

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 6, 2025
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
Present: Mark Adams, Todd Bronson, Ray Nadda, Joe Jacquot, and Tom Zuniga
Absent: Rick Westerling, Bruce Zeinstra
Staff and Guests Present: Greg Ransford, Grant Braun, John and Kerry Postema, Jennifer Dora
3. Communications and Correspondence: None
4. Motion to Approve September 2, 2025 Planning Commission minutes until next meeting by Joe Jacquot, Seconded by Ray Nadda, **Approved 5-0**
5. Approval of the Agenda. Motion to approve agenda as is by minutes by Mark Adams, Seconded by Tom Zuniga, **Approved 5-0**
6. Public Comments for *non-public hearing item*:
John Postema – 5876 Lincoln Street – Looking to get easement to a land locked lot on 7652 Buchanan Street and is looking for guidance on how to do this and move forward. Planning Commission and Mr. Ransford provided some options to help Mr. Postema.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. 5015 Warner Street Sand Mine Annual Report – Grant Braun presented the sand mine operation is on track for completion time, August 2026. 1,250 cubic yards have been removed from July of 2024 to July of 2025. The amount of material still in the ponds are 52,300 cubic yards remaining in pond A and 68,000 cubic yards in pond B. No complaints have been filed.
 - B. JMM Sand Mine Annual Report – 806,490 cubic yards has been approved for mining. From July 2024 to July 2025, 77,000 cubic yards have been removed, and 72,000 cubic yards remain. Project is slated for a completion date of January 2028 but is ahead of schedule and plans to be completed before the 2028.
10. Old Business: None
 - A. Town Center Overlay Zoning District – Mr. Ransford restated what has been happening with the town center at the Planning Commission. The Planning Commission explained to residents at the meeting what the township is planning to do and where we are at in this process. Discussion on what the township is looking for in building structure and looks. Direction was provided to Ransford to update the draft text based on the visual preferences discussed.
 - B. Short Term Rentals – Tabled to Oct 20, 2025
11. Public Comment:
Jennifer Dora – 10830 Skylan Court – Impressed with what the township is doing with the town center.
12. Township Board Reports: None
13. Commissioner and Staff Comments: Thanks to Tom for throwing together concepts of town center.

14. Adjourn: 9:01 PM

Next meeting October 6, 2025, at 7:00 p.m.
Minutes respectfully submitted by Zachary Fields

