

Allendale Charter Township Planning Commission Meeting

February 17, 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: Greg Ransford

3. Received for Information: None

4. Motion by Schut to approve the February 3, 2020 Planning Commission minutes as presented.
Seconded by Adams. **Approved 7-0.**

5. Motion by Longcore to approve the February 17, 2020 Planning Commission agenda.
Seconded by Zeinstra. **Approval 7-0.**

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

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

7. Public Hearings:

A. Zoning Ordinance Text Amendment – Section 23.19 – Kennels

Planner Ransford recapped the proposed amendment's previous hearing, purpose for reconducting the hearing, and the main location of revision. He added that other related ordinances will not have a public hearing today because no changes were made in those sections. Mr. Longcore clarified for the public that no significant changes were made and being discussed today.

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

Motion by Schut to recommend to the Board the adoption of Section 23.19 and the related ordinance sections within the Zoning Text Amendment Ordinance as presented.
Seconded by Adams. **Approval 7-0.**

8. Site Plan Review: None.

9. Old Business:

A. Allendale Baptist Church – Planned Unit Development Site Plan

The applicant, Pastor Mark Green of Allendale Baptist Church, introduced Brian to give the presentation. The applicant recapped issues presented during previous meetings and addressed each in detail. The applicant is seeking a public hearing to move forward with the project.

Regarding Presley Parkway, Mr. Ransford explained that the township attorney previously stated that the Planning Commission can require accommodation of an easement for the extension of the road; however, the supervisor is waiting for further discussion. Applicant confirmed willingness to accommodate easement and take ownership of road. Mr. Schut expressed concern regarding travel for property to the south if Presley Parkway becomes a private road; the Commission determined the road should terminate in a cul de sac. Mr. Ransford noted that the fire department has not yet commented and may have concerns.

Mr. Schut explained that the cross access into Family Fare's parking lot is unfavorable and reiterated that the purpose of cross access is to allow cars travel between stores. He would prefer the cross access to be removed to redirect access onto Henry and M-45.

Mr. Kelley requested a time frame for the construction on the property's front parcel. The applicant explained construction will ideally begin in two to three years after building the church but may instead be 20 years. Mr. Longcore expressed concern over the image of the front lawn in the interim between now and then, and he proposed adding landscaping to hide the parking lot. The applicant agreed with having plans for front lawn screening. Mr. Schut added concern with having a garden right next to M-45, as the garden can appear unattractive without proper upkeep.

Mr. Schut complimented the landscaping, but he would like to see at least three trees planted by M-45. He suggests adding a berm to block view and elevate landscaping. The applicant is willing to add berm if necessary. Mr. Longcore explained that the Commission will need to be pre-emptive on shielding parking lots to establish a precedent for future applicants.

The Commission agreed upon a wash out curb so long as gutters are included.

Mr. Westerling noted that churches can accumulate an abundance of trash. The applicant assured the Commission that the church is not interested in starting ministries such as a day care or Christian school. Mr. Longcore questioned accessibility to the dumpster, and Mr. Zeinstra remarked that the ordinance currently requires three feet on all sides, which the church will have, in addition to matching building material and color. Mr. Schut reminded the applicant that the dumpster site will need a clear 10 feet to allow access for dumpster trucks and that vinyl or composite should be used for gate materials.

To approve screening of rooftop units, Mr. Zuniga requested the applicant to provide a detailed photo of their plans before the Commission can answer this concern. Mr. Schut requested rendering to be updated to show enclosures around mechanical units, or

otherwise put those units in a different location. Mr. Longcore clarified to the applicant that the Commission will not require a parapet wall so long as the applicant can show that they will add a screening wall to meet the same provisions of the ordinance.

The Commission agreed that a traffic study is unnecessary for the proposed project.

Mr. Longcore inquired about screening between the neighboring residential property and the church. The applicant assured that landscaping and fencing will be used to screen; however, they have not talked to the homeowner about an easement.

Regarding photometrics, Mr. Schut would like to see a detailed plan of lighting numbers going into the residential property to ensure ordinance is met. The applicant explained that the closest light pole to the house is 150 feet, significantly less than Family Fare, and that lights would go off at 11 p.m.

The Commission approved sidewalk widths.

The applicant expressed willingness to work with the homeowner about the shed encroaching on their property.

Regarding façade percentage and materials, Mr. Ransford explained there are no commercial regulations on façade percentage except on glass.

Regarding snow plowing, applicant explained they anticipate pushing snow off to the back of the property or against landscape islands.

Regarding landscaping along Presley Parkway, Mr. Zuniga would like to see a few more trees.

The applicant described the monument sign and asked for an additional directional sign at Presley Parkway to assist wayfinding. Commission confirmed this would satisfy ordinance on signs. Mr. Adams inquired about the 35-foot cross and how it and the monument sign would compare, but the applicant explained they do not have details yet. The Commission agreed they would rather see details on the cross before giving approval, as illumination of the cross can affect the neighbouring properties.

Zuniga would like to give the applicant the opportunity to improve and submit the drawings before the Commission will set a public hearing. Consensus was reached to allow staff to schedule the public hearing once the site plan reflects the direction of the Planning Commission.

B. Allendale Charter Township – Maintenance Building

Tim with Architectural Group presented the new drawings per comments made at previous meetings. He explained that the building is not part of the master plan of the park and will be used for maintenance and storage. The applicant is looking for formal approval to move forward with construction.

Mr. Ransford addressed discussion items from their last meeting, including pushing the building to the east to accommodate parking, seeking fire department input, and reviewing the copy of the Parks and Recreation master plan. He further added that engineering found no issues with draining, but that engineering questioned whether or not draining was covered by the township or the county.

Mr. Schut asked if the building could be moved to the east. The applicant explained storage, trailers, and so forth will occupy the east side of building, and, therefore, the building cannot be moved. Mr. Adams remarked that these items will need coverings, and the applicant agreed to use screening in addition to large trees. Mr. Ransford did not know off-hand if the ordinance has outside storage requirements in this regard, but Mr. Longcore remarked that the area east of the building needs to be designated as outside storage and will require screening to interrupt the park's site line to the storage.

Mr. Longcore requested continuity with building color to the future fire station. The applicant explained that he could not say whether or not it will be the same color as the Fire Department. Mr. Adams remarked that since other applicants are required to have such information for approval, this explanation is not satisfactory. Mr. Zuniga proposed that approval should depend on future buildings appearing similar to the maintenance building; however, the fire station will not be built for another 10 years and a decision to move forward with the maintenance building should not be held up by the fire station.

Motion by Schut to recommend to the Board the approval of the Allendale Township Maintenance Building with the following conditions:

- Outside storage shown on site plan will include screening to meet ordinance and;
- Coordination of future buildings provide continuity as much as possible in architectural style and color.

Seconded by Kelley. **Approval 6-1.**

10. New Business:

A. Discussion Item – Section 23.08 – Removal of Topsoil, Sand, Gravel, or Other Minerals

Mr. Longcore recapped a prior meeting with a mining application that involved some confusion over broad language in the ordinance regarding exceptions with special use permits. The question fielded was whether or not the language in the ordinance must be reworded to reduce confusion for future applicants, particularly in agriculture use. Currently, the language suggests that any excavation on property requires a mining permit.

The Commission discussed the language used in the ordinance, whether instances of creating ponds required a mining permit, as well as whether “removal” only meant removing material off the property, and if so, if that includes removing soil off the property in order to transport the soil back onto the property at a different location.

Mr. Ransford will draft changes to the section for the Commission to review at a future date.

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: None.

14. Chairperson Longcore adjourned at 9:52 p.m.

Next meeting March 2, 2020 at 7:00 p.m.