

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 4, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Westerling, Zuniga, Nadda, Zeinstra
Absent: Chapla
Staff and Public Present: Planner Julie Lovelace, Kevin Yeomans, Tony Vazquez, Mary Vazquez, Jerry & Phyllis Hooker, Erin & Jeff Gottleber, Eric & Mary Packer, Richard Barber, Robert & Tracy Fischer, Greg Chrapek
3. Received for Information: Letter regarding one of the public hearings and will be addressed at that time.
4. Motion by Zeinstra to approve the March 21, 2022, Planning Commission Minutes as presented. Seconded by Nadda. **Approved 6-0**
5. Motion by Longcore to approve the April 4, 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.
A resident commented on light pollution coming from McDonald's.
Seeing no more comments, Chairperson Longcore closed the public comment section.
7. Public Hearings:
 - A. Centennial Farm Site Condominium – 5830 Lake Michigan Dr.
 - Seeking six duplex condominium sitesTodd Stuve, of Exxel Engineering, introduced the project and Planner Lovelace reviewed the memo regarding the Final Site Plan Review request.
Chairperson Longcore opened the public comment section for this public hearing item.
Tony Vazquez – A resident of Allendale would like to see privacy trees, preferably spruce trees lining the west property lines of the project. He also questions the need to connect Eric St. to Lake Michigan Dr. citing safety and neighborhood character as concerns.
Eric Packer – A resident of Allendale also questions the necessity of connecting Eric St. to Lake Michigan Dr. He also does not believe that multi-family rentals do not belong going next to single family residences.
Robert Fischer – A resident of Allendale supports everything that has been previously stated. He chose to live there because it was a cul-de-sac, and this project will ruin the character of the neighborhood.
Phyllis Hooker – A resident of Allendale agrees that they do not need rental properties in their neighborhood citing previous and ongoing negative experiences with rentals currently in the neighborhood.

Greg Chrapek – A resident of Allendale requested trees as a buffer at the south end of the property along the creek. He also agreed with the comments regarding the negative experiences with the rentals currently in the neighborhood and would prefer to not have more rentals.

Jeff Gottleber – A resident of Allendale suggested mature trees as a buffer and agreed with the previous comments regarding multi-family housing.

Richard Barber – A resident of Allendale agrees with previous comments specifically regarding rentals and negative experiences. Mr. Barber also cited the Master Plan stating that no student housing shall be west of 52nd Ave. and that is his main concern, apartments.

Mary Packer – A resident of Allendale agrees with the previous comments and questions what purpose opening Eric St. would serve. She is also concerned with preserving the character of the neighborhood.

Mary Vazquez – A resident of Allendale wanted to reiterate what has been said. She is concerned with noise and traffic.

Jerry Hooker – A resident of Allendale is opposed to the duplexes that are proposed. He is concerned with the traffic from college students.

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

Mr. Stuiwe explained that the cul-de-sac on Eric St. was meant to be a temporary cul-de-sac and the Ottawa County Road Commission is requiring them to connect. He also stated that the applicant would be open to planting trees as a buffer if the Commission would like that. These units are not intended for college housing.

Chairperson Longcore explained zoning ordinances that limit the number of unrelated people living in a single-family residence. Planner Lovelace clarified that the limit is 3 unrelated people living together.

Mr. Thurkettle, the applicant, explained that this is not slated to be low-income housing, but more of a site condominium development where they are meant to be attached single family houses and not necessarily rentals. Chairperson Longore explained that there will be a homeowner's association.

Mr. Zeinstra voiced his preference for trees as a buffer over a fence. He recommends Black Hill Spruce. Consensus among the Commissioners was for trees as a buffer.

Commissioners cited Article 24.06.D regarding regulations for landscaping and buffering. And cited Article 24.07.A giving the Commission permission to request additional to protect of the public interest.

Mr. Nadda would like to see a provision in the bylaws stating that these are to be owner occupied and not allow them to be rentals. Commissioners discussed this but did not believe this was something that they could require.

Motion by Adams to Table the Centennial Farm Site Condominium project located at 5380 Lake Michigan Dr. for the purpose of additional information regarding landscaping. Seconded by Nadda. **Approved 6-0**

B. Wendy's Restaurant Special Use Application – 4755 Lake Michigan Dr.

- Seeking 2,163 square foot sit-down and drive-through restaurant

Steve Witte, from Nederveld, representing the applicant presented the project. He addressed items in the Planner's memo and Planner Lovelace noted that he did address the notes in the memo.

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

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

Chairperson Longcore noted that the Commission received a letter from Peter and Janice Winiarski, residents of Allendale stating reasons that they oppose this request.

Mr. Witte address the residents' concerns stating that a restaurant is an allowed use in this district and that the road infrastructure is sufficient to handle any additional traffic. He noted that the project needs approval from Ottawa County Water Resources for drainage.

Commissioners reviewed the dumpster enclosure and stops for the gates.

Mr. Zeinstra asked if stairs could be put near the sidewalk ramps so people would not need to walk the ramp and if gate stoppers, not just divots in the pavement that can fill with snow, could be added to dumpster gates. Mr. Witte agreed that this would be acceptable.

Commissioners discussed the possibility of requiring a traffic study and what the reasoning would be for requiring it. Commissioners concluded that no traffic study would be required.

Motion by Westerling to approve the Wendy's Restaurant Special Use and Site Plan with the conditions that:

- MDOT approves the sidewalk
- Receiving reciprocal easement documents before a building permit is issued.

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

C. Conifer Creek Site Plan Review – 4815 Becker Dr.

- Seeking 12 unit and 36 bed multi-family housing

Steve Witte, from Nederveld, representing the applicant presented the project.

Planner Lovelace reviewed the memorandum noting the dumpster setup and questioning whether a traffic study would be required.

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

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

Commissioners questioned whether the dumpster setup is sufficient to handle the turnaround of the dump truck. There was discussion about taking some space from the island to give some more room to the turnaround.

Motion by Adams to approve the Conifer Creek Site Plan for 4815 Becker Dr. as presented.

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

8. Site Plan Review: None

9. Old Business: None

10. New Business: None

11. Public Comments:

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

12. Township Board Reports:

Mr. Zeinstra reported that the Board approved the non-profit gaming license for the 2022 graduating class parent committee, reviewed the volunteer form for Township volunteers, discussed some libraries issues and dissolved the Schoolhouse Preservation Committee.

13. Commissioner and Staff Comments:

Mr. Nadda and Mr. Zuniga noted that the awnings have been replaced in the strip containing Hungry Howie's and other businesses.

Mr. Adams questioned where we are with the Penske truck issues and Mr. Yeomans responded that we are working with Mr. Kushion, Zoning Administrator, Planner Ransford and True Value to get this resolved.

Mr. Zuniga had comments regarding the firefighter training area, that it is a mess, and the doors are often left open. He is concerned for resident safety.

Mr. Zeinstra brought up the comment from earlier about McDonald's lighting and that those need to be addressed.

Mr. Longcore mentioned the bylaws of the Planning Commission and that they have not been reviewed since 2014. One issue that has been noted is the schedule of the meetings noted in the bylaws should be changed to be more generic and that the Commission should review the rest of the document to make other changes as needed. He suggested this gets put on the Work Program.

14. Chairperson Longcore adjourned the meeting at 8:43 p.m.

Next meeting April 18, 2022 at 7:00 p.m.

