

ALLENDALE TOWNSHIP
PLANNING COMMISSION
September 21, 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. Approve the July 20, 2009 minutes.
Approve the August 5, 2009 minutes.
Distribute the September 2, 2009 workshop minutes.

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

Discuss the following matters:

1. Tree houses.
 - a. Include as an accessory structure and in all residential zones limited to the side and rear yards.
2. Swing sets, jungle gyms, and like uses in front yards.
 - a. Include as an accessory use and in all residential zones limited to side and front yards.
3. Front yard fences.
 - b. Permitted in side and rear yard property lines with 15 foot setbacks to front lot lines.
 - c. Good side out facing adjoining properties
 - d. In residential zone districts maximum 4 feet high in the front yard areas, fences shall not have spurs or barbs or similar projections.
4. Dog runs in front yards.
 - a. Not permitted in front yard residential zones- limited to side and rear yard.
5. Shelters for kids waiting for buses.
 - a. by special land use approval/must create standard for location and construction.
 - b. there shall be a 10ft setback from public road right-of-way.
 - c. the maximum size shall be 36 square feet, maximum height 7 feet tall.

6. Gardens located in front yards.
 - a. in residential zones all garden products cannot exceed a maximum height of 4 feet within 15ft of the road right-of-way.
7. Miscellaneous trailer types in front yards.
 - a. include language to not allow in residential zones any trailers to be stored in front yards for more seven days out of 90 consecutive days.
8. Should we amend our inoperable vehicle ordinance to include a requirement of insurance and current license plates?
 - a. add language to require current license plates and current insurance.
9. Parking on driveways in residential zones.
 - a. allow street and front yard parking on non-driveway surfaces, for a maximum of 72 hours in a 7 day period.
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 the public utilities we currently have can't go all the way to Fillmore, without a lift station. Should we expand the University Village into an area that already has public utilities, instead of going into an area that doesn't have the utilities?

The Planning Commissioners agree that these items would be helpful from the Staff:
 ~A vacant land analysis in the current University Village footprint.
 ~A list of pending, approved but not complete, and expired plans for student housing developments.
 ~Rental property information.
 ~The amount of acreage on the outlying areas of the blue line.

7. Township Board Report. (Ken)
 Knoper states that the Board will get a copy of the minutes and will be deciding on the items we discussed tonight.
8. Public concerns and comments concerning items not on the agenda.

Guizicki states that she believes that we are adding a lot of ordinances to the residential areas when we can't even hold the businesses to the standards of the ordinances in place for them. The Board needs to be consistent with enforcing all ordinances across the board, not just letting business owners get by for being louder than others.

Brummel states that these ordinances are being fueled by complaints by the general public; this will help everything be policed better.

9. Meeting adjourned at 8:54.

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