

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 20, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Westerling, Nadda, Jacquot, Zeinstra
Absent: Zuniga, 1 vacant seat
Staff and Guests Present: Planner Greg Ransford, Bob Chapin
3. Communications and Correspondence: None
4. Motion by Jacquot to approve the March 6, 2023, Planning Commission Minutes as presented.
Seconded by Zeinstra. **Approved 5-0**
5. Motion by Adams to approve the March 20, 2023, Planning Commission Agenda as presented.
Seconded by Nadda. **Approved 5-0**
6. Public Comments for *non-public hearing item*:

Chairperson Adams opened the public comment section for non-public hearing items.

Bob Chapin, a resident of Allendale, listed some outdoor venues in the area outside of Allendale. Mr. Chapin also thanked the Planning Commission for putting this issue on the agenda for discussion.

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

7. Public Hearings: None
8. Site Plan Review: None
9. New Business:

A. Outdoor Venue discussion

Planner Ransford reviewed his memo regarding this discussion item.

Commissioners discussed the definition of an Outdoor Venue and if there are other townships that have ordinance language regarding Outdoor Venues. They also discussed the possible zone that this could go in, and whether to add it as a special use.

Commissioners directed Planner Ransford to begin to do research and bring sample language regarding Outdoor Venues.

B. Work Program

- Mining Operations
 - Consider requiring resulting lots to possess the ability to appropriately accommodate septic systems that will experience longevity
 - Minimum Provisions

Planner Ransford introduced the discussion.

Commissioners discussed the possibility of language regulating this, but State law regulates what the Planning Commission can do and require. Commissioners would like to see language to require sand mining applicants that show future use as residential to provide proof that the septic systems will be sustainable.

Planner Ransford was directed to draft language regarding the resulting septic systems after mining operations are complete, but the Commissioners also opined that he groups it with other zoning ordinance changes as time allows. Commissioners also directed Planner Ransford to look at language to regulate outdoor furnaces.

- Update Planning Commission Bylaws
 - Meeting date and time

Planner Ransford reviewed the reasoning behind updating the Bylaws.

Commissioners directed Planner Ransford to update the date and meeting time to state 1st and 3rd Mondays of the month and change the time to be 7:00 p.m.

The Commissioners also discussed removing items from the Bylaws such as taking out Section 3.10 Order of Business and Section 10 Public Hearing Procedure.

Commissioners directed Planner Ransford to go through the Bylaws and suggest revisions to the Commission.

C. Text Amendment Discussion

- Master Plan reference updates

Planner Ransford reviewed his memo regarding possible Zoning Ordinance amendments to align the Zoning Ordinance with the Master Plan.

Commissioners discussed Open Space requirements for developments and language for a minimum requirement for open space. Planner Ransford will provide sample language for regulating Open Space requirements and proceed with language for the Master Plan reference updates.

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 approved the Final Preliminary Plat for Pearline Estates and the Site Plan for Hidden Shores West Phase 4. The Board also approved a new company that will allow the Township to collect payments with credit cards. He also stated that the Board discussed strategic planning and future park planning. Mr. Zeinstra also brought up the lights on the fire station and was told that someone will investigate.

13. Commissioner and Staff Comments:

Mr. Adams informed the Commission that there is fugitive dust coming from the new sand pit located at Pierce and 92nd.

Mr. Jacquot had a question regarding the house that is going to be removed from the Centennial Farms property and when that would happen.

Mr. Nadda asked about any updates for the Aldi or Tommy's projects. Mr. Ransford said that they are moving forward.

Mr. Ransford noted that he would be away for the next meeting and that Mr. Yeomans will be attending in his place.

14. Chairperson Adams adjourned the meeting at 8:50 p.m.

Next meeting April 3, 2023, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern