

ALLENDALE TOWNSHIP
PLANNING COMMISSION
MARCH 26, 2008

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Distribute the March 5, 2008 meeting minutes.
3. Public Hearings:
4. Site Plan Review:
5. New Business:

A. Sign Committee letter to the Township Board

Brummel asked the Township Board to look at the ordinance regarding signs, banners, flags, etc. There are a number of board members who are not supportive of that ordinance. Brummel asked that they remove that section from the zoning ordinance.

Ken Knoper stated the discussion at the board meeting was very short. There is a sign committee and the board felt that the sign committee should have the say on whether this ordinance be removed or changed. Knoper stated there was no one on the board at the time of the meeting that made any of their opinions known to whether they had issues with the current ordinance or not.

Brummel stated there was nothing in the township board meeting minutes as to the sign ordinance that was being discussed at the meeting.

The sign committee will meet April 9, 2008 at 6:30 p.m. The sign committee has requested that a member from the township board be present at this meeting.

The sign ordinance should be looked at - exact definitions of certain types of signs, what zoning areas certain signs are allowed, single wall sign for every wall that fronts public/private street should be looked at, allowance of additional wall signs, temporary or portable sandwich type boards/signage - define differently, window signs should be addressed.

Brummel stated that temporary signs are allowed in commercial zones for a temporary sign up to 14 days every six months. The alternative to a temporary sign is not to have one at all if the temporary sign definition is completely removed. Our setback requirement for signs should be looked at with recent trends in moving buildings to the front.

B. Planning Commission applications

Rediske stated that 2 applications were submitted so far. There is another ad running. Rediske stated he would be on the interview committee. Tim Smit also volunteered to be on the committee.

Brummel also stated that applicants were needed for the ZBA and Construction Board.

C. Final Zoning Ordinance Books

Brummel stated that books will be ready by the next meeting.

6. Old Business:

A. Additional discussion on front parking - Sec. 24.07.C

Brummel stated that in previous discussions, I'm still not sure if all the planning commission members are exactly sure of what recommendations/changes need to be put in place. Guzicki restated the discussion that was agreed upon with regards to the front parking. The cluster definition was still unclear. The definition of a cluster had to be at least 2 or more pre-existing structures.

Exceptions need to be crafted to allow for unique circumstances to the piece of property being developed. Sidewalks need to remain consistent.

7. Public concerns and comments

Meeting adjourned at 8:42 p.m.