

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 20, 2026

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
Present: Todd Bronson, Rick Westerling, Tom Zuniga, Mark Adams, Ray Nadda, Joe Jacquot, and Bruce Zeinstra
Absent: None
Staff and Guests Present: Greg Ransford, David VanPortfliet, Greg Goastra, Joel Terpstra, Matt Cole, Phyllis Hooker, Jerry Hooker, JJ Westgate, Richard Barber, Tony Vazquez, and Adam Elenbaas
3. Communications and Correspondence: None
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 March 16, 2026 Planning Commission minutes by Joe Jacquot, Seconded by Ray Nadda, **Approved 7-0**
6. Public Comments for *non-public hearing item*: Great Lakes Tree Service (GLTS) had originally planned to utilize an Outdoor Wood Boiler per their approved site plan. After correspondence with Greg Ransford, it was discovered that wood boilers are prohibited in the Industrial District. The wood boiler they intend to use is rated for indoor/outdoor use, and would utilize the byproducts of the business. During construction, GLTS did not have a gas line run to their building because they had intended to use the Wood Boiler. Offices will have electric mini split air conditioning. GLTS asked for an amendment to the Zoning Text to allow for their Wood Boiler for parcels larger than 3 acres that would be isolated from commercial zoning. GLTS would prefer to install the Wood Boiler outdoors, for ease of use and utilization of space, on the North side of the building.

Tony Vasquez lives on Eric St. and spoke about the speed of traffic through the neighborhood. He is concerned about the safety of the children that play outside now that summer is coming. He would like to see more of a police presence and the installation of speed limit signs to deter drivers from speeding. Tommy's Car Wash is loud, from 6am to 9pm. Can the Planning Commission investigate the trees that were supposed to be planted for noise buffering?

Tella Tucker lives on Jordan St. and spoke about the loud noise that comes from Tommy's Car Wash. They can hear it both inside and outside their house. Could they (Tommy's Car Wash) put up a fence or replace the dead trees to help buffer the noise? The traffic has also increased terribly. Sheriff's Officers have patrolled slowly, but if they (Officers) could sit on Jordan Ct. and check speeds after 4pm, that would be very helpful.

Jerry Hooker lives on Jordan St. His deck is 850 feet from Tommy's Car Wash. From 6am to Close, it's a constant noise/nuisance.. From 4pm to 6pm the speed of traffic through the neighborhood is bad.

Richard Barber lives on Jordan St. His suggestion to help with sound is to replace the dead trees at Centennial Farms near duplexes. April of 2023 landscaping was put in before the construction of the duplexes, followed by a very dry month of May. Since then, many of the evergreens . Can the owner of the property be held responsible for replacing these dead trees? Regarding Tommy's Car Wash, the noise ordinance says no loud noise until 7am. The car wash should not be open until then. It's still too loud all day long, but pushing the start time one hour later would give neighbors a little bit of a break. New/more trees or a fence would be helpful as well.

Jim Anderson has Tommy's Car Wash in his backyard. He wakes up at 3:30 am every day and every day at 5am, the lights from Tommy's Car Wash illuminate everything. Between 6-6:30am they run morning tests on their system and the car wash runs until 9pm. Mr. Anderson came to the Planning Commission a year and a half ago with concerns about living so close to the turbines in the car wash. He can hear the audio instructions from his home.

Supervisor Adam Elenbaas mentioned to all in attendance that if they would like follow-up communication, please fill out a contact card.

Direction was provided to Ransford to place Outdoor Wood Boilers on a future agenda for further discussion.

7. Public Hearings: None

8. Site Plan Review: None

9. New Business:

A. 4900 Allen Park Drive – Seeking 20,966 square foot industrial incubator building

- i. Tom Miedema of Miedema Metals along with the owner of the neighboring building 4876 Allen Park Drive, discussed the requirement of adding sidewalks to their properties to bring them up to the present-day ordinance. He also mentioned the length of time it has taken to get the preliminary review.

If modifications need to be made to the existing building, the building of the new site would not be feasible. The addition of approximately 200 ft of sidewalk would not be cost effective.

- ii. Greg Ransford clarified there is not a public hearing that is required, just a preliminary and final review by the Planning Commission. Overall the site looks good, with just a few items to address in Fresh Coast Planning's memo. The township engineer has noted a need to review stormwater detention before discharging into the system or street, and there doesn't appear to be a spot to put it.

Even though the two addresses are two separate parcels, because of the shared driveway, common ownership, shared dumpster, and shared parking lot this would qualify as an improvement for the lot to the east (4876 Allen Park Drive).

Commissioner Zeinstra noted that the Ottawa County Water Resources Commission will need to approve the plan for future stormwater/retention pond, and confirm the correct system was previously installed and meets the future needs/requirements.

Direction was provided to the applicant to add a sidewalk to the east property to return with a final plan.

B. Wesco – Seeking 5,970 square foot gas station and retail store with drive through

- i. Bruce Zeinstra was recused from the discussion as he does a lot of work with Wesco. Bruce left the room during after being recused.
- ii. Matt Cole is the engineer for the project and the owner, JJ Westgate, were present to seek approval for a 10-pump gas station, 48 parking spaces, on a 3-acre parcel. The applicant is requesting bollards instead of curb and gutter for more of a safety feature in three locations around the building. The Wesco pick-up window should be able to handle 0.7 cars according to the traffic study, so the plan has been updated to show two cars from the previous six. Mr. Cole is proposing more landscaping/screening than previously submitted. The proposed accessory building will contain snowblower, shovels, salt, etc. The applicant is requesting vinyl siding instead of masonry for the building materials.

- iii. Greg Ransford addressed the contents of his memo, including the accessory building, the additional landscaping, curbing, and parking lot island placement, as well as the traffic study.
- iv. The Planning Commission confirmed the boundary lines and the parcels surrounding the Wesco lot. The addition of buffering/screening of a three-foot berm on the west side of the lot from the shed down to the outdoor seating was agreed upon. The drive through window should be relabeled as a “pick up window.” An easement shall be provided for internal access to the adjacent property to the north as well as the related reciprocal easement document. The next step is moving to a public hearing. May 18th would be the earliest for a public hearing. Possible groundbreaking would be Spring 2027, as the ground gasoline tanks take six months lead time.
- v. Bruce rejoined the commission following the Wesco discussion.

10. Old Business:

A. Section 12.11 – Existing Approved PUD’s

- i. At the joint request of the Township and the Developer Dewpoint West is requesting to add approximately 3.3 acres of adjacent land to the Northeast portion of the existing PUD. This is the result of an agreement between the Township and the Developer for Public Utility-related infrastructure. The Township needs to place public utility infrastructure on a portion of the land with access to said infrastructure. In exchange, the Developer will receive four parcels on that three acres, with the provision that all four parcels connect to both the water and sewer public utilities. The land needs to be incorporated into the PUD in order to meet zoning requirements.
- ii. Greg Ransford to return the existing language to the Planning Commission before the first public hearing.

11. Public Comment: None

12. Township Board Reports: Transferred the title of the mobile home that was purchased as part of a township sewer project. The water and sewer rate schedules have been updated. A document scanning contract has been awarded to scan all planning and zoning documents into digital formats for convenient searching. The construction project for Pierce St Phase II has been awarded. The Township is looking into moratoriums for data centers, battery storage facilities, solar and wind energy to allow time for ordinances to be updated. The collective bargaining agreement with Public Utilities has been agreed upon

13. Commissioner and Staff Comments: Reminder that GVSU students will be presenting next week at a Joint Planning meeting. Greg Ransford asked the Planning Commission if the sidewalk in Hidden Shores, Waters Edge North, needed to be completed. They agreed that sidewalk could be terminated and turned to the North as a minor amendment.

14. Adjourn: 9:07 PM

Next meeting May 4, 2026 at 7:00 p.m.
Minutes respectfully submitted by Katie Glynn

