

ALLENDALE TOWNSHIP
PLANNING COMMISSION
APRIL 21, 2008

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Distribute the April 9, 2008 workshop meeting minutes.

Approve the March 5, 2008 minutes.

Motion made by TerHorst to approve the March 5, 2008 minutes. Support by Smit.
Motion carried. 6-0.

3. Public Hearings:
 - A. Request from Family Farm & Home for a Special Lane Use approval for outdoor sales and for outdoor storage.

Joe Grachowoski, Omega Architects, restated the intent for outdoor storage sales and storage area and have incorporated comments that were made at the previous workshop meeting. The fence now goes 150 feet. The landscape area is the first 50 feet in front of the fence. The fence is a decorative 8 foot high fence with chain link as the remainder. The dumpster enclosure is now masonry materials. The intent is to visually match the rest of the development that already exists.

Public hearing opened and hearing no further comments the public hearing is closed.

Brummel stated that with regards to outdoor sales/storage, the only footprint I have is for what was previously granted for True Value Hardware. The outdoor sales/storage should be granted with the condition that is specific to the Family Farm and Home business. A landscaping plan is attached to this request as was asked for as a condition. I recommend that we approve the special land use request.

Motion made by Guzicki to approve the Special Land Use Request and the adoption of the Final Use Plan with the following conditions: applicant will work with staff to show entirety of Phase II to include parking lot on site plan, remove the previously approved south elevation, double check sign square footage, outdoor store/retail is specific to Family Farm & Home, fencing to be coated with a corrosion resistant material, the 2 uses remain independent, north chain link - storage, west - decorative - retail sales items displayed, incinerator will be removed, the 20' light pole to be on only during business hours, and materials stored in the outdoor sales/storage area not to exceed the 8 foot high fence. Support TerHorst. Motion carried. 6-0.

- 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 development is planned to be renovated to 5 - 3 story buildings with 180 beds. Our proposal is to replace the current buildings with townhome type buildings, a community building and some retail space available. The storm water system will have to be enlarged a little to support the new plan. There will be a gated entrance along with a decorative fence to fit in with the surrounding areas. The entrance location will remain where it is shown, it was asked if it could tie in with the other development across the street, but it will not be feasible. I am working on making the 50% covered parking standard applicable to this development. There are still many issues that are outstanding and the developers and I hope to have those resolved within the next few workshop meetings.

Public hearing opened and hearing no further comment was closed.

Brummel stated that some of the buildings appear closer than the 25 foot setback that is currently allowed. The only reason I see this for PUD is the mixed use. I don't know if there is enough space along Campus West going west if there is a need for more mixed use.

Guzicki stated the concern for an ingress/egress area. There is a serious traffic flow concern at that intersection. That concern has been raised by the college as well.

Knoper stated that the new plan presented is now showing more buildings than what was previously allowed. Guzicki asked what are we getting out of this development? We seem to be giving a lot but not getting anything in return.

Brummel added if the existing berm could remain, adds a better buffer. Whether the retail is there or not isn't the defining factor.

Motion made by Knoper to table this request until more information is provided. Support by Guzicki. Motion carried. 6-0.

4. Site Plan Review:

5. New Business:

A. Training classes sponsored by Ottawa County this Thursday, the 24th.

The bus will leave at 6 p.m.

6. Old Business:

7. Public concerns and comments.

Meeting adjourned at 8:40 p.m.