

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 2, 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, Assistant Administrator Kevin Yeomans, Mitch Johnson, and Rebecca Wildeboer.

3. Received for Information: None

4. Motion by Chapla to approve the April 18, 2022, Planning Commission Minutes as presented. Seconded by Zeinstra. **Approved 7-0**

5. Motion by Longcore to approve the May 2, 2022, Planning Commission Agenda as presented. Seconded by Zuniga. **Approved 7-0**

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:

8. Site Plan Review:

9. New Business:

A. Animal Processing Facility language draft

Planner Ransford reviewed his memo and the circumstances leading to the Commission directing him to draft this language.

Commissioners discussed size and possible maximums for the building, and whether this would be an agricultural building, or if the special use permit is appropriate. Consensus among the Commissioners was that the special use permit is appropriate.

There was discussion regarding Mike's Processing in particular. The Commissioners concluded that it would be prudent for them to come back to the Planning Commission to clean up and amend the existing special use permit to include all that is going on there now and the requested expansion.

Commissioners directed Planner Ransford to review the ordinance regarding the retail side of Mike's Processing to see if any amendments would be necessary.

10. Old Business:

A. Mini-warehouses and self-storage facilities language draft

Planner Ransford presented the draft language of the ordinance and his memo regarding this item.

Commissioners discussed definitions of mini-warehouse, self-storage facility, warehouse, and storage structure.

Commissioners discussed regulating how close these facilities could be to any public roads, along with additional landscaping to screen the facility, or if it would be possible to require a commercial use in front of the facility.

Commissioners debated allowing these facilities in General Commercial but requiring that they must be 250 ft. off any road. No consensus was reached, and the matter will be discussed at another meeting.

Mr. Zeinstra will request more direction from the Board.

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 established a target fund balance for capital and special project funds, and the rezoning of the Marcusse and Alderink properties passed.

13. Commissioner and Staff Comments:

Mr. Chapla noted that there is an official groundbreaking ceremony for the new fire station on Thursday, May 5.

14. Chairperson Longcore adjourned the meeting at 8:40 p.m.

Next meeting May 16, 2022 at 7:00 p.m.

