

**ALLENDALE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

*June 20, 2022*

*7:00 p.m.*

*Allendale Township Public Meeting Room*

1. Call the Meeting to Order
2. Roll Call:  
Present: Longcore, Adams, Zuniga, Chapla, Zeinstra, Westerling  
Absent: Nadda  
Staff and Guests Present: Planner Greg Ransford, Sgt. Cal Keuning, Corey Kaminski, Lisa Moorhouse, Tommy King, Kelly Kuiper, David Esther, Matt DeYoung, Dale Rosema
3. Received for Information: Letter from resident Deanna Hunter regarding the public hearing and it will be addressed during that discussion. Correspondence from the Township Supervisor with items to discuss during the public hearing.
4. Motion by Chapla to approve the June 6, 2022, Planning Commission Minutes as presented. Seconded by Zuniga. **Approved 6-0**
5. Motion by Longcore to approve the June 20, 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:

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

Kelly Kuiper, representing the applicant, introduced the project and explained to the public what was being requested.

Planner Ransford reviewed the memo that he prepared for this application.

*Chairperson Longcore opened the public comment section for the public hearing.*

Lisa Moorehouse – A resident of Allendale has concerns regarding dust and noise levels. She also has concerns about the site becoming a permanent processing site.

Dale Rosema – A resident of Allendale has questions regarding the timeline of the project and what is the long-term plan for the pond and would there be any public access to the pond.

Tommy King – A resident of Allendale has concerns about the speed of the trucks, continuous noise, and dust.

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

Kelly Kuiper showed the long-term plan for the pond and possible land divisions for single family residences. Matt DeYoung, owner of the property, and Ms. Kuiper clarified that they plan to adhere to the same timeline that was originally proposed with the possibility of speeding up the process if they are approved to process materials on site.

Ms. Kuiper addressed the concerns regarding the noise and informed the public that the equipment that will be used is in operation at the sand mine on Warner and the public is welcome to visit the site to understand what the noise levels would be. She stated that the noise of the processing would be less than the noise of the backup beeper of the trucks that haul the material.

Ms. Kuiper clarified that the applicant would not be processing off-site materials at this site.

Mr. Longcore questioned the applicant regarding dust control. Ms. Kuiper stated that there will be a water pump trailer on site, and they will be working with the OCRC to try to keep the road in good condition.

Mr. DeYoung addressed the concern regarding truck speeds stating that they have posted signs for the drivers for a truck speed limit of 25 mph and the operator of the site will help to ensure that is followed.

Mr. Longcore asked about the question of setbacks that was brought up in the email that was received for information. Planner Ransford clarified that processing setbacks are 250 ft from the property line or street. And that setbacks for storage or stockpiles are 250 ft from dwellings on adjoining properties. Also, the ordinance allows excavation 25 ft from the street line or no closer than 100 ft from principal buildings on adjoining properties.

The Commissioners discussed the location of the middle drive into the operation and the proximity to the residence across 46<sup>th</sup> Ave.

Motion by Adams to approve the resolution for the mining operation by JMM Developers with the addition to condition to number 4 stating that no processing materials may be brought to the site.

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

8. Site Plan Review: None

9. New Business: None

10. Old Business:

A. Renewable Energy language

Planner Ransford introduced the revised draft language for an ordinance regulating renewable energy.

Commissioners discussed adding noise language to the biofuel and anaerobic digesters and removing some language referring to letter of credits and financial sureties for private residences.

Commissioners directed Planner Ransford to schedule the ordinance for public hearing with two revisions regarding noise levels and financial sureties.

11. Public Comments:

*Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and Chairperson Longcore closed the public comment section.*

12. Township Board Reports:

Mr. Zeinstra reported that the Board had to reschedule their special meeting regarding strategic planning, a new Assistant Assessor was hired, new job descriptions were discussed, Parks and Recreation Committee bylaws were approved, hiring and discharge policies were discussed, contracts with PCI and permit fees were reviewed, and the policy regarding donations was discussed.

13. Commissioner and Staff Comments:

Mr. Zuniga is happy to see that the Board gave the Commission some direction on the mini-storage ordinance language that is under review.

Mr. Longcore would like clarification from the Supervisor regarding his correspondence to the Commission regarding the mining operation review.

14. Chairman Longcore adjourned the meeting at 8:10 p.m.

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

Minutes respectfully submitted by Kelli McGovern