

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 16, 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
Absent: Zeinstra
Staff and Public Present: Planner Greg Ransford, Assistant Administrator Kevin Yeomans
3. Received for Information: None
4. Motion by Nadda to approve the May 2, 2022, Planning Commission Minutes with the change to “Staff Present” section under Roll Call to “Staff and Public Present” as it lists the public also.
Seconded by Zuniga. **Approved 6-0**
5. Motion by Longcore to approve the May 16, 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: None
8. Site Plan Review: None
9. New Business:
 - A. Maximum density language relocation
Planner Ransford reviewed the past discussion regarding relocating the language for maximum densities from the Master Plan to the Allendale Charter Township Zoning Ordinance.
Commissioners discussed whether it was appropriate to have the densities located in the zoning ordinance and conferred if there were any changes that they would like to make to the density requirements.
Commissioners directed Planner Ransford to schedule the public hearing to amend the zoning ordinance to include the maximum density language.
10. Old Business:
 - A. Section 23.20 – Renewable Energies
Planner Ransford introduced the draft language. Stating that it has been reviewed by Charles Gould at the Michigan State University Extension Office and his recommended revisions are noted in the draft.
Heights of structures were discussed and a conflict between 2 sections was noted. Planner Ransford will review and correct those sections that conflict.
Commissioners discussed possible financial assurances from applicant to the Township regarding the decommissioning of any equipment to protect the Township from absorbing future costs.
Commissioners directed Planner Ransford to revise the language for further review by the Planning Commission.

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: None

13. Commissioner and Staff Comments:

Mr. Zuniga asked questions regarding enforcement of zoning violations, specifically mentioning a couple auto repair or auto sales lots. Mr. Yeomans informed Commissioners that Township staff is currently working to improve this very issue along with general improvement of the entire Planning and Zoning Department. Currently the Township zoning enforcement policy is complaint driven.

Planner Ransford explained that Aldi has submitted a site plan application and asked for Commissioners opinions on entrance points. Aldi is proposing an entrance from the drive connecting Eric St. to Lake Michigan Dr. and a separate entrance off Lake Michigan Dr. Commissioners discussed that they do not believe that MDOT will approve that, but to let them apply for that.

14. Chairperson Longcore adjourned the meeting at 8:05 p.m.

Next meeting June 6, 2022 at 7:00 p.m.

