

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 5th, 2026

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
Present: Mark Adams, Rick Westerling, Todd Bronson, Bruce Zeinstra, Ray Nadda, Joe Jacquot, and Tom Zuniga
Absent:
Staff and Guests Present: Greg Ransford, Eric DeYoung, Merwyn Koster
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by minutes by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
5. Motion to Approve December 15th, 2025 Planning Commission minutes until next meeting by Ray Nadda, Seconded by Bruce Zeinstra, **Approved 7-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. Springfield North Preliminary Planned Unit Development Plan - Seeking 37 single-family lots and 20 two-family buildings. Greg Ransford restated memo provided to the Planning Commission about amount of single family units and two-family duplex units. Mr. Ransford let the Planning Commission know that they are looking for feedback on the submitted plan. Eric DeYoung of Nederveld went before the board restating that they are looking for feedback in the preliminary review and questions around the two family units. The two family unit is not the primary use of the land, compatible with the surrounding land uses and is in line with the master plan. Discussion around building phases and some of the obstacles they would face. Planning Commission discussed that since the duplexes are not rentals, they would be acceptable in the area they are to be built. Planning Commission raised some concerns about the drainage and wetland areas and walking path in the green space area and if there are any restrictions on developing it. Planning Commission asked about the Camfield Drive cul-de-sac improvement. This issue will be addressed in later meetings. Applicant agreed to accommodate a beach and or gazebo or similar feature adjacent to the pond, or a trail down the powerlines. The applicant also agreed to place deed restrictions prohibiting renting the two unit buildings. The Planning Commission directed Ransford to schedule the final PUD plan for public hearing when the materials have been submitted and found complete.
 - B. Election of Officers

Motion to keep officials as is by Rick Westerling, Seconded by Joe Jacquot, **Approved 7-0**
10. Old Business:
 - A. Text Amendment Discussion
 - i. Town Center – Mr. Ransford went over the revisions made to the draft language along with drawings. Discussion on the language provided by Mr. Ransford. Direction was provided to Ransford to revise, have legal counsel review, and prepare for a future public hearing.

- ii. Tiny Homes – Continued conversation on the allowance and ordinances. Planning Commission decided to make Tiny Homes a separate article. Mr. Ransford will bring a written example in future meetings.
- iii. Private roads in the Agricultural and Rural District – Mr. Ransford restated what has been talked about in the previous meetings and what the current ordinance is. Planning Commission discussed different scenarios that would and would not be allowed in Allendale per our ordinances and possible changes to the ordinances. Ransford will revise language as directed and return it to the Commission for review.

11. Public Comment: None

12. Township Board Reports: 2025 Budget Amendments

13. Commissioner and Staff Comments: None

14. Adjourn: 8:35 PM

Next meeting January 19, 2026 at 7:00 p.m.

Minutes respectfully submitted by Zachary Fields

