

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

March 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, Todd Bronson, Ray Nadda, Joe Jacquot, Bruce Zeinstra and Tom Zuniga
Absent: None
Staff and Guests Present: Greg Ransford, Katie Glynn, Heather Devereaux (on behalf of Bridget's House), Representatives of Valley Church and Nick Gookin
3. Communications and Correspondence: Letter from Bridget House
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
5. Motion to Approve February 16, 2026 Planning Commission minutes until next meeting by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 7-0**
6. Public Comments for *non-public hearing item*: Heather Devereaux, Executive Director of Ripple Effect, spoke on behalf of Bridget's House addressing the Tiny Homes text amendment on the agenda.
Nick Gookin, Allendale Resident, shared his comments on the Tiny Homes text amendment on the agenda.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. Section 12.11 – Existing Approved PUD's – Greg Ransford restated memo provided to the Planning Commission about the additional land Dewpoint West Phase 5 would like to add to their existing PUD. The negotiation with the Township was for a portion of the land to be used for the public good as a Public Utility station in exchange for the land to have four splits instead of the three that would result if the land was not included in the PUD. The Planning Commission discussed the language of the text and shared concerns about how other pre-existing PUD's could then take advantage of and abuse this amendment. Katie Glynn added some clarification to the discussion, an actual structure not just an easement, and adding the additional land to the PUD would only be necessary to grant the fourth split. The Planning Committee discussed the phrasing required vs. requested. Consensus was reached that the language is acceptable, but applicants are going to have to get creative. Once reviewed by legal, Ransford was directed to schedule this for a public hearing.
10. Old Business:
 - A. Tiny Homes – Planning Commission discussed minor changes to the text, mandating the use of Public Utilities, and that Tiny Home developments go through the primary and final processes for PUDs. After discussion Tiny Homes shall be connected to Public Water. Planning Commission addressed the Public Comments and may investigate creating a separate item for rental/nonprofit Tiny Home use. Ag Zoning and the mandate for city water are a difficult combination for future PUDs. Floor area should not include basements and attached garages. Direction was provided to Ransford to seek review by legal and schedule for a public hearing.

- B. Clear Sidewalks in Residential Developments – Planning Commission discussed language covering condominiums, PUD’s, subdivisions, and enforcing the developer to prove/demonstrate the driveways will leave the sidewalks unobstructed. The Planning Commission could require this to be included in the bylaws of the condominiums. Maybe not able to enforce subdivision deed restrictions. Direction was provided to Ransford to seek review by legal and schedule for a public hearing.
 - C. Direction was also provided to Ransford to draft language for a Support Services Residence similar to the desires expressed by Bridget’s House in the applicable ordinance section, rather than modifying the proposed Tiny Home provisions.
11. Public Comment: Nick Gookin spoke on the affordability of Tiny Homes, using them for income to offset mortgage. Tiny Homes on farms as Short Term Rentals would be great revenue generation for Agritourism.
 12. Township Board Reports: Waste Water and Water Rate schedules have been updated, The Hidden Shores streetlight agreement has been approved, and the first reading of the Zoning Text Amendments has been completed.
 13. Commissioner and Staff Comments: Greg Ransford presented the Planning Commission with the update that Township Zoning Ordinance has been codified on the website. Mark Adams mentioned the neighboring township is creating an ordinance to deter a 1,000 acre data center. Planning Commission was advised to share with all farmers not to sign any documentation provided by “interested buyers” as the fine print is usually controlling. Motion to Cancel the April 6, 2026 Planning Commission meeting due to attendance and light business by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
 14. Adjourn: 8:20 PM

Next meeting April 20, 2026 at 7:00 p.m.
Minutes respectfully submitted by Katie Glynn

