

ALLENDALE TOWNSHIP
PLANNING COMMISSION
April 1, 2009

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

Members Absent: Rozema

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Recognize the March 16, 2009 minutes.

Smit stated that he sent the meeting minutes via e-mail. Brummel never received them, so Smit will get them in for the April 20th meeting.

3. Public Hearings: (Scheduled for April 20, 2009)

- a. Erick Apol Amendment regulating residential occupancy.

Erick Apol, the owner of the property, states that the address is 11242 Washington. It is a four-plex and he would like to re-zone only the end building for an office at this point. There are 2 tenants in the other buildings, so when their lease is up, he would like to change those also. Guzicki states that there is a property to the north, and this would be only a re-zoning and will be legal, non-conforming.

- b. Zoning Text Amendment regulating residential occupancy.

Brummel states that it will be for R-3 and R-4 zoning districts with multiple dwelling units on a single piece of property. We will look at the whole development to have no more than 3 un-related people times the amount of units. If you have 7 housekeeping units, you are allowed 21 people, instead of allowing only 3 people per unit. There is more room for 2 and 4 bedroom units this way.

- c. Chung Ming Wong Special Land Use request.

Chung Ming Wong would like to put a Pool Hall/video game room in at 6045 Lake Michigan Drive - in the north side of the building. There would be from 13-17 pool tables with the hours of 3PM- 1PM on weekdays, 1PM-2AM on the weekends. There would be non-alcoholic beverages served and no food. The target market would be college students and some families. It will have an hourly rate and there would be an attendant to make sure that

things go smoothly. There would be an entrance put in from the south side and there would be emergency exits added. There would be music played that would be turned off around midnight and also some chairs to sit in. There will be a sign saying that alcohol is not allowed inside, but there may be a chance that an alcohol license would be acquired in the future. Brummel states that when the current Chinese Restaurant was re-modeled, it was thought that this building would be raised and turned into parking. He wonders why Wong wouldn't put the pool hall in the remodeled part of the Chinese restaurant building. Wong states that because of the economy and financing he would like to open the pool hall in this building and see how it goes before finishing off the west end of the new Chinese Restaurant development. It would be 3600 square feet and there is 600 square feet that will not be used-which was the old ice cream store on the front of the building.

d. Campus Crest Rezoning from PID to PUD.

Steve Witte from Nederveld is here to talk about the changes made for Campus Crest.

- ~The pavement is modified by the main entrance.
- ~ They would like to keep the breezeways, so the ornamental fence has been wrapped around it to keep the security.
- ~The storm water detention has been changed to a rain garden.
- ~The landscaping plan has been changed somewhat.
- ~West and North property fence was chain link and is now ornamental fence.
- ~The lighting was at 25ft tall, and it will be changed to 14-15 ft to make it feel more like a residential area.
- ~There will be a park to the immediate east of the entrance, instead of the pocket-park. It will be on the outside of the security fence.
- ~There would be no water detention along the N side of the rain garden, but the landscaping will be beefed up to the south of the area.
- ~The bus pick-up will be at the intersection with the cross-walk being eliminated.
- ~The cross-walks will be soft-cut with stamped concrete, instead of painted.
- ~They would like to eliminate the cross-walk to Allan Dr since it doesn't go anywhere.
- ~Where the sign is proposed to be at the corner of LMD and 48th MDOT owns right now, and they have no desire to sell the property.
- ~ The new sign would be incorporated with old signs with one base. There is a possibility to completely tear the old sign down and build a brand new one- depending on price difference.
- ~One trash compactor is sufficient, and there is no recycling.
- ~They would like to have a model inside a temporary sales trailer on the property to show the students what it will look like when it's done. The front area will be paved with plantings- they will bring pictures of what they have done before with the trailers to the next meeting.

Chris states that the gate will not be guarded, but there is a computer-chip in the key, with time stamps. There is a happy medium for the covered parking, and they will be bringing a plan to the meeting on the 20th.

Brummel reads the new PUD which takes the place of The University Park Ordinance 2001-6. The March 25, 2009 date may be changed as a result of changes submitted. The existing buildings will not have to conform to section 24-07 with expansions- they are in essence "grandfathered" in.

Knoper wonders if they have clearance to stop a bus in an intersection. Witte states that they don't have permission yet, but it will be before the intersection, not be in it. They also run the bus route clockwise, so they won't have to worry about making a sharp turn. The most logical place to put the bus shelter is on Main St. Pub's property, so we are looking into that.

Chris states that the landscaping within the gated area will be phased in according to the season. There is a big fire pit, with some grates over to grill in some areas. They will also add more landscaping and fill in more with each phase.

4. Site Plan review: (Above subsection A, C, D reviews to be done during the Public Hearing)
 - A. Carport deletion for 48 West.

Brummel states that 48 West requested a deletion of carports in the prior phase, and now want to delete more in this phase. They have 62% covered, and if they delete these 2, they will have 52%. It is internal to the development and doesn't buffer anything. All Commissioners are OK with them deleting the 2 carports.

5. New Business:

Brummel states that Heritage Town Square has some parking problems. There are 2 different options, both with temporary parking included. There would be 14 permanent spaces along 60th with both options and temporary spaces in different areas for option 1 and option 2. If both sides are permanent, with top soil and seeding in the other areas it will be accepted by the Commissioners.

6. Old Business:

Brummel handed out the letter from Crockery Township about aiding with information in their new Master Plan.

7. Township Board Report.

8. Public concerns and comments concerning items not on the agenda.
9. Meeting adjourned at 8:40 PM.

The next meeting is on Monday, April 20, 2009 at 7:30 PM.