

ALLENDALE TOWNSHIP
PLANNING COMMISSION
May 18, 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. Approve April 29th, 2009 Minutes.
Approve May 6th 2009 Minutes.
3. Public Hearings: (Scheduled for May 27th, 2009)

A. Request to amend Article 12.04.G and 12.04.H

Obetts asked Brummel for clarification on the “urban core” description listed in section 12.04.G

Brummel stated that this amendment is something that we have been working on for almost 10 years.

Guzicki asked for clarification on the “density” row described in the table in the amendment.

Brummel stated that he needs to work with Allendale Fire Department to establish a maximum building height and enter that into the table in the amendment.

Guzicki asked why parking limitations were excluded, and Brummel state that parking information can be found in the parking ordinance section.

Brummel stated that he will also add a definition of net acreage in the amendment.

Underhill commented on “urban parking” as being part of the development. This part of the development can be added to net acreage, as it fits with the design of those developments.

A discussion took place to talk about urban developments and whether to have on-street parking instead of just parking lots. The planning commission may need to review our parking ordinances to have this added to this amendment.

When discussing net acreage, private and public roadways are excluded.

B. Campus Crest zoning map amendment request, zoning text amendment request, Preliminary PUD Development Plan request.

Brummel stated that the developer needs to make a formal request to remove the old development plan from the records, as we are now reviewing a new one.

Motion was made by Knoper to take the development plan for Campus Crest off the table, supported by Underhill. Motion carried 7-0

Steve Witte from Nederveld stated that he would send in the formal request to remove the original development plan from our records.

Motion made by Knoper to put this development plan back on the table, supported by Smit. Motion carried 7-0

Brummel stated that the staff report was corrected on May 7th, 2009.

Steve Witte stated that he submitted document 12.03B to show how he meets all section of our ordinance.

Steve Witte re-submitted plan LP9D.3 as the new development plan.

4. Site Plan review: (None)

5. New Business:

A. Discussion on staff to planning commission expectations.

Obetts stated that she would like us to talk about our expectations.

Brummel stated that there is sometimes limited time due to developers and staff working together to get items prepared.

Brummel makes no guarantees to developers on what the planning commission will discuss at a meeting if it is not submitted in a timely manner.

Underhill stated that if the developer gets all the information in on time for a planning commission meeting, we need to discuss.

It was discussed that if a developer gives information late to Phil before a planning commission meeting, we do not need to act on it at that meeting.

Underhill asked if we as a planning commission can make developers create list of how they meet all areas of our ordinance.

Obetts stated that she was brought into side meetings with Campus Crest, and she would like our support to not do that again. Issues need to be discussed at our planning commission meetings.

Underhill stated that the chairperson needs to be forceful in respect to who can speak and when at our planning commission meetings.

6. Old Business:

A. Discussion on Campus Crest staff report.

Decision was made that we have already discussed and no further discussion was necessary.

B. Remove from the table the Chen Ming Wong Special Land Use request which was tabled on April 20th, 2009

Motion by Guzicki to remove from table, supported by Underhill. Motion passed 7-0

Chen begins by going through the report he made to show how he feels he meets the standards of ordinance 20.06

Brummel asked Chen how he will police alcohol and drug activity if it was going on in the parking lot. He asked if parking lot lighting and security is going to be adequate.

Underhill asked how other establishments in our township are handling their security concerns.

Chen stated that he would go out and talk to the group. If problems persist, he could add security.

Brummel asked if Chen could provide a lighting plan for us.

Brummel commented on the importance on having a lighting detail.

Obetts asked if there is shared parking in the development, and the answer is yes.

Chen states that he will get the lighting plan to us.

Guzicki asked about having the dumpster enclosure finished on building two.

Chen stated that it will be done before the pool hall opens.

Underhill stated that with this being a site plan review, a landscape plan will need to be provided.

Rozema asked about the landscaping.

Guzicki asked about the signage for the establishment.

TerHorst asked about the hours of operation.

Chen stats that the hours will be from 3:00pm to 2:00am.

Chen states that he will only have one employee working at a time.

Brummel commented that he knows Chen is not expecting problems with drinking and fighting, but we need to be pro active.

Brummel is going to look at the special use permit for Peppino's and apply similar restrictions for the pool hall.

TerHorst asked if we can review the operation after 6 months if this plan gets approved.

Underhill asked if we can contact another local pool hall in Wyoming to get recommendations on their restrictions. That pool hall is Anazah Sands.

Motion was made by Guzicki to table this request, supported by Rozema. Motion passed 7-0

7. Township Board Report. (Ken- nothing)
8. Public concerns and comments concerning items not on the agenda. (None)
9. Meeting adjourned at 8:41 PM.

The next meeting is on Wednesday, May 27th, 2009 at 7:30 PM.