

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 3, 2021

7:00 p.m.

Via Zoom Software

- 1) Meeting called to order
- 2) Roll Call
Present: Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore
Absent: Westerling
Staff Present: Greg Ransford
Other Guests Present: Leonard Beck, Megan Beltman, Brett Butler, Jimmy Christopoulos, Greg DeYoung, Steve Holub, Jay Knoper, Patrick Marks, Curtis Moran, Patrick Morrow, Lora Richmond, Matt Sikma, Mike Tiesma, Katelyn Wallace, Steve Witte, Kevin Yeomans
- 3) Received for information: Received emails of concern regarding the Warner site mining application and Mr. Burger, as well as Commissioners receiving an updated version of the text amendments approved last month.
- 4) Motion by Schut to approve the April 19, 2021 meeting minutes. Seconded by Adams.
Approved: 6-0
- 5) Motion by Longcore to approve the May 3, 2021 Planning Commission Agenda. Seconded by Zeinstra. **Approved: 6-0**
- 6) Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items. Kevin Yeomans facilitated the public comments beginning with callers, proceeding to participants using the web or app. Callers and participants were recognized and comments made were regarding the public hearings. Chairperson Longcore closed the public comment section.
 1. Jay Knoper - Expressed concerns regarding Warner site mining application with access and easements and requested a hydrogeological study.
 2. Megan Beltman - Expressed concerns regarding road conditions at Warner site mining and requested a hydrogeological study.
 3. Patrick Marks - Questions regarding Mr. Burger application, including landscaping, hours of operation, and drive through.
- 7) Public Hearings:
 - A. Walgreens Planned Unit Development Major Amendment – Mr. Burger
Planner Ransford summarized that Mr. Burger was proposing to amend the Walgreens PUD for similar reasons the prior applicant at the same address proposed. The current PUD does not permit for drive-through use, so an amendment was required. Mr. Burger has their site plan prepared which proposes a future building at the south end with an unknown occupant, subject to site plan review in the future. Commissioners reviewed and provided feedback on elimination of some parking spaces near the menu order board allowing for a clear designated access or path for pedestrians possibly coming to the property from 68th Avenue. The applicant proposed to construct a concrete sidewalk in front of the future building on the south end and to connect on the west side of the building at the sidewalk around the building. They also provided two alternative paths to get to the building. The drive through peninsula was also lengthened since last review.

Additionally, the Township Attorney had been consulted and the Planning Commission would need to address the drive through re-design because the Planning Commission cannot condition the drive-thru design specific to Mr. Burger.

Mr. Steve Witte, with Nederveld and representing Mr. Burger, explained the application proposed a 5,514 square foot restaurant and a future office building (at a later unknown date, understanding site approval would be needed). Other inclusions were proposing a total of 97 parking spaces and providing a 30' greenbelt and a berm to shield adjacent property on the west. On the south they would maintain existing landscape to meet ordinance requirements. The building would be the same Mr. Burger structure as the current one in Hudsonville. Since the last meeting, modifications had also been made to the sign. In addition, the sidewalk would go south of the parking area, then north to the building for optimal access and then set up for a future building. Elevations were modified and parapet walls were added to the south.

Kevin Yeomans opened the public hearing for comments and provided instructions for how to be recognized to make a comment. Callers and participants were recognized, and comments were made during the hearing. Chairman Longcore closed the public comment section and moved to Commissioner and Staff comments.

1. Patrick Marks – Expressed concern regarding the berm height and trash control, as well as the extended hours of business.

Mr. Schut asked Mr. Witte about the berm, with Mr. Witte clarified the proposal was more robust than the ordinance required, by providing larger trees and shrubs. He further explained Mr. Burger wanted the ability to have a drive through and did not want to eliminate that option. Mr. Longcore asked if drive through hours were limited, would it impact any potential future users, to which Planner Ransford confirmed was the case.

The Commissioners discussed whether hours should be limited or moved to 10:00 pm. Mr. Schut and Mr. Zeinstra did not want to reduce the business hours from the hours approved for the prior applicant, but also suggested adding fencing if the hours were kept to midnight. Mr. Zuniga and Mr. Adams both voiced concern that midnight was too late. Mr. Christopoulos agreed to the fence if that would allow the hours to remain at midnight. Ultimately, the compromise of 11:00 p.m. was decided upon.

The Commissioners discussed the sidewalk plans and agreed the new modifications tying it to the future office building were satisfactory.

After discussion, the Commission agreed that the proposed screening on the rooftop of the Mr. Burger should remain in the plan rather than addressing it when the later south building site plan is reviewed.

There were no comments to the proposed resolution presented by Planner Ransford.

Motion was made by Schut to recommend to the Board of Trustees the approval of the Walgreens PUD resolution with a modification to the hours of operation to be limited to 6:00 a.m. to 11:00 p.m. Seconded by Zuniga. Opposed by Mr. Adams. **Approved: 5-1**

B. University Park Planned Unit Development Major Amendment – Metro Health Signage
Planner Ransford summarized his memo indicating that Metro Health was recently approved for a medical facility building on the property, a use that is permitted by the PUD which went through the ordinary site plan review with the Planning Commission. The applicant inquired about the signage limitations of the zoning ordinances regarding the property being a corner lot and a through lot having three sides along right of way: 48th Avenue, Becker Drive and Lake Michigan Drive. The applicant had provided various

types of elevations for signage that comply along with non-compliant signage they were seeking through a request to amend the PUD regarding this specific site but would not affect the rest of the PUD.

Steve Witte with Nederveld addressed the additional signage request for Metro Health and MHP Allandale LLC, 1st request was more than one freestanding sign by including a second sign along Lake Michigan Drive in addition to the one along Becker Drive. The second request is to allow a larger than required ground mounted sign along Lake Michigan Drive. The third request was that the wall sign be increased to 234 square feet.

Kevin Yeomans opened the public hearing for comments and provided instructions for how to be recognized to make a comment. Participants and callers were recognized, and comments were made. Chairman Longcore closed the public comment section and moved to Commissioner and Staff comments.

1. Brett Butler – Reiterated the reasoning for the expanded signage and wayfinding, particularly due to the higher speed of traffic on Lake Michigan Drive.

The Commissioners commented on their appreciation seeing a side-by-side comparison, but the majority felt the ordinance size was appropriate rather than the expanded signage. Mr. Zeinstra voiced concern about Lake Michigan Drive Sign, and that it would be misleading about where to turn. The other Commissioners agreed.

Mr. Witte explained the sign on Becker Drive was a more directional sign and that the Lake Michigan was to help serve as a warning to slow down.

Mr. Schut wondered what recommendations might be for entrances and directional commercial signage mentioning he would not be opposed to amending the PUD but preferred not to go that route.

The Commissioners and applicant ultimately agreed to removing the free-standing sign on Lake Michigan Drive to allow for a larger sign on the south facing wall that exceeded the ordinance requirements as depicted in the plan. All other signs will remain compliant. The exception for the south facing wall sign was made due to the great distance from the roadway and in exchange for eliminating a free-standing sign on Lake Michigan Drive.

Motion made by Schut to recommend to the Board the approval of the University Park PUD Resolution prohibiting the ground mounted sign along Lake Michigan Drive and to allow for the larger sign on the south facing wall. Seconded by Zeinstra. **Approved: 6-0.**

8) Site Plan Review

9) Old Business

A. 5015 Warner – Mining Application – 70-09-13-200-006

Planner Ransford summarized changes to the proposal, now including two separate entrances on each side of the previously discussed 33' easement leading to the north two properties. The Township Attorney was apprised of the concerns of the easement and the idea of improving it as a road. He responded that the access to the rear lot, as presented, meets the end use for the district because the Zoning Administrator and Assessor would authorize those lots if they existed today. His opinion was that the applicant had satisfied that provision of the ordinance. The applicant modified the plan since the last meeting with two entrances, two gates, two crushed concrete mattes.

Mr. Curtis Moran addressed the Commission about the amended plan to provide access to the rear properties, while still looking at taking their use by rights splits. For the road frontage, they preferred to provide a maintenance easement around each of the proposed ponds to provide foot and vehicle access to the back of the property. Mr. Moran also

addressed comments about the condition of Warner Street, explaining they had not been hauling from the site yet, so the current condition of the road would improve going forward and they would be responsible to maintain it going forward; also, they had greater resources available than the county to maintain that road.

Mr. Longcore asked about the well issue in the Bliss Street area, water quality, and whether the pond water would be stagnant. Mr. Moran was not aware of the Bliss Street area well specifically but expounded on the Lakeshore Environmental hydrogeological study on the 20-acre expansion on JMM and how the draw down was very minimal. He also explained the Health Department required shallow wells be greater than 30 feet deep and all borings that JMM and Mr. Moran have conducted showing that the clay layer is less than 25 feet from surface. Anything in that glacial aquifer would be hard to point toward the work affecting any of those wells that historically had issues which the County and Michigan State had both spoken about. Regarding the stagnant ponds, Mr. Moran referred to the engineer specifications showing a 10' minimum height, preventing sunlight to reach the bottom to create algae bloom and overgrowth. Additionally, with the fields not being farmed, it would reduce the fertilizer possibly causing some of it.

Mr. Schut and Mr. Zuniga raised the idea of having a bigger body of water that looked more natural, rather than the two proposed ponds. Mr. Longcore asked for clarification on how close the water comes to the easement between the two ponds and expressed concern about the driveway that has been in place for many years. Mr. Moran explained that they would place stakes to prevent over-excavation and agreed to have a plan to repair the driveway if it was damaged. Mr. Zeinstra and Mr. Adams concurred that the slope was quite flat at 1:10.

A motion was made by Zeinstra to approve the resolution for the 5015 Warner Street Sand Pit with the additional language to Item #20: "The developer shall make sure the construction does not interfere with the existing driveway; all damage that occurs to the existing driveway will be repaired immediately." Seconded by Kelley. Opposed by Mr. Schut. **Approved: 5-1**

10) New Business

11) Public Comments

Chairperson Longcore opened the public comment section for non-public hearing items. Kevin Yeomans facilitated the public comments beginning with callers, proceeding to participants using the web or app. Callers and participants were recognized and comments made. Chairperson Longcore closed the public comment section.

1. Megan Beltman – Thanked the Commission for adding easements.
2. Leonard Beck – Expressed concern about damage to Warner Street and asked the Commission to address equipment storage. Thanked the Commission for adding easements.
3. Kevin Yeomans – Reminded the public to contact the Township with any concerns.

12) Township Board Reports

Staff Department Reports and discussed the IT Assessments.

13) Commissioner and Staff Comments

The Commissioners discussed the likelihood of meeting in person after May.

14) Adjourn – Chairperson Longcore adjourned the meeting at 9:39 p.m.

Next meeting Monday, May 17, 2021 at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Lora Richmond