

Allendale Charter Township
Zoning Board of Appeals

Date: Thursday, August 8th, 2024

Time: 7:02 p.m.

Place: Allendale Charter Township Offices

Members Present: Rick Chapla, Joe Jacquot, Ray Nadda, Rick Westerling

Members Absent: Robert Chapin, Sean Caird

Staff Present: Steve Kushion, Adam Elenbaas, Zachary Fields

Recording Secretary: Zachary Fields

Guests Present: Andrew Kracker, Jeremy Kracker, Rob Gibson, Scott Anstey, Chris McGann, Jennefer Peterson, Dave Mervine, Doug Sheneman, Sharon Ossewaarde, and other surrounding Allendale residents.

Meeting was called to order at 7:02 p.m. by Ray Nadda

Approval of August 17th, 2023, meeting minutes. Motion to Approve by Rick Westerling, Seconded by Ray Nadda. **Motion carried 4-0**

Approval to retain Zoning Board officers. Motion to retain current officers by Joe Jacquot, seconded by Rick Westerling. **Motion carried 4-0**

Approval of agenda as is. Motion to approve the agenda as is by Joe Jacquot, seconded by Rick Chapla. **Motion carried 4-0**

The Public Hearing for non-public hearing items opened:

- No Comments

Public Hearing for non-public hearing items closed

Public Hearing: Variance Request - A request from Pinnacle Ventures LLC for a Variance from Section 14.04 building height to allow a building to be 55 feet in height instead of the maximum allowed 35 feet. A Variance from Section 23.06.A to allow for 28% of the site area to be open space instead of the required 35%. A Variance from Section 21A.06.1(b)(3) allowing for a 25-foot-wide landscape buffer instead of the required 100 feet.

- Joel – Described the how the building would be four stories with 53 apartments for people 55 years of age and up. Joel described the reasoning behind the location chosen based on demographics, geographics, and surrounding area needs.

- James – Presented support for this project and why they are requesting the variances. Samaritas requires 53 rooms and 55 foot building for proper funding. James included that he is willing to add more to the landscaping buffer to accommodate residents.
- Steve K. – Zoning Administrator - Samaritas is allowed to apply for a special use permit, all the information presented to the zoning board is not leading or altered. The east and west properties that are next to the proposed properties are zoned as R1 now, but mater planned for General Commercial. The property to the north that is also being purchased for the project is not part of the General Commercial which is one of the requests to change.
- Adam E – Supervisor – restated that this is not student housing nor is this approval over the whole Samaritas project. Adam explained to the attendees what the next steps that they will be hearing are. He also read the email he communicated with Samaritas discussing housing prices, challenge of the height of the building, and the picking of the location of the project.

Public Comment

- Andrew Kracker – 5688 Victoria Street – Expressed concern for building height and does not want the access form Lake Michigan drive.
- Jeremy Kracker – 5737 Lake Michigan Drive – Speaking on behalf of the residents or the property. Finds the open space variance reasonable. They do not find the 25 foot buffer sufficient enough and would like to see 45 foot buffer at minimum. The owners strongly opposed the height of the building. They lastly opposed the sidewalk to Lake Michigan Drive. Due to foot traffic and vehicle traffic along Lake Michigan drive it would create more traffic in that area.
- Rob Gibson – 5698 Victoria Street – Concerned about the height of the house and what problems it would bring. Concerned about the buffer area being big enough to reduce noise pollution.
- Scott Anstey – 5677 Victoria Street – concern of the Hight of the building as a disruption to the skyline. Concerned about the sidewalk bringing in unwanted foot traffic.
- Chris McGann – 11488 Cameron Ave – Did not see the proposed plans before the meeting. Concerned for the tree buffer, amount of people visiting, parking on Cameron Ave and Victoria Street. Strongly agrees on all three variances proposed during the meeting.
- Jennefer Peterson – 11361 Cameron Ave – Was concerned about if this would open up to student housing and did not agree with the comparisons made during the meeting. Jennefer was opposed to the sidewalk through the property.
- Dave Mervine – Realtor of City to Shore – presented letter to the Zoning Board written by Mark Green, pastor of Allendale Baptist Church. Mark expressed the need for this project in Allendale. Letter did not acknowledge the variances proposed.
- Doug Sheneman - Realtor of City to Shore - presented letter to the Zoning Board written by Lori Dyke of Love In The Name of Christ. Lori expressed the need for this project in Allendale. Letter did not acknowledge the variances proposed.
- Sharon Ossewaarde – 5697 Victoria Street – She does not feel this is appropriate based on the variances Samaritas are asking for. She disagrees with the height and 25 foot landscape buffer.

Open Meeting

At this time, the Samaritas building plans were set out for the public to view.

General Comments – This lot is not a unique in anyway. The standards for this project have not been met. With the property having 53 rooms and 65 parking spots so there is concern of parking on Victoria Street using the path to get to the building. Ray mentioned that some of the comparisons presented about income is skewed.

1. Height Variance –the height is burdensome and unjust to the surrounding residents that currently live in that area. Ray Nadda mentioned that the request for an extra 20 feet of over the 35 foot ordinance is an unreasonable ask and that the comparisons of buildings between the surrounding cities and Allendale is not very comparable. There was a letter for record from Caleb Vroegop, resident of Allendale, that expressed concern for the building height. **Motion to Deny the 55 foot height variance by Rick Chapla. Seconded by Ray Nadda. Motion approved 4-0. Height Variance denied**
2. Open space Variance – **Motion to Deny the 28% variance instead of the required 35% made by Ray Nadda. Seconded by Rick Chapla. Motion approved 3-1. Open space Variance denied**
3. Landscape Variance – Rick Chapla stated that since the lot is not a unique lot in the township, Samaritas will not meet basic standards. There was a letter for record from Caleb Vroegop, resident of Allendale, that expressed concern for the buffer area. **Motion to Deny the 25 foot wide variance instead of required 100 feet made by Rick Westerling. Seconded by Ray Nadda. Motion approved 4-0. Landscape Variance denied**

Public Comment

- Joel – explained the requirements for the funding of Samaritas and why they were asking for. Joel also denied the notion of purchasing the adjacent properties.

Adjourn at 8:42 PM