

ALLENDALE TOWNSHIP
PLANNING COMMISSION
October 26, 2009

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

Members Absent: Underhill

Staff Present: Brummel

1. Meeting called to order at 6:00PM
2. No action on minutes from previous meeting
3. Public Hearings: (None)
4. Site Plan review:

A. Site Visit

Prior to the scheduled meeting, members of the planning commission, along with Brummel, visited the Campus West Apartments construction site. Bill Roy from R2 Design showed the commission members on site a problem that has arisen with one of the buildings under construction. After reviewing the situation at the construction site, members of the planning commission reconvened at the township hall building to discuss at the scheduled meeting.

Bill Roy from R2 Design started the meeting by explaining the situation with the building on the North Edge of the Campus West property. An error was made with the construction of the foundation, calling for a change in the approach up to the front door of the apartments. Due to changes in elevation on the property, the foundation was poured at a higher level than expected (4 feet). This causes a problem with the stairways that are to come out of the buildings, so Bill was suggesting the following changes:

- ✓ Turn the stairs coming out of the buildings sideways, and then have a couple steps at the bottom to enter the sidewalk.
- ✓ Build an 18 inch retaining wall at the sidewalk, so that the grade on the grass will not be as steep as it meets up with the buildings should the wall not be there.

Obetts brought up the fact that many other changes seemed to have occurred from the plan that was approved by the planning commission, and the plan that we were reviewing at the meeting. She wanted to know why these changes were made without the planning commission's approval. Bill Roy went over the changes, stating that at the final review by the planning commission, the

interior designs had not been thought of yet. Therefore when they went through the plans, changes had to be made to windows and materials used.

Terhorst asked if the stairs exiting the building in question have been changed on the South side of the building. Bill stated that they have not, and they will be built just like the original plans.

Brummel stated when he learned of this problem with the elevation, he came up with a solution that the planning commission should discuss. He suggested that the stairs still come straight out of the building, but in order to compensate with the mistake, to have them build the remaining stairs into the buildings. This would eliminate the need to have the stairs coming out sideways, which is not the look that the planning commission approved. With this plan, nothing on the outside of the buildings aesthetically would change, only the interior of the buildings would have to be changed.

Bill states that this is not as simple as it sounds, as it would change the layout of the trusses that have already been built. It also would have an impact on the stairways that are already in the buildings to access the higher floors.

Guzicki commented that the burden does not bear on the Planning Commission to make this error in construction work. A plan was approved, and in addition to the elevation error, there were many other changes to the new plan which are not acceptable.

Obetts states that she gets they are currently in mid construction, but we owe it to the citizens of the township to build the right buildings which approved at the public hearing.

Guzicki states that they can construct the buildings as they originally planned, or they need to find a way different way to construct the building to satisfy the aesthetics of the building the planning commission approved. The changes that were made to the plan, visibly affect the appearance of the building. Windows are in different spots on the building, single window are now double windows, roof lines are changed on the northwest corner of the building, and other windows were removed. She said that she understands where they are coming from to make the changes, but they need to come up with a different way to keep the building's appearance as close to possible as was approved by the planning commission.

Bill asked what the planning commission was looking for, and it was a consensus to keep the outside appearance of the building as similar to the original design plan.

Brummel asked the planning commission if the architects and the developers can come up with a plan to solve the problem with the stairs as well as the outside appearance changes, would we allow him to approve those changes to make sure they match what the planning commission approved.

The planning commission agreed that he could do that.

Knoper states that he could not approve the stairways as it is planned right now. It is not the look that the township is looking for at that corner.

It was a consensus from the architects and the developers work with Phil to come up with a solution.

A motion was made by Knoper to have the developer re-submit elevation plans for the exterior of the Campus West building as discussed by the planning commission, that that staff is allowed to approve those changes based on the fact that the new plans meet the expectations of the planning commission. Support by Terhorst. Motion carried 6-0.

5. New Business: None
6. Old Business: None
7. Township Board Report: Ken-Nothing to report since the last meeting.
8. Public concerns and comments concerning items not on the agenda: None
9. Meeting adjourned at 6:45PM.

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