

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 21, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Westerling, Adams, Zuniga, Nadda, Zeinstra
Absent: Chapla
Staff and Public Present: Planner Greg Ransford, David and Nancee Kraker
3. Received for Information:
4. Motion by Nadda to approve the March 7, 2022 Planning Commission Minutes as presented. Seconded by Zeinstra. **Approved 6-0**
5. Motion by Longcore to approve the March 21, 2022 Planning Commission Agenda as presented. Seconded by Adams. **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. Map Amendment Applications
 - Philip Alderink – 5713 Lake Michigan Drive
 - Seeking rezoning from R-1 to GC

Planner Ransford reviewed the project for the Planning Commission and the public.

Chairperson Longcore opened the public comment section for this public hearing item.

David Kraker, a resident of Allendale and neighbor to the property in question, is against rezoning this property to GC citing traffic issues and potential effect on property value as concerns. Mr. Kraker also had questions regarding setbacks for buildings, parking lots and dumpsters to adjacent property lines, and what type of visual barrier would be required between GC and residential lots.

Alan Supran, a resident of Allendale, has questions regarding lighting that would go on this GC property. Mr. Supran also concurred with Mr. Kraker regarding traffic issues.

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

Chairperson Longcore addressed the comments regarding traffic and crosswalks stating that those items are out of the Planning Commission's jurisdiction, those fall under MDOT's jurisdiction. Lighting is regulated and in the site plan process applicants would have to provide a photometric plan to show that lighting would not spill out onto neighboring properties. Planner Ransford spoke regarding the setbacks and stated that parking lots would have to be 30 feet from any property line which abuts a residential property. There would be buffering required between the properties in the form of a greenbelt with various plantings and the Commission could also require a fence or other visual barrier. Planner Ransford clarified that the barrier typically goes from the start of the front yard setback.

Commissioners discussed the best use of this property and agreed that Commercial was the best use and that the Commission is very diligent in reviewing site plans and trying to protect

neighboring properties. They also encouraged the public to come to the meetings to voice their opinions when a new project is proposed.

Motion by Adams to recommend approval of the rezoning of 5713 Lake Michigan Dr. from R-1 to General Commercial to the Board based on Section 29.01D of the Zoning Ordinance.

Seconded by Westerling. **Approved 6-0**

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

Mr. Klynt Marcusse and Planner Ransford introduced the project for public hearing.

Chairperson Longcore opened the public comment section for this public hearing item.

A resident asked about the parcel that was seeking rezone. Mr. Marcusse clarified the dimensions of the property. The resident also asked about lighting, traffic, height of a building, and setbacks for the future use of the property and Mr. Marcusse clarified that those concerns would be addressed during site plan review by the Planning Commission when a specific project is brought to them.

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

Planner Ransford stated that 35 feet would be the tallest the building could be.

Motion by Westerling to recommend approval of the rezoning of 5630 Lake Michigan Dr. from R-2 & R-3 to General Commercial to the Board based on Section 29.01D of the Zoning Ordinance. Seconded by Zeinstra. **Approved 6-0**

8. Site Plan Review: None

9. New Business: None

10. Old Business:

A. Tentative Preliminary Plat Application

- Springfield North (Churchside Estates) – 70-09-25-300-050 & 70-09-25-300-060
 - Seeking Phase 1 of a total of 30 single family residential lots

Due to water and sewer constraints, the applicant is back to get approval for phasing of the project. There are no other changes to the project.

Motion by Zeinstra to recommend approval of Phase 1 of the Springfield North Tentative Preliminary Plat as outlined in the Tentative Preliminary Plat Planning Commission Report to the Board. Seconded by Zuniga. **Approved 6-0**

B. Master Plan

Commissioners concurred that the changes proposed by Township legal counsel were acceptable.

Commissioners discussed moving ahead with the process and swapping out Census data when the most current becomes available and opined that this would be acceptable to keep the process moving forward.

Motion by Adams to recommend to the Board the distribution of the 2022 Draft Master Plan for Allendale Charter Township. Seconded by Zuniga. **Approved 6-0**

11. Public Comments

Chairperson Longcore opened the public comment section and seeing no comments closed the public comment section.

12. Township Board Reports

Mr. Zeinstra reported that the Board approved the Independence Day Fireworks application.

13. Commissioner and Staff Comments

Planner Ransford reported that the awnings for Hungry Howie's and the surrounding tenants in the strip mall have been ordered, but because of supply chain issues they are delayed. He also reported that staff is still working through the Penske truck issue at True Value. Commissioners and Planner Ransford discussed the history of the True Value site and if the renting of the trucks was approved or allowed on that site.

14. Chairperson Longcore adjourned the meeting at 7:54 p.m.

Next meeting April 4, 2022 at 7:00 p.m.

