

ALLENDALE TOWNSHIP
PLANNING COMMISSION
JANUARY 9, 2008

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

Members Absent: Knoper

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Distribute the December 17, 2007 minutes.
3. Public Hearings: Scheduled for January 21, 2008

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

Todd Styvie, Exxel Engineering, stated the property is a 10.1 acre parcel currently zoned AG. The property is primarily wooded with 2 existing duplexes on the site. Public utilities will be serving this property. There will be 24 duplex units which is identical to the existing phase. This development will resemble the existing phase in architecture and design. There is an additional connection to the existing phase within this development. The layout is similar to the first phase - all porches are oriented to the inside. The traffic and activity will remain within the development and try to stay away from the property lines. Sidewalks are also identified on the plan. The wooded area will remain to be used as a natural buffer. There will be a landscape berm to allow for more buffering. The density on this development is 5.1 acres per unit. This development is being used for a transition to future developments.

Brummel read his staff report.

Rediske stated that in Phase I, density and design was considered a transition. I don't think we were looking for a higher density development right next door. Guzicki seconded the above comments. Rediske added that Phase I looks more like a village environment whereas Phase II looks like student housing.

4. Site Plan Review: Scheduled for January 21, 2008

A. Highland Trails Phase 3

Todd Styvie, Exxel Engineering, stated this is the final phase. The preliminary has been approved - there are 12 units in this phase. The site is wooded - but will be clearing a path for the road but leaving the rest of the woods.

B. Old Country Cupboard exterior wall renovation.

Ben Chang (?) stated the intent to renovate the front and the east side to brick. There will also be a courtyard out front for outdoor seating.

5. New Business:

6. Old Business:

Motion to go into regular session.

Motion made by Guzicki to go into regular session. Support by Obetts. Motion carried. 5-0.

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

Jeff Vos, representing Allsward Terrace, stated the development is a single family development on 28.98 acres. The plan now reflects single family homes to come in on the north of the property. There will be 125 4-bedroom units with 12 single family homes on them. The units will look the same from the back as they do in the front.

Dave Vollink stated that by allowing this type of development in, it will reinvent itself later to something different than what is allowed.

Motion to go back into workshop session.

Motion made by TerHorst to return to workshop. Support by Guzicki. Motion carried. 5-0.

B. Extended discussion about front yard parking.

Brummel stated that Ken Knoper contacted me about this topic. It is worth discussing this topic to make sure that the commission is understanding and hearing the same thing about front yard parking.

7. Public concerns and comments

Meeting adjourned at 9:15 p.m.