

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
JANUARY 21, 2008

Members Present: Rediske, TerHorst, Guzicki, Knoper, Obetts,

Members Absent: Smit

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Approve the December 17, 2007 minutes.

Motion made by TerHorst to approve the December 17, 2007 minutes. Support by Knoper. Motion carried. 5-0.

Approve the January 9, 2008 minutes.

Motion made by Guzicki to approve the January 9, 2008 minutes. Support by Obetts. Motion carried. 5-0.

3. Public Hearings:

- A. A hearing has been requested by GSM Properties LLC for a rezoning request and PUD Plan approval for Mystic Woods East.

Todd Styvie, Exxel Engineering, representing GSM Properties, stated the property is currently zoned AG and is adjacent to the existing Mystic Woods development. Utilities are all available and will be extended from Pierce Street. This is the same plan as was shown at the workshop meeting with 24 units and density will be reduced by 3 buildings down to 21 to match the existing project of Mystic Woods. Each unit will have a garage and will be similar to the existing Mystic Woods development. There will be preservation of the wooded areas for a natural buffer and the park area. There will be a landscape berm where there isn't any natural treeline. The existing duplexes will be remodeled.

Public hearing opened.

Dave Morren asked if this request is for a change of zoning? Rediske stated the request is for PUD status.

Hearing no further comment the public hearing was closed.

Brummel read the staff report (that was presented at the January 9, 2009 workshop meeting)

Rediske asked if the removal of the 3 units matches the density in the existing Mystic Woods Development? Brummel said it is just slightly over the existing density. Styvie said the intent is to open up a natural area as you drive in with the removal of the 3 or 4 units.

Rediske read comments from Tim Smit (who was unable to attend the public hearing). (Attached)

Rediske read a letter from GSM Properties. (Attached)

Guzicki referenced ordinance 23.06 as it applies to a development of this type. There are some design and requirement standards that need to be looked at. However, there is some flexibility within a PUD to achieve alternative ideas and present them to us for review.

Guzicki made a motion to table this request for the applicant to make changes as discussed at the meeting and to provide some alternative ideas in lieu of ordinance requirements. Support by Knoper. Motion carried. 5-0.

The commission also would like to say that if this development is approved, this area now meets the intent of the Master Plan and it accomplishes the transition area. There will be no more developments of this kind to the south or west of this area.

#### 4. Site Plan Review:

##### A. Highland Trails Phase 3.

Todd Styvie, Exxel Engineering, stated all documents are in order and all agency approvals are in place.

Brummel recommended approval as it meets all necessary requirements.

Motion made by TerHorst to approve Highland Trails Phase 3. Support by Knoper. Motion carried. 5-0.

B. Old Country Cupboard exterior wall renovation.

Mr. Chun Ming Wong, Country Cupboard, stated his intent for improvements of the existing Country Cupboard. South and east will be face brick and the west side will remain the same. The north side will be a cultured brick. (He will provide a sample) The west side is in decent shape and there is no intent to remodel that side at this time.

Brummel suggested a meeting with the applicant, the engineer and myself to make sure everything is in place.

5. New Business:

A. County Planning course attendance.

Brummel asked for attendees.

6. Old Business:

A. Update on the Allsward Terrace rezoning and development plan that was tabled on November 28, 2007.

Motion made by Guzicki to remove from the table. Support by TerHorst. Motion carried. 5-0.

Jeff Vos, representing Allsward Terrace, stated the primary issue was the numbers related to the overall acreage. There are 125 units with 12 single family units. To get down to the necessary person per acre scenario, there would need to be the removal of 15 units. I would need some input on which units would be more feasible to move. The second road would not have to be constructed until Phase 2 - which means the single family units would not have to put in until the market would call for it.

Brummel stated if Phase II does not get put in, it would remain open space. Vos stated we would encourage any input. Guzicki stated the residents may appreciate just a berm where those single family units would be.

Brummel applied the staff report from Mystic Woods East to this development.

Herb Kloosterman stated there doesn't seem to be a formula for density. Brummel said we do have a formula. The comments that were made earlier regarding Mystic Woods hits the transition which includes meeting the density. This development, using the same calculations as Mystic Woods, also comes close to meeting the density issue.

Harley Sietsma would like to suggest that the Planning Commission carefully consider what they are approving. It seems like we are allowing developers to flip uses from one use to another. I think my property rights are being infringed upon.

Lisa Thomas stated that when our home was purchased, we were not told that university housing would not be crossing the street. Who will protect us when these university homes are built. My property values will go down.

Dan Hayes how does this benefit the current residents that have purchased homes?

Mr. Barda stated the property will be developed with this plan or with something else. It will probably be developed as student housing. I bought my property with the intent that the original Phase II that was approved would be developed.

Jeff Vos stated there are berms being proposed and student buildings would be no closer than 200 feet from the existing residential area.

Brummel stated that the decision that we have to make with regards to student housing developments - if there is a dire need for these developments that would not change the neighbors' minds. Also, I'm not sure the development world wants this township to be able to say yes or no to a development based on lack of demand.

TerHorst stated that this commission has never made a decision based on need. It is not my job.

Dave Wollink stated there was more negative response this time than a few months ago. When this was originally proposed the style was similar to the original Mystic Woods. I don't think this plan is more residential. This is a higher density project than what was originally proposed.

Rediske read Tim Smit's comments (he was unable to attend this meeting) (Attached)

Brummel stated the reason this plan is before you is the applicant tried to incorporate single family housing around the perimeter within their PUD as their transition area. Size wise this development is about 1 acre less than all of Mystic Woods. There is a significant space between the two (using the original plan that was put before us)

TerHorst stated that I think the direction should be similar to the original PUD that was approved.

Guzicki commented that this development to no fault of the developers, dominates the land area.

Motion made by Knoper to table this request until the applicant's return with a revised plan. Support by Obetts. Motion carried. 5-0.

#### 7. Public concerns

Meeting adjourned at 9:40 p.m.