

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 18, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Westerling, Adams, Zuniga, Chapla, Nadda, Zeinstra
Staff and Public Present: Planner Greg Ransford, Kevin Yeomans, Tony Vazquez, Ben Rodibaugh, Rebecca Wildeboer, Richard Barber, Sam Sterk, Ross Stevens
3. Received for Information: Road Commission letter regarding preliminary plat approval for Centennial Farm Site Condominium.
4. Motion by Zuniga to Approve the April 4, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 7-0**
5. Motion by Longcore to approve the April 18, 2022, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 7-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items.

Tony Vazquez, an Allendale resident, had questions regarding the Centennial Farm Site Condominium. Specifically asking about a privacy fence or trees and has concerns about accessibility to his home when construction of the road is under way.

Seeing no more comments, Chairperson Longcore closed the public comment section.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. Mike's Processing text amendment inquiry

Ben Rodibaugh, owner of Mike's Processing, introduced himself and stated that they would like to add a cooler to the site and needed Planning Commission approval for that.

Planner Ransford explained that this project was reviewed by Steve Kushion, the Zoning Administrator, and both Mr. Kushion and Mr. Ransford had concerns that the applicant had outgrown the Home Occupation permit that Mike's Processing was currently operating under and wanted to bring it to the Planning Commission for their review. His memo stated that an option to look at would be that the Commission change the Ordinance to allow for meat processing in the AG Zone either as a use by right or as a special use, or if the Commission disagreed with staff, then they could amend the current permit to allow for the expansion.

Commissioners reviewed and discussed the history of the site and the regulations for a Home Occupation permit. Commissioners concluded that it does not meet the regulations for a Home Occupation permit any longer based on how many employees work there. They discussed whether the

use is appropriate in the AG Zoning District and consensus was that it would be appropriate as a special use in the AG Zoning District.

Commissioners directed Planner Ransford to prepare the text amendment to the Zoning Ordinance to allow for this use as a special use and include restrictions in the individual permit. Planner Ransford will also look into what the paving requirements would be for this project in the AG Zoning District.

B. Station 45 site plan inquiry

Ross Stevens from Station 45 introduced the project and would like direction from the Planning Commission and is requesting the Planning Commission waive some of the site plan requirements.

Planner Ransford reviewed his memo.

Commissioners discussed the site; the requirements for pavement, outdoor storage and how that would need to be screened.

Planner Ransford will review the requirements for pavement. The Commissioners opined that paving for the drive to the building would be required, but not necessarily the lot to park the cars waiting to be repaired. Also, Commissioners would like to see screening along the north property line. While the Commissioners have authority to waive certain requirements, Commissioners concluded that the site is subject to the typical site plan review provisions that are not otherwise waived and therefore those must be shown on the future site plan.

10. Old Business

A. Centennial Farm Site Condominium – 5380 Lake Michigan Dr.

- Seeking six duplex condominium sites

Todd Stuive of Exxel Engineering, representing the applicant, introduced the project. He stated the since the last meeting the Ottawa County Road Commission has approved the project and that they have updated the plans with the suggestions given from the Planning Commission.

Mr. Longcore asked if any construction traffic would come through Eric St. during the construction of the road and Mr. Stuive clarified that it would not, it would come from Lake Michigan Dr.

Mr. Yeomans stated that he has been in contact with the Road Commission and the connection is indeed required. He also stated that this connection would add a second point of access for public utilities to reach this neighborhood and that is a good thing.

Commissioners discussed the pine trees proposed for the screening. Mr. Zeinstra stated that the proposed White Pines get very large and other varieties may work better in this area.

Mr. Zeinstra made a motion to remove Centennial Farm from the table and to approve the Centennial Farm Site Condominium with the change from the White Pine to the Black Hill Spruce and Norway Spruce mix. Seconded by Adams. **Approved 7-0**

B. Mini-warehouses and self-storage facilities discussion

Planner Ransford reviewed his memo and is waiting for direction from the Commission as to what direction to take regarding making changes to the Zoning Ordinance.

Commissioners discussed the different options available to utilize. Including leaving the ordinances as they are, to taking the use out of the Commercial Zone all together and only allowing them in the Industrial Zone. They also discussed putting different requirements on and adding language to regulate the standards for the appearance of the buildings in General Commercial.

Commissioners directed Planner Ransford to prepare language to regulate the standards of the appearance of the buildings with frontage on Lake Michigan Dr.

11. Public Comments

Chairperson Longcore opened the public comment section.

Rebecca Wildeboer of the Allendale Area Chamber of Commerce – noted that self-storage and mini-warehouses are not popular with the residents and businesses that she deals with. Challenge for the Commission is to create a place that people/residents want to see or want to go.

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

12. Township Board Reports:

Mr. Zeinstra reported that at the last meeting they had an update from the Public Utilities, the Library Community Room reservation agreement was approved, the 1st readings for the Alderink and Marcusse rezonings, and a list of the concerts in the park.

13. Commissioner and Staff Comments:

Mr. Yeomans reported that the Zoning Administrator did look into the complaint about the McDonald's lights and found that there was no violation.

14. Chairperson Longcore adjourned the meeting at 8:30 p.m.

Next meeting May 2, 2022 at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern