

ALLENDALE TOWNSHIP
PLANNING COMMISSION
APRIL 9, 2008

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

Members Absent:

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Distribute the March 26, 2008 minutes.
3. Public Hearings: Scheduled for April 21, 2008
 - A. Request from Family Farm & Home for a Special Land Use approval for outdoor sales and for outdoor storage.

Joe Grachowoski, Omega Architects, is requesting an amendment to the PUD for an outdoor sales and storage area. That product will not be brought in at night. There is a fence around the area and there will be landscaping and slats placed on the east side to screen this area from the apartments. There is also a decorative fence on the south side and wraps around the west side. There is some heavy landscaping on the west side that is on our side of the driveway. The exterior elevation is trying to stay with the aesthetic of the entire building.

Joe Grachowoski pointed out the changes from the original PUD elevations that were previously approved to what is being amended by Family Farm & Home.

Rediske asked if the one long space could have some sort of landscaping, benches etc. Grachowoski said this is a covered walk area.

Brummel stated that using EFIS as a cornice is not quite EFIS as an exterior building product. It would make the top of the building look better as you go throughout the corridor.

Guzicki stated that the ordinance states no EFIS. We are going to have all sizes of EFIS trim possibly in the future.

Obetts asked the developers why there dumpster enclosure is not screened according to what the ordinance requires?

Brummel stated we need to look at ingress/egress for the property to see who owns what.

Knoper restated that the dumpster enclosure has to meet with the ordinance standards.

- B. Request from Allen Hoffman, representing Campus West Development, for a rezoning from R-4 to PUD and Preliminary PUD Development Plan Approval.

Jason VanderKodde, Nederveld Associates, stated the intent to renovate this area consisting of the front 5 acres with future renovations of the entire property. There will be 2 - 10 unit buildings in this phase along with an office and community building and a commercial building.

Knoper stated that the township's board opinion is that there is not enough parking for "college" developments to allow for visitors.

Knoper stated that there is currently not enough covered parking shown on your plan.

Brummel stated we have to look at the need to increase the density for this development first. This is going to be an important corner in the future.

Knoper stated the idea is good - but there needs to be more information provided to us.

- 4. Site Plan Review:
- 5. New Business:
 - A. Training Classes sponsored by Ottawa County.
 - B. Planning Commission Basic Training Books.
 - C. Zoning Ordinance Books.
- 6. Old Business:
- 7. Public concerns and comments:

Meeting adjourned at 9:05 p.m.