

ALLENDALE TOWNSHIP
PLANNING COMMISSION
January 27, 2010

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

Members Absent: Underhill

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Approve the December 21, 2009 minutes.

Motion made to approve December 21, 2009 meeting minutes made by TerHorst
Support by Guzicki. Motion carried 6-0.

3. Public Hearings:

- A. University Park Rezoning & Preliminary PUD Development Plan Approval.

Phil Brummel states that the Township Board took action April 12, 2009 on 2009-24. They proposed to rezone certain properties in PID in C-2, to PUD- they are at the NW corner of Lake MI Dr. The current PUD district includes The Sleep Inn Motel and Mainstreet Pub, a vacant lot, two more vacant lots to include a lot purchased by Alaskan Pipeline Restaurant. The proposal includes a change in the uses to C-1 and C-2, and Residential. Building height maximum will be 40ft. No residencies to have more occupancy than 3 un-related persons, or 4 un-related persons with a Special Land Use.

Ron Kraker wonders if the corner lot is C-2 property.

Brummel states that it is the NW corner of LMD, it is owned by MDOT, and it is essentially un-usable property. Also, the request for a residential housing property has been taken off the table.

Duane Thomas lives on Jordan St, and the re-zoning of the area with commercial or retail is not a problem, but with the residential being a part of the re-zoning it is a problem. The Planning Commission needs to have a workshop with the residents of Allendale and find out what they want this land to be developed as. There is a very good possibility that this property will be targeted by high-density student housing. If we want to re-zone it to commercial/retail, I would suggest that we all get together and look at the Master Plan again.

Randall Kraker for 48 West states that this would add 14 acres to the PUD, and changes the permitted uses allowing multi-family student housing on the 14 acres, or the 3 lots that are vacant. The zoning ordinance in Article 12 states

that the PUD process application requires an application process with the location and height of all buildings, number of buildings and dwelling units- the vacant lots do not give the appropriate information to answer those questions. They should be considered with the PDP and have a Public Hearing. This problem is compounded by the fact that the future development of any of these lots would only be looked at after the zoning has already taken place. The public would not have a right disagree with a particular plan.

Stuart Becker, owner of the 14 acres states that this all fits within the Master Plan, and there have been other blank PUD approvals from the Planning Commission.

Glen Tourig from Meadows Crossing, looked at all the available land in Allendale when they came here 3 ½ years ago. Meadows Crossing is now one of the largest tax-payers for Allendale. Someone would be able to come in and not have to put the amenities in that we were required to. In Kalamazoo there is a fragile market that has been destroyed because they thought there would never be an end to the good market. This piece of property will be bought at a lower cost, and they will be able to make the rent lower, and now the playing field is no longer level.

Tim Westervelt, owner of Pac N Mail Plus, would like to see this approved, and it seems that this is a competition thing with 48 West, Copper Beech, and Meadows Crossing. When the Post Office was made bigger, we embraced the competition, instead of opposing it.

Gene Constantine states that there is competition, but we would like to have the same rules as everyone else. The Planning Commission changed the language after the Public Hearing was closed. In the University bubble on our property, there will be 20 mil dollars to be added when the economy is better. We would like the language to be re-considered to put the village language in at the least.

Pam Yuhas, who lives at 11364 River Ridge Dr, wonders if this wordage change will really change the land use. I don't really feel that we need to keep adding to the University Village area. With there being student housing that is not full, why is the Board trying to pass this now?

Brummel states that the footprint lies over the portion of the Township with the intent of the development in the University Park Village. The Planning Commission to a degree had failed with Copper Beech, there are 7 spots in the Mixed-Use for commercial- they could fill those with their own uses also. When Meadows Crossing and 48West both came to me, I did not tell them where to put their developments, they wanted guidelines on where they should put their developments. The Planning Commission made a decision that they did not see a need to have the term village left in the wordage. We adopted occupancy regulation in the mid 90's, and we don't ban students from living in any area in Allendale. In the higher occupancy residential areas, we got a hold on un-

regulated student housing. The property to the North is Industrial, the West is pre-fabricated housing, with students living in them. Mr. Brummel made a Staff Report on the Jan 20th, Mr. Kraker sent in a letter on Jan 22nd that stated that they believe this submittal should not be approved. The Township Counsel, Dan Martin made a report on Jan 26th also.

Brummel then paraphrases his 8 page Staff Report for the Planning Commission and the public. We wanted to not just be a college town; we wanted to be a destination town. We have created neighborhoods and people enjoy the outdoor areas that have been put in since the year 2000. The Planning Commission has done a great job of listening to what the public wanted then, and have put them into action to have the community we have today.

Obetts reads the letter from Dan Martin about Article 12 of the Zoning Ordinances, in response to Mr. Kraker's letter that states that this takes out the public's decision making abilities.

Guzicki states that she believes that there are some issues that need to be discussed. The documents state that we are not following Article 12; there is no specific applicant to speak of, so we are not going against Article 12. Mr. Kraker states that there is no citizen's input in the process, but the citizens can come to the Public Hearings, and they can give their input. As far as the public comments- Duane Thomas states that we can't restrict certain classes to certain areas in the Township- this just helps keep the student housing in certain areas. Anything industrial doesn't fit in the commercial area around it. Gene Constantine stated that she does not like having the term village in the wordage any more, but we came to a very informed decision about taking that term out. It was not just come by without thought.

Knoper states that the idea is that in the Master Plan, Industrial doesn't fit in this area, and the point is the commercial or residential component.

Guzicki states there is no reason to believe that this will only be residential built on these properties, it could be a movie theater, another hotel...

Brummel states that a Public Hearing will be required, and then passed on to the Township Board. That is the way it should be done, and that is the way it would be carried out.

Motion made by Knoper to change the wording in section 7 of the proposed ordinance which will require a Public Hearing for the Final Development Plan of the University Park PUD. Support by Rozema. Motion carried 6-0.

Motion made by Guzicki to recommend to the Township Board the University Park Mixed Use PUD Zoning Ordinance replacing Ordinance 2001-6, dated 1-6-2010, including the suggested changes by Mr. Knoper. Support by TerHorst. Motion carried 6-0.

4. Site Plan review:

5. New Business:

A. Master Plan review discussion.

Brummel states that the Michigan Planning Enabling Act passed in 2008 has us reviewing the Master Plan, not necessarily changing it. There is a small budget for this issue, and I feel that we should do a thorough job and make sure we are obtaining the goals that have been set forth by the community. We need to identify certain things we have done in achieving these goals, and as we move along, we will be getting feedback from the public with their comments.

Guzicki states that we should have DDA spending from the last 5 years, and possibly a paragraph of what the DDA is. What new property has the Township added, and has the tax base grown, and how.

Brummel states that in E. Lansing, certain developers bought the old high school building, and fixed it up and created a Community Center. We should be looking into if we should do something like that, and if that is what the community wants.

B. Review and adopt the 2010 Allendale Historical Recognition Plan.

Brummel states that we have a plan that has a history of Allendale, and this helps us protect the areas and buildings around Allendale that have a historical value.

Motion made to adopt the 2010 Allendale Historical Recognition Plan by TerHorst. Support by Knoper. Motion carried 5-1

C. Olive Township Master Plan.

Brummel states that they have a responsibility to share this plan with us.

6. Old Business:

7. Township Board Report. (Ken- nothing to report)

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

9. Meeting adjourned at 10:02 PM.

The next meeting is on February 15, 2010 at 7:30 PM.