

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

August 02, 2021 7:00 p.m.

- 1) Meeting called to order
- 2) Roll Call
Present: Westerling, Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore
Staff Present: Greg Ransford
Other Guests Present: Abel and Lola Vanderwoude, Keith and Brenda Dosenberry, Mick McGraw, Brian Papke, Megan Beltman, Mindy Beck, Alan and Kathy Helbling, Bea McKenney, Nancy and Ren Brouwer, Jay Knoper, Ellens, Kelly Kuiper, Carlo DiLeonardo, Wade Rosted, Carol Hansen, Madeline Taylor
- 3) Received for information: Letter regarding Allendale Meadows Planning Unit Development Major Amendment as well as an email regarding the site plan review on the agenda; will discuss these items when they come up.
- 4) Motion by Schut to approve the July 19, 2021 Planning Commission Minutes as presented. Seconded by Kelley. **Approved: 7-0**
- 5) Motion by Longcore to approve the July 19, 2021, Planning Commission Agenda. Seconded by Zuniga. **Approved: 7-0**
- 6) Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and he closed the public comment section.
- 7) Public Hearings
 - A. **5015 Warner Special Use Application Amendment**
Chairperson Longcore requested that Planner Ransford inform the public on the Special Use application to amend the current approved Special Land Use Permit. Planner Ransford explained that the applicant decided it would be beneficial to screen the materials onsite. The only change would be the shape of the stockpile areas and they established the location for the proposed processing.

Chairperson Longcore gave the floor to Kelly Kuiper, representing the applicant. Ms. Kuiper agreed with Planner Ransford's introduction of the project and reiterated that the only change was the screening of the material onsite.

Chairperson Longcore opened the public comment section for the public hearing.

Jay Knoper expressed concerns with the noise and the construction trucks not sticking to the truck route.

Megan Beltman expressed her family member has health issues and is worried about the amount of dust and debris. Also voiced concerns about the snow fence.

Bea McKiney also expressed concerns about the noise and snow fence.

Chairperson Longcore asked if there were any more questions or concerns. There were none, he then closed public comments section of the public hearing.

The applicant then answered residents' concerns. They informed the public that the noise would be within the allowed decibel levels. That the truck route is local and allows the trucks to take the shortest allowable paths. Ms. Kuiper also ensured the public that they would water the area more

for less dust and debris. They also stated they would check the snow fence weekly and were open to other ideas for the snow fence from the public.

Mr. Schut suggested conditions regarding the noise and dust levels. He also recommended looking into better snow fence options prior to snow fall.

Planner Ransford checked the Ordinance to verify allowable decibel levels, and acknowledged there is not a noted range in the Ordinance regarding noise. Ms. Kuiper stated that the average decibel level for construction equipment is between 70-100 decibels and the applicant's equipment is in accordance with those levels.

Chairman Longcore asked for clarification from Planner Ransford that they were approving an amendment to the current resolution or a new resolution and Planner Ransford stated that it would replace the current resolution.

Motion by Zeinstra, seconded by Westerling to approve the resolution with three additional conditions:

- Noise level of the screeners to be less than 80 decibels at the property lines;
- Dust shall be controlled as necessary;
- Snow fence shall be adjusted to reduce snow drifts on the driveway;

Approved 6-1 Opposed by Schut.

B. Allendale Meadows Planned Unit Development Major Amendment - Peppinos Parking Lot

Planner Ransford addressed the public as to the reconstruction, repaving and construction of an additional parking lot at Peppinos. He also informed the public that more exterior parking lights will be added, along with dumpster placement and rain sensor for the irrigation system.

Chairperson Longcore opened the public comment section for the public hearing.

The applicant expressed wanting to re-pave and reconstruct the Peppinos parking lot with different materials than what has been used in the past. He expressed how he had contacted the bank and was informed per the bank, that he must use the same material as the existing parking lot. Applicant expressed that he would prefer the parking lot to be asphalt to withstand more wear and tear.

Wade Rosted of Sun Communities voiced concerns with headlights shining into residents' homes.

Chairperson Longcore asked if there were any more questions or concerns. There were none he then closed public comments section of the public hearing.

Chairperson Longcore opened the floor to the Commission for comments.

Chairperson Longcore addressed the question the applicant asked regarding what the bank told him ~~him~~ *the applicant* and stated that would be a matter between them and not under the Township's control.

Commissioners expressed the following concerns:

- a. Lighting of the parking lot accuracy
- b. Placement of the dumpster and gates on it
- c. Extending the fence all the way to the west
- d. Drainage/water concerns
- e. Setbacks

Motion by Schut, seconded by Adams to *Table* the Allendale Meadows Planned Unit Development Major Amendment pending more information. **Approved 7-0**

8) Site Plan Review:

A. Site Plan Review: 6138 LMD PUD-Preliminary Plan

Mick McGraw and Brian Papke presented the project and how they came to the plan that they are presenting to the Commission. The original development plan had around 240 units and has been scaled back to 100 single family homes with a 4.9-acre pond. They discussed their latest ideas and developmental plans. They acknowledged the housing to the east of the property and creating a buffer/do not disturb zone with a 25 foot range from the property line. They also placed the idea of a tree/hedges as a buffer zone. Mr. McGraw and Mr. Papke spoke with Tony Dolce from the Fire Department, and he agreed with the proposed layout. The applicant also voiced their preference of putting one larger 6 ft. sidewalk on one side of the road instead of the typical 5 ft. sidewalk one on each side of the road. The applicant explained the design process for the homes that would be built in the development. As they were planning out the property they realized they will have to remove some trees but informed the public that they will save as many as possible. They are very willing to accommodate to everyone's needs.

Planner Ransford reviewed his memo.

Commissioners discussed open space and access to it. Consensus was that open space should be more than just water and communal access to that space. Mr. Kelley asked about keeping the natural vegetation and would home owners be able to put in beaches to the pond or would that be discouraged. Mr. McGraw reassured Mr. Kelley that they would keep vegetation where they can save it, but if the home owners would like to put in a beach they would be able to do so. They will save as much as they can but will plan to be adding new trees at customer request.

Emergency access to the new development from Timber Dr. would have locked gates to get in and out of the development.

Commissioners discussed the possibility of the single sidewalk versus sidewalk being on both sides. Consensus between the Commissioners was that the sidewalk on both sides of the road would be preferred.

Headlights were brought to the attention of the applicant about going into the neighbor's home across from the entrance and would need to be adjusted.

9) Old Business - *None*

10) New Business - *None*

11) Public Comments:

Chairperson Longcore opened the public comment section.

Carol Hansen expressed concerns with the size of the parcels and would like to see the 100 ft. frontage.

Residents expressed concern with the amount of homes proposed in the area, traffic from the single entrance, water levels and street lights.

Planner Ransford, at the request of Chairperson Longcore, explained the difference between metes and bounds splits, site condos or platting, and a PUD.

Chairperson Longcore closed the public comment section.

12) Township Board Reports

Trustee Zeinstra reported that there were department head reports received, and that the Township is re-establishing the library.

13) Commissioner and Staff Comments:

Chairperson Longcore inquired of Planner Ransford regarding an email chain that he had been involved in regarding a possible development going in without approval. Planner Ransford stated that he would check with staff to figure out what was going on.

14) Adjourn – Chairperson Longcore adjourned the meeting at 9:17 p.m.

Next meeting Monday, August 16, 2021, at 7:00 p.m.

Respectfully submitted by Natasha Shepard