

ALLENDALE TOWNSHIP
PLANNING COMMISSION
March 4th, 2009

Members Present: TerHorst, Knoper, Smit, Rozema Guzicki

Members Absent: Obetts

Staff Present: Brummel

1. Meeting called to order at 7:30PM.

2. Public Hearings: None

3. Site Plan review:

A. Update on Campus Crest project

Steve Witte from Nederveld presented some changes to the Campus Crest project. Many changes were made from the original presentation, including:

- ✓ A few of the buildings were moved around the site, to give the appearance of a more “community” feel when you enter the site.
- ✓ Efforts are being made to tie this project into the whole PUD.
- ✓ Sidewalks and crosswalks are being planned for the whole PUD.
- ✓ Construction of a common entrance feature at both the 48th Ave and Lake Michigan Drive entrances.
- ✓ Construction of a project sign at the corner of 48th and Lake Michigan Drive.
- ✓ Provide uniformed pedestrian lighting along Becker Dr. and University Parkway.
- ✓ Create a “pocket park” along University Parkway, just South of the project.
- ✓ Improve landscaping along University Parkway and Becker Dr.
- ✓ Provide benches along University Parkway.
- ✓ Create a bus shelter for students to get back and forth to GVSU. Contact has been made between Mr. Witte and GVSU, and they were in favor of the idea.
- ✓ The lot to the Northwest of the Sleep Inn hotel has now been made part of the PUD to create a buffer zone between Campus Crest and the industrial park.

Guzicki asked Mr. Witte about the signage along Lake Michigan Dr. She was curious if his plans were to replace the current sign, or just add the new sign. Mr. Witte said that it would be up to the township what we would want the signage to look like.

Guzicki asked Brummel what the limits were for R3 zoning as well as R4 zoning.

TerHorst asked Mr. Witte where the construction entrance would be, and Mr. Witte said that it would most likely be off of Allen Park Dr, which is in the industrial park.

Guzicki asked about the ingress and egress getting into the Campus Crest development. Mr. Witte said that there will be just the one entrance/exit. Mr. Witte stated that he has spoken with the Allendale Township interm fire chief and about the site, and he hoped to have a meeting with him later that week. He also said that most of the drives on the site will be 26 feet wide, and that was acceptable to the township.

Brummel stated that we needed to look at the density of the project. Currently this site exceeds the ordinances limit of 9.9 units per acre. He would like us to discuss this issue, as it needs to be addressed.

Smit stated that we needed to look at how this site fits into the "University Village." Brummel read the description of the "university village" from our master plan, and this site sits right on the edge of the village. Smit stated that while this may fit into the mixed use mentality, we need to look at everything that encompasses this project, including the single family homes directly to the West of the project.

Brummel brought up the density issue again, stating that at their current 14.6 units per acre, this project exceeds the limits set forth by our ordinance. Brummel does not believe that the language of this existing ordinance fits a mixed use setting.

TerHorst stated that he does not have a problem with the density, and that it would not matter if there were 700 or 300 kids living there.

Knoper stated that he does not have a problem with the density.

Smit stated that he did have a problem with the density. Not only does this project not fit our ordinance, but it ties back in with the fit of this development in a mixed use setting.

Guzicki stated that she has a problem with the density, as it exceeds the current ordinance.

Mr. Witte stated that if we would use the whole PUD as part of the analysis of density, then he is at 6.5 units per acre for the project. But the ordinance as it is written states that the planning commission must use the piece of land that is currently being developed.

Brummel stated that he will work on some new language for our ordinances as it relates to density. He will have something for us at our next scheduled meeting.

Brummel asked about the property on the corner of 48th Ave and Lake Michigan Drive. Mr. Witte said that it is currently owned by MDOT, and the township will need to work with them on placing signage at that corner.

4. New Business:
 - A. A joint meeting has been scheduled for the Township Board as well as the Planning Commission to meet on March 16th at 6:30pm before the regularly scheduled Planning Commission meeting. At the meeting there will be a discussion about our plan for Allendale leading into the future and a review of our Master Plan.
5. Old Business: None
6. Township Board Report: None
7. Public concerns and comments concerning items not on the agenda.
8. Meeting adjourned at 8:38 PM.

The next meeting is a workshop on Monday March 16th, 2009 at 7:30 PM.