

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
MAY 28, 2008

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30 p.m.
2. Distribute the May 19, 2008 minutes.

**Motion to go into regular session.**

Motion made by TerHorst to go into regular session. Support by Smit. Motion carried. 6-0.

3. Old Business:

- A. Request for a Special Land Use from the Allendale Chamber of Commerce for a farmers market open air business at 6101 Lake Michigan Drive.

Motion made by Knoper to remove this item from the table. Support by Knoper. Motion carried. 6-0.

Motion made by Obetts to approve the Special Land Use request from Allendale Chamber of Commerce as it satisfies the requirements in 20.06 and to include the staff conditions provided 5/28/08 and that the existing special land use be terminated. (Attachment) Support by Guzicki. Motion carried. 6-0.

4. Public Hearings:

- A. Pinnacle Ventures rezoning request from R-1 to PUD.

Arne Larsen, Driesenga Associates, stated the main change to the site has to deal with utilities. Consumers Energy is having a difficult time relocating the primary electrical lines. Our intent is to keep the utility poles where they are. Our building then will have to be shifted to create a 15 feet setback.

The streetscape along LMD is a work in progress. We will work with staff to create a walkable area along the road. The sidewalk along the east side we are asking to build during Phase II. The dumpster location has been relocated and now there are two. There is now a Phase III area on the plan. The main building exterior and materials will be finalized as we get closer to that point.

Rich Craig, Craig Architects, stated that Metro Hospital will be taking 9500 square feet of the building and Dr. Kessel will take the majority of the west of the building with the remaining center portion open at this time. The plan is to keep the brick color the same as other Metro buildings in the area. There have been some window changes and colors.

Public hearing opened.

Bill Hefner asked what the building will look like? Mr Craig stated there are different elevations of the same building provided.

Hearing no further comment, the public hearing was closed.

Brummel stated that this development is bringing the original intention of the Heritage Towne Center look to what the Township's original plan was for this area. The township has worked on developing this area with the Hospital, the Baptist Church and potential developments. This development enhances the master plan and it would be my recommendation that we send this on to the board for their approval.

Motion made by Guzicki to recommend to the Allendale Charter Township Board to amend the Township Zoning Map to rezone from R1 to PUD the property legally described in the supporting ordinance titled Allendale Landings PUD. I believe the request advances the Townships Master Plan and is consistent with the development plan which the Township has crafted for this neighborhood called Allendale Landings which is a component of the Towne Center. Included in this motion is the recommendation to approve the Preliminary Development Plan dated May 22, 2008 Job No. 0730249.1A Sheet No. C2.1, Sheet No. C5.1 and the building elevations plan prepared by Craig Architects Inc. Job No. 0730249.1A dated May 22, 2008. Resubmit elevations with date from Craig Architects. Support by TerHorst. Motion carried. 6-0.

**Motion to go back into workshop session.**

5. Site Plan Review:

6. New Business:

7. Public concerns

Meeting adjourned at 8:00 p.m.