

ALLENDALE TOWNSHIP
PLANNING COMMISSION
MARCH 5, 2008

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

Members Absent:

Staff Present: None

1. Meeting called to order at 7:30 p.m.
2. Distribute the February 27, 2008 meeting minutes.
3. Public Hearings: None
4. Site Plan Review: None
5. New Business:

- A. Allendale Meadows PUD Development Plan Phase III.
(If you intend to take action on the submittal you must first go into regular session.)

Motion made by Guzicki to go into regular session. Support by TerHorst. Motion carried. 6-0.

Jim Dryer, Houseman Construction, stated the landscape plan is now included as well as elevations.

Guzicki stated there are some EFIS areas on the plan. Mr. Dryer stated the only EFIS section that he is aware of is the signage. Mr. Dryer said those other EFIS changes will be made. Guzicki asked if signage would be needed for the apartments? Dryer said there will be no separate signage for the student housing portion.

TerHorst stated he has a problem with parking. When the preliminary was being discussed the parking concerns were brought up again. The student housing portion was always an option. With the credit union being undecided at this time, that could solve some parking concerns with the other businesses. I'd like to see the back of the proposed student housing area.

Rediske asked how students would be prohibited from parking in the neighboring businesses parking lot? Dryer said there would be designated parking spaces with stickers needed.

Obetts asked how the established businesses parking would be protected during construction? Dryer said a separate entrance would be constructed to protect that area.

Motion made by Knoper to approve the Allendale Meadows PUD Development Plan Phase III based on the condition that the EFIS building details are removed and the dumpster location for the student housing building be relocated to the northwest corner for better access and that the word proposed student housing be changed to planned student housing. In the interim until the Credit Union is built, if that lot could be developed for possible parking alternatives. Support by Guzicki. Motion carried. 5-1.

Motion made by Knoper to return to workshop session. Support by Obetts. Motion carried. 6-0.

6. Old Business:

7. Public concerns

Meeting adjourned at 7:52 p.m.