

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 4, 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
3. Communications and Correspondence: Traders Creek map
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Tom Zuniga, **Approved 7-0**
5. Motion to Amend April 20, 2026 Planning Commission minutes by Todd Bronson, Seconded by Tom Zuniga, **Approved 7-0**
6. Motion to Approve April 27, 2026 Joint meeting with the Board and DDA minutes by Joe Jacquot, Seconded by Rick Westerling, **Approved 7-0**
7. Public Comments for *non-public hearing item*: Mike Rodibaugh presented the Planning Commission with a map of land, approximately 30-50 acres, he would consider selling to the township for a park.
8. Public Hearings: None
9. Site Plan Review: None
10. New Business:
 - A. Text Amendment Discussion – Outdoor Wood Boilers in the Industrial and Commercial Districts
The PC had conversation surrounding the possibility of amending the ordinance. Strike the “prohibited on commercial or industrial use” from 470-23.22. The wording between articles D, E, and F were thoroughly examined and could be combined. Minimum setback will be 100’ from every property line and chimney height should be 15’ from the ground. Public hearing will be needed. Mr. Ransford to draft text amendment and public hearing notice.
11. Old Business:
 - A. Section 12.11 – Existing Approved PUD’s
The question was asked. “Is the township going to be the one implementing the change? Is the township paying the dollar for the amendment?” This is being pursued by the township, not the developer. Township-driven. Mr. Ransford to draft the notice, get attorney’s approval and to schedule a hearing.
12. Public Comment: None
13. Township Board Reports: Approved Emerald Springs Phase 2 Final Plat as well as the first reading of Water System Ordinance
14. Commissioner and Staff Comments: Concerns about follow-up from Tommy’s Car Wash public comments. Bruce Zeinstra to mention the park offer to the Township Board.
15. Adjourn: 7:31 PM

Next meeting May 18, 2026 at 7:00 p.m.
Minutes respectfully submitted by Katie Glynn

