

Allendale Charter Township
Zoning Board of Appeals

Date: Thursday August 17, 2023
Time: 7:00 p.m.
Place: Allendale Township Offices
Members Present: R. Chapla, J. Jacquot, E. Westerling, R. Nadda, S. Caird
Members Absent: R. Chapin
Staff Present: S. Kushion
Recording Secretary: R. Nadda
Guests Present: R. Chapin representing NB Outlets
Greg DeYoung representing Deyoung Leasing
Steve Witte representing Nederveld

1. Meeting was called to order at 7:00 p.m. by Vice Chair J. Jacquot
2. Motion to approve the April 13, 2023 minutes by Caird and supported by Westerling. Motion passed unanimously.
3. Motion to approve the August 17, 2023 agenda by Jacquot and supported by Nadda. Motion passed unanimously.
4. Opened public comment for non-public hearing items. No public comments
5. Public hearing: a request from DeJong Leasing LLC, owners of NB Outlet, located at 11185 84th Ave. for relief from Section 21.03, 21.04E1, and 24.06H.

Board discussed the interpretation of Section 26.03 and whether it applies to this situation. The Board voted 4 (Yes) to 1 (No Chapla) to discuss each section independently and apply the regulations of Section 26.03.

Motion carried 4 to 1

- a) Motion by Jaquot and supported by Caird to discuss Section 21.03, applicant feels that since 84th is gravel, it did not make any sense to pave the east side of the parking lot since it will be going out to a gravel road. The Board voted 4 Yes and 1 No (Chapla) to give relief to the applicant from conforming to this section with a contingency that they will have to pave if and when 84th Ave is paved.

Motion carried 4 to 1

- b) Motion by Nadda and supported by Westerling to discuss Section 21.04E1, applicant provided several pictures of other addresses in the township, including the new fire station that was not required to have any curbing. The applicant will have a sidewalk that will extend the whole length of the parking lot on the south side of the lot. They have approval from the water commission as to how the water will flow from the parking lot. Board voted 4 Yes and 1 No (Chapla) to give relief to the applicant from conforming to this section.

Motion carried 4 to 1

- c) Motion by Chapla and supported by Jacquot to deny relief from Section 24.06H. Applicant feels that the trash container is hidden behind the building and cannot be seen from Lake Michigan Drive or from 84th Ave unless someone trespasses on the property. Owner said he would be willing to extend the vinyl fencing to the south to provide more privacy. Board voted 5 to 0 to deny relief to the applicant regarding this Section and recommended that the applicant builds an enclosure that will meet the approval of the Zoning administrator.

Motion carried 5 to 0

During the Board discussion and after the public comment section, Mr. Edward Hasbrouck from 11017 84th Ave spoke regarding the applicant and shared that he felt the Board should not give any relief since there is already congestion on 84th. He also stated that he loves what has been done with the building and that the trash containers do not bother him. He felt that the applicant and the property owner should spend some money to do it right.

With no other business on the agenda, the meeting was adjourned at 7:58pm. There were no public concerns or comments.

6. The meeting was adjourned at 7:55 p.m.

Respectfully submitted by R. Nadda, Recording Secretary