

**ALLEDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

August 16, 2021

7:00 p.m.

1) Meeting called to order

2) Roll Call

Present: Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore

Absent: Westerling

Staff Present: Greg Ransford

Other Guests Present: Merwyn Koster, Don De Groot

3) Received for information: No information received

4) Motion by Mr. Zuniga to approve the August 02, 2021, Planning Commission Meeting Minutes with the correction to clarify under item 7B that Chairman Longcore did not speak to the bank, that it was the applicant who had spoken to the bank. Seconded by Zeinstra. **Approved: 6-0**

5) Motion by Mr. Longcore to switch items 9 and 10 on the agenda for the convenience of those present and approve the August 02, 2021, Planning Commission Agenda. Seconded by Mr. Schut. **Approved: 6-0**

6) Public Comments for non-public hearing items:

Mr. 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 - None

8) Site Plans to Review - None

9) New Business

A. Biltmore LLC/ 52nd and 56th Avenue Map Amendment Request- Seeking to rezone 70-09-25-300-050 & 70-09-25-300-060 from R-1 to R2

Mr. De Groot introduced the request to rezone the property located at 10460 56th Avenue and 10681 52nd from an R1 to R2.

Mr. De Groot acknowledged that the developments to the North and South of the subject parcel have been developed with lot sizes and lot widths similar to the R-2 zone, impact to neighboring properties will be compatible.

Mr. Ransford, for the record, briefly explained where they were at in this process. He expressed that it is not illegal to recommend something contrary to the Master Plan, of course there is more to it than just the map that comes into play. Mr. Ransford proceeded to say they have noted in their first memorandum and highlighted a couple bullet points for low density that corresponds for the R1 zone, and the moderate residential density corresponds with the requested R2 zone. The applicant has already responded to the rezoning criteria.

Mr. Longcore asked what are the densities of the properties to the North and South and what the proposed density of this plan is. Mr. De Groot replied that it looks to be about the same. That he had put together a conceptual plan and is less than 2 units per acre, moderate density has a max of 2.9 so they are under the allowed space. It is very comparable to the surrounding areas. Mr. Ransford clarified that Medium Density has a maximum density of 4.35 units per acre and low density has a maximum of 2.9. Consensus of the Commissioners was that this request makes sense and would fit with the surrounding area. The Commission directed Mr. Ransford to schedule the public hearing upon receipt of the density revisions from Mr. De Groot.

10) Old Business

A. Master Plan

Mr. Ransford reviewed some of the changes that had been made to the Master Plan Documents and Future Land Use Map.

Mr. Longcore brought up on the map the southeast corner of LMD and 60th. He expressed how there is already a bank, auto zone and dentist office and that area should be red for General Commercial. Country View Dr. should remain consistent with residential all along the street. 68th and LMD to the West Walgreens and the soon to be Mr. Burger should also be commercial.

Commissioners discussed adding more Moderate Density to the Future Land Use Map to align with neighboring properties. They also stated that in order to do this they would need to confer with DPW regarding future plans for water and sewer. Specifically, consensus was that from Valley View to 74th Ave could be Moderate Density.

Commissioners would like to see the Rural Estate zone along 78th south of Lake Michigan Dr. connected along 78th to the Rural Estate zone north of Buchannan.

Mr. Zeinstra spoke on the mobile home park at the end of Pingree and how part of it has been turned into moderate density and suggested to keep it all yellow for Medium Density. Mr. Zuniga brought up wanting to also change the Future addition of the mobile home park to yellow as well, Mr. Zeinstra agreed. Mr. Ransford then expressed wanting to double check the dash line does in fact represent the expansion of the park, and if it does not then he will keep it white designating the Agricultural Zone, Commissioners agreed with that statement.

Mr. Adams asked Mr. Ransford if there was a percentage overall, based on this version of the map, of each one of the zonings or classifications in the Township. Mr. Ransford replied that we don't have that right now, but the county can run that and get the numbers. Mr. Adams then asked Mr. Ransford about planning tools, where should the township be at for percentages, etc. Mr. Ransford answered that there used to be that mindset but with technology changing and growing it is not really desired or as necessary as once thought. What you shape your community into is up to you. Commissioners would like to know the percentages of commercial, residential and industrial, etc.

Rich Street was pointed out in the Industrial Zone to connect the zone from 56th to 48th and having them all designated gray. It was also brought up on how to designate the pump station and the Waste Water Treatment Plant as they are, at the moment located in residentially zoned districts.

Mr. Zeinstra inquired about a bike trail map and asked on whether or not it would be included in the Master Plan.

Direction was provided to Planner Ransford to update the master plan map according to the suggestions provided by the Commissioners.

11) Public Comments

Mr. Longcore opened the second public comments section for non-public hearing items. No comments were made, and Mr. Longcore closed the public comments section.

12) Township Board Reports

Mr. Zeinstra reported that the Board received information from the Human Resources Department, Safety Department and the DPW. The Board approved the request to modify the job description for the project coordinator to an assistant administrator and the Tentative Preliminary Plat for Dewpointe West.

13) Commissioner and Staff Comments

Mr. Ransford reported on the question of a development going in without approval and had received an email from Steve Kushion that it was excavation of a pond for grandkids to fish out of, and that there were no alarms for this project.

Mr. Schut had a question about Kennedy Lake sidewalk in the wrong spot and if they looked into that yet and Mr. Ransford responded that he has reached out to the Zoning Administrator, but has not heard back yet.

14) Adjourn

Mr. Longcore adjourned the meeting at 8:16 p.m.

Next meeting Tuesday, September 07, 2021, at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Natasha Shepard