

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 5, 2021

7:00 p.m.

Via Zoom Software

1. Meeting called to order
2. Roll Call
Present: Westerling, Zuniga, Adams, Kelley, Longcore
Absent: Schut, Zeinstra
Staff Present: Greg Ransford
Other Guests Present: Aaron Biler, Jim Christopoulos, Peter Christopoulos, Connor Galligan, Joe Grochowalski, Mark Green, Lora Richmond, Brian Sinnut, Steve Vandyken, Greg Yaklin,
3. Received for information: Georgetown Charter Township Planning Commission Master Plan Amendment Notice and a letter from Fleis & VandenBrink regarding the Mr. Burger Application being discussed by the Planning Commission.
4. Motion by Kelley to approve the March 15, 2021 meeting minutes. Seconded by Adams.
Approval 5-0
5. Motion by Longcore to approve the April 5, 2021 Planning Commission Agenda. Seconded by Westerling. **Approval 5-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items. Connor Galligan facilitated the public comments beginning with callers and proceeding to participants using the web or app. Callers and participants were recognized, but no public comments were made. Chairperson Longcore closed the public comment section.
7. Public Hearings: no public hearings were scheduled.
8. Old Business:
 - A. Allendale Baptist Church – Planned Unit Development Site Plan
Mr. Brian Sinnott with Fleis & VandenBrink, explained the project had been turned over to Pinnacle Construction. Mr. Mark Green and Mr. Greg Yaklin, representing Allendale Baptist Church were present. Mr. Yaklin explained they had revised their site plan and had resolved previous questions by the Commission and further explained they were seeking a phased approach due to cost increases.

Planner Ransford recapped the memo stating the public hearing had been set for April 19, 2021 based on previous discussion at the February 15, 2020 Commission meeting. The current discussion was to update the Commissioners on the project in preparation for the public hearing. He indicated a few changes had been made since the prior approval, namely to the dumpster enclosure appearance, the removal of the cross structure on Lake Michigan drive, the elevation sheet possibly changing from precast concrete to an insulated metal panel, which they are reviewing as an option, and having wheel barrier stops rather than a landscaped island.

Chairperson Longcore inquired about the decision date regarding the elevation sheet materials, and Mr. Yaklin clarified the change was being considered in case of future expansion. Among the Commissioners, the consensus was that a final decision should be made before the next meeting.

Mr. Sinnut addressed Chairperson Longcore's inquiry about the change to the grass wheel stops and explained the original plan included two dog-bone shaped landscaped islands, changed to one larger island with parking spaces connected to each other without wheel stops. Mr. Adams asked if there would be a curb, and Mr. Sinnut clarified that the dog-bone island would have a mountable curb, along with curbs in appropriate areas. The Commissioners agreed what was presented as sufficient.

Chairperson Longcore mentioned the last revision of the resident screening and reduced landscaping, and Mr. Biler with Pinnacle Construction, explained that new drawings had been made, but that any reduction was not intentional and agreed to Chairperson Longcore's request to review whether anything needed to be added back. Mr. Biler also referred to the cross structure, inquiring what the process might be if in the future they desired to build it, and if it should be included in the current drawings or removed.

Chairperson Longcore suggested it would follow the same process for a building project with Planner Ransford confirming if it were a structure rather than a sign, it would become part of the PUD process--unless made a provision of the current approval. Chairperson Longcore asked if it were included, but not built, what the outcome would be, and Planner Ransford clarified there would no issue, so consensus was reached that the structure should be included in the drawings.

Mr. Yaklin clarified the cross structure would be in addition to the sign, not a replacement. Planner Ransford pointed out initially the Commission had been concerned with the photo metrics, and if the cross structure were added to the current drawings, photo metrics would need to be included. Mr. Yaklin and Mr. Biler agreed.

Mr. Green asked the Commission if they could begin clearing the land before the public hearing. Planner Ransford responded that preparing the site to build without beginning construction was currently permitted, although there could be some risk, dependent on whether the public expressed concern over any issues.

Chairperson Longcore thanked the applicants, noting their next meeting would be the public hearing.

9. New Business:

A. Allendale Christian School Building Addition– Minor vs. Major Determination

Becky Page with Holland Engineering explained the proposal of an amendment for special land use for a building addition of 12,878 square feet and whether it would be a major or minor revision for special land use. The existing parking was believed to be adequate for the needs of the special addition, with current use being about 40 of the 110 parking spaces on the property, excluding special events. Current arrangements with Family Fare provide extra parking for special events, which typically occur only a couple of times per year. Ms. Page noted they were close to receiving approval from Ottawa County Water Resources for storm water drainage.

Planner Ransford summarized a memo indicating Allendale Christian School was a special use site, and the Planning Commission needed to determine if a change were major or minor. In anticipation the proposed addition might be a major change, Planner Ransford had requested the applicant prepare a narrative. The resulting narrative addressed the existing exterior lighting, the exterior dumpster enclosure, existing landscaping, and irrigation. Further, the Commission had the authority to determine what attributes of a site required updating based on certain review criteria provided by Section 24.11, provided in the memo for reference.

Chairperson Longcore asked about the increase in number of students and daily trips to the site. Ms. Page explained there would be approximately 100 more students for a total of roughly 500 students; however, many current and new students would be part-time. She also noted that many students use the public bus system, therefore a significant increase in family pickup and drop-offs was not expected, except for times the busses did not operate. She indicated that the drop-off and pick-up overflow primarily occurred only on Henry Street cul-de-sac area, to which Mr. Langford disagreed based on his experience driving through the area frequently.

Mr. Westerling raised a question relating to whether the increase would primarily involve an increase to middle-school student population potentially increasing vehicle traffic entering and exiting the property for pick-up and drop-offs. Mr. Zuniga suggested that some drop-offs might simply include more children per vehicle, but the increase in middle-school classrooms could indicate an increase in family units arriving daily.

The Commissioners agreed the proposed addition would be a major change. Planner Ransford provided additional information to the applicant about traffic study requirements involving daily peak trips and total daily trips, and possibly a third threshold. The applicant asked about the proposed landscaping being compliant and whether a hedge barrier was still necessary near the roadway since Family Fare on the opposing site has an existing hedge barrier preventing direct view from their property.

Chairperson Longcore explained that the commissioners would review the details and make considerations where possible at the point of the hearing.

B. Mr. Burger – Walgreens Planned Unit Development Amendment & Site Plan

Mr. Steve Witte with Nederveld, briefed the Commission that approximately a year prior, full site approval for the Raymond building had been completed, but the developer had changed course and now had a purchase agreement for the Mr. Burger site. The proposed Mr. Burger construction in the Walgreen's PUD would be a 5,414 sq. ft. restaurant with plans depicting room for a possible future office building on the south side of the property. This would be considered a second phase to the property, with a future proposal to the Commission for site plan approval and review. He pointed out there was already existing access, so new driveways were not being proposed. In addition, there were sufficient parking spaces per the ordinance and the planned landscaping meets the ordinance requirements for privacy. He also addressed the following items for consideration by the Commission: the dumpster area recommended bollards considering the exclusive drive to it; whether a traffic study was necessary;

recommended curbing southeast of the drive-thru entrance; possible compromise on the parapet wall requirements.

Planner Ransford added the previous Raymond building was specific in terms of the previously approved amendment through the PUD process, thus due to the generality of the drive-thru would need to go back through the previous process. If the office building were added later, they would need to come back before the Commission under site review a second time. Mr. Witte confirmed the intent would be to come back before the Committee in the future at the time of construction, for architectural reasons, but not for the purpose of a second public hearing.

Chairperson Longcore asked for clarification on why the PUD would need amending if they were already in compliance, and Planner Ransford explained the original Walgreen's PUD had a building allocated with exact specifications for the property. Because of the general changes, the amendment needed to be made to allow for Mr. Burger and the future building. However, if the Commission accepted the proposed changes, a revision could be made for just a site plan review in the future, and not a public hearing.

Chairperson Longcore asked Planner Ransford to provide Mr. Witte with the updated dumpster enclosure specifications and then inquired about the original PUD drawings and the intent that there would be no drive thru. Mr. Longcore recalled the Commission making an amendment based on the assumption that the original plan would be a business that had an occasional drive-thru and voiced concerned Mr. Burger would be busier.

Mr. Witte mentioned Covid had increased their drive thru traffic, but Mr. Burger was not a fast-food establishment, and asked for further comment from Mr. Burger owners, Mr. Peter Christopoulos, and Mr. Jimmy Christopoulos. They explained that drive-thru service had been busier at existing stores due to Covid but was expected to decrease somewhat as indoor capacity increased, and that pre-covid it had been mainly indoor dining.

Chairperson Longcore pointed out that due to covid more people were now aware Mr. Burger offered drive-thru service, and the numbers might not decrease. Peter Christopoulos reiterated that they did not receive the quantity of people as a standard fast-food chain. Mr. Westerling asked if the drive-thru menu was a full or limited menu. They confirmed it was limited, to which Mr. Westerling surmised more people would return to eating inside. Mr. Steve Vandyken also responded due to covid, inside and drive-through business was a 50/50 percentage, but they were seeing a growing trend more to inside business, and that they received about 150 visits per day.

Mr. Adams asked about the potential for a higher density business to move into the property in the future and what mechanism would be in place to address further increase in density due to the planned drive thru under discussion.

Mr. Zuniga raised the idea of additional landscaping around the speaker and possibly adjusting the angle to ensure that the speaker is not heard off property.

There was discussion among the Commissioners as to specifications due to the potential of another business replacing Mr. Burger in the future. Mr. Joe Grochowalski, with Omega Construction, pointed out that no Mr. Burger has been torn down or replaced aside from one that was replaced by a larger Mr. Burger adjacent to the one torn down, and

Chairperson Longcore reminded him the Commission needed to plan for any potential, unexpected future events.

Chairperson Longcore asked about a sidewalk that dead ended into the property from Walgreens, and Mr. Witte explained that it did not connect to 68th Street on the other end and would likely be tied together with a later project unrelated to the proposed building.

Mr. Zuniga mentioned wanting to see the sidewalk that dead ended into the site being extended and tied into the future office building and suggested to see potential options. Chairperson Longcore concurred, and Mr. Witte agreed to provide them.

Regarding the top of the building, Mr. Witte provided Google Street Views showing a higher view than what the public would see from a standing position. Mr. Grochowalski explained the roof sloping and suggested taking photos of the Hudsonville store to help determine if they could use 8" or 24" block parapet walls rather than 48" due to impacts from snow drift and other weight considerations, and whether they could screen the area with less than 48" of other type of screening. Mr. Zuniga cited McDonalds being required to increase their screening due to an adjacent building. Mr. Grochowalski said screening similar with McDonald's could be accomplished, and Chairperson Longcore reiterated the intention of screening being the primary concern.

Chairperson Longcore concurred a traffic analysis should not be necessary as there was already a turn lane on Lake Michigan Drive and the plan is in line with what was previously approved.

Planner Ransford clarified that his observation on the steel bump guard posts was that they were simply outside of the curb, not that they conflicted with the ordinance. He also mentioned that the striped island in the southeast area across from the order board will fade over time, and that the Commission could require a raised island. The Commissioners had no concerns with the current plan.

10. Second Public Comment

Chairperson Longcore opened the public comment section for non-public hearing items. Connor Galligan facilitated the public comments beginning with the callers, proceeding to participants using the web or app. Callers and participants were recognized, but no public comments were made. Chairperson Longcore closed the public comment section.

11. Township Board Reports

Due to Mr. Zeinstra's absence, no board reports were presented.

12. Commissioner and Staff Comments

13. Chairperson Longcore adjourned at 9:03 p.m.

Next meeting Monday, April 18, 2021 at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Lora Richmond