

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
December 2nd, 2024
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order: 7:00 PM

2. Roll Call:

Present: Mark Addams, Tom Zuniga, Joe Jacquot, and Ray Nadda

Absent: Todd Bronson, Rick Westerling, Bruce Zeinstra

Staff and Guests Present: Kevin Yeomans, Zach Boeve, Curtis Moran, Scott Rose, Brian Knuzel, Joe Eerdmans, Autumn Eerdmans, Blake & Kenzie Willett, Cody & Maddie Kleinjans, Susan Beelen, Dan Eisen, Sam Eisen

3. Communications and Correspondence: None

4. Approval of the November 18th, 2024 Planning Commission Minutes. Motion to Approve November 18th, 2024 Planning Commission Minutes by Joe Jacquot, Seconded by Tom Zuniga, **Approved 4-0**

5. Approval of the Agenda. Motion to approve agenda as is by Mark Addams, Seconded by Tom Zuniga, **Approved 4-0**

6. Public Comments for *non-public hearing item*: None

7. Public Hearings: Edgewater Farms Site Condominium –

- Zach Boeve – Seeking six single-family condominium sites on 56th Avenue. Explaining the size of the condominiums, greenspace, and streetlight requirement.
- Scott Rose, 11475 56th Avenue – Where will the sidewalk be placed? If so, what will happen to the ditches and culverts? How close you can build to wetlands?
- Maddie Kleinjans, 11390 56th Avenue – where will the sidewalk start and stop?
- Dan Eisen, 11408 56th Avenue – Issue with flood land to the north and how it will effect his property. Issues with trees falling in surrounding area, mostly around intersection of Rich Street and 56th Avenue.
- Susan Beelen, 11328 56th Avenue – Concern with the size of the property for building 6 condominiums. Concerned about the zoning of the parcel. Ordinance for the amount of people living within the parcel? Concern with the amount of traffic this will create.
- Joe Eerdmans, 11373 56th Avenue – wondering what the house sizes are and the functions of them are.
- Blake Willett, 11413 56th Avenue – if sidewalks go in between the site and Lake Michigan Drive, who pays for the sidewalk? Concern with water table being so high.
- Zach Boeve – these will be six individual sites for six individual homes within a condominium. The sites have 100 foot width and are 0.74 acres in area which meets or exceeds the minimum lot width and area requirements for the R-1 zoning district. Each site will be able to connect to public water and sewer. In order for the culverts to be maintained the applicant was required to deed 17 additional feet to the road commission. The site is not considered a wetland area, this was verified by review of EGLE's wetlands viewer. Proposed sidewalk would be installed from the north to south property lines.. The applicant is not involved in development of the sidewalk outside of the project site.. Traffic generated by the proposed project will be minimal.

Motion by Joe Jacquot, Seconded by Tom Zuniga to recommend approval of the site plan as presented, which includes the following:

1. Sheet 1 of 2 from VK Civil, titled Edgewater Farms Site Condominium, dated 11/18.2024;
2. Sheet 2 of 2 from VK Civil, titled Edgewater Farms Site Analysis Plan, dated 11/18.2024;

3. A letter dated October 15, 2024 from VK Civil regarding Edgewater Farms Site Condos Trip Generation Analysis;
4. Condominium Bylaws Edgewater Farms (31 pages) and;
5. Master Deed of Edgewater Farms (17 pages),

and that a variance should be granted from the requirement to install streetlights pursuant to Section 6.1 of the ACTSO as outlined by the reasons provided within the memorandum of the Township Planner.

Approved 4-0

8. Site Plan Review: None
9. New Business: Summer Brook PUD Rezoning – The Planning Commission review the Summer Brook PUD, specifically the property in the norther section of the PUD to determine whether to rezone the property and if so what zoning district to rezone the property to.. After reviewing and deliberating different factors, including the Allendale Charter Township Master Plan, the character of the surrounding area, and potential obstacles in supporting different uses, the Commission determined that rezoning to the R-4 zoning district would likely be the most appropriate. All Commissioners present were in agreement and directed the Township Planner to move the matter to a public hearing.
10. Old Business: None
 - A. Public Comments: None
 - B. Township Board Reports: None
 - C. Commissioner and Staff Comments: None
 - D. Adjourn: 8:11PM

Next meeting December 16th, 2024, at 7:00 p.m.
Minutes respectfully submitted by Zachary Fields

