

**ALLEGAN TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 12, 2018 7:30 PM**

I. Call to Order

- A. Chairman Heckman called the meeting to order at 7:30 pm.
- B. Those present were Jim Connell, Keith Behm, Ted Heckman, Chad Kruithoff, and Jeremy Dutkiewicz. Marty Ruiter and Mike Buese were absent. Also present were Ryan Abraham, General Manager for Betten; Pete Buurstra, Engineer for Betten; Mike Bauman, Pioneer Construction for Betten, and Becky Page, Holland Engineer for Material Transfer; Chad Nienhuis, Lakewood Construction for Material Transfer; Scott Nyhof from Material Transfer.

II. Approve the Minutes of the January 8, 2018 Meeting

- A. Behm made motion to approve the minutes – Second by Kruithoff. Motion passed unanimously.

III. Site Plan Review for Material Transfer Addition

- A. Most of the new building will be in Trowbridge Township and only a corner in Allegan Township.
- B. Connell asked what type of business they would be doing and how it is classified. Mr. Nyhof stated manufacturing and assembly space.
- C. Connell asked if it was only going to be a 1 story bldg. with Mr. Nyhof stating yes.
- D. They are adding a horseshoe shape building.
- E. Connell asked how long they had been there with Mr. Nyhof stating 28 years.
- F. Supervisor Schulz stated that the only thing the Planning Commission needs to be interested in is the requirements for parking.
- G. Connell stated that manufacturing is not in C-2 in the new Zoning Ordinance Book.
- H. Connell made motion to approve the site plan Second by Dutkiewicz. Motion passed following roll call.

IV. Site Plan Review for Betten-Baker

- A. It was stated that when the new building is finished they will take down the old building.
- B. Connell asked about the catch basin on the back side if they were enlarging it. Mr. Buurstra explained expanding and they did calculation of design.
- B. Kruithoff stated 10 years ago there was flooding behind Family Dollar. Mr. Abraham stated that Family Dollar changed that.
- C. Kruithoff asked about run off – Mr. Buurstra stated the area is expanded and has been calculated for runoff and drains in parking lot.
- E. Mr. Bauman stated they will hook up to sewer and will have a new lift station.

- F. Supervisor Schulz asked if they had talked with the City and what will come out after going thru the separator? Mr. Bauman stated it would be water.
- G. Behm asked when they plan to start the project with Mr. Bauman stating April.
- H. Connell asked when they might be finished with Mr. Abraham stated 8 – 9 months.
- I. Dutkiewicz asked if they would remain open during construction with Mr. Abraham stating they would be open.
- J. Mr. Abraham stated they would be adding more office staff, more sales people and more technical people.
- K. Kruithoff stated he had a concern on the elevation on the west side as it looks like a foot difference compared to the neighbor and concerned the water will run off on to the neighbor.
- L. Mr. Buurstra stated they would do a better job in that area.
- M. Heckman stated they don't want water on the neighbors and make certain it is taken care of.
- N. Connell stated he expected a re-evaluation to the west side draining of water if heavy rain. Mr. Buurstra and Mr. Bauman agreed to that.
- O. Connell made the motion to accept the site plan second by Behm. Motion passed following roll call.

V. New Business

- A. Supervisor Schulz wants to look at the setbacks for lake properties. Should we go with whatever the neighborhood is and not exceed that or take an average?
- B. Heckman said we need to look at access side to side for emergency vehicles to get in.
- C. Kruithoff stated that he was required to put in a 1 hour fire wall with property building being close to property lines in case the neighbor built close.
- D. Connell stated that they need to decide what they want Miner Lake to look like.
- E. Schulz stated maybe maintain 10 feet in between buildings. He will have the Township Attorney or Andy Moore put some wording together for side yard and rear yard.

VI. Adjourn

- A. Heckman/Connell made motion to adjourn. Meeting closing at 8:30 P.M.