

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING MINUTES
July 6, 2011

Members Present: Sinnott, Underhill, Rozema, Knoper, Smit, Zickus, and Schut

Members Absent:

Staff Present: Tim Johnson, MainStreet Planning

Staff Absent:

1. Meeting called to order at 7:30 p.m.

2. Acceptance of the agenda.

The agenda was accepted.

3. For information: None

4. Public Hearings: None

5. Site Plan review: None

6. New Business:

7. Old Business:

A. PUD ordinance review.

Documents submitted from Johnson were acknowledged and it was brought to attention the changes in Draft 3 of the proposed PUD ordinance. A copy from Article 23, Standards for Specific Uses, Section 23.06 (see attached documents) was hand out. Discussion started on density. Knoper suggested changes in the ordinance to do with garages and carports to do with higher density housing. It was also brought up that the landscaping requirements should be discussed. The commissioners had several items they felt should maybe change or be looked at in the ordinances concerning many things. Possibly these items could be taken care of by a housekeeping ordinance at a later date.

Johnson read his Analysis of Density (see attached). Concerns were brought up about student housing up against single family housing. Also discussed were description and explanation of the words "mixed use" in PUD ordinance, also the master plan and as to where higher density should be placed in the township.

The commissioners discussed beds per acre versus units per acre. Beds per acre was preferable. Also discussed was how to create wording for other types of PUD's, Single Family Developments, etc was discussed.

Knoper stated that the density issue should be discussed at the joint meeting on August 3, 2011. This information should be sent out about a week before so everyone has a chance to digest it and get together the questions they have. Maybe some visual aids of old PUD's would help to show how the new ordinance would work in commercial, residential and college housing PUD's. Ideas were discussed on how to present the PUD ordinance for the joint meeting.

8. Township Board Report. (Ken)

Knoper stated that Campus Crest/The Grove would be coming back to the Planning Commission. They did not get approved by the board. A motion was made to send them back to the Planning Commission to look again at the density and height of the buildings. The Planning Commission can send the plan back to the Board as acceptable or make changes. Johnson stated that if the board only requested density and height of the builds that all that should be looked at.

Underhill stated that the applicant did not know what he should submit. It was suggested and agreed by the commissioners that some display boards from the applicant would help as a visual aid.

Discussion took place on how to handle public comment and it was suggested and agreed that it needs to be consistent with what was done in the past.

Knoper also stated that the Master Plan came up at the board meeting and it was stated that it should be put out for bid, since it was a large sum of money for the updating. Underhill wondered if the Board was aware or knew that the DDA hired Mr. Johnson for the first \$25,000 for the Master Plan update and also is the Board aware of all the extra meetings that will be needed if another consultant is hired. A new consultant will be a financial and time burden.

Knoper stated that it was a formal vote to follow through with the bidding process.

Underhill stated that when him, Knoper and Alkema interviewed for hiring a planner they had also asked the applicants to submit a bid for the Master Plan update and the bids were reviewed at that time. Mainstreet Planning had a cost efficient bid. The DDA was fine with that process so this is kind of a surprise. More discussion took place on this issue.

9. Public concerns and comments concerning items not on the agenda.

A gentleman for the public asked about variances in PUD developments. The Randall Estates PUD prevents him from asking for a variance to build into the setback for an addition to be able to park 2 cars in his garage. Underhill suggested he go back and speak to Mr. Scharphorn Jr. again about the issue.

10. Meeting adjourned.