

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 6, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call:

Present: Longcore, Adams, Westerling, Zuniga, Chapla, Nadda

Absent: Zeinstra

Staff and Guests Present: Planner Greg Ransford, Kelly Kuiper, Steve Griffioen

3. Communications and Correspondence:

Communication was received that the Marcusse Office Building agenda item will be tabled for this meeting.

4. Motion by Chapla to approve of the August 15, 2022, Planning Commission Minutes as presented.

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

5. Motion by Longcore to approve the September 6, 2022, Planning Commission Agenda with the change of striking the Marcusse Office Building from the Agenda. 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. 5015 Warner Mining Site – Annual Review

Kelly Kuiper presented the report noting that there was only one complaint lodged to the Township regarding the condition of the road and that the complaint was resolved. The mining operation is on track to be finished within the permitted time period.

B. Griffioen Special Use Request – 10259 52nd Avenue

- Farm equipment storage with incidental repair and service

Owner of the property, Steve Griffioen, presented the project.

Planner Ransford reviewed his memo.

Mr. Westerling asked for clarification on if he would be servicing strictly farm equipment and if it would only be his own or would he seek customers and service their equipment or vehicles. Mr. Griffioen clarified that he would be open to servicing any type of vehicle, not just farm equipment and would seek customers just by word of mouth, but that the repair would not be the primary use.

Planner Ransford explained that the special use would run with the land. If the property would be sold, the purchaser would be able to operate under the special use if it follows the conditions, or if they would want to change it, they will have to come back to the Planning Commission unless it would be a use by right.

Mr. Chapla is concerned that the use would turn to be more commercial than what was intended. Commissioners discussed conditions that could be placed on the approval to deter that from happening.

Chairperson Longcore asked Planner Ransford about the extent of repairs and whether any vehicle could be repaired. Ransford noted that the language limits the incidental repair to the related farm equipment.

It would likely be reasonable for him to repair a truck or other farm related vehicle, but the language is not intended to be a typical vehicle repair shop.

Commissioners discussed the placement of the proposed building and the distance from the road and how that would be allowed under the Zoning Ordinance. They discussed how the rules apply in the Agricultural Zoning District and the Right to Farm Act. Planner Ransford will investigate this issue and ask the Township lawyer for their interpretation.

Commissioners opined that some conditions that could be placed on approval would be:

- No commercial signs.
- Limited parking.
- Barn would stay with the overall property if a split would ever be sought.
- Sidewalk would be deferred until 52nd Ave. is paved.

This project will not be set for public hearing until the interpretation of the ordinance regarding the building placement is received from legal counsel.

C. Zoning Ordinance Text Discussion – Section 23.08 – Removal of Topsoil, Sand, Gravel, or Other Materials

Planner Ransford reviewed his memo regarding the discussion of amending the Zoning Ordinance.

Commissioners discussed options for putting enforcement or penalty language in the approval. They also deliberated what “customary mining operations” means and if any other limitations could be put in place to protect neighbors of these operations.

Commissioners requested Planner Ransford look into what his other townships have, as well as Grand Haven Charter Township, in regard to limitations and if there is anything that Allendale is missing in our ordinance or if we are in line with what other townships have in their ordinances.

10. Old Business: None

11. Public Comments:

Seeing no public present, Chairperson Longcore opened and closed the public comment section.

12. Township Board Reports: None

13. Commissioner and Staff Comments:

Mr. Longcore has a question regarding a car lot selling campers on their lot as he does not believe that is an allowable use.

Mr. Longcore also questioned the signage on True Value and if that was allowed in their approval.

Mr. Zuniga is wondering about the Penski trucks in the McDonalds parking lot.

Mr. Nadda brought up Station 45, the cars parking on the grass and the cars in the back lot.

Planner Ransford will follow up with Steve Kushion regarding these questions.

14. Chairperson Longcore adjourned the meeting at 8:35 p.m.

Next meeting September 19, 2022, at 7:00 p.m.
Minutes respectfully submitted by Kelli McGovern

