

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

October 18, 2021

7:00 p.m.

1. Meeting called to order
2. Roll Call: Present: Westerling, Adams, Schut, Kelley, Zeinstra, Longcore
Staff Present: Mr. Ransford
Public: Delmer & Diana Cable, Dan Achterhof, Kevin DeVrou
3. Received for information: Planning Commission received a letter regarding the Ottawa County water issues, will receive more information from the Supervisor for an idea of what is coming down the line.
4. Motion by Schut with the recommendation to modify number 13 to clarify the concern with enforcement and issues with the mining operations to approve the October 4, 2021 Planning Commission Minutes. Seconded by Zeinstra **Approved: 6-0**
5. Motion by Chairperson Longcore to approve the September 20, 2021 Planning Commission Agenda. Seconded by Adams **Approved: 6-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items.
Chairperson Longcore then closed the public comments section.
7. Public Hearings:
 - A. Map Amendment & Site Plan- 6138 LMD Planned Unit Development – Final Plan
Mick McGraw with Eastbrook Homes proposed 99 unit single family 2 story, ranch style detached homes. Mr. McGraw will submit to consumers for appropriate lighting and in accordance with the township ordinances. Willing to compromise on the sidewalks. They prefer the one larger sidewalk on one side of the street but willing to accommodate to the Board’s opinions on sidewalks on both sides. Open space, tree preservation and buffering space will be maintained.
Mr. Ransford reiterated Mr. McGraw’s above statements and added a traffic study was also completed and data collected by the township engineer concluded that no improvements were necessary to accommodate the 99 lots. Items noted include, deviations from the front, side yard setbacks, lot width requirements of the R3 district and lastly density appropriateness.
Chairperson Longcore opened the public comment section of the public hearing.
Steve and Kim Vanderhelm concerned with affecting water levels in their well, where traffic will be diverted on 60th, and smaller lots than current lots on 60th.
Kevin DeVrou concerned with surveys/plot lines prior to construction, smaller lots and will traffic be able to enter and exit from 60th to 64th.
Diana Cable concerned with traffic speed.

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

Mr. Longcore addressed some of the public comments that were made, stating that speed is set by the Road Commission, the new development will be city water and should not affect surrounding areas well water levels. Per the fire department less than 100 units on a private road, met requirements, Road Commission said 75 units on a private road.

Mr. McGraw explained that the traffic study process is as follows, looked into dates, times of day, current traffic volume, model that development and what that could do to traffic as well and the impact with the assumption with traffic in and out one entrance. Traffic would not be that significant to require another entrance or exit. The Road Commission will make the final judgment on needing another entrance/exit area. Mr. McGraw ensured setting up precautionary safety measures to signal construction areas. Mr. McGraw ensured buffering area would be enforced and would not be touched.

Mr. Adams voiced concern regarding the minimum 10-foot distance between the proposed homes, and that consideration might be given to 16 feet to 20 feet. Mr. Schut concurred with the possibility of providing additional distance between the proposed homes, and also questioned the lot widths of approximately 55 feet. Mr. Schut stated that he would like to see the lots meet the minimum standards for the MDR district and not be less than that. After some discussion the majority of the Commissioners were agreeable to the proposed distances between houses.

Motion by Kelley to approve the PUD as presented with the condition that the sidewalk lots have a front yard setback of 24 feet, and the non-sidewalk side can stay 20-foot setbacks.
Seconded by Zeinstra **Approved 4-2**

Approved- Westerling, Kelley, Zeinstra, Longcore

Opposed- Schut and Adams

B. Text Amendment • Section 16.02A – Permitted Uses

Mr. Ransford reiterated the Revisions to Section 16.02A permitting ordinance to allow commercial uses within the Industrial Zoning District.

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

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

Motion by Schut to recommend the approval of Text Amendment as presented Section 16.02A
Seconded by Kelley **Approved 6-0**

8. Site Plan Review- *None*
9. Old Business- *None*
10. New Business – *None*
11. Public Comments- 6138 LMD Planned Unit Development small lots were mentioned again along with speedbumps.

Chairperson Longcore closed the public comment section.

12. Township Board Reports- Budget work and first reading on the Biltmore LLC rezone

13. Commissioner and Staff Comments – Mr. Schut informed the public these projects go to the Board and are not final. PUD clean up and adding onto the 2022 work list to add open space for single family home details.

14. Adjourn – *Chairperson Longcore adjourned the meeting at 8:30 p.m.*

Next meeting Monday, November 01, 2021, at 7:00 p.m.

Respectfully submitted by Natasha Shepard