

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 17, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Zuniga, Zeinstra, Chapla, Adams, Nadda and Westerling
Staff Present: Planner Greg Ransford, Kevin Yeomans
Public: Greg & Tammy Hotcheson, Chris Adamson, Sam Sterk, Mitch Koster, Richard Barber, Don DeGroot, Taylor Calkins, Kellen Keck, Todd Stuive
3. Received for information:
4. Motion by Chapla to approve the January 3, 2022 Planning Commission Minutes as presented. Seconded by Zeinstra. **Approved 7-0**
5. Motion by Longcore to approve the January 17, 2022 Planning Commission Agenda as presented. Seconded by Zuniga. **Approved 7-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items.
Kellen Keck – support of short-term rentals.
Chris Adamson – Complaint of ongoing construction on a property neighboring his.
Chairperson Longcore closed the public comment section.
7. Public Hearings:
 - A. Map Amendment Application
 - 5380 Lake Michigan Dr. – 70-09-25-100-102 PT
 - 5316 Lake Michigan Dr. – 70-09-25-100-072
 - Requesting rezoning from R-2 to GC

Todd Stuive with Exxel Engineering, representing the applicant, Bass River Development, presented the request to rezone the property from R-2 to GC.

Planner Ransford reviewed his memo and explained to the public what was being requested and the process of rezoning.

Chairperson Longcore opened the public comment section of the public hearing:

Greg Hotcheson business owner of property across the street from the proposed property – inquired what type of commercial building would be going in.

Chairperson Longcore closed the public comment section.

Chairperson Longcore stated that application is just to rezone the property to GC and that no particular building has been applied for. Planner Ransford confirmed and explained that the applicant would have to come back for site plan review for when they would like to build.

Consensus by Commissioners was that this application makes sense in relation to the commercial properties across the road.

Motion by Chapla to recommend approval of the rezoning of 5380 and 5316 Lake Michigan Dr. from R-2 to General Commercial to the Board. Seconded by Westerling. **Approved 7-0**

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Tentative Preliminary Plat Application

- Churchside Estates – 70-09-25-300-050 & 70-09-25-300-060
 - 75 single-family residential lots

Don DeGroot with Exxel Engineering, representing Mitch Koster and Biltmore LLC, introduced the project.

Planner Ransford reviewed his memo and noted a few items in the memo.

Mr. Adams asked for clarification on the concern brought up by Chad Doornbos, Superintendent of Public Utilities, regarding the sanitary sewer that needs to go underneath the county drain and whether the approval should be held up until this concern is addressed. Mr. DeGroot answered that he did not believe that the Tentative Preliminary Plat approval would need to be withheld, that worst case scenario would be that if there were to be an issue the 1st phase of the project would be shrunk to just Churchside Dr. Commissioners discussed approving this Tentative Preliminary Plat without the final approval from the Public Utilities and Water Resources Commission. Consensus was that they could approve it, because ultimately the applicant would need the final approval from those entities to move forward with construction.

Commissioners would like to invite Mr. Doornbos to the public hearing to be available for more explanation.

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

B. 2022 Work Program

Mr. Zeinstra inquired about adding short-term rentals or Airbnb discussion to the list. Commissioners agreed that it would be a good addition to the list.

Mr. Longcore asked about adding the alternative energy language to the list.

Commissioners discussed the order of priority.

Motion by Zeinstra to approve the 2022 Work Program as discussed. Seconded by Westerling. **Approved 7-0**

C. 2021 Annual Report

Motion by Chapla to approve the 2021 Annual Report as presented. Seconded by Adams. **Approved 7-0**

11. Public Comments:

Chairperson Longcore opened the public comment section.

Ken Murillo – resident of Allendale thanked the Commission for putting the Airbnb on the work program and asked that they look at moving it up on the priority list if the State approves legislation.

A business owner spoke regarding trees covering signs and buildings on Lake Michigan Dr.

Chairperson Longcore closed the public comment section.

12. Township Board Reports

Mr. Zeinstra reported that they just had their first meeting of the year and had a budget amendment. Also, he asked more about the tree preservation. And the Board responded that they do not feel that we have the authority to regulate the trees on someone's property.

13. Commissioner and Staff Comments:

Planner Ransford addressed the letter regarding the request from staff to look at a moratorium on self-storage facilities and where they are allowed.

14. Chairperson Longcore adjourned the meeting at 8:03 p.m.

Next meeting February 7, 2022 at 7:00 p.m

Planning Commission Minutes respectfully submitted by Kelli McGovern

