direction.

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 was not present at the last township board meeting.

13. Commissioner and Staff Comments: None.

14. Chairperson Longcore adjourned at 9:07pm

**Next meeting August 19, 2019 at 7:00 p.m.**