ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

September 3, 2019
7:00 p.m.
Allendale Township Public Meeting Room

1. Meeting called to order

2. Roll Call:

Present: Adams, Schut, Zeinstra, Longcore
Absent: Westerling, Zuniga
Staff present: Planner Ransford, Attorney Sullivan

3. Received for Information: A document from Amanda Murray of Lakeshore Advantage regarding the MEDC Site Readiness Application.

4. Motion by Schut to approve the August 5, 2019 Planning Commission Minutes with a change to the third paragraph from the bottom of page two to state “must be a permitted use” rather than “must be permitted.” Seconded by Zeinstra. Approved 4-0.

5. Motion by Longcore to approve the September 3, 2019 Agenda. Seconded by Schut. Approved 4-0.

6. Public Comments for non-public hearing items:
   A. Amanda Murray – Lakeshore Advantage

   Jennifer Owens was present in place of Amanda Murray. She stated that this MEDC Site Readiness Grant was selected for 11800 56th Avenue. The purpose of this grant is to prepare this site for future development and assess its potential for industrial development. $87,000 is needed to prepare the site, and $18,000 has already been received.

   If the grant were accepted, Owens stated the project would provide the following: An environmental site assessment, a boundary survey, a title search to confirm the legal owner of the property, geotechnical engineering services, a study to estimate the potential of the site as an industrial development, a building and elevation architectural layout, a schedule of construction and budget, a site plan that allows for numerous building scenarios for up to 1.7 million square feet, and the organization of all activities prior to construction.

   If the grant were accepted, $70,000 would be given to the township to bid out the services to prepare the piece of land. No money would go to the current landowner. Allendale Township would seek request for proposals. This is a federal grant, and there will be a grant agreement that the township will take on.

   Commissioner Adams asked how Lakeshore Advantage made profits. She replied that the township provides an annual investment to Lakeshore Advantage. The land is currently zoned as Agricultural, and the grant does not require the land to be rezoned if accepted. Chairperson Longcore inquired about the possibility of the township rezoning the property, and if a potential rezoning would fit with the surrounding properties. The commission discussed the zoning districts around this property. This entire parcel would be included in the grant.

   The Commission questioned if the road would be accessible for trucks. Owens said that the feasibility study would provide this information. The Commission was also concerned about industrial traffic.

   Chairperson Longcore asked how this property was selected for the grant. Owens said this was one of 15 sites submitted as a proposal to receive the grant. Thought was put into which site has the best surrounding infrastructure and land, and the best options of the property. The Commission asked why a smaller acre lot
was not selected. Owens felt that 50 acres was required for submission. The township cannot suggest a new site because the grant is tied to this site only.

Attaining this site analysis prior to purchasing the property benefits prospective buyers. This would make the site an appealing piece of land for a developer. Both the current owner and future developer would not need to pay for this site analysis. Owens said that the owner of the property showed interest in selling the property if this site was developed.

The Commission feels that they need to have a discussion on the rezoning of the site. They will discuss the possibility of this grant at the next Planning Commission meeting. Interest was shown by the Commission to view this site in the context of the Master Plan. Lakeshore Advantage will provide additional information at the next meeting. The Township Board would need to approve this grant. A decision needs to be made regarding acceptance of the grant by October 1, 2019; however, Owens said that they could ask for an extension.

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

7. Public Hearings:
   A. Text Amendments
      • Section 5.02A2 – Permitted Uses (Kennels)
      • Section 5.03L – Uses Requiring Special Approval (Kennels)
      • Section 6.02A4 – Permitted Uses (Kennels)
      • Section 6.03N – Uses Requiring Special Approval (Kennels)
      • Section 25.05B – Exemption from the Special Land Use Permit Requirement for Wireless Communications Equipment Collocation
      • Article 25(a) – Small Cell Wireless Communication Facilities

Planner Ransford recapped the information that was discussed at an earlier meeting regarding the complaints of the kennels. There were noise complaints and loose dogs on neighbor’s property. Kennels are treated like cattle within the agricultural districts: they are permitted by right.

Bob Sullivan, Allendale Township attorney, stated that the township has a different desire than the county regarding kennels. The township currently does not have any control over the regulation of these kennels. Chairperson Longcore stated that there are boarding operations for horses just as there are for dogs. Mr. Sullivan replied that there is a difference between boarding an animal verses farming an animal. Mr. Zeinstra felt that dogs were not regulated under the Right to Farm Act because humans do not consume dogs like they do cattle.

The Commission discussed the right to farm, including how farming may be classified based on the purpose of the animal. Mr. Zeinstra asked if the Commission should add additional standards to the Special Use. Chairperson Longcore felt it was in the best interest to define “kennel,” and the Commission needs to determine if this location is breeding the dogs for profit or boarding them for their owners.

The Commission will revisit this text amendment at the next Planning Commission meeting.

Planner Ransford recapped Article 25(a) for the Commission. In anticipation of an increase in demand for small cell wireless facilities, this amendment provides guidelines for these facilities. Municipalities are not able to control much in regards to these facilities because they are regulated by the state government. Camouflaging these facilities is limited. Mr. Sullivan said that the township ordinance mirrors what is in state law. These facilities are said to be paving the way for 5G.

Chairperson Longcore opened the public comment period on all of the text amendments. He closed the public comment period due to no comments.
Section 5.02A2, Section 5.03L, Section 6.02A4, and Section 6.03N will be revisited at the next Planning Commission meeting. Section 25.05B will be removed.

Motion by Schut to make a recommendation to the Township Board to approve Article 25a as provided. Seconded by Zeinstra. **Approved 4-0.**

8. Site Plan Review: 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 was not present at the last township board meeting.

13. Commissioner and Staff Comments:

   Mr. Ransford recapped the Hidden Shores West PUD Resolution for the Planning Commission. Pursuant to Section 1E7 of the PUD Resolution, a pocket park was supposed to be built rather than the wetland mitigation that occurred in its place. The Commission discussed the history behind this PUD, and Chairperson Longcore stated the information that he recalled. Commissioner Schut said that they may need to review the entire PUD. The Commission concluded this change is major in accordance with the related PUD, and Planner Ransford stated he wants to make sure that the Commission’s expectations are met.

   Township attorney Bob Sullivan found the definition of a kennel. He feels that this definition does not conflict with the Right to Farm Act.

14. Chairperson Longcore adjourned at 8:20pm.

**Next meeting September 16, 2019 at 7:00 p.m.**