ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

October 5, 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, Ray Nadda, Rick Westerling, Bruce Zeinstra, Joe Jacquot
   Absent: Todd Bronson
   Staff and Guests Present: Greg Ransford, Corey Kaminski, Lisa Moorhouse, Gary Zeinstra, Zach Boeve with VK Civil
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Bruce Zeinstra, **Approved 6-0**
5. Motion to Approve September 8, 2026 Planning Commission minutes by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 6-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings:
   A. Zoning Map Amendment Application
      - Gary Zeinstra – 8783 Lake Michigan Drive
        - Seeking rezoning from AG Agricultural and Rural Zoning District to the C-3 Service Commercial Zoning District
        - Bruce Zeinstra recused himself; The Chairperson opened the public hearing. There being no comments, the Chairperson closed the public hearing. Motion to recommend adoption to the Board of Trustees pursuant to the Rezoning Evaluation Factors provided by Section 470-29.01D by Rick Westerling, Seconded by Tom Zuniga, **Approved 5-0**; Bruce Zeinstra re-entered the chamber
8. Site Plan Review: None
9. New Business:
   A. Special Use Application
      - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
        - Seeking mining permit; five years of dry extraction and will be reclaimed back to AG use; ground water is approximately ten feet below where the mining will stop
          a. Requesting deferment on the sidewalk – until something is built next door
          b. Requesting only half landscaping on 40th Ave, specifically the south side of the project, as the north side has a driveway, house and barn as frontage along 40th Avenue
          c. Requesting internal drive at 190’ from the existing residence, instead of the 250’ required per the ordinance. Proposing a berm with a sheet metal fence on top for approximately a 20’ barrier from the haul route/driveway. There is a signed and notarized letter from the neighbor agreeing to this request.

d. From the Township: could the site contact information sign be larger? – yes, the sign/contact information can be larger, visible from the road

   How will the 35' stockpile be kept from blowing into the neighbor's? – water wagon kept on site will help reduce dust

   Do we have these requests in writing? – We can get it in writing.

e. Public hearing could be scheduled for Nov 2.

B. Annual Reports

- JMM Mining Site
  - The Warner St mine is wrapping up, mineral extraction has concluded and the restoration portion remains and will be completed in a couple weeks. As far as complaints, there have been five calls to the Township over the course of the year
- 46th Avenue Mining Site
- The Planning Commission acknowledges the annual reports and accepts their status

10. Old Business: None
11. Public Comment: None
12. Township Board Reports: The 2027 Budget process has begun. We've passed the operating millage resolution. The Sewer Ordinance changes and Emerald Springs Phase 2 streetlight agreement were created. The Town Center Next Steps Work Group was established. Dewpointe West Phase 5 Tentative Preliminary Plat approval, and Joal Street sidewalk installation
13. Commissioner and Staff Comments: Tom Zuniga will be gone for 4-5 weeks for work
14. Adjourn: 7:49 PM

Next meeting October 19, 2026 at 7:00 p.m.

Minutes respectfully submitted by Katie Glynn

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