

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 6, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Westerling, Zuniga, Nadda, Jacquot, Zeinstra
Absent: 1 vacant seat
Staff and Guests Present: Planner Greg Ransford, Kevin Ey, Marcel VanderLaan, Steve Eckert, Tony Buter, Jack Barr, Garry Scholten Jr., Paul & Kris Caouette, Doug Gulker, Richard Barber, Sarah Avink, Mike Abramowski, Brittany Holthof
3. Communications and Correspondence: None received.
4. Motion by Nadda to approve the January 16, 2023, Planning Commission Minutes with the change that the next meeting listed be changed from January 16, 2023, to February 6, 2023. Seconded by Zeinstra.
Approved 6-0
5. Motion by Adams to approve the February 6, 2023, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing item*:
Chairperson Adams opened the public comment section for non-public hearing items.
Seeing no comments Chairperson Adams closed the public comment section.
7. Public Hearings:
 - A. Rusk Lake Associates Mining Application – 10618 Pierce St.
Planner Ransford introduced the application and reviewed his memo regarding the project.
Todd Stuive with Exxel Engineering, representing the applicant, presented the mining project.
Chairperson Adams opened the public comment section.
Sarah Avink, a resident of Allendale, has concerns regarding the neighboring pond, creek, and wildlife. She is also concerned about the possible future development and the traffic it would bring and how it would affect the road conditions.
Brittany Holthof, a resident of Allendale. Her main concern is the water table issues in the area and how this would affect the water table. She also had questions regarding the damage to the roads that would occur due to the truck traffic and if there would be a grading plan in place to combat that. Ms. Holthof also asked about the timetable of the project.
Lauri Adams, a resident of Allendale expressed her concerns regarding truck noise, start and stop times of the mining operation, if there could be mature trees planted as a noise buffer if the need arises, timetable for the lake and the possible future development, and access to the lake if it is public.
Mike Abramowski, a resident of Allendale, has questions regarding the water table and how the lake would affect that, along with the possible future development and if it would be on city water or have wells. He has concerns regarding the truck traffic and the dust that it brings along with the start and stop times and the noise associated with the trucks. He also questioned the timetable of the project.
Kris Caouette, a resident of Allendale, has concerns regarding the water table and what will happen if her well goes dry? Will there be restitution for that?

Paul Caouette, a resident of Allendale, also has concerns about the water table. Would there be monitoring of the water table as this lake is constructed and is there a plan in place for future water hook-up for the area?

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

Todd Stuive responded to the questions that were asked during the public comment time. He stated that there was a hydrogeological study done to analyze the site and the study found that the proposed lake will not have an adverse effect on area groundwater resources. He also stated that the water main would be extended at the time of home construction down 92nd to Pierce and to the east side of the property. Mr. Stuive explained that the timetable for the mine is expected to be 10 years or less depending on the demand for the product. Hours of operation would be 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 1:00 pm on Saturday as allowed by the current zoning ordinance. Mr. Stuive explained that this would be a private lake with no public access allowed and the depth of the lake is proposed to be 9 to 10 feet. The operator of the mine is willing to take care of the road and maintain road conditions, but the final decision of how that is to be handled will be up to the Commission.

Commissioners discussed the possibility of monitoring the water levels to protect the surrounding wells. They also discussed if there were other projects in the Township that have been done by the excavator and how those projects progressed, if there were any complaints surrounding those projects.

Mr. Zeinstra suggested moving the access road north of where it is proposed and to put a berm in to protect the houses along 92nd St. from the noise. He also pointed out that there would be a sign at the entrance of the access road with contact information for the operator, and if anyone has complaints, they can call that number. If the complaint is not resolved, then the resident can call the Township to get resolution.

Commissioners discussed the number of trips generated and the average of those trips per week. They also discussed how that aspect would be monitored or enforced.

Motion by Zeinstra to approve the Rusk Lake Mining Resolution with the following changes:

- No dewatering during the excavation of the lake.
- With quarterly monitoring of the groundwater while in operation.
- Operator shall grade and control the dust on 92nd Ave. as needed.
- Move the construction entrance north.
- Add a berm in the area of the construction entrance to block noise along 92nd Ave.
- Strike number 7 from the resolution regarding the per week truck trips.

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

B. Hidden Shores West Phase 4 – Site Condominium

Planner Ransford reviewed his memo regarding the project.

Jack Barr with Nederveld, representing the applicant, presented the project.

Chairperson Adams opened the public comment section.

Steve Eckert, a resident of Allendale, asked for clarification on the location of Phase 4. He also asked about the future plans for Pierce St. and whether there is a plan to pave the road.

Kevin Ey, a resident of Allendale, had a question regarding where construction traffic would be coming from and the timeline for the project.

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

Mr. Barr stated that Phase 4 is expected to start late spring, early summer and finished by the winter. Mr. Barr clarified that they could suggest where construction traffic enters, however since they are all public roads, they cannot require a specific route. Mr. Zeinstra suggested a sign to direct construction traffic.

Motion by Zeinstra to recommend approval to the Board for the Hidden Shores West Phase 4 as presented. Seconded by Zuniga. **Approved 6-0**

8. Site Plan Review:

A. Centennial Townhomes – 24-unit multi-family development

Planner Ransford reviewed his memo and gave some history on the project.

Todd Stuive with Exxel Engineering, representing the developer, presented the project.

Commissioners discussed landscaping and buffers and recommended to the applicant that they add landscaping to the east side of the property.

Commissioners directed Planner Ransford to set the public hearing for this project.

9. New Business:

A. Allendale Christian School – Building Addition

- Minor vs Major determination

Mr. Zeinstra recused himself from the discussion due to professional involvement in the project.

Planner Ransford explained what was being discussed for this project.

Marcel VanderLaan with Lakewood Construction, representing the applicant introduced the project and reviewed the history of the site.

Commissioners opined that this small addition would be determined as a minor change, but the next, larger, addition is determined to be a major change.

Motion by Nadda to approve the Allendale Christian School Addition designated as minor.
Seconded by Westerling. **Approved 5-0**

Mr. Zeinstra rejoined the meeting.

10. Old Business: None

11. Public Comments:

Chairperson Adams, seeing no public present, opened and closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board is working on the Allendale Strategic Improvement Plan.

13. Commissioner and Staff Comments:

Mr. Westerling had questions regarding the Mr. Burger, Aldi, and Tommy's Car Wash projects and where they stand.

Mr. Zuniga questioned the lights on the new fire station that they point up and are very bright.

Planner Ransford noted that he would be away for the next meeting.

14. Chairperson Adams adjourned the meeting at 9:00 p.m.

Next meeting February 20, 2023, at 7:00 p.m.
Minutes respectfully submitted by Kelli McGovern

