

ALLENDALE TOWNSHIP
PLANNING COMMISSION
September 2, 2009

Members Present: TerHorst, Knoper, Smit, Rozema, Obetts, Underhill

Members Absent: Guzicki

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Distribute the August 5, 2009 minutes.
3. Public Hearings: None scheduled for September, 21, 2009.
4. Site Plan review: No submittals as of August, 27, 2009.
5. New Business: Discussion on the following matters:

Brummel states that over the years there have been complaints on these things, and there are only general broad terms for most of the issues. We are looking at beefing up some of the wording. We need to talk about if we should put some rules on these issues, or if we don't even want to deal with them. The properties we are talking about in all of these instances are residential use land, not residential zone land.

1. Tree houses.
2. Swing sets and play equipment in front yards.

Underhill states that he believes numbers 1 & 2 are one in the same- the Commissioners agree.

Brummel states that in residential zones, we could require them to be in the side and back yards. The definition of the terms accessory buildings/ accessory uses would include the tree houses and play equipment.

3. Front yard fences.

Brummel states that in the past, we've allowed people to put fences right on the property line, with the good side facing out.

Front yard is considered to start at the front plane of the home. Barbed wire should be listed as a fence that is not allowed in the front yard, but chain-link is acceptable. We should restrict the height of the fence in a front yard to be no higher than 4ft tall, and 15ft from the road right-of-way.

4. Dog runs in front yards.

The Commissioners agree that there should be no dog runs in the front yard. We could exempt properties with 5 acres or more with farm use.

5. Shelters for kids waiting for buses.

They could be allowed by special use, that way they have to come in and make sure that we like where it will be placed, and what it will look like. If we make them come in for a special use, we will make some standards for location and construction that need to be followed.

6. Gardens located in front yards.

We should permit gardens in the front yard, but the height of produce should be no higher than 4ft.

7. Miscellaneous trailer types in front yards.

We should put a time limit of once every 7 days for loading and unloading in the front yard, every 3 months.

We should possibly break this off from the list, and have a separate Public Hearing just for this issue- just a possibility.

8. Should we amend our inoperable vehicle ordinance to include a requirement of insurance and current license plates?

The Commissioners all agree that an operable, non-used vehicle should have current insurance and license plates.

9. Parking on driveways in residential zones.

Any turn around should be a certain distance from the right-of-way. We should state that that parking on non-driveway surfaces should not exceed 72 hours in one week.

10. An extended discussion about the size of the University Village land use as shown in the Future Land Use Map in the Master Plan.

Brummel states that we need to look at the footprint of the University Village, and see if that is where we want it to be. We need to talk about residential housing that only satisfies one market- student housing. What do we do with big blocks of land that have part in University Village, and part in a different land use?

The text and the map may both have things that need to be changed- we need to look at the plans closer and come back in the next few weeks and nail down exactly what we want to see.

6. Old Business:

7. Township Board Report. (Ken)

The Ordinance Amendment is in front of the Board, but it is in limbo because of the Referendum that is out there.

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

9. Meeting adjourned at 9:06 PM.

The next meeting is on Monday, September 21, 2009 at 7:30 PM.