

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 7, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Zuniga, Chapla, Nadda, Zeinstra
Absent: Westerling
Staff and Guests Present: Planner Greg Ransford, Kevin Yeomans, Mark Kidd, Ana Pelhank
3. Received for Information:
4. Motion by Zeinstra to approve the February 21, 2022 Planning Commission Minutes as presented.
Seconded by Nadda. **Approved 6-0**
5. Motion by Longcore to approve the March 7, 2022 Planning Commission Agenda as presented.
Seconded by Zuniga. **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: None
8. Site Plan Review: None
9. New Business:
 - A. Site Plans
 - Conifer Creek – 4815 Becker Drive
 - Seeking 12 unit and 35 bed multi-family housing

Steve Witte from Nederveld, representing the applicant, introduced the project and read a letter from the applicant who could not attend the meeting. He also addressed items in Planner Ransford's memo.

Planner Ransford reviewed his memo and noted that the next step, if the Commission was ready to move forward, would be a public hearing.

Commissioners and Mr. Witte discussed the turn radius for the garbage truck and whether the proposed dumpster location would be suitable and allow for easy access. Mr. Witte was asked to either change the dumpster access or double check that the turning radius will work.

Mr. Witte explained that the landscaping has been moved at the request of the DPW to keep any plantings from being on top of a utility line.

Commissioners discussed if the project meets the standards of the University Park PUD. Consensus was that it does, and they directed Planner Ransford to schedule the public hearing.
10. Old Business:
 - A. Special Use Application
 - Wendy's Restaurant – 4755 Lake Michigan Drive
 - Seeking 2,163 square foot sit-down and drive-through restaurant

Steve Witte from Nederveld, representing the applicant, introduced the proposed Wendy's restaurant to be located at 4755 Lake Michigan Drive. Mr. Witte reviewed the items that the Planning Commissioners had discussed at the previous meeting when the Wendy's project was introduced.

Commissioners discussed with Mr. Witte the pedestrian walk and trying to minimize possible conflicts between pedestrian traffic and vehicle traffic entering off of Lake Michigan Drive.

Commissioners discussed the existing trees and whether to require an inventory of the existing trees to enforce the replacement of trees in the event of trees dying off or a storm knocking them down. Mr. Witte suggested that he put a note on the plans the required number of trees and shrubs and if any of the existing trees and shrubs die or are knocked down the developer would have to replace to the required amount stated on the plans. Commissioners agreed that this would be acceptable.

Commissioners would like to see stone or brick on the bottom of the building to match other buildings along the Lake Michigan Drive corridor. Commissioners also noted that the material proposed for the freezer/cooler is acceptable as well as the front yard landscaping.

Commissioners directed Planner Ransford to schedule the public hearing.

B. Text Amendments

- Section 23.20 – Renewable Energies

Planner Ransford reviewed his memo and his conversations with the Township Legal Counsel.

Commissioners discussed the changes.

Mr. Zeinstra inquired if there is any state regulation to the renewable energy sources. Planner Ransford will check to see if there is any available. Planner Ransford will draft a second version incorporating the discussion of the Commissioners.

- Mini-warehouses and self-storage facilities discussion

Planner Ransford reviewed his memo and Mr. Yeomans discussed the history of why this is being discussed.

Commissioners discussed the different options for where they thought these facilities would be appropriate, and if these facilities are appropriate uses in the General Commercial Zoning District.

C. Work Program – Section 36 Industrial Zoning District properties

Planner Ransford stated that he reached out to the property owners and explained what the Planning Commission was looking at and how that would affect their property. There is one property that the owners would like to remain Industrial. Planning Commissioners decided to take no action and leave the properties as they are currently zoned.

11. Public Comments

Chairperson Longcore opened the public comment section.

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

12. Township Board Reports

Mr. Zeinstra reported that at the last Township Board meeting, they approved the Centennial Farm rezoning, the moratorium for self-storage facilities, and the amendments for zero-yard setbacks. And that the Planning and Zoning Department is looking at fees and escrows

13. Commissioner and Staff Comments

Mr. Adams asked about the follow-up about the Penske trucks. Mr. Yeomans stated that Steve Kushion, our Zoning Administrator is looking into that.

Mr. Zuniga asked about the canopies around Hungry Howie's that are tattered and if there is anything that can be done about that.

Mr. Yeomans reported that the fire station project is moving forward.

14. Chairperson Longcore adjourned the meeting at 9:12 p.m.

Next meeting March 21, 2022 at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Kelli McGovern

