

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 2, 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, Ray Nadda, and Joe Jacquot
Absent: Bruce Zeinstra and Tom Zuniga
Staff and Guests Present: Greg Ransford
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 5-0**
5. Motion to Approve January 5, 2026 Planning Commission minutes until next meeting by Ray Nadda, Seconded by Joe Jacquot, **Approved 5-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. 2025 Planning Commission Annual Report: No Comments from Planning Commission
 - B. 2026 Planning Commission Work Program: No Comments from Planning Commission
 - C. Residential Setbacks and Sidewalk Conflicts: Issue brought to the Planning Commission by Supervisor Adam Elenbaas due to set back concerns for new developments. The issues are setbacks for houses and sidewalks so when parking a car in the driveway, it is not blocking walkways. Discussion about setbacks. Direction provided to Ransford to include language in the Zoning Ordinance to require an applicant to illustrate how sidewalks will be unobstructed.
10. Old Business:
 - A. Text Amendment Discussion
 - i. Tiny Homes: Greg Ransford has drafted language based on direction of Planning Commission. Discussion on shipping containers being used as materials for tiny homes. Discussion about how tiny homes will be addressed in Allendale Charter Township. Mr. Ransford discussed the difference between tiny home communities and residents putting a single tiny home on their property. Planning Commission discussed PUD special uses, the amount of tiny homes on a parcel, the minimum and maximum size of acreage, basements, amenities for tiny home parks, zoning, water and sewer hook-ups. Planning Commission floated the idea of talking with developers about the topic of tiny homes and tiny home communities. Commissioner Nadda will reach out to his builder and gauge his interest in discussing this with the Commission.
 - ii. Section 23.12BB – Agricultural and Rural Zoning District (private roads): Mr. Ransford presented the first draft, written under the direction of the Planning Commission. Planning Commission asked what the concerns are as it pertains to final say. Planning Commission made motion to table until next meeting by Rick Westerling, Seconded by Todd Bronson, **Approved 5-0**

- 11. Public Comment: None
- 12. Township Board Reports: None
- 13. Commissioner and Staff Comments: None
- 14. Adjourn: 8:15 PM

Next meeting February 16th, 2026 at 7:00 p.m.
Minutes respectfully submitted by Zachary Fields



DRAFT