

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 21, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call:

Present: Longcore, Adams, Nadda, Westerling, Zeinstra, Zuniga

Absent: Chapla

Staff Present: Planner Greg Ransford, Kevin Yeomans

Public Present: Philip Alderink, Brandi Sickmund, Dana Pearson, Sean Sickmund, Emily & Dathan Tenter, Jeff Seaver, Ana Pelhank, Don DeGroot, Zack Koster, Klynt Marcusse, Jordan Bremer, Chris Adamson, Leah Bectel, Doug Poland, Rick Pulaski

3. Received for Information:

Email from Jefferson Seaver regarding the public hearing, so this will be addressed at public hearing.

4. Motion by Nadda to approve the February 7, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 6-0**

5. Motion by Longcore to approve the February 21, 2022, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 6-0**

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

Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and Chairperson Longcore closed the public comment section.

7. Public Hearings:

A. Tentative Preliminary Plat Application

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

Don DeGroot with Exxel Engineering, representing the applicant, presented the request for Tentative Preliminary Plat.

Planner Ransford reviewed his memo and explained to the public as to what was being requested and what is involved in completing the plat process.

Chairperson Loncore opened the public comment section of the public hearing.

Brandi Sickmund, Allendale – why it is necessary to connect the new development to the existing neighborhoods as it will create more traffic in the existing neighborhoods?

Dathan Tenter, Allendale - asked about the pond that will be going in behind his property and commented that he is not excited about the development.

Seeing no more comments Chairperson Longcore closed the public comment section.

Mr. DeGroot responded to the comments stating that the connection of the neighborhoods was planned, and the current streets are stubbed for these connections. He also stated that the proposed pond will provide 2 functions. First, it will provide fill for the construction of the roads and second it will provide stormwater management.

Chairperson Longcore referenced the email from Jefferson Seaver stating that Mr. Seaver has concerns about wetlands and whether the development is properly addressing these designated wetlands. Mr.

DeGroot stated that the County Drain is considered a stream to EGLE and that they have submitted for permits with the state to work in these regulated areas.

Mr. Nadda asked about the construction traffic and Mr. DeGroot stated that the construction traffic for the infrastructure would be coming in off 52nd and would not be coming through the neighborhood. Mr. Yeomans clarified that this is not the building traffic, this is only the construction traffic regarding building the road and infrastructure, not the home building traffic. Once the roads are constructed the builders can use them to travel to and from the work sites.

There were questions regarding the current water and sewer capabilities and the plans that were presented. Mr. DeGroot stated that Chad Doornbos, Superintendent of Public Utilities, has reviewed the plans and has expressed concerns regarding the current plan. If these plans do not pass his review, then the applicant will proceed with Phase 1 of the project and wait until a lift station is installed to service the southwest portion of the project.

Motion by Adams to recommend approval of Churchside Estates Tentative Preliminary Plat to the Board, noting that the street block can be over 1000 feet long and that the trees as described can be eliminated as required by the Ottawa County Road Commission, with the condition that they receive approval from EGLE and Water Resources, and any other required agency. Seconded by Zeinstra.

Approved 6-0

8. Site Plan Review: None

9. Old Business: None

10. New Business:

A. Map Amendment Applications

- Philip Alderink – 5713 Lake Michigan Dr.
 - Seeking rezoning from R-1 to GC

Mr. Alderink introduced his project for seeking rezoning of his property from R-1 to GC.

Planner Ransford reviewed his memo.

The Commissioners directed Planner Ransford to schedule the public hearing.

- Klynt Marcusse – 5630 Lake Michigan Dr.
 - Seeking rezoning from R-2 & R-3 to GC

Mr. Marcusse introduced his project for seeking rezoning from R-2 & R-3 to GC.

Planner Ransford reviewed his memo.

The Commissioners directed Planner Ransford to schedule the public hearing.

B. Special Use Application

- Wendy's Restaurant – 4755 Lake Michigan Dr.
 - Seeking 2,163 square foot sit-down and drive-through restaurant

Rick Pulaski with Nederveld, representing the applicant, introduced the project. He explained that in the General Commercial Zone that a restaurant with a drive-through is required to have at least 1 acre and they have 1.78 acres. The applicant is asking for deferred parking stating that based on their calculations and previous buildings the 35 parking spaces requested is sufficient parking for the site.

Planner Ransford reviewed his memo and stated that the application process is a two-step process, with this meeting serving as a Q & A for the Commission and the possible second step being the public hearing.

The Commissioners discussed the process involving the deferred parking including how to monitor the situation and how to determine when more parking would be required to be put in place. Mr.

Longcore explained how this has been done in the past and that the determination of would mainly be complaint driven. Consensus among Commissioners was that the deferred parking would be acceptable.

Commissioners discussed the sidewalk, connection from the gas station and the pedestrian traffic.

Commissioners opined that an inventory of trees and landscaping should be taken to use the trees and landscaping that exist on the site to the north and east for the required buffer areas. Mr. Zuniga brought up low visibility of the site from the road due to the number of trees. The applicant stated that they would be willing to do the inventory and alter the proposed front yard landscaping to provide more visibility at the front of the site.

Mr. Zeinstra asked questions regarding the exterior and lack of brick on the building. The applicant addressed this and stated that aesthetically the proposed exterior is more pleasing, and Commissioners requested information on the durability of the proposed materials.

Mr. Zuniga stated that the drawing has the rooftop units being taller and able to be seen from the road. He stated that those need to be covered in some way with the plans brought back to show that they are covered.

Commissioners would like the applicant to revise the plans accordingly and return to the Commission before scheduling the public hearing.

11. Public Comments:

Chairperson Longcore opened the public comment section.

Chris Adamson, Allendale – requested a bike rack at Wendy’s, also asked about power lines running across the proposed Churchside Estates.

Seeing no more comments, Chairperson Longcore closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that several amendments that were recommended by the Planning Commission were reviewed by the Board for their 1st reading and several were reviewed for their 2nd reading and the Board approved the new fire building.

13. Commissioner and Staff Comments:

Mr. Adams commented that True Value was parking Penske trucks for rent in the front. There was discussion if that was allowed. Mr. Yeomans will check with staff on if this is allowed.

Mr. Yeomans stated that staff noted Commissioner comments in the last meeting regarding difficulty finding information on the Township website regarding the Master Plan and has updated the Planning and Zoning Department page to better highlight information on the Master Plan.

14. Chairperson Longcore adjourned the meeting at 8:39 p.m.

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

Planning Commission Minutes respectfully submitted by Kelli McGovern

