

ALLENDALE TOWNSHIP
PLANNING COMMISSION
May 6, 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. Distribute the April 29, 2009 minutes.

Corrections made by Commissioners to the April 29, 2009 minutes are as follow:

Ken Knoper states that page 3, number 8, is missing the statement "taxes" after "if they are behind with their."

Karen Guzicki states that the 10th line down on page 2 should state "direct street access to the University", not "direct street to the University".

3. Public Hearings: (None)
4. Site Plan review: (None)
5. New Business:
6. Old Business:

Motion made to go into regular session by TerHorst. Support by Guzicki. Motion Carried 7-0.

- A. Remove from the table the Campus Crest request which was tabled on April 20, 2009.

Motion made to remove from the table the Campus Crest request by TerHorst. Support by Knoper. Motion carried 7-0.

Guzicki states that she would like to get this information well before an hour before the meeting, and would like to be able to go over the information before a decision is to be made.

TerHorst states that the only thing we need to figure out is if we are going to schedule a public hearing for May 27th.

Knoper , Smit, and Underhill would like to go through the Staff Report as a Commission, to discuss anything there are questions about.

Obetts reads the wording in the Letters to the Commission from IPA and Varnum .

Brummel reads the wording in the Staff Report he put together. He states that for a long time we have been looking at all these items, but we haven't discussed the difference between Village Mixed Use and Common Mixed Use. This report places them side by side and compares them.

Knoper comments on the density issue- the table makes it very clear, so thank you to Mr. Brummel

Brummel states that the report doesn't address the issue with the 9.9 per net residential acre brought up by Mr. Kraker. There is also a piece in the lot owned by MDOT that is left out, and we could go to the board and add the lot to the PUD. The PUD doesn't change the ownership of the land; it just re-zones the corner in case MDOT wants to sell it at a later date. We can regulate the land use better if we include this corner in the PUD.

Underhill states that there are 13 items that are in the letter from Varnum, and I'm wondering if you, Mr. Witte, have submitted all that.

Steve Witte states that he has submitted everything that the PUD section requires, months ago. He can submit it all again to Brummel tomorrow morning, but it is all there already.

Guzicki states that pg 57 in the Master Plan states that the void analysis *should* be conducted, but there is nothing in the wording that makes it a requirement to go forward with a plan.

Obetts wonders if there is anything else that should be discussed about the density.

Guzicki states that depending on what application you use with the math in coming up with the density of a property, depends on if they are over with the density.

Brummel states that there is a difference between a residential property and a student housing property.

Guzicki states that she is satisfied with what was submitted to her, and there is no reason to go into a public hearing again.

Brummel states that whether or not we send this on to the Township Board, the council of 48 West feels that we have not gotten them the correct information, so we should just proceed with another Public Hearing, to make sure everything is done right.

Brummel states that Dan Martin has reviewed this and thinks that we should ere on the side of caution, and do another Public Hearing.

Motion made to post to go into regular session and hold public hearing on May 27th, 2009 made by Guzicki. Support by Rozema. Motion carried 7-0.

7. Township Board Report. (Ken- nothing)
8. Public concerns and comments concerning items not on the agenda.

Obetts states to Chris that she would like him to stick with the Planning Commission; they are just trying to make sure everything is done right.

Underhill wonders if Witte can go through each item and make a checklist of each item that was supposedly not submitted.

Witte states that he would be happy to do that.

Brummel states that Witte will not be able to address the density, that decision is up to the Planning Commission.

DeJong states that Varnum has a conflict of interest with Mr. Kraker because he uses the same law firm.

Brummel states that it has nothing to do with the Planning Commission.

Motion made to adjourn by Obetts. Support by Knoper. Motion carried 7-0.

9. Meeting adjourned at 8:33 PM.

The next meeting is on Monday, May 18, 2009 at 7:30 PM.