

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

July 6, 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, Tom Zuniga, Todd Bronson, Ray Nadda,
Absent: Rick Westerling, Bruce Zeinstra, Joe Jacquot
Staff and Guests Present: Greg Ransford, Eric DeYoung, Merwyn Koster, Susan Martin, Scott Dekkenga, Jodi Dekkenga, Gary Woodliff
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Ray Nadda, **Approved 4-0**
5. Motion to Approve June 15, 2026 Planning Commission minutes by Tom Zuniga, Seconded by Mark Adams, **Approved 4-0**
6. Public Comments for *non-public hearing item*:
7. Public Hearings:
 - A. Final Planned Unit Development & Site Condominium – Springfield Crossings & The Cottages at Springfield
 - i. Seeking 37 Single Family site condominiums and 20 duplex condominium buildings
 - B. Public comments for above:

Susan Martin – 10764 56th Ave – She stated the original plan did not have any outlets onto 56th ave. This plan has two, why was that? She was also glad there were to be no rentals allowed. She wanted to know if the master plan changed since they first presented this development as it has changed a lot.

Gary Woodliff – 10483 56th Ave – Had concerns about the Speed Limit on 56th Ave. states there are a lot of accidents at intersection of Pierce and 56th Ave and that the township should review this intersection.

Susan Martin – 10764 56th Ave – She asked another question as to how the township can guarantee the condo portion will never become duplex rentals.

Mr. Adams & Mr. Zuniga explained to Ms. Susan that the Commission had the developer put into the Master Deed and Bylaws that the properties were to be “owner occupied” only.

Motion provided by Ray Nadda to recommend adoption of the Planned Unit Development Zoning District and for approval of the site plan to the Township Board, Seconded by Tom Zuniga, **Approved 4-0**
8. Site Plan Review: None
9. New Business: None

10. Old Business: None

11. Public Comment: None

12. Township Board Reports: Township Board member was absent so no update

13. Commissioner and Staff Comments: None

14. Adjourn: 7:54 PM

Next meeting July 20, 2026 at 7:00 p.m.

Minutes respectfully submitted by Tom Zuniga

