

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

July 18, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Chapla, Nadda, Zeinstra
Absent: Westerling, Zuniga
Staff and Guests Present: Planner Greg Ransford, Chris Grzenkowicz, Andrew Shaw, Sam Sterk, Richard Barber
3. Received for Information: Traffic review letter from Fleis and VandenBrink for the Aldi project.
4. Motion by Chapla to approve the June 20, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 5-0**
5. Motion by Longcore to approve the July 18, 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.

Richard Barber – A resident of Allendale has concerns about the placement of the retention pond on the Aldi site plan.

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

7. Public Hearings:

A. Zoning Text Amendments

- Section 12.06A – Development Requirements for PUD’s with Residential Uses, Determination of Number of Dwellings
- Section 12.06B7 – Formula to Determine Number of Dwellings
- Section 14.01 – Description and Purpose
- Section 14.03O – Uses Requiring Special Approval
- Section 15.02AC – Use Regulation
- Section 16.02I – Permitted Uses
- Section 23.20 – Renewable Energies

Planner Ransford provided a synopsis regarding the Zoning Text Amendments and described for the public what each amendment was revising.

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

A member of the public asked if the windmill height would still stay at 150 feet and Chairperson Longcore replied that it would.

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

Mr. Zeinstra asked about the density for single family residences in the Medium Density Residential zone and thinks that it should be copied out of the R-3 Zoning District requirement of the Ordinance.

Mr. Zeinstra also asked for clarification on a heading in the draft and Planner Ransford stated that it was a wrong reference, and he will fix that going forward.

Motion by Chapla to approve the zoning text amendments as proposed with the revision of fixing the heading that notes Section 24.06J and changing it to Section 12.06B7 and including the density equivalent of the R-3 Zoning District for the MDR row in the density table, and Seconded by Nadda. **Approved 5-0**

8. Site Plan Review: None

9. New Business:

A. ALDI Site Plan Application – 5316 Lake Michigan Dr.

- Seeking 20,161 square foot assortment grocery store

Chris Grzenkowicz of Desine Engineers, representing the applicant, presented the proposed project.

Mr. Nadda asked about the placement of the retention pond that was brought up during the public comment period. Mr. Grzenkowicz answered that the retention pond is being designed and put in place by the Centennial Farms development and they do not have control over the placement of it.

There was discussion of traffic, road markings and the approval from MDOT for the entrance from Lake Michigan Dr.

The applicant also discussed the possibility of relief from the 25-foot setback requirement from the road right of way and Planner Ransford stated that would be a separate application to the ZBA.

Mr. Longcore questioned where trucks would go to wait if there was already a truck in the delivery dock. Mr. Grzenkowicz answered that with a store this size there should not be a back-up even if it isn't Aldi in the future. Commissioners discussed the trucks going through the parking lot to get to the dock

Commissioners discussed the North Elevation as it is the side of the building that faces Lake Michigan Dr. and they would prefer to have something similar to the West elevation, with more windows facing Lake Michigan Dr. Mr. Grzenkowicz answered that this is not possible because of the shelving and refrigerated section that is necessary to be on that outside wall.

Commissioners concurred that a traffic study would be required as the review letter from Fleis and VandenBrink stated. They would like to see the North Elevation improved with windows and would like some windows and or landscaping on the east side of the building to break up the solid wall.

10. Old Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section.

There was a comment regarding who deals with the retention basin, and it was answered that it would be Ottawa County.

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

12. Township Board Reports:

Mr. Zeinstra reported that the Board paid bills and approved the hiring of library staff.

13. Commissioner and Staff Comments:

Planner Ransford commented that The Rapid was overlooked in the noticing of the Master Plan and that the Township will be re-noticing and starting the final 63-day comment period again.

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

Next meeting August 1, 2022 at 7:00 p.m.
Minutes respectfully submitted by Kelli McGovern

