

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*January 3, 2022*

*7:00 p.m.*

*Allendale Township Public Meeting Room*

1. Call the Meeting to Order
2. Roll Call:  
Present: Longcore, Zuniga, Zeinstra, Chapla, Westerling  
Absent: Adams and Nadda  
Staff Present: Planner Greg Ransford  
Public: Terry Van Dyken, Terry Vissers, Curtis Moran, Chris Adamson
3. Received for Information:
4. Motion by Zeinstra to approve the December 20, 2021 Planning Commission Minutes as presented.  
Seconded by Zuniga. **Approved 5-0**
5. Motion by Longcore to approve the January 3, 2022 Planning Commission Agenda with the change of moving New Business ahead of Old Business. Seconded by Zeinstra. **Approved 5-0**
6. Public Comments for *non-public hearing item*:  
*Chairperson Longcore opened the public comment section for non-public hearing items.*  
Terry Van Dyken introduced the project proposed to the Township Board for moving and preserving an Allendale One-Room Schoolhouse. Looking for input and expertise from the Planning Commission.  
*Chairperson Longcore closed the public comment section*
7. Public Hearings: None
8. Site Plan Review: None
9. Old Business
  - A. Annual Mining Report
    - Bliss Street  
Curtis Moran reported that they are wrapping up this project and are waiting on final numbers for water levels. Consensus from the Commissioners was that they were satisfied with the report.
  - B. Text Amendment
    - Alternative Energy  
Planner Ransford introduced the sample language provided from the Tallmadge Charter Township Zoning Ordinance.  
Commissioners discussed the options of having different ordinances or different sections within a single ordinance to regulate the different types of alternative energies.  
Commissioners directed Planner Ransford to continue to draft language specific to Allendale.

C. Election of Officers

Motion by Westerling to nominate Mr. Longcore as Chair, Mr. Chapla as Vice-Chair and Mr. Zuniga as Secretary. Seconded by Zeinstra. **Approved 5-0**

10. New Business:

A. Text Amendments

- Section 3.19 – Tree Preservation

Planner Ransford had requested more information from the Board as to why this amendment had been sent back to the Planning Commission for revisions and was told that some Board members saw it as an overreach of government. Mr. Zeinstra confirmed that this was the case. Commissioners commented that they weren't looking to regulate the cutting of every tree, but just be able to oversee the clear-cutting a property for development. Mr. Zeinstra will talk further with the Board regarding tree preservation language.

- Section 24.06H – Waste Disposal Facilities

Commissioners discussed the reasoning behind the updated language.

Motion by Zeinstra to recommend to the Board the approval of the revision of Section 24.06H. Seconded by Zuniga. **Approved 5-0**

- Section 24.06J – Building Appearance

Commissioners discussed and concurred that this language should not include duplexes.

Motion by Zeinstra to recommend to the Board the approval of the revision of Section 24.06J regarding building appearance regarding multi-family dwellings. Seconded by Westerling. **Approved 5-0**

- Zero-yard setbacks

Commissioners directed Planner Ransford to schedule the public hearing for this amendment.

11. Public Comments

*Chairperson Longcore opened the public comment section. No comments were made, and he closed the public comment section.*

12. Township Board Reports

Mr. Zeinstra reported that the Board had their last meeting for 2021 and approved some end of the year budget items, updated Library fines and fees and the Township approved opting into the National Opioid Settlement.

13. Commissioner and Staff Comments: None

14. Chairperson Longcore adjourned the meeting at 7:56 p.m.

**Next meeting January 17, 2022 at 7:00 p.m.**

Planning Commission Minutes respectfully submitted by Kelli McGovern

