ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

November 2, 2026
7:00 p.m.
Allendale Township Library Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
   Present: Ray Nadda, Rick Westerling, Bruce Zeinstra, Joe Jacquot, Todd Bronson
   Absent: Mark Adams, Tom Zuniga,
   Staff and Guests Present: Greg Ransford, Zach Boeve with VK Civil, Don Vander Wal, Deanna & Mike Hunter, Sue Snow, Jay Knoper, Anthony & Danielle Arrasmith, Al Helbling, Kaitlyn Walters, Mike Stein, Debbie Popma, Ken Rosema, and Zac Converse
3. Communications and Correspondence: Email from Boulder Ridge regarding the Public Hearing
4. Approval of the Agenda. Motion to approve agenda as is by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 5-0**
5. Motion to Table the Approval of October 5, 2026 Planning Commission minutes by Rick Westerling, Seconded by Joe Jacquot, **Approved 5-0**
6. Public Comments for *non-public hearing item*: Deanna Hunter spoke regarding the 46th Ave mine
7. Public Hearings:
   - 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

   - Zach Boeve with VK Civil gave a summary of the project and highlighted the changes made to the plan since last meeting with the Planning Commission.
   - Mike Hunter spoke highlighting the company (Great Lakes Excavating Service)'s history of disregarding the rules
   - Jay Knoper spoke regarding the safety concerns that are present at the Warner St mine and that will potentially be an issue for the new location
   - Don Vander Wal spoke regarding the horrible condition of 40th Ave and asked that measures be taken to fix the current state and address dust control
   - Deanna Hunter requested the Planning Commission look into the setback minimums and noise violations, as well as the queuing of trucks on 40th ave.
   - Mike, a resident of Boulder Ridge and an employee of Curtis Moran, mentioned the company "could do a better job"
   - Mike Stein, the community manager for Boulder Ridge, asked several questions in hopes to learn more about the standards, regulations, and procedures for protecting resident's quality of life
   - Kaitlyn Walters is concerned about the air quality and had questions about how much of the access road is paved
   - Ken Rosema spoke about the dust control measures and the direction of the flow of storm water on the mining site, and how the company was mandated to return the flow of storm

water drainage to its original patterns on the earlier mining site(s). He requested a hydrological survey be completed before the project is initiated

- Zac Converse spoke more on the importance of the previously mentioned hydrological study, an established dust control plan, larger setbacks, and that the migratory patterns of wildlife be taken into consideration
- Bruce Zeinstra asked Curtis Moran if the berms could be set to 8-10 feet in the areas where mining is occurring, and that metal fencing be added to the south property line for more privacy for the future phase of Boulder Ridge. The suggestions will need to be agreed upon in writing before the Planning Commission brings it to a vote.
- Ray Nadda made a motion to table the vote to give the applicant the opportunity to address privacy along the entire south property line and to provide a plan for truck stacking entering the site, Seconded by Rick Westerling, **Approved 5-0**

8. Site Plan Review: None
9. New Business: None
10. Old Business: None
11. Public Comment: Mike Hunter thanked the Planning Commission for their time and attention to the quality of life of the impacted residents
12. Township Board Reports: The 2027 Budget process is wrapping up. The Town Center Next Steps Work Group was established.
13. Commissioner and Staff Comments:
14. Adjourn: 8:43 PM

Next meeting November 16, 2026 at 7:00 p.m.

Minutes respectfully submitted by Katie Glynn

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