

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
October 19, 2009

Members Present: Guzicki, TerHorst, Knoper, Smit, Rozema, Obetts, Underhill

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Approve the September 21, 2009 minutes.  
Receive for information October 8, Parks and Recreation meeting minutes  
Receive for information, September 14, September 28, and October 12 Board Meeting Minutes.

Motion made to approve minutes made by Knoper. Support by Rozema.  
Motion carried 7-0.

3. Public Hearings: (None)
4. Site Plan review:

A. JEMCO Logics at 11242 Washington.

Joe Grouchewolski with Omega Architects and Eric Apol, the owner are here to discuss the plans.

Grouchewolski states that they went over the plan with Mr. Brummel and may have an alternate plan.

-The first design may have rolled asphalt curb, there is landscaping to the north of the location, so no one will really see it.

- They use roll-out trash dumpsters, and not have a dumpster with enclosure. If we can get by without it, we would like to only use the roll-out dumpster.

-There is a 35ft easement to the east property line; we have to go across 10-15 feet of the neighboring property to get to the drain.

Those are the 3 issues we had, and if we can get those figured out, we can move on to the next step.

Brummel states that the roll-out dumpster is allowed to be used, but there still has to be an enclosure for it. If it is inside the building, it will be considered the enclosure. Section 24.12 has information on the size and look that is required.

Knoper states that it may be a good idea to build the enclosure now, since we can't make you build an enclosure later if the tenant doesn't keep the garbage in the building,

Underhill states that he would recommend a hard surface spill way down into the detention area.

Brummel states that 21.04.C states that there should be a 30ft setback with a 15ft green belt.

Guzicki states that we are far too under-parked, with the tenants and residents all parking in the same lot.

Brummel states that the goal would be 17 spaces total for the whole property. In the ordinance for front-yard parking, the planning commission has some latitude in deciding the acceptations for front-yard parking.

Grouchewolski states that the second proposed parking plan is the preferred plan; there are at least 11 parking spaces, possibly 1-2 more on the north end. The proposed office building is 1350 sq ft, plus the two rental units. There is room to the east and the south for possibly more parking. If we shift the drive down, and have some front-yard parking, we could get 17 spaces in that way, but would still need an ordinance change.

Knoper requests a plan that proves that there can't be any parking to the east of the building, that way we know if front-yard parking is the only way to make it work.

Brummel states that the Site Plan process is typically 2 parts. There was a request that we have preliminary approval done internally right now- then he would come back with a Final plan, with all the changes made per the discussion tonight.

Motion made to approve the Preliminary Site Plan, based on the condition that they meet all of the items in the Staff report as well as the requirements in the ordinance as well as the discussion tonight made by Underhill. Support by Knoper. Motion carried 7-0.

5. New Business:

A. Township Board Resolution.

Brummel states that the Board and Commission feel that the proper use of that property is in PUD, not Industrial. There will be a Public Hearing at the November 16 meeting to make the property a PUD District, since it is not currently concurrent with the Master Plan.

B. Proposed 2010 Planning Commission Meeting Dates.

The Commissioners agree that if we need a second meeting to help move things along, we could have a defined fee for the developer to pay. There can be different amounts of money needed depending on the type of meeting needed. We could propose to the Board to have 2 meetings a month, to help accommodate the public. If the Township Board doesn't approve it, there's nothing we can do about it.

C. University Village Overlay Zone District as drafted to date.

Brummel states that it is not a complete draft, but the most controversial area in our Master Plan is the University Village area. One of the biggest things we need to take care of is the discrepancies in the document, and the plan.

Where should the footprint of the University Village be on the plan, and once that is figured out, we need to put that into place.

The zoning ordinance will have consistent standards for all applicants wanting to go into the University Village.

I have written a document to the Board requesting that they support the Planning Commission in the work being done on the Master Plan.

The Commission agrees that they will review the information from the Staff, and move forward for the next meeting.

6. Old Business:

Discussion on the following matters:

1. Tree houses
2. Swing sets and play equipment in front yards.
3. Front yard fences
4. Dog runs in front yards.
5. Shelters for kids waiting for buses.
6. Gardens located in front yards.
7. Miscellaneous trailer types in front yards.
8. Should we amend our inoperable vehicle ordinance to include a requirement of insurance and current license plates?
9. Parking on driveways in residential zones.
10. An extended discussion about the size of the University Village land use as shown in the Future Land Use Map in the Master Plan.

Brummel states that if the Commission agrees with the new information of these issues and the Overlay District information, he will put it on the Township website.

7. Township Board Report. Ken-Nothing to report.

8. Public concerns and comments concerning items not on the agenda.

Gene Constantine from 48West, states that their coffee shop is now open.

Dwayne Thomas wonders what the Board Resolution entails- Mr. Knoper gave him a copy of the Resolution.

Brummel states that the proposed plan for Campus West has changes to it, and it is no longer the aesthetic that was approved by the Planning Commission. At this point, the side walk is 10ft from a 4ft tall retaining wall, with a slope from the wall to the sidewalk. If Campus West wants to call a separate meeting, they will have to pay for it, and we could possibly start the meeting at the site to view and discuss.

9. Meeting adjourned at 9:25PM.

The next meeting is on Wednesday, November 16, 2009 at 7:30 PM.