

ALLENDALE TOWNSHIP
PLANNING COMMISSION
FEBRUARY 18, 2008

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

Members Absent:

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Approve the January 21, 2008 meeting minutes.

Motion made by TerHorst to approve. Support by Smit. Motion carried. 6-0.

Distribute the February 6, 2008 meeting minutes.

3. Public Hearings:

- A. Special Use request from Andrew Hendrickson to locate a detached accessory building in the front yard area at 5871 Lincoln Street.

Lisa Russo, Five Star Real Estate, put together this request for an accessory building in the front yard. We have tried to adhere to all of the ordinance requests with the exception of the accessory building in the front. (Attachment)

Public hearing opened and hearing no further comment was closed.

Brummel has reviewed this request and they comply with all of the standards found in the zoning ordinance article 3.11 and 20.06 will need to be reviewed for approval.

Motion made by Knoper to approve the Special Use request because it satisfies 3.11 and 20.06. Support by Smit. Motion carried. 6-0.

- B. Amend the Heritage Towne Square PUD ordinance to allow outdoor storage by Special Land Use approval.

Pierce Roon, Heritage Towne Square, stated his request for outdoor storage.

Public hearing opened.

Dave Moore stated that this would be acceptable to allow for a variety of types of businesses and it would be nice to honor this request.

Rediske read a letter from Harley Sietsma. (Attached)

Hearing no further comments the public hearing was closed.

Brummel stated that in approving this request the request is by special land use. There could be restrictions of minimum/maximum standards that would be acceptable for outdoor storage.

Knoper stated that this should be looked at as both outside sales and outside storage. Rediske added that some sort of landscape detail would be required.

Brummel put together particulars - fenced enclosure, landscape screening, 6 foot height minimum, storage not to be higher than fence line. The standards could be dealt with on a case by case basis. No outdoor storage allowed in the front.

Motion made by TerHorst to amend the Heritage Towne Square PUD and send this to the Township Board for their approval for outdoor storage and outdoor sales with no storage in the front of the building and for screening/fencing to be dealt with by a case by case basis. Support by Guzicki. Motion carried. 6-0.

4. Site Plan Review:

A. Final PUD Development Plan for Allendale Crossings PUD Phase I Lots 1 & 2.

Jason VanderKodde, Nederveld Associates, provided a review of the plan. The plan has now accomplished pedestrian interconnection and consistent materials on the wall and signage.

Josh Eberlin, National City Bank, stated that the drive-thru has been moved for more continuity between the two buildings. The facility will be 3,212 square feet with a masonry exterior, flat roof, and 4 drive-thru lanes. There will be full on-site circulation and landscaping designed to compliment the entire development with similar plants.

Joe Grachowoski, Omega Architects, provided new plans and designs for this project. By relocating the building, we have picked up more parking spaces and more landscaping space.

Brummel doesn't have a staff report due to the fact that new plans came tonight. My concern is the lateral roadway are outside the lots. I don't know if we have the authority to change that without going through another hearing. I think the original needs to be amended first and then approve this plan.

Knoper suggested relocating the dumpster to the NW corner.

Guzicki stated that discussion between the two plans isn't fair because the plans are extremely different. We need to focus on which plan was preliminarily approved. This new plan shows changes that are outside from the original plan. We need to determine which plan to focus on - if it is the new one we need to amend the original Preliminary PUD.

Rediske stated the flow in version 2.0 is better - but I don't like the two rows of parking in the front. If the row closest to LMD were eliminated, that would be better.

Motion made by Knoper to approve the Final PUD Development Plan 2.0 for Allendale Crossings Phase I Lots 1 & 2. The condition needs to show all the landscape and the curb cut has to be relocated, pedestrian crossings have to be shown with different materials on the plan and to work with staff on the inter connection of parking lots. Please include with this approval the building plans submitted by National City and Omega. Support by Smit. Motion carried. 4-2.

B. Final PUD Development Plan for Allendale Meadows PUD Phase 3.

Jim Dryer, Houseman Construction, stated changes have been made to this plan. Landscape plans are missing and the Taco Bell materials are forthcoming.

Brummel stated that pedestrian connections also need to be addressed.

Motion made by Knoper to table this request until remaining information is provided. Support by Guzicki. Motion carried. 6-0.

C. Old Country Cupboard exterior wall renovation.

Chen, Old Country Cupboard, stated we are waiting for approval to see if the trusses will support the parapet wall.

Brummel said the only thing we are dealing with is the curb cut and the alterations as well as the changes to the north parking lot.

Motion made by Guzicki to approve the renovation of the Old Country Cupboard and to give staff the authority to work out mechanical and screening issues with the architect and applicant as well as landscaping north improved parking along with dumpster relocation. Support by Obetts. Motion carried. 6-0.

D. Matthyse, Kuiper, DeGraaf Funeral Home Final PUD Development Plan and approval.

Jason VanderKodde, Nederveld, stated plans have been modified slightly and to show that the changes have been made with regards to storm water retention.

Motion made by Obetts to approve the Final PUD Development Plan and to move on to the Township Board for public hearing. Support by Smit. Motion carried. 6-0.

5. New Business:

6. Old Business:

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

Motion made by Knoper to remove this from the table. Support by Guzicki. Motion carried. 6-0.

Jeff Vos, representing Allsward Terrace, presented the revised plan for this plan. The sidewalks have been shown for inner-connectivity.

Rediske read a letter from the VanderSloot's regarding this request.

Lisa Thomas asked what is actually going on? We understand now that this corner will be college housing.

Brummel stated that all the single family homes would remain the same. The only real change is the townhomes would now be single family structures.

Roger Thomas stated that the single family housing is Phase II. They may never have to sell or build those single family homes. We have been lied to. It should never have been allowed to progress.

Anne Marie Pomeroy read a letter from a group of residents within this area. We bought our lots with the promise of a family setting not student housing. If the single family homes are never built we have to deal with the noise that is left from the student housing that will be built.

Rediske stated that in getting this development to work, we have requested more buffering and screening to provide a transition between neighborhoods.

Brummel stated the real issue is accepting 40 additional students and adopting the current development plan. The question is do we want a quality development with 40 more students or a lesser development with 40 less students.

Dan Hayes is asking that there be a better transition. It shouldn't be student housing. There should be a road in between to separate the two.

Rediske stated that the goal of this development is to landscape and berm the area not to dominate the space.

Rachel Fuller asked if the "ponds" are wet that could create a concern. I think there should be a fence around the entire area.

Motion - see attached documentation.

- B. Mystic Woods West rezoning and development plan that was tabled on January 21, 2008.

Motion made by TerHorst to remove from the table. Support by Obetts. Motion carried. 6-0.

Todd Styvie, Nederveld, pointed out the changes made to Mystic Woods per comments made at the previous meeting. We have added a 2000 square foot recreation/office area.

Motion - see attached documentation.

- C. Planning course attendance.

7. Public concerns

Meeting adjourned at 10:00 p.m.