

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 16, 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, Bruce Zeinstra, Ray Nadda, Joe Jacquot, and Tom Zuniga
Absent: Todd Bronson
Staff and Guests Present: Greg Ransford, Marcel Vanderlone, Brian Koetje, Marissa Skoney, Lucia Izagurre, Jay Schippers, Sam Sterk
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by minutes by Mark Adams, Seconded by Joe Jacquot, **Approved 6-0**
5. Motion to Approve February 2, 2026 Planning Commission minutes until next meeting by Ray Nadda, Seconded by Joe Jacquot, **Approved 6-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings:
 - A. Zoning Text Amendments
 - i. Section 3.11.B1D – Accessory Uses and Buildings
 - ii. Section 3.11.B2 – Accessory Uses and Buildings
 - iii. Section 3.11.B3A – Accessory Uses and Buildings
 - iv. Section 3.11.C1L – Accessory Uses and Buildings
 - v. Section 12.08B2A – Procedures
 - vi. Section 12.08B2B – Procedures
 - vii. Section 23.24 – Short Term Rentals
 - viii. Section 23.25 – Accessory Dwelling Units
 - ix. Section 32.02 – Definitions A (Accessory Dwelling Units)
 - x. Section 32.20 – Definitions S (Short Term Rentals)

Greg Ransford briefly described summaries of the text amendment sections.

Mr. Adams Opened and Closed public comment.

Mr. Adams Opened and Closed commissioner comments.

Mr. Ransford recommended to add language “or designee” to Section 23.24 Short Term Rentals.

Motion to adopted as presented including the revision to Section 23.24 Short Term Rentals by Rick Westerling , Seconded by Tom Zuniga, **Approved 6-0**

8. Site Plan Review: None
9. New Business:
 - A. Allendale Christian School Gymnasium Addition – Minor versus Major Determination

Bruce has recused himself from this discussion due to a conflict of interest given that he works for Holland Engineering, which is the firm representing the school on the project.

Mr. Ransford went over steps making the decision to major versus minor determination. Allendale Christian Schools described the issue with the current gymnasium. The expansion is not based on growing student populations or for increasing the number of attendees for events. This is to provide more useable space for the students that are already there.

Motion to consider the gymnasium addition of Allendale Christian School to be a minor, Motion by Joe Jaquot, Seconded by Tom Zuniga, **Approved 5-0**

Bruce joined discussion.

It was noted that the applicant must provide Ransford with a site plan for the Township file showing the floor plan, elevations of the addition, any relocated landscaping, lighting, or other such improvements that are moved or required by the Zoning Ordinance.

B. Rusk Mining Site – Annual Report

Mr. Ransford briefly went over the report from Rusk Mining Site report that was given to the Planning Commission.

Planning Commission had concerns about list of complaints. Wanted to know if internally resolved issues are to be listed out in the report.

Jay Schippers addressed the Planning Commission about addressing the complaints that come to the mining company immediately and with a willingness to work with residents. The annual report was accepted by the Planning Commission.

10. Old Business:

- A. Text Amendment Discussion Section 23.12BB – Agricultural and Rural Zoning District (private roads) Mr. Ransford acknowledged that this is the second draft of the text amendment. Small changes have been made. This will be moving to a public hearing for next steps.

11. Public Comment: None

12. Township Board Reports: Purchased new cemetery record keeping software, first reading of sewer and water ordinance, contract for 60th loop watermain

13. Commissioner and Staff Comments: None

14. Adjourn: 7:30 PM

Next meeting March 2, 2026 at 7:00 p.m.

Minutes respectfully submitted by Zachary Fields

