

ALLENDALE TOWNSHIP
PLANNING COMMISSION
February 16, 2009

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Approve the January 19, 2009 and February 4, 2009 minutes.
3. Motion made by TerHorst to approve both sets of minutes. Support Smit. Motion carried 6-0.
4. Public Hearings: None
5. Site Plan review:
 - A. Steve Witte would like to discuss a proposed student housing development on property north of Save-a-Lot and west of Sleep Inn.

Steve Witte from Nederveld introduces Joel Bartis from Campus Crest Communities from North Carolina. Bartis states that he is here to give a presentation on what Campus Crest has done nationwide in the past. The company started in 2004 and they have 19 operating properties from Alabama to Washington. Allendale would be the 1st project in the Midwest. They are a vertically integrated company- everything they do is "in-house." They come into a community and plan on being the long-term owners. They do design, development, construction and management- it will not be outsourced. There would be 192 units (72- 2 bed, 2 bath and 120- 3 bed, 3 bath) with a resort-style clubhouse. There would be 1 parking space for each bed plus all the amenities have extra parking. ID cards are used to get into every bedroom- they sell safety and security. They are fully furnished, when the student comes, they only come with their personal effects and that's it. Development is headed up by Dan Norman and Joel Bartis- they will be there from start to finish. They are as green as allowable- recycled carpet, halogen lighting, low-flush toilets etc. They are also sustainable- they have condensed the footprint of the buildings and created park space at other locations. There are 14 people as the On-Site Staff and hire past and present college students. There is a secure gated entry,

secure ID Key, Community Assistant on-duty 24 hrs a day... there are many things in place to keep the students safe. There is a resort-style pool and amenity alley with basket ball courts, volleyball courts and BBQ pits. There are quiet times; it won't be a party place- we want to attract the studious students that will respect our property. There are background checks done for each student that is accepted into the complex. The Grove in Allendale would be a 3-story project most likely.

Witte states that it is 13.16 acres zoned PID- we are requesting a re-zoning to PUD. They see it as a Phase-2 of the University Park- it does fit in with mixed-use. He went over the information submitted to the Township on Friday. 272 parking spaces would be in carports. There is existing public sewer, water, and storm. There would be two types of fence around the whole border of the property. It would be a brick building with accents on it. There are a few things that deviated from the ordinances. Some of the roads and parking are different. There would be 25ft of green space around most of the area, but north of Becker Dr. there would be 15ft- because it is not a border. The PUD section of the ordinance states 9.9 units per acre- it would equate to 6.6 units per acre. But if you look at the ravine- we would be at 9.56 units per acre. The building layout is 16.5% - things aren't crammed together. They would like to start construction in September of this year.

Guzicki wonders what the actual density is.

Witte states that it is 14.6. Storm water holding area would be at the southeast area of the property. There would be bike racks and walk ways into other areas around the property.

Obetts wonders about the technology- are they wireless?

Bartis states that the clubhouse is wireless, but the units are not.

Knoper wonders if the heating units are adapted for Michigan.

Bartis states that they have properties in Washington and Colorado, and they haven't had a problem in those areas- it should be similar.

Knoper states that he sees this on the fuzzy line of campus housing- is this where we want the campus housing to go?

Witte states that the commercial aspect is already there within the ¼ mile of walking distance. We think this is a great area for campus housing.

Brummel states that since this is on the outskirts of the university village, how is this represents a village?

Witte states that there are walkways, restaurants, and stores right there for the students who live there.

Bartis states that the property itself has the village feel, and this is a more desirable location than 48 West and Copper Beach. The restaurants are right there and the hotel is right there for when the parents come to visit.

Guzicki states that if this comes in, are you stating that there would be 500 more students eating at the restaurants that wouldn't already be eating in Allendale? How is this going to benefit our community- including the tax basis?

Witte states that GVSU is always growing and this is a great area for the students to be using the amenities around it.

Stuart Becker states that this can benefit this community in a great way- I spoke to the Alaskan Pipeline and he said he can break ground with 50 new jobs. This would be creating numerous new jobs for the community- with building and running the property.

Bartis states that they are willing to make a 20million dollar investment in Allendale, and they aren't going to be making something and trying to make a fast dollar. They will be the long term owners, and they want it to be quality.

Brummel wonders how this is truly mixed use with the density at 14.6 units per acre.

Witte states that if you look at the University Village as one project- it would be right at the limit. Since these are all 3-4 bedroom units, we are right in line with any other development being accepted. If you look at the footprint- we aren't trying to fit too many people in a small space.

Brummel wonders what else is being accomplished with using a PUD and not using an R-3 or R-4 re-zoning.

Witte states that the density is being accomplished and the township would have more say in what would be happening. If we do R-3 we wouldn't be able to see this as a Phase 2 in the University Village. This would be the best for the township. This is what we're proposing- and the Commission could come back

and tell us what they are looking for and we can figure out how work between the township and Campus Crest.

Obetts wonders what the closest mode of transportation for Grand Valley.

Witte states that there is a bus stop and they would want a covered waiting area.

Knoper states that the bus stop is no longer there b/c the kids would park at the Pub and ride the bus in to save money. But if they had something like this there, they may allow the bus to run there again.

Knoper wonders if they would consider solid backs on the covered parking spaces on the spaces on the borders.

Brummel wonders if this density would make a difference if this should move on or not.

Brummel states that the term density applies to multi-family housing back in the 70's- but with student housing the density gets clouded.

Knoper states that nothing is forever and 2 years from now the good management might not be there.

Witte states that the number of beds would be 2.6 per unit.

TerHorst states that he doesn't see the density as a problem- since there's not a lot of student housing around it.

Rozema states that the location of the property would allow the density to not be an issue.

Guzicki states that she is probably OK with the density.

Knoper states that we should look at the ordinance for Student Housing. I think it is close, but not to the letter. The density is not a big deal, though.

6. New Business:

7. Old Business:

A. Continue discussion on the 2006 Water Study related to land use.

Brummel states that we looked at the information at the last meeting, and now we need to discuss if there is any more comment or questions on what is in the study.

Obetts states that we went over everything thoroughly at the last meeting.

Brummel states that we can almost predict that there will be a problem in the areas around Pierce and 88th-92nd at some point. Every time you put a well in the aquifer, you relieve some of the pressure in the water. The indication is that the more wells put in, the more you will continue to lose pressure. We need to protect the people who live in those areas. One of the areas of concern is the coning down with having two wells too close together. It may be wise to require public water to be brought in with developments. You can do a community well- there would be some issues with that also. You can also do a ban on sprinkling from such a day on. You would go by the well records if they only have one well, to enforce it. You would have to sprinkle off a shallow well.

TerHorst states that the sprinkling is the problem- let's attack that.

Brummel states that this would be for all wells in the area of this Marshall Aquifer. You can put a shallow well in as long as it's deeper than 25ft. Brummel hands out paperwork for subdivision ordinances and condominium projects. We could also include in our condominium ordinance a sub-section that would include public water in these developments. It would be in the instruction standards. The same is true for subdivision projects. There are 3 ways to develop and split land: Meets-n-Bounds splits, condominium, or Platt. You can require public water, but it may restrict some people from being able to develop in Condo and Platte. We could amend the condo ordinance to be consistent with our subdivision ordinance. He explains the paperwork handed out about the condo ordinance. The information is there for you to consider, and we have to do something and we need to make a choice as to how we want to move forward with this. I will give you a break down and give you the choices- and you decide.

Knoper states that it gets expensive when you do a dry well and not everyone hooks up.

Brummel states that we will figure it out next time.

8. Township Board Report.

Knoper states that the Supervisor will be in charge of selecting the new Planning Commission member, so we don't have to put a committee together. There is no timeline at this time, and I'll let you know any info as I get it.

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

10. Meeting adjourned at 9:14 PM.

The next meeting is a workshop on Wednesday, February 25, 2009 at 7:30 PM.