

ALLENDALE TOWNSHIP
PLANNING COMMISSION
April 29, 2009

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Recognize the April, 20 2009 minutes.
3. Public Hearings: (None)
4. Site Plan review: (None)
5. New Business: (None)
6. Old Business:

A. Planning Commission Bylaws

Obetts states that in the Bylaws there is one item that's not accurate- the meetings are technically at 7:30PM, but it states that they start at 8PM. Knoper wonders if we could not put a specific time in the Bylaws. Brummel states that there a section that states that we can move the times around a bit, and cancel or change the date if we need to.

B. Discussion on the Master Plan expectations of the land area at the N.W. corner of Lake Michigan Drive and 48th Avenue.

Brummel states that we shouldn't be discussing just the 14 acre parcel that is on the table, there are bigger things that we need to discuss before we talk about that. There are 3 items in the letter dated April 29th, 2009 written by Brummel- he then reads the wording in the letter. There is also a letter from Campus West Apartments and a void analysis from IPA and the rental department in Allendale. The reports are valid as of April 28, 2009, but there may be a little wiggle room as a result of moving students.

The 1st item to look at is the lines overlaying each other, and the Planning Commission needs to make a decision based on this entire PUD district. We need to figure out if it should it be a Mixed Use, University Village, or both.

TerHorst states that he feels it's an excellent area for apartments. There are 3 restaurants, grocery store, ice cream store, and party store all within walking distance. At this time, I see it as apartments in that area- not industrial. Underhill states that he also believes that apartments should be there, but we could have apartments with either land use. Knoper states that we need to figure out how far north and west we want to extend the line. The land in this area is also cheaper than to the south of M-45, so that plays in why this is where people would want to build. Guzicki states that when we spoke with Mr. Modderman 20 months ago, we told him the area lacked the direct street access to the University. We were very clear with what the density limit would be in this area, and I think that Mixed Use allows us to form that the way we want it to be. Brummel states that Mr. Modderman never requested a formal Site Plan Review, nor did he submit a formal plan. We looked at what the Master Plan would allow. The property at Rich and 48th there was a formal request submitted on Dec 19, 2005 and it was denied. There have been no formal plans submitted for this property.

Steve Witte from Nederveld states that he did the plan for Mr. Modderman, but no formal plan was submitted- there are no plans in the books because it was not a public hearing and no formal plan was submitted.

Knoper states that with this area, we don't have the consistent design with what we would expect from a University Village. Obetts reads the definition of University Village on pg 51 of the Planning Commission Handbook. It doesn't say that the buildings have to look alike, or standards of what the buildings should look like- it should just support University life. Obetts states that we have made the other University Village developments have commercial spots, and they are having a problem with filling those spots. But this development will already have the commercial there that is filled and already thriving. TerHorst states that 48th and Rich is a completely different project, it's not applicable to this property and not in walking distance to commercial services.

Brummel states that he believes a member of the Planning Commission should make a report of the facts from the Master Plan and Public record and bring it back to the commission to vote on. Knoper states that we really need something in writing for #2, because he asked for a formal reason.

Obetts states that number 2 is satisfied through number 1, and number 3 is also discussed in number 1.

Jean Constantine from IPA reads the information from the occupancy void analysis she submitted to the Commission. She states that the GVSU website is where she got the GVSU enrollment numbers. They use the competitive area, not just the apartments in Allendale Township.

Steve Witte handed out an analysis from the GVSU website as to how many students are currently enrolled at GVSU.

Brummel goes over what impacts the numbers in the apartment buildings around Allendale- it includes the location and age.

Obetts makes a formal request to go into regular session on May 6, and also if it is appropriate for Mr. Brummel to make a fact based summary applicable to the 3 points in the letter and from what is being said tonight. The Commissioners all agree that it is a good idea.

- C. Discussion on Pool Billiard Halls in general and staff update on the Chen Special Land Use request.

Obetts states that the previous plan has this building being torn down and made into a parking lot and the west end of the remodeled building into tenant spots. A new Site Plan needs to be submitted with his Special Land Use request if he wants this to be planned.

Brummel states that there is need to have better security in the form of management or staff. The most appropriate way to require the amount of staff is to apply it to occupancy (ie: 1 staff/20 patrons). But it is very hard to police this if they don't comply. He has spoken with the local law enforcement, and they agree with the points in the letter.

Knoper states that he would like to see an automatic renewal for the Special Land Use, if there are no complaints or problems in one year. It would be similar to the plan set up for Warped Wings.

- 7. Township Board Report. (Ken- None)
- 8. Public concerns and comments concerning items not on the agenda.

Greg DeJong states that he believes that people shouldn't be able to waste the Planning Commission's time if the rules are not followed. They shouldn't be able to request new Land Uses or ordinance changes if the Site Plan that was approved earlier isn't finished or if they are behind with their taxes.

Obetts wonders if Knoper could take that information to the Township Board and have them decide.

Knoper states that he would be willing to do that.

- 9. Meeting adjourned at 9:32 PM.

The next meeting is on Wednesday, May 6, 2009 at 7:30 PM.