

ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION MEETING

February 3, 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: Lindsay Mohr

3. Received for Information: None.

4. Motion by Schut to approve the January 20, 2020 Planning Commission minutes as presented. Seconded by Kelley. **Approved 7-0.**

5. Motion by Longcore to approve the February 3, 2020 agenda. Seconded by Zeinstra. **Approved 7-0.**

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

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

7. Public Hearings:

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

Don DeGroot was present on behalf of Exxel Engineering. He recapped the details of the project for the Planning Commission and public. Ms. Mohr stated that the details of the project from the January 6, 2020 meeting all meet their standards except the environmental considerations. The Township engineer has discovered many issues that need to be addressed before this project is brought before the Township Board.

Chairperson Longcore opened the public comment period.

Steve Woodworth of 10945 56th Ave was concerned over the drainage. He stated that when he first moved to Allendale, he felt that the drainage was not handled properly. He would like to be assured that there will be proper drainage for this development.

Norman Webb of 10975 Lance Ave was concerned over the traffic flow in the development and the speed limit on 56th Ave.

Karen Hordyk of 10915 56th Ave was concerned over the speed of traffic on 56th Ave.

Caleb Jonker of 10881 56th Ave stated that he asked for plans of the project at the first Planning Commission meeting for this project but was not given them. He expressed concern over 56th Ave, the driveways of lots on 56th Ave, the fact that these proposed units are called site-condominiums, the ownership of the site, if the units will be rental properties, and the drainage of his pond.

Chairperson Longcore closed the public comment period.

Mr. Longcore addressed the concerns of the public. He stated that all control of 56th Ave is placed on Ottawa County Road Commission. Longcore asked Ms. Mohr to confirm that a traffic study would not be conducted on this road because of a lack of certain triggers. The lots along 56th with the exception of lot 23 were split R-1 lots. Lot 23 will potentially be another split if another split is available. Either way, these homes on 56th Ave will have driveways onto 56th Ave. The remaining homes will go into the development.

Mr. DeGroot stated that a site-condominium is a way to divide property and is very similar to a plat. This development will look just like a plat, and the homes are single family, owner-occupied homes.

Shawn Bates of Fleis and VandenBrink addressed the drainage comments. He stated that proper drainage is a high priority in order to protect the home owners and surrounding neighbors. The size of the pond is one of their concerns and how it will affect the size of the lots. He confirmed that the drainage needs to be self-contained and cannot affect the levels of surrounding properties.

Mr. DeGroot addressed the drainage concerns of the public and stated that they are at this meeting for a preliminary review – this is why they do not yet have the full details of every aspect of the site. He stated that right now there is an emphasis on receiving approval for the lots rather than the engineering of the property. He stated that there is a process that they need to go through for proper drainage and they will go through every step in the process. The ditches are designed for a 100-year event, and the water table could lower slightly because of the pond.

Mr. Schut asked Mr. DeGroot to discuss the elevation of the basements. Mr. DeGroot stated that the lowest elevation of the basement is about 3 or 4 feet above the pond and the minimum opening for a window in the basement is 658 feet. Elevations for the adjacent developments have been collected and they will be consistently similar to that of this new development. The 100-year elevations will be lower than the elevations of the basement.

The Commission and Mr. DeGroot discussed the grading easement, the permanent cul-de-sac, and the applicant would apply for a mining permit if necessary.

Mr. DeGroot suggested that the Planning Commission approve the layout with the condition that the storm water management be addressed with appropriate agencies, such as the Ottawa County Water Resource Commissioner.

Motion by Schut to make a recommendation to the Township Board to approve Meadows Lake Site Condominium preliminary site plan with the conditions that the Township Engineer and Township Superintendent of Water and Sewer must be satisfied with the contents of the plan, Township Engineer verify that the traffic study requirements do not meet the minimum standards of the Zoning Ordinance to address concerns of the neighboring properties, and drainage of the site must be approved by the appropriate agencies. Seconded by Zeinstra. **Approved 7-0.**

8. Site Plan Review: None.

9. Old Business:

A. Subdivision Ordinance Amendments – Chad Doornbos

Mr. Doornbos explained the Capital Improvement Plan and the updated water systems map. He stated that they are currently planning to execute this plan of extending the water mains in 2024. He is inquiring if the Township will require water connection for a property that would like to do a metes-and-bounds split with a private road.

The Commission and Mr. Doornbos discussed the effect of requiring metes-and-bounds splits to connect to Township water and the 500- and 1000-foot radiuses of water mains. Mr. Kelley asked to see which parcels would be affected by this amendment.

B. 2020 Work Program

Motion by Schut to approve the 2020 Work Program as drafted. Seconded by Zeinstra. **Approved 7-0.**

Planner Ransford will draft text amendments and schedule a public hearing for tasks one and two.

10. New Business:

A. Countryside Greenhouse Mining Application – 9141 Pierce Street

Dale Buist was present on behalf of his application. The Commission asked how this application was received and questioned if it would be exempt from the mining requirements detailed in the Zoning Ordinance. Ms. Mohr provided background of how they received the application and confirmed that legal counsel was sought to verify that a special use is required for the proposal. Mr. Buist explained what he would like to do in regards to mining and the stripping of topsoil. The Commission discussed the impact this may have on the road when the applicant moves the sand to the other location. The Commission asked Ms. Mohr to confirm with the Township Attorney that the exemption provisions detailed in Section 23.08D of the Zoning Ordinance do not apply to this application. If not, Township staff will schedule a public hearing at a future Planning Commission meeting.

11. Public Comments:

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

12. Township Board Reports: None.

13. Commissioner and Staff Comments:

Mr. Zuniga asked Mr. Zeinstra for information on the proposed new maintenance building, park changes, and proposed new fire station.

Ms. Mohr found the traffic study information and provided it to the Planning Commission.

14. Chairperson Longcore adjourned at 8:41pm.

Next meeting February 17, 2020 at 7:00 p.m.

