

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

June 6, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Westerling, Chapla, Zeinstra, Nadda
Absent: Zuniga, Adams
Staff and Public Present: Planner Greg Ransford, Kelly Kuiper, Todd Stuive, Merwyn Koster, Richard Barber, Gale Mast
3. Received for Information: None
4. Motion by Chapla to approve the May 16, 2022, Planning Commission Minutes as presented. Seconded by Zeinstra. **Approved 5-0**
5. Motion by Longcore to approve of June 6, 2022, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 5-0**

6. Public Comments for *non-public hearing item*:

Chairperson Longcore opened the public comment section for non-public hearing items.

Merwyn Koster requested information on the status of the text amendments for solar farms. Mr. Longcore answered that the Planning Commission is working on those amendments.

Richard Barber inquired about a rumor of a self-storage facility going in on the Centennial Farms property instead of apartments and wanted to state that he would be in favor of that.

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

7. Public Hearings: None
8. Site Plan Review: None
9. New Business:

A. Great Lakes Excavating Service (JMM Developers, LLC) – Amendment to Special Use

- Seeking to process materials

Kelly Kuiper, representing the applicant, presented the request to amend the special use permit for processing materials onsite.

Planner Ransford reviewed his memo and explained to the public what was being reviewed for this application.

Mr. Chapla had questions regarding trucking equipment and the seasons of the mining and Ms. Kuiper responded that none of that will change due to this request.

Mr. Longcore inquired if this would change the mining schedule and Ms. Kuiper answered that no they still plan to be able to follow the schedule that was previously approved for this operation and that they will be the ones to provide the yearly reports to the Planning Commission.

Mr. Westerling asked about dust control. Ms. Kuiper stated that crushed concrete will be used for the drives, but that 46th Ave. is a gravel road, and the applicant has grading equipment and is trying to keep the road graded.

Mr. Longcore asked Planner Ransford to verify if there have been any noise complaints regarding this project, or any complaints in general.

Consensus was that crushed concrete for the 2 additional drives would be acceptable as the drives are coming off a gravel road.

This project is scheduled for Public Hearing on June 20.

B. Mystic Woods Planned Unit Development Site Plan

- Seeking final phase

Todd Stuive, representing the applicant, presented the 4th and final phase of Mystic Woods that is being proposed.

Planner Ransford presented his memo and clarified that the reason the project is here being seen by the Planning Commission is that so much time has passed since the original approval and the construction of Phase 3, the Township attorney has recommended that this project be reviewed by the Planning Commission through site plan review only if the plans are identical to the phase plan within the original PUD.

There was discussion of the lights, and it was stated that the lights are the new downward facing LED lights.

Motion by Zeinstra to approve the proposed site plan for Mystic Woods Planned Unit Development Final Phase, contingent upon the review and approval of the Trip Generation Analysis and construction plans by the Township Engineer. Seconded by Westerling. **Approved 5-0**

10. Old Business:

A. Mini-warehouses and self-storage facilities language

Mr. Longcore attended the Township Board meeting to get direction from the Board regarding this ordinance. The Board would like to have these facilities removed from the ordinances in General Commercial and only allowed in Industrial or C-3 as they feel there is better use for the General Commercial properties along Lake Michigan Dr.

Commissioners directed Planner Ransford to make the necessary changes and to schedule the public hearing for the ordinance amendment.

11. Public Comments

Chairperson Longcore opened the public comment section for non-public hearing items, and seeing no comments, Chairman Longcore closed the public the comment section.

12. Township Board Reports

Mr. Zeinstra reported that the Board discussed HR items, water and sewer, replacing the trunkline coming from Grand Valley, bylaws for the Parks and Recreation Committee and seasonal hiring.

13. Commissioner and Staff Comments: None

14. Chairman Longcore adjourned the meeting at 7:42 p.m.

Next meeting June 20, 2022 at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern

