

ALLENDALE TOWNSHIP
PLANNING COMMISSION
February 15, 2010

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

Members Absent: Obetts, Guzicki

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Motion made to approve the January, 2010 minutes by Smit. Support by Rozema. Motion carried 5-0.
3. Public Hearings:
 - A. Mystic Woods Rezoning & Preliminary PUD Development Plan.

Todd Stuive from GSN is here to talk about the Final Mystic Woods development. It is at the corner of Pierce and 52nd Ave. The new plans have some minor revisions. There is Phase 1 and Phase 2, and they would like to purchase and add the property at 5314 Pierce and add 1.47 acres to the plan. There would be 3 buildings added, and in Phase 2, the existing house would stay the same, and be rented to either a single family or no more than 2 un-related people. The densities stay the same as before, but there will be the sanitary sewer lateral installed in Phase 2 also. There is also an emergency vehicle turn-around and 11 spaces for visitor parking added. In Phase 3, the home would turn into the community building and storage. The walls would stay, but the roof would be raised and North and South side would look very similar to each other. There will be 3 parking spaces for the Pierce St entrance, with the 50ft set-back. An outdoor basketball court would also be added in Phase 3, also the water service for the existing house and the overhead phone and power will be placed underground.

Randy VanDyken would like to speak of the PUD from Agriculture, and how it's all about the little adjustments happening in this area. I am a co-owner owner of a duplex and as we get more developments, we have more openings, and the prices are going down. You have to look out for the little guy too; we have so many new big developments going up, we are being affected. I have pride in ownership, but that's the only reason I can do the things I am doing with the economy the way it is.

Knoper wonders why they don't want to just do the sewer with the water at the same time, instead of tearing it up twice. I would also like to see the basketball court being put in while the current house is being rented.

Stuive states that the cost is too much at this time, and in Phase 2 the parking lot area will be disturbed anyway, so we will just split them up to help with the cost. He reads the Feb 8, 2010 plan and goes over items that have changed since then.

~The recreation area and building will be in Phase 3.

~In 2008, when we talked to them, the Rapid would not come to this area. The police have not been contacted, and the Township will submit this plan to the Fire Department.

~This Phase 2 project will hopefully be ready for the 2010 students. There is no time frame for Phase 3, but the roads would be done along with the construction of the infra-structure in Phase 3.

~ We chose PUD because it is consistent with the rest of the plan.

~At Phase 2, we are below that 200 person threshold, but after Phase 3, we would go over the 200 people, and then the recreation area will be added with work out area, basketball court...

~We can add a walk connecting Pierce straight out from the entrance, and we have an extra wide walk way that could be used by maintenance vehicles also.

Knoper would like to see the extra-wide walk turned into a regular sidewalk, connecting everything- Stuive agrees that it is something that can be done.

~The landscape plan will be submitted with the Final PUD.

~There are 8 covered parking spaces per building.

~The curbs have not been changed from the 2008 plan and the roadways will all be asphalt.

~We can submit a proposed lighting plan with the other plans, but the Phase 2 lighting is shown in this plan.

Knoper states that the design expectations are not making a community feel- the recreation area is located out too far- it should be located more centrally. I also would like to see some indoor recreation before the 200 person threshold.

Underhill states that he would also like to see the recreation area more centrally located, but I also like that you are re-using an existing building. Maybe there is a way to have a rec area more centrally located and also be able to re-use the building.

Brummel states that there is no parking behind this community building for anyone who wants to get there in a car. I would like to see 2-3 parking spaces and the walkway be connected to the rest of the development.

Stuive states that there are 11 space, 80ft away from the door for that purpose. They don't want to create a short-cut for the students by connecting to the rest of the development.

Brummel states to the Commission that if you approve the Phase 2 now, you can deal with the community building and parking then. We can look at what they are intending to do now, and look at what they want to do later, at that time.

Motion made by Underhill to recommend approval to the Board, the expansion of the PUD district recommendation of approval for preliminary Phase 2 and Phase 3, site sheets 1 and 2 dated 2-11-2010. Include the Preliminary PUD development plan for phase 2. Include the office and recreation area print stamp date 1-27-2010. Include pages 1-10 architectural hand rendering drawings. Support by Rozema. Motion carried 5-0.

4. Site Plan review:

5. New Business:

A. Master Plan review discussion.

Brummel reads the list of goals to build a sense of community to the Planning Commission.

The Commission agrees that we could add more active park area to the Township, possibly another parcel. We could possibly get more quality athletic fields that attract more people to this area.

6. Township Board Report. (Ken)

The Board understands that the Master Plan has been trying for the Planning Commission, and there may be a need for extra meetings.

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

8. Meeting adjourned at 9:18 PM.

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