

ALLENDALE TOWNSHIP
PLANNING COMMISSION
March 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 February 16, 2009 and March 4, 2009 workshop minutes.

Motion made to approve both minutes made by Guzicki, support by Knoper.
Motion carried 6-0.

3. Public Hearings: None Scheduled
4. Site Plan review: None Scheduled
5. New Business:

A. Residential Densities in PUD Districts.

Brummel speaks about the fact that the Campus Crest Development is at 9.9 units per acre. We shouldn't be increasing the density for un-related persons. There was another plan submitted for this area, and it was rejected because of density. Campus Crest will have less density with 13 acres, than the Modderman request which was close to 24 acres. We need to figure not if it should be R-3 or R-4, but if it fits what the community needs.

Obetts wonders if we are truly updating the Ordinance Book, or are we changing it so that a development will fit into it? Brummel states that the PUD gives the developer freedom. I suggest that we negotiate the PUD concepts for the things that are in the Ordinance.

Guzicki states that there are 3 things she's thinking about: this is not in the University Village, its Mixed Use. We had someone else try to use this land and we turned them down for having something different than what the Ordinance says. It is a separate entity than the surrounding buildings- it is gated.

Smit wonders what the limits are. Brummel states that it's all about what parameters the Planning Commission have put on it and the Master Plan that is in place. Knoper states that we can put a lot of requirements on a large area to keep with our vision.

Guzicki wonders what the table looks like for a Mixed Use density and she would like to see some different ways other communities have tackled this problem before. Brummel states that he will look into it and put it on the agenda for the next meeting.

6. Old Business:

7. Township Board Report.

Knoper states that there was a meeting between the Planning Commission and the Township Board at 6:30 today. He thinks it went well, and it sounds like Mr. Alkema would like to continue having joint meetings regularly.

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

Steve Witte states that the Commission may be looking at whether or not this is changing the density for this project, but he feels that this is just a way to make the plan work for what the community needs.

Smit spoke about the meeting with the Parks and Recreation Committee. There is grant money for trails a minimum of 10ft wide, and they are usually 1mile long. They are currently looking into where the trails could be put. Brummel states that the Parks and Rec Committee should work with the County with what they are doing with the Grand River project, and also the community as to what they want.

9. Motion to adjourn made by Guzicki, support by Smit. Motion carried 6-0. Meeting adjourned at 8:20.

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