

ALLENDALE TOWNSHIP
PLANNING COMMISSION
August 5, 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 July 20, 2009 minutes.

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

3. Public Hearings:

- A. Review the Final PUD Development Plan of the University Park.

Steve Witte from Nederveld. There has been some changes to the plans- they are as follows:

- ~ There is more detail for the benches and cross-walks.
- ~ The elevation of the clubhouse is included; brick will be to the roofline.
- ~ The fence on the west side will be moved to in between the carports.
- ~ The carports will have 2 different types- type A will have backs with vinyl siding on outside and inside of the back; Type B will have no back. There will be no brick on the carports; there will be landscaping covering the bottom of the carport.
- ~ The entry feature at the corner of 48th and Lake Michigan Dr. will not be on the plan.

The Township Board is waiting on passing the text amendment to 12.04, but Witte would like this to be passed before that.

Public Comments:

Dwayne Thomas There is a referendum on file, and he feels it would be a good idea to hold off until it is passed or not. I got to look at the plans with Steve, and since I live close to student housing, I have some things to say about the items they will be putting in. There is a 6 ft ornamental fence that will not be secure and I would suggest having an 8ft fence put in. The lighting that is in the development by me is very bright, and I would be concerned that it would be bright on this property also.

Gene Constantine from Investment Properties states that the Site Plan Review does not match up with section 24 of the ordinance and the subsection that speaks of the parking area locations. The parking should be in the middle so that it is hidden, and the pedestrian walkways should be easier to get to. The plans were given to me 2-3 days ago, and the parking structures had vinyl siding on that plan, and now it has changed. I would like to have the correct plans and information so that I can speak to the Planning Commission about the decisions made.

Glen Touric from Meadow's Crossing states that they were forced to have garages and retail, "I paid 2.8 mil dollars to have that site, and I paid 4 times what Campus Crest paid. They are getting the density I have, and I invested all this money because I thought it was the place that we could have the highest density because it is very near to the university. I have been re-investing my money in West Michigan and using local people to work on my website and other things that need to be done. I don't think that a national company would use local resources."

Witte states that the ornamental fence has a better appearance, and it is more than adequate for what is needed. The neighbors were talked to and they are not here, because they are happy with what is going on. We have worked with them on everything they had problems with.

The modifications for the plans were because of the workshop session and the changes were made to be proactive, not deceiving. I can see why it is aggravating when you're looking for the plans and they have changed. The carports in other places are fewer in number, and we feel that we are making adequate carports, if not better.

Motion made to close public hearing by Underhill. Support by Knoper. Motion carried 7-0.

4. Site Plan review:

A. Review the Final Site Plan of the Campus Crest Development.

Guzicki states that she drove past the spot where the sign was proposed, and since it is not required, I don't see that it has to be in the plans. The 6-ft ornamental fence would be a more appealing choice than a taller 8ft fence. I appreciate the brick being all the way up to the roof on the clubhouse, and also the siding on the interior of the carports.

Knoper states that he would like to see the lighting plan. Are there any stops in the ground for the compactor support? There should really be a drain in the compactor for storm water run-off with garbage in it.

Witte states that the electrician has not gotten back to them with the plan. There will be stops on the back of the compactor. There will be a box inside the enclosure for electric.

Brummel states he would like to explain what's going on with this development. If the request to re-zone gets approved, the owner has to know that whether Campus Crest gets built, this land is now zoned PUD, and they have to go through a Site Plan Review. If we adopt a plan for the University Park, it is an adoption of a whole site, not just one piece of land. We need to look at this as a vacant piece of land, and if Campus Crest doesn't go in, whoever goes into the land will be responsible for the upgrades. If this gets moved forward, it takes 2 motions, for the PUD Development District and also Campus Crest Development.

I feel that the sign at 48th and LMD is an important component in making a mixed use component. If it's constructed correctly, it will be similar to what the other developments in the area have done and will fit right in.

Brummel states that the carports that are being proposed are not consistent with other carports that we have done with other developments- with the exception of Conifer Creek. In the carports that have exposed walls to the public way, we have required more than vinyl siding, so that it will have more durability. I feel that the south facing walls may get damaged.

Knoper states that he would like to see masonry, so that it will keep people from hitting it, and if they do, it will hold up better.

Underhill believes these carports will not even be used, and it will cost more to the developer if the masonry is ruined, than if they only had to fix vinyl siding.

Brummel states that he would like to see the lighting plan to make sure that it is not too bright for Meadows Crossing. He wonders if the Rapid Bus has been notified and if it will be going to this location.

Witte states that Stu Bekker will be writing a letter to Rapid if this development gets passed since he doesn't want buses there if the plan isn't passed.

Brummel states that the applicant isn't proposing to move in the way of University Village, but if they wanted that- it would be formed differently. This is a Mixed Use, not a University Village Mixed Use. There are some small details that need to be addressed for us to get the paperwork ready to either pass or deny this plan.

Knoper states that if Campus Crest decides not to build, the amenities would still be required in the PUD for the lots.

Brummel states that the things that we require in the component improvements could be required by the owner of the land- we need to make the language very clear as to who is responsible for what in the development. If

Witte states that this is one project and if Campus Crest walks away, there will be another visit to the Planning Commission, so he would like to keep everything pinned to this development.

Brummel states that he recommends that the common use improvements get pinned to the developer of the 14 acres west of the hotel. That way the piece of land next to Mainstreet Pub is not included in the improvements at this point.

I feel that there should be a date on the piece of land that will have the temporary sales trailer on it- that way we can get it out off the land by a certain date.

Obetts states that the items the Commission needs are:

~ Permission for the right of way.

~ Date for removal of temporary trailer, from the issuance of the building permit.

~ Sign on 48th in the right of way- since it's not on the corner we don't need the sign- the majority of the Commissioners believe that the sign is not necessary.

~ The carports

Knoper states that the carports should have brick all the way up for the far south and the middle carport on the east- those are the ones that most people will be seeing.

The commissioners believe that the 32 carports on the south side could be re-located to the north side of the property. If they aren't re-located, they can be made to look nice with split faced brick and more landscaping.

Since the plan has been deviated from with not having attached covered parking, we would like to see the covered parking beefed up.

Motion made to table this until the developer comes back with amended plans made by Knoper. Support Guzicki. Motion carried 7-0.

If everything is all tied up into one, and they don't develop within 3 years of the Preliminary PUD, the request is taken off the table. All of the improvements and the zone district will stay if the applicant doesn't develop; it's attached to the development plan.

Witte states that if it is broken up into 2 different motions, I know that someone will say that I am missing information. That is my concern- I won't know 100% for sure that everything is submitted.

Guzicki states that she doesn't believe that changing the motion and plan is something that is fair to bring up to the applicant at this point.

Obetts wonders if there is a legal way to craft 2 different motions with the plans already set forth.

Brummel states that it could be done, but it would be confusing, and it would be easier for the developers in the future if we make it as simple as possible. It would be very confusing if we define some things from the plans and not others.

Witte states that he could add an additional sheet of changes, with the current plans not broken up. This sheet could be used in accordance with the plans that are already in place.

The Commissioners believe this is a good idea to pursue.

Motion made to go into workshop by Guzicki. Support by Underhill. Motion carried 7-0.

5. New Business:

Brummel states that he believes that the ordinances do not define residential front yard areas as being appropriate places for play yards, gardens, and tree houses.

6. Old Business:
7. Township Board Report. (Ken)
8. Public concerns and comments concerning items not on the agenda.
9. Meeting adjourned at 9:33PM.

The next meeting is on Monday, August 16, 2009 at 7:30 PM.