

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
July 19, 2021 7:00 p.m.

1. Meeting Called to Order

2. Roll Call

Present: Westerling, Adams, Zuniga, Schut, Kelley, Zeinstra, Longcore

Staff Present: Greg Ransford, Larry Haveman

Other Guests Present: Don Bump, Jana Bump, Mark Bushard

3. Received for information: No Information Received

4. Motion by Schut to approve the June 21, 2021 Planning Commission Minutes as presented. Seconded by Zuniga. **Approved: 7-0**

5. Motion by Longcore to approve the July 19, 2021 Planning Commission Agenda. Seconded by Zeinstra. **Approved: 7-0**

6. Public Comments for non-public hearing items:

Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and he closed the public comment section.

7. Public Hearings:

A. Dewpointe West

- Tentative Preliminary Plat Phase 4

Mr. Ransford introduced the project for review and explained that the Road Commission does not want trees in the road right of way and some tree placements have been altered as a result of the Road Commission's review. The applicant is also requesting a street tree modification for multiple lots. Mr. Ransford noted that the Township Facilities Supervisor, Larry Haveman, inquired in his review about the pathway between lot 172 and 173, he would like a condition in the approval that the pathway be constructed at the same time as the road in order to avoid grading issues that arisen in previous phase due to the delayed construction of the pathway.

Chairperson Longcore opened the public comment section for the public hearing.

Several commenters inquired about drainage concerns and the amount of homes going in. The public also inquired about the entrance and whether or not there would be another entrance to the development. Other concerns expressed were regarding traffic and the stress on the existing water and sewer system. Residents also inquired about a possible bike path.

There was discussion between Zack Vought, representing the applicant, the Commission and a resident regarding the current situation where the pathway was built after a house was constructed and there is a need for a retaining wall due to the grading.

Common consensus between the Commissioners was to build the pathway between lots 172 and 173 at the same time as the street is constructed in order to avoid the issues that are being dealt with now.

Mr. Zeinstra asked for clarification on if they have to approve the trees and Mr. Ransford agreed that the Commission could or just approve the plans that are presented. Motion by Schut to recommend approval to the Township Board of Dewpointe West 4 Preliminary Plat with the following conditions:

- adding contours to pond number 3,
- pending Road Commission review and approval of the required entrances and exits to the entire PUD,
- relief from the number of trees as requested,
- and that the path between lots 172 and 173 be constructed at the time of road construction.

Seconded by Adams. **Approved 7-0**

8. Site Plans to Review:

1. M&S Storage - 5280 & 5240 Edgeway Drive

- Eight mini-storage buildings

Owner introduces the project about adding additional self-storage buildings to the three existing self-storage buildings on the property.

Mr. Ransford reviewed his memo with the Commission concerning parking, traffic and materials labeled on the elevations. And suggests that when the applicant returns with final plans that the elevation materials are labeled.

Mr. Schut raised concern about the photometrics and light spilling over onto the neighboring property. The applicant replied that the lights will be pointing down and a building will be in the way so there will not be light spilling onto the neighboring property. Mr. Schut also inquired of Mr. Ransford what the setback for parking was in the Industrial District against the Residential District.

There was discussion between the applicant and Commissioners regarding curbing and drainage.

The applicant was directed to verify the height of the building, setback requirements, lighting, contours in the southwest corner by building G, and the maintenance agreement with the Public Utilities Department.

9. Old Business

10. New Business

11. Public Comments

Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and he closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that there were a few more budget amendments dealing with the new fire department and that the Township is hiring Rehman to start doing the IT work for the Township.

13. Commissioner and Staff Comments

Happy Birthday to Commissioner Schut.

There was a brief discussion regarding the siding of the self-storage facility that is currently being constructed and if it was what was approved by the Commission.

14. Adjourn - Chairperson Longcore adjourned the meeting at 8:20 p.m.

Next meeting Monday, August 2, 2021, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern