

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 8, 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, Rick Westerling, Bruce Zeinstra, Joe Jacquot
Absent: None
Staff and Guests Present: Greg Ransford, Meegan Zickus, Mike Rodibaugh, Jim & Chris Scott, Larry & Sally Kravat, Randy Dyke and Rick Pulaski with Nederveld
Communications and Correspondence: Letter from Mike Knoper
3. Motion to adjust the agenda and remove the Special Use Application (Part C. of New Business) as Great Lakes Excavating Service is not in attendance. Motion by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
4. Motion to Approve July 6, 2026 Planning Commission minutes with the typo corrections by Ray Nadda, Seconded by Joe Jacquot, **Approved 7-0**
5. Public Comments for *non-public hearing item*:
 - A. Meegan Zickus – 78th Ave – Running for House of Representatives in 89th District; Three C's campaign Cost, Care, and Class
6. Public Hearings:
 - A. Dewpointe West Tentative Preliminary Plat Phase 5 – Seeking 58 Single Family residential lots
 - i. Rick Pulaski with Nederveld, engineer for Dewpointe West, presenting the Preliminary Plat on behalf of Ed DeYoung
 - ii. The underlying PUD has been approved for years; All roads will be public roads; the Ottawa County Road Commission has reviewed and approved cul-de-sac and intersections; Ottawa County Water Resources Commissioner has approved all stormwater and drains
 - iii. Greg Ransford provided a summary of next steps for the Planning Commission

COMMENT:

1. Chris Scott – 60th Ave – clarification on the location of Dewpointe West regarding 60th Ave; clarification on the location of four additional lots on 60th Ave; the four additional lots zoning agricultural vs PUD residential
2. Larry Kravat – 60th Ave – Where is phase 5 located? Water mitigation for future phases of the Dewpointe West is a concern
3. Randy Dyke – 60th Ave – Experiencing drainage issues every spring and fall without the additional homes from Dewpointe West, requesting storm drain or water mitigation system
4. Mike Rodibaugh – 64th Ave – Where is the green space to the north of Dewpointe West? Is there a definitive line that could be upheld? The pond to the northwest is a concern. Some day it might let loose and our home and others downstream along Traders Creek will be flooded. Who oversees that retention pond and ensuring that it does not cause a flood?

5. Rick Pulaski – clarified the locations of the PUD and additional four lots; Storm sewer will be in place for Phase 5 and the four additional lots; Rain run-off will be capture and directed into the Storm sewer system; Ottawa County Water Resources Commissioner is responsible for the maintenance of the northeastern drainage pond; Slightly more green space on the plans for Phase 5 than what was previously approved for Phase 4
 - iv. Motion to Recommend the Approval of Dewpointe West Tentative Preliminary Plat Phase 5 and its related site plan as presented by the Dewpointe West Phase 5 report to the Planning Commission of Allendale Charter Township by Todd Bronson, Seconded by Rick Westerling, **Approved 7-0**
- B. Dewpointe West Planned Unit Development Major Amendment (Expansion) – Seeking to add 3.2 acres to the existing PUD for four lots
- i. Rick Pulaski with Nederveld elaborated on the location of the four lots; Allendale Charter Township approached Mr. DeYoung about placing a pressure-reducing valve system on the southeast-most corner of the four parcels, which will be part of the new water main system; Ottawa County Road Commission has been consulted and has required shared driveways onto 60th Ave; Public Water and Sewer will eventually be run to those four lots
 - ii. Greg Ransford provided a summary of next steps for the Planning Commission

COMMENT:

1. Mike Rodibaugh – 64th Ave – sightline issues will be an issue pulling onto 60th
2. Jim Scott – 60th Ave – there are no shoulders on 60th Ave, there's a line-of-sight problem when cyclists, walkers, electric scooters and ATVs travel this road; the frequency of 18-wheelers travelling this route is concerning: Speed Limit is 55mph and the number of accidents is a concern for public safety.
3. Rick Pulaski – spoke to the location of low spot on 60th Ave previously mentioned; The shared drives will be on the rising side of the profile;
- iii. Motion to Recommend the Approval of Dewpointe West Planned Unit Development Major Amendment site plan as presented by way of content of draft resolution by Joe Jacquot, Seconded by Bruce Zeinstra, Opposed by Todd Bronson and Ray Nadda, **Approved 5-2**

7. Site Plan Review: None

8. New Business:

- A. Emerald Springs Planned Unit Development – Major vs Minor determination
- i. Was previously approved for 99 lots and has since increased the lot size therefore decreasing the number of lots.
 - ii. The Planning Commission has determined this to be a Minor adjustment
- B. Zoning Map Amendment Application (Bruce has left the Chamber)
- i. Gary Zeinstra – 8783 Lake Michigan Drive – seeking to rezone from the AG Agricultural and Rural Zoning District to the C-3 Commercial Zoning District
 - ii. Was zoned commercial in 1989 when his father owned it, but it had changed to AG
 - iii. There may be issues with trying to insure the home on/near their commercial lots

- iv. The Planning Commission has no issues with changing the zoning classification to C-3, and it moves forward to a future-date Public Hearing
- v. Bruce has returned to the Chamber

9. Old Business: None

10. Public Comment: None

11. Township Board Reports: Township hired a new Head Assessor, Ashley Larrison; Looking to hire a Field Appraiser; Sept 19 M45 Fest

12. Commissioner and Staff Comments: Strip Mall Maintenance between the veterinary and the Gas Station is in decline. Complaint was filed about grass trimming and cigarette butts everywhere.

13. Adjourn: 8:23 PM

Next meeting September 21, 2026 at 7:00 p.m.

Minutes respectfully submitted by Katie Glynn

