

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 2, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Zuniga, Chapla, Zeinstra
Absent: Westerling and Nadda
Staff and Guests Present: Kevin Yeomans, Fresh Coast Planning, Scott Walper, Sean Caird, Nate Koella, John & Becky Bakale, Todd Stuve
3. Communications and Correspondence: None
4. Motion by Chapla to approve the December 19, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 5-0**
5. Motion by Longcore to approve the January 2, 2023, 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.

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

7. Public Hearings:

- A. John Bakale Mining Application – 12943 76th Ave. & 12673 76th Ave.

A representative for the applicant introduced the project.

Mr. Yeomans from Fresh Coast Planning reviewed the memo that was prepared for the project and informed the public of the process.

Chairperson Longcore opened the public comment section for the Public Hearing.

Sean Caird, a resident of Allendale, has questions about the times the mine will be operating, dust control and the effect on wells of the surrounding properties.

Scott Walper, a resident of Allendale, questioned whether this project would be a subdivision or a private pond.

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

Chairperson Longcore answered some of the questions brought up by the residents, stating that the mine has agreed to operate on Monday – Friday from 8:00 AM – 5:00 PM. At this time there is no application for a subdivision, and while that is a possibility with the way the property is set up it is unlikely that will happen.

The applicant has laid down crushed asphalt for the drive and is committed to keeping the dust to a minimum. Last year they sprayed the drive at least 11 times to help control the dust to keep it from affecting the neighbors.

Motion by Adams to approve the resolution for the John Bakale Mining application located at 12943 76th Ave. and 12673 76th Ave. with the following conditions:

- The sidewalk will be deferred until there is a sidewalk going along 76th.

- That condition no. 15 regarding the cash deposit be struck from the resolution.

Seconded by Zuniga. **Approved 5-0**

8. Site Plan Review:

A. Rusk Lake Associates Mining Application – 10618 Pierce St.

Todd Stuve from Exxel Engineering, representing the applicant, presented the proposed mining application, stating that the end goal would be a development on the property after the pond is completed.

Mr. Yeomans reviewed the memo that was prepared by Fresh Coast Planning and noted that if the project moves forward they will need to return for a public hearing.

Commissioners asked for clarification as to when possible construction of the site condominium project would be. Mr. Stuve believes that at this time the site condominium project is not slated to start until the mining is complete.

Truck route and maintenance of the gravel road was discussed and Mr. Stuve noted that the applicant was familiar with maintenance of gravel roads for the purpose of mining.

Commissioners discussed the timeline of the project, and the permit will be good for 5 years and if it needs to go longer the applicant will have to return for an extension to the permit.

The proximity of the existing houses to the proposed mining site was discussed.

Commissioners opined that the deferment of the sidewalk along 92nd and a waiver from front yard landscaping would be agreeable.

Commissioners directed Mr. Yeomans to set the public hearing for this project.

9. New Business:

A. 2022 Annual Report

Motion by Zeinstra, seconded by Zuniga to approve the 2022 Annual Report as presented.

Approved 5-0

B. 2023 Work Program

Motion by Adams to approve the 2023 Work Program with the removal of item 7 – Regulations for development in the 100-year flood plain and to relocate item 11 – Update Planning Commission Bylaws to number 5. Seconded by Zeinstra. **Approved 5-0**

C. Election of Officers

Motion by Adams to table the discussion of the election of officers until new members are appointed as 2 of the members present will be stepping down and 2 members are absent. Seconded by Zeinstra. **Approved 5-0**

10. Old Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section.

An attendee inquired about the process of being appointed to the Planning Commission. Chairperson Longcore directed the person to contact Supervisor Elenbaas.

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

12. Township Board Reports:

Mr. Zeinstra reported that the Board finalized the Budget for 2023, did committee appointments, and at the last meeting of the year did the budget amendments for 2022.

13. Commissioner and Staff Comments:

Mr. Adams thanks Chairperson Longcore for his dedication and his time serving as the Chairperson of the Planning Commission.

14. Chairperson Longcore adjourned the meeting at 8:15 PM.

Next meeting January 16, 2023, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern

