

ALLENDALE TOWNSHIP
PLANNING COMMISSION
August 16, 2010

Members Present: TerHorst, Knoper, Smit, Rozema, Obetts, Underhill

Members Absent: None

Staff Present:

1. Meeting called to order at 7:30PM.
2. Approve the June 21, 2010 minutes.

Motion made to approve June 21, 2010 meeting minutes made by TerHorst
Support by Rozema. Motion carried 6-0.

3. Public Hearings:

- A. Proposed to increase from 10% to 15% the maximum size of detached accessory structures in the Rural Estate District.

No Public Hearing comments.

Motion made to recommend approval of Zoning Text Amendment to Subsection 3.11.A.11.a to the Board made by TerHorst. Support by Underhill. Motion carried 6-0.

- B. Amendment to the Heritage Towne Square PUD to include an Animal Hospital, Veterinarian Clinic and Dog Grooming /training.

Joe Geelhoed from Dan Vos Construction is here to talk about the Animal Hospital. It is in an area of the parking lot that is not being used- on the corner of Library Lane and Lake Michigan Drive. The building is about 6000 sq. ft and sanitary sewer and water main are available. They will be taking out some of the concrete and putting in a lot more green space. There will possibly be an on-call apartment in the furthest southwest corner for the on-call vet. There will be a nice landscaped area in the front of the property and the pedestrian walkway will be attached to the sidewalk there. There will be a solid dumpster enclosure. The parking lines will be kept the same and the traffic flow will not be on M-45, so it doesn't get backed up. The landscaping that is existing now will be included and there will be a screen to Library Lane with Juniper trees. There will be underground irrigation.

TerHorst wonders if the dog exercise area is a spot for the dogs to do their business.

Geelhoed states that part of the area will be turf and a fine stone under it- it washes off easily. The drain in that area will be a leaching basin- it will not go into the storm water unless there is a lot of rain in a storm. Additionally, the sign amendment is to add two wings on the existing sign, which is 25ft from the road. That will give us plenty of room for the required 15ft set-back.

Mark Swell from Dan Vos Construction states that the building is an arts and crafts style with a high pitched roof and stone on the bottom. It will have a decorative fence with landscaping around the dog exercise area.

Lou Phillips lives at the Village. She is worried about the run-off from the sewage so that it doesn't flow into the pond area in back. We just want to make sure that there is no dog matter in the pond. I also don't see a green belt between the vet clinic and The Village.

Marian Stevens also lives in the Village. Will the practice be limited to small animals, or will livestock and horses be included? Will the parking be an issue with adjacent parking in front?

Susan Bradley wonders if parking be available for the public 24 hours a day.

Herb Kloosterman wonders if there will there be access off Library Lane.

Harry states that the pond is beautiful place, and we don't want any dog waste for the animals in there to eat. Will there be any open area outside where dogs will be left out and be barking?

Mark Swell answers the questions from the Public Comment:

They won't have any dogs outside the building for more than the time it takes for them to go to the bathroom. There are 11 large dog runs inside, it's not meant to be a boarding area.

We have a leaching basin, there is a small chance that there will be run-off because 90% of the area in the back is turf, the water will leach into the ground before it gets to the basin.

The only parking on the vet clinic is around 15 spots for the zoning requirements- there won't be much change to what the parking lot is right now. There will be access from Library Lane. There will be more green space than is on the property right now- more trees and ornamentals to soften the building.

Dr. Frasier, the owner of the Animal Hospital states that they have only small animals, dogs cats, hamsters, birds... they can go to Coopersville for large animals.

Geelhoed states that there will be shared parking easement agreements with the owner of the property and the Animal Hospital. There will be no change to Library Lane; there will just be a new driveway with curbing and landscaping. It will also not be open 24 hours a day. I will change the plan and oversize the basin so it will go over the turf to help filter it that much more before it gets to the pond.

Peirce Roon states that the Farmer's Market will not be affected by the new building.

Underhill states that there was a change to the sign and they wish it to be considered as part of the PUD Amendment Request.

Obetts reads a letter from Patrick Gillespie, from the Gillespie Group stating that they approve of this project.

Underhill states that it is a very professionally put together and one of the better plans we have seen in a while.

Motion made to forward the amended text and approve the Animal Hospital, also requesting that the word "proposed" be removed made by Smit. Support by Rozema. Motion carried 6-0.

Motion made to remove the word "proposed" from the text and change the dog run leaching basin as stated made by Underhill. Support by Smit. Motion carried 6-0.

- C. Special Land Use for Allendale Wesleyan Church, DBA as Life Stream for the conversion from a school to a church in an R-3 and R-1 zone.

Mike Joselyn from Lifestream Church is here to talk about the 20.06 standards that needed to be met. The current Middle School property will be used for a church and he reads the comments to Section 20.06 as he has prepared.

Obetts reads the standards in Section 20.06 for the Planning Commission and public.

Herb Kloosterman is a neighbor between the old Wesleyan church and the proposed new property. The old building was bought by Matthyse- Kuiper and

thousands of dollars were spent upgrading and making the property usable again- it was in major disrepair.

Susan is worried about the maintenance and up-keep of such a large property, if it goes to foreclosure the tax-payers will have to deal with it.

Tom Donald member of has been a member of Allendale Wesleyan for over 20 years. There was a transition time where we thought that the building was going to be torn down, not sold as a building. We kept the basics of the building going, but there were some major issues. We have had land at the end of 64th and that land is paid off and is for sale, plus we have money in the building fund from many years of offerings to help us pay for the remodeling of the middle school building

Lauren Chapman lives directly across from the old location and the upkeep was always horrible when the Wesleyan Church was in the building.

Eric Dole lives on Scott St, what are the plans for the current Middle School and what are the plans to change that?

Mike Joselyn states that there will be some major changes to the interior and exterior done and a very large amount of money and effort will be used even in the first Phase. The property will be owned by the church, so the tax-payers won't be affected in case of foreclosure. We would like to use the entire parcel as a church and if the rocket football and baseball would like to use it, that would be the best thing for the property and the neighbors, since the teams would be caring for the fields. If they would have to do any changes to the exterior, they would have to come to the Planning Commission for approval. We would like to be in the property as soon as possible, by the end of September. We will include a sign change to the Site Plan for review.

Underhill states that there are 2 conditions: with any changes in use, the Special Land Use would be revisited, and any changes to exterior would be brought before the Planning Commission. The sign plan will be submitted with Site Plan.

Motion made by Underhill to send this to the Board for approval. If the use of any portions of the property were to change, whether by sale or other means, the special land use on that portion of the property shall be revisited. Any changes to the property exterior may require Site Plan review and approval. Any sign changes will be with a site plan submittal. Support by Smit. Motion carried 6-0.

4. Site Plan review:

A. Ottawa County Parks Plan for the Eastmanville Bayou Park.

There was a request to move this discussion to the September meeting.

B. Consumers Energy Substation at Pierce & 56th Avenue.

Karen McCarthy, manager for Consumer's Energy, is here to speak on behalf of Consumers Energy. We are requesting the approval for the Site Plan because electrical demand has gone up in Allendale over the years. The Substation will be screened from the road and will serve all of Allendale Township. It will make the voltage use less, and make it easier to get electricity back up in case of outages.

Dex Noranjo is from Consumers Energy and is a Substation designer. The age and size of the current system will not be able to support growth. By 2011 the current 3 sub-stations will be at overload. This will help unify the electric system used in Allendale and make it a better system. It is 5 acres that is partially wooded and is part of the low density residential area in the Master Plan. It will be 100 by 120 ft and will include a 20ft drive area for mobile use. The height will be a maximum of 37ft. There will be no building built on the property. There will be a 7ft tall chain link fence topped with barbed wire around the property. It will prevent the Consumer's workers from going in if something is unusual and potentially hazardous. It meets the requirements of the National Electric Council but not 3.07 subsection 5.

Underhill states that the vegetation on the proposed Consumer's property will be removed all the way to the lot-lines in the plan. The screening will not be on your property. What happens if the property to the north and west is developed, there will be no screening on your own property. If that were to happen, would you be willing to come back and add some screening on your property?

Dex Naranjo states that if that happens, it would most likely not be a problem to add screening. We just don't know what trees will be left standing until we clear the area for the sub-station.

Karen McCarthy states that possibly a person from the Planning Commission could walk on the property with Consumers to figure out where the screening should be planted.

Naranjo states that we could add some wording that calls for certain trees at certain widths in the plan.

The Commission agrees that they could approve the chain link fence if they put a row of pines or arborvitae. For every 8 feet of clearing to the property line, there should be a dwarf spruce or arborvitae planted for proper screening.

Motion made that due to the use of the property being such that it is essential services to the township that we use our judgment to deviate from a masonry

structure and allow a 7ft chain link fence with barbed wire. As well as a row of evergreen trees for every 8 feet of clearing to the west and north property lines by Underhill. Support Smit. Motion carried 6-0.

5. New Business:

A. Karen Guzicki resignation.

Obetts read the letter of resignation written by Karen Guzicki dated 7-19-2010.

B. Tattoo Parlors.

Obetts reads a letter written by Michael VanMeter. He goes on to ask where they fall in for zoning, and if there is any way they can be in Allendale.

Chris Moen would be the manager, and in the history of tattoo parlors they are under nail parlors, hair salons... The state has a strict public health code that we will have to follow.

Chris states that the state of MI has us under a body art facility.

They are not explicitly admitted by right in C-1 Zoning districts, but the Planning Commission can grant a Special Use if need be.

Underhill states that Georgetown and Holland Townships allow this by right. Holland uses the technical terms in the use list. Georgetown has elected to say that it is under a beauty parlor or the like. We would have to look at distances from schools and such, but if it granted as a right, we wouldn't have a say in that.

Knoper and Smit agree that it is a whole lot like a beauty shop. The state health department has a whole list of stringent rules that they are required to follow.

VanMeter states that it would be Mon- Sat noon-10 and everything is one time use, very sterile and they adhere to the health department rules. It is a lot different than what tattoo parlors have been portrayed in the past, the clientele is doctors and lawyers now a days.

Motion made to agree that a tattoo parlor would be considered under the beauty shop, barber shop or tanning parlor category made by Knoper. Support by TerHorst. Motion carried 6-0.

6. Old Business:

A. Continued discussion on the Master Plan.

1. Future Land Use Plan discussion- tabled due to lack of staff

2. The PUD text proposal has been referendumed- what do we do now?

Knoper states that the Board feels that certain parts of that text amendment are important. We as a Planning Commission should figure out what we find important in the amendment. There was a campaign against the height requirements and we need to possibly make it more clear about what the text amendment means.

The Commission wonders if council's advice is needed about what issues need to be sorted out about bringing this back for a vote? Could we just change a word to get it back on the table? A joint meeting may be in order- the Board thinks this is worth-while.

- 1) Is there a year timeline if it is voted down? If it is a year, what is the start of the clock (when it was written or voted down?)
- 2) What level of change do we have to make- 1 or 10 words?
- 3) Do we need to change the height or just the wording?

- B. Proposed Zoning Text Amendments to Article 3.15 and the proposal to create restricted overlay Zone Districts to further restrict residential tenant occupied structures.

After a considerable amount of feedback- further research is required before another Public Hearing. Staff is preparing paperwork for the Planning Commission to consider.

7. Township Board Report. (Ken)
8. Public concerns and comments concerning items not on the agenda.

Susan Bradley is chartering a Compassion Club for a dispensary in the current billiard hall. They dispense twice a week and the product is locked up. This is for people who have glaucoma, cancer...I would like to help people who are going through these ailments and have a support group for them. There is a 12 month moratorium on the dispensaries and the marijuana will be grown by local growers.

Travis Underhill states that he will be making a presentation for the next meeting about the changes made to the site plans and paperwork that will be going through at each meeting.

9. Meeting adjourned at 9:51 PM.

The next meeting is on September 20, 2010 at 7:30 PM.