

ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION MEETING

January 6, 2020

7:00 p.m.

Allendale Township Public Meeting Room

1. Meeting called to order

2. Roll Call:

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

Staff present: Planner Ransford

3. Received for Information: A letter from Dave and Karri Rozema in regards to the kennel language.

4. Motion by Schut to approve the December 16, 2019 Planning Commission Minutes. Seconded by Adams.

Approved 7-0.

5. Motion by Longcore to approve the January 6, 2020 Agenda with the change of moving New Business ahead of Old Business. Seconded by Zeinstra. **Approved 7-0.**

6. Public Comments for *non-public hearing items*:

Chairperson Longcore opened the public comment period.

Laurie VanderBroek of 10733 Douglas was concerned with the Meadow Lake application. She was concerned with the water table and the flooding behind her home. She feels that the elevation is not high enough to support new homes being built behind her home. She feels that the drainage plan will not completely protect her home from any runoff.

Chairperson Longcore closed the public comment period due to no further comments.

7. Public Hearings: None

8. Site Plan Review: None

9. New Business:

A. Meadow Lake Site Condominium – Seeking 23 single-family residential units

Don De Groot with Exxel Engineering was on behalf of the applicant, Bill Aukeman. He stated that the development contains about 20 acres and is located to the east of 56th Ave and to the west of the existing Dewpointe East. Mr. De Groot explained the details of this proposed development. The applicant is seeking the preliminary approvals so that they may begin construction plans.

Mr. Ransford explained his memo to the public, including the zoning history of this property. He also informed the public that for site condominiums, the Planning Commission will need to make a recommendation to the Board of Trustees for review. Mr. Ransford stated that the Planning Commission would like to see the placement of the streetlights on the site plan and the fixture specification sheet. He also stated that a copy of the Master Deed should be given when the final plan is submitted.

Mr. Longcore asked Mr. Ransford to clarify the drainage requirements. Planner Ransford stated that the development is required to maintain the drainage on site. They cannot build anything that would allow drainage onto a neighbor's property.

Mr. Longcore addressed the applicant in regards to lots one through three and eight through ten. He stated that they appear to be following the building envelope and setback requirements, but the lots seem narrow. The applicant addressed Mr. Longcore's concerns and stated that many of the lots on the adjacent subdivision are of similar widths.

Mr. De Groot addressed the Commission's questions about the water main loops, the possibility of constructing in phases, and sidewalk requirements. Mr. Longcore asked about lot 23 in relation to the condo association. Mr. De Groot stated that there would be language explaining that lot 23 would not have obligations to an association that they do not receive benefit from. Mr. Zeinstra asked about the grading of the pond and potential sand removal. Mr. De Groot stated that the applicant has no plans of removing sand at this time, but if he would like to in the future, he will apply for a mining permit and use 56th Ave for access.

Mr. Adams asked about the depth of the ground water. Mr. De Groot stated that the water is about 5 feet below existing grade, or elevation 751. Mr. Aukeman has taken fill from the future pond in order to prep the land divisions. The streets will be elevated so that the homes are high enough to accommodate for the sewer. He then discussed the elevation of the finished floor of the homes in relation to the existing ground.

Mr. Kelley asked where the home will be built on lot 12, and Mr. De Groot stated that it is up to the discretion of the future property owner. Mr. Adams asked about the contours of lot 17 on the south end of the property. Mr. De Groot replied that the contours are a ditch.

Township staff will schedule a public hearing at a future Planning Commission meeting pending the finalization of the Township Planner and Township Engineer comments. Mr. Longcore informed the public that was present that they will receive a notification in the mail of the date of the public hearing.

B. Election of Officers

Motion by Westerling to keep Mr. Longcore as Chairperson, Mr. Schut as Vice Chairperson, and Mr. Zuniga as Secretary for the Planning Commission in the year of 2020. Seconded by Zeinstra.

Approved 7-0.

10. Old Business:

A. Kennel language

Mr. Ransford recapped the changes and details of the previous Planning Commission meeting in regards to the kennel language. The Township legal counsel has approved of this language, and the Planning Commission may make a recommendation to the Board of Trustees.

Mr. Schut asked if there was a link to the Ottawa County website in regards to their kennel language. Mr. Ransford stated that a reference to their ordinance may be added to the Township's language. Mr. Longcore is concerned that if the Planning Commission chooses to add a hyperlink, the Township will need to update their ordinance every time that Ottawa County changes their website.

The Commission discussed the hours in which dogs may be let outdoors. They discussed the possibility of making the window of quiet time the same as the existing Township noise ordinance: 11pm to 7am. Mr. Adams suggested putting this information in the kennel language so that a future applicant will have the full information without the need to read the full ordinance. Both Mr. Zeinstra and Mr. Kelley agreed to add the time frame into the language. The Commission discussed where to add the quiet time hours in the language and the details and process of the annual review. Direction was provided to Ransford to review and return with a draft at the next meeting.

B. Subdivision Ordinance Amendments – Chad Doornbos

Chad Doornbos was not present at the meeting. This will be reviewed at a future meeting when Mr. Doornbos is present.

11. Public Comments:

Chairperson Longcore opened the public comment period.

Marcia Hoekstra of 9916 84th Ave. stated that they have lived in multiple areas of Allendale and both have been around kennels. While they are not officially living at a particular address yet, every time they are at the address, they can hear barking from the nearby kennel. She is wondering what materials will be used to contain the noise from the dogs. She said that people do live close to one another in the agricultural district and dogs are not protected under the Right to Farm Act.

Shelly Holstege of 9773 84th Ave thanked the Planning Commission for their time. She acknowledges that they are probably the closest neighbors of the kennel on 84th Ave and the neighbors that have complained the most. She noted that she has visited the Rozema's kennel on Pierce St. and the dogs are not barking. She has never been chased by a dog at the Rozema's kennel. She is hoping that the noise ordinance will help with her complaints.

Karri Rozema of 7897 Pierce St. stated that she does the best she can do to keep her animals in control. She owns both dogs and livestock. She is concerned about the quiet time hours, her right to breed animals, the annual review, and complaints.

Chairperson Longcore closed the public comment period due to no further comments.

12. Township Board Reports: None.

13. Commissioner and Staff Comments:

Mr. Zeinstra questioned the need for a sidewalk in a site condominium.

14. Chairperson Longcore adjourned at 8:15pm.

Next meeting January 20, 2020 at 7:00 p.m.

