

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**
September 20, 2021
7:00 p.m.

1. Meeting called to order
2. Roll Call: Present: Westerling, Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore,
Staff Present: Mr. Ransford
Public: Greg DeJong, Mitch Koster, Joel Mitchell, Susan & Brian Martin, Cynthia & David Perks
3. Received for information: Planning Commission received a letter from Georgetown Township notifying the Township of their draft Master Plan, Mr. Ransford has no information on that at this time.
4. Motion by Schut to approve the September 7, 2021 Planning Commission Minutes.
Seconded by Westerling. **Approved 7-0**
5. Motion by Longcore to approve the September 20, 2021 Planning Commission Agenda.
Seconded by Zeinstra **Approved: 7-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items.

Greg DeJong, owner of industrial property on 84th and Lake Michigan Drive has been discussing with Kevin Yeomans from the township in concepts of displaying mini sheds and barns on his property. Mr. DeJong reassured this would be display only and expressed wanting direction in following the research of the legal ordinances and was looking into the site plan approval for display. Mr. Ransford briefly expressed that the Planning Commission needed to determine if shed sales was a similar use to other uses within the Industrial District, such as mobile home sales, and if found to be similar then the applicant could proceed with site plan approval. Commission members concluded the similarities and there were no objections.

Chairperson Longcore then closed the public comments section.
7. Public Hearings:
 - 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 R-2

Todd Stuve represented the applicant and discussed the rezoning of locations at 10681 52nd and 10460 56th approximately 57 acers total from R1 to R2. Properties to the North are zoned as R1 and R2 involving Dewpoint Estates and Meadow Lake, with lot sizes which roughly match R2 lot sizing. Properties to the South include Springfield West and further to the south include Mystic Woods which is also a mixture of the smaller lot zones and multi-family. Adjacent to the two properties discussed would be compatible with R2 use, and sewer and water is already available in the area. Mr. Stuve explained anticipating a pond or lake to buffer out parcels along 52nd for separation.

Mr. Ransford went over the memorandum. Noting rezoning evaluation factors. This is the first application since the factors were moved out of the Master Plan and now are located within the zoning ordinance. The Planning Commission would recommend to the Board of Trustees a zoning district change based on those factors.

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

Joel Mitchell expressed concern that the images are substantially different, he would like to see it remain the same.

Cynthia Perks is concerned with the difference between 1 or 2 family residence homes, condos, Duplex- how will it affect the Windfield area.

Susan Martin questioned the increase of entrances and exits that would be required to meet code and where would they be located.

Mrs. Martin is concerned about noise ordinance with the increase of homes.

David Perks is concerned with smaller lots and homes not fitting with the zoning change.

Chairperson Longcore closed the public comment section of the public hearing.

Mr. Ransford reiterated the uses for the R2 zoning. All special uses need to go thru the Planning Commission for approval. Clarity from Mr. Longcore included since there is nonexistent duplexes on the property the only thing they have the right to build is single family homes, multifamily housing and duplexes are prohibited. Mr. Ransford clarified the district application is only for the rezoning, the applicant has shown what they intend to do there but nothing is binding if there is a recommendation to adopt the R2 district to the board there is a separate application. A residential application needs approval by the Fire Department for a development and will express how many entries, hydrants and accesses everything related to fire safety as well as filtered thru Road Commission and township staff prior to reaching the Planning Commission level.

Applicant described lots on 56th being traditional land division, not part of the subdivision itself, and would be larger and more in line with existing lots. Max density in R1 is close to 3 units per lot, R2 is 4 per unit. The applicant is at 1.7.

Mr. Ransford clarified the differences between site condominium and conventional condominiums. Future applications with details will require public hearings and notices will be sent

Noted: If approved it is not conditioned to anything on the current drawing. The condition is the zoning ordinance.

Motion by Kelley Seconded by Schut to recommend changing the listed zoning parcels listed from R1 to R2 **Approved** 7-0

8. Site Plan Review- *None*
9. Old Business
 - A. M&S Storage – 5280 & 5240 Edgeway Drive
Eight mini-storage buildings

The applicant Dave Hanko made the following changes.

A. Installed vinyl fence on the East property line and chain link fence up to the industrial district on the south.

B. Moved Building H another 5 feet to the South to allow the required 15 feet side yard.

C. Landscape changes as requested.

Motion by Zeinstra to approve the site plans as submitted for the M&S Storage at 5280 & 5240 Edgeway Drive, seconded by Kelley **Approved 7-0**

B. Work Program – Item #10

Mr. Ransford reintroduced the investigation further into the Non-Motorized Pathway 2015 Amendment to Section 24.06C1. Nothing in the law says you cannot wait several years for another reading. Suggested another hearing for the process since so many years have passed. Language is in the zoning ordinance already just not approved plan also relevant with upcoming county long trail coming thru if they can meet up. Mr. Zuniga will bring to attention at the DDA meeting for funding Tuesday September 21, 2021. Waiting for a couple board members to confirm interest to pursue and get the information they need to move forward.

10. New Business – *None*

11. Public Comments- *None*

12. Township Board Reports- Mr. Zeinstra noted that there were updates to staff titles for a couple of Township employees.

13. Commissioner and Staff Comments – *None*

14. Adjourn – *Chairperson Longcore adjourned the meeting at 8:07 p.m.*

Next meeting Monday, October 04, 2021, at 7:00 p.m.

Respectfully submitted by Natasha Shepard