

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 18, 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, Joe Jacquot, and Bruce Zeinstra
Absent: Tom Zuniga, Mark Adams, and Ray Nadda
Staff and Guests Present: Greg Ransford, JJ Westgate, Matt Cole, and Tom Miedema
3. Election of Temporary Chairperson: Given that all officers are absent, Bruce Zeinstra nominated Joe Jacquot to serve as Chairperson. Motion was seconded by Todd Bronson and carried unanimously.
4. Communications and Correspondence: None
5. Approval of the Agenda. Motion to approve agenda as is by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 4-0**
6. Motion to table approval of the May 4, 2026 Planning Commission minutes by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 4-0**
7. Public Comments for *non-public hearing item*: None
8. Public Hearings:
 - A. Zoning Text Amendments
 - i. Section 470-3.14O3 – Condominium Project Approval
 - ii. Section 470-4.01M – Zoning Districts
 - iii. Section 470-4.01N – Zoning Districts
 - iv. Section 470-5.03U, V, W, and X – Uses Requiring Special Approval
 - v. Section 470-7.03G – Uses Requiring Special Approval
 - vi. Section 470-12.05D – Development Requirements for All PUD’s, Sidewalks
 - vii. Section 470-12.11 – Existing Approved PUD’s
 - viii. Section 470-14.03S – Uses Requiring Special Approval
 - ix. Section 470-16.03T - Uses Requiring Special Approval
 - x. Article 17 – TC Town Center Overlay District
 - xi. Section 470-23.12(A)(9) – General Provisions
 - xii. Section 470-23.12(C) – AG Agricultural and Rural Zoning District
 - xiii. Section 470-23.26 – Tiny Home Developments
 - B. Zoning Map Amendment
 - i. TC Town Center Overlay District
 - C. Subdivision Text Amendment
 - i. Section 405-23A(14) – Required Improvements

Chairperson Jacquot opened the public hearing. There being no comments, Chairperson Jacquot closed the public hearing. General discussion was held.

Joe Jacquot provided a motion to recommend adoption of the zoning text amendments, zoning map amendment, and subdivision text amendments to the Board. Bruce Zeinstra seconded the motion and it carried unanimously **4-0**.

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

Commissioner Zeinstra recused himself due to a conflict of interest where his firm represents Wesco locations in the State.

Chairperson Jacquot opened the public hearing. There being no comments, Chairperson Jacquot closed the public hearing.

Matt Cole presented the plans.

Ransford noted the only item was the reciprocal document review from the Township Legal Counsel regarding any mortgage on the property. JJ Westgate noted there is no mortgage on the property.

Discussion was held regarding the Traffic Impact Study and illegal U-turns.

Commissioner Bronson provided a motion to approve the site plan as presented, finding that the proposed site plan meets the special use standards of Section 20.06 and the site plan review standards of Section 24.06 of the Allendale Charter Township Zoning Ordinance. The site plan includes:

- An undated two page Planning Commission Site Plan Review Application;
- Site Plan Set – Wesco Inc. Wesco Store #32 Allendale – Project No. 251107, dated April 28, 2026, prepared by Roosien & Associates, which includes:
 - Site Analysis Plan, C-100;
 - Existing Conditions and Removals Plan, C-101;
 - Site Layout Plan, C-102;
 - Site Utility Plan, C-103;
 - Site Grading and SESC Plan, C-104;
 - Detail Plan, C-501;
 - Detail Plan, C-502;
 - Wesco Store #32 landscape plan, drawing date 031926, Sheet Number L-101 (pending replacement to match the site plan)
- Wesco, Inc – Store #32 building elevations prepared by Concept Design Studio, project # 1660-26, which includes;
 - Exterior Elevations, Sheet No. A3.01;
 - Exterior Elevations & Dumpster Enclosure, Sheet No. A3.02;
 - Preliminary Floor Plan, Sheet No. A1.01
- Wesco 32 Photometrics, prepared by E3M Solutions, dated 03/10/26, which includes:
 - Electrical Legend & Symbols, Sheet number E001;
 - Electrical Specifications, Sheet number E002;
 - Electrical Lighting Plan, Sheet number E101;
 - Electrical Site Photometric Plan, Sheet number E201
- Canopy and Fuel Dispensers sheet, undated (1 page);
- Dri-design Wall Panel System catalog (49 pages);
- Mast Mini Barns of Fremont Michigan photos on a sheet (1 page);
- GPX Driverless Linear G&G Industrial Lighting specification sheets (27 pages);
- Great Lakes Specifications (Raven) specification sheets (13 pages);
- Postema Signs sign rendering, undated (1 sheet)

with the following conditions:

1. The roadway network can support the proposed use as outlined by the Ottawa County Road Commission and the Township Engineer related to the Traffic Impact Study.
2. The landscape plan shall match the site plan.

Motion was seconded by Commissioner Westerling and carried unanimously **3-0**.

Commissioner Zeinstra returned to the meeting.

9. Site Plan Review:

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

Tom Miedema presented the plans and the update from the previous meeting. General discussion was held.

Commissioner Westerling provided a motion to approve the site plan as presented, finding that the proposed site plan meets the site plan review standards of Section 24.06 of the Allendale Charter Township Zoning Ordinance. The site plan includes:

- Site Plan Set – 4900 Allen Park Drive – File No. 231267E, dated 4/21/26, prepared by Exxel Engineering, which includes:
 - Topographical Survey, Sheet 1 of 4;
 - Site Development and Improvement Plan, Sheet 2 of 4;
 - Site Utility Plan, Sheet 3 of 4;
 - Site Grading and Soil Erosion Control Plan, Sheet 4 of 4;
 - Proposed Building landscape plan, project number 120925, drawing date 03/13/26, Sheet Number L-101;
 - Pipe Sizing Map, Sheet 4 of 4
- 4900 Allen Park Dr. Luminaire Schedule, dated 5.19.2023, designer Jen Yonkers, Sheet 2;
- Truck Turning Template #1 (1 page);
- Truck Turning Template #2 (1 page);
- Truck Turning Template #3 (1 page);
- Garbage Turning Template #4 (1 page);
- East elevation (undated or named) (1 page);
- North elevation (undated or named) (1 page);
- Northwest elevation (undated or named) (1 page);
- South elevation (undated or named) (1 page);
- West elevation (undated or named) (1 page);
- 48th Ave and Allen Park Vicinity Map (1 page);
- 4900 Allen Park Drive, File #: 231267E, date: February 27, 2026 (1 page);
- Best Block 8x8x16 Split Face Block, Product No. 803000100 (2 pages);
- Insulated Metal Panel Systems, Product Showcase, Falk (15 pages);
- Falk Base Detail – Wall Vertical, Detail No. WV-BD-001 (25 pages);
- Ottawa County Parcel Report (1 page);
- 4900 Allen Park Dr, Photometric Plan prepared by Crites, Tidey, & Assoc, Inc., dated 5.19.2023, revisions 2242026, Sheet 1 and Sheet 2
- Allen Park Floor Plan (undated and unlabeled) (1 page);

with the following condition:

- Review and approval are required from the Ottawa County Water Resources Commissioner's Office prior to construction. In the instance that the review by the OCWRC Office alters the site layout, the applicant shall return to the Planning Commission for revised approval.

Motion was seconded by Commissioner Bronson and carried unanimously **4-0**.

10. New Business: None

11. Old Business: None

12. Public Comment: None
13. Township Board Reports: Passed a water system ordinance, first reading of codification documents, addressed student housing emergency access concerns, and discussed the Town Center.
14. Commissioner and Staff Comments: Ransford noted that Bridget's House has a property in partnership at a different location in Allendale where he concluded they could propose a PUD to accomplish the community center and tiny home campus they desire. Given this, Ransford asked if he should work on any amendment to the Support Services Residence language for tiny homes. The Planning Commission concluded it was not necessary at this time.
15. Adjourn: 7:23 PM

Next meeting June 1, 2026 at 7:00 p.m.
Minutes respectfully submitted by Katie Glynn

