

ALLENDALE TOWNSHIP
PLANNING COMMISSION
February 25, 2009

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Approve the February 16, 2009 minutes.
3. Public Hearings: None
4. Site Plan review:
 - A. Erick Apol request.

Brummel states that the property Apol owns is on the corner of Washington and Lake Michigan Drive. It is a 4-unit ranch style residential building right now. He is asking to have it re-zoned to make the building into an office building. He is asking to have the zone district changed without complying with the Township Zoning Ordinance 24.05 until he changes it from residential to office use. He wants to wait so that he knows which type of tenant will be put in. It will be limited as to where he can put parking since he's not tearing down the existing building. It's easier for him to pay for a Site Plan if there is a tenant already lined up. If we look at the office zoned property and see if it goes with our Master Plan, we can see if that's what we want to happen in that area. There's not enough room for parking in the back of the building. We have to decide if that lot is suitable for an office building.

Knoper states that if he comes up with a Site Plan before, it would have nothing to do with the re-zoning. Even if he uses the building for 2 years, it will be zoned for office for a long time.

Brummel states that Apol can get you lot dimensions and even draw you up a preliminary scaled plan with road access, I don't think that would be a problem. If he goes to the Zoning Board of Appeals, and they grant him a parking waiver, it will be outside of our control. I will get the information together and get it to the Planning Commission.

5. New Business:

A. Georgetown Township Master Plan update.

Brummel states that there is a website to look at the information Georgetown Township has. The Commission can look at if they are interested.

6. Old Business:

A. Continue discussion on the storm water retention, porous asphalt, etc.

In the 90's, the government made a Phase 1: All communities over 100,000 residents. Phase 2: All communities under 100,000 residents. Allendale Township is part of the 2nd phase, and we need to get the Government the quantity and quality that gets into our streams. They are expecting inventories on all the maintenance for all the catch basins. In the next generation, retention will most likely be charged to individuals just as sanitation sewers. We as a municipality have to make sure that there is a fair and reasonable fee contracted to all new properties. There are some municipalities that are looking at low-impact design. There may be some problems from 48th and LMD and 56th and east may be difficult to use this design as a result of clay soil. We may not be able to use it 100% of the time, but if we can move the township toward low-impact design by encouraging or requiring it, it will help the next generation.

Knoper states that there may be people who don't want to take down an old building and have to update the water retention, so you will see the buildings sit around for a lot longer. I feel it's something we need to do sooner than later- we are paying a lot to private companies every year for this.

B. Brummel states that the sign committee is going to be put together again with people from the community and figure out what we want to allow. Mr. Alkema wants Sandy Hapney and Vern Mol to get together – but he needs to talk with them and look at the ordinance.

7. Township Board Report.

Knoper states that the Board would like a meeting with the Planning Commission possibly an hour before the regular Monday meeting in March. It would be a posted public meeting- the whole Planning Commission and Township Board will be there.

Brummel stated that Obetts, Alkema, and he met with Steve Witte and helped them craft a plan that moves more toward a plan that would comply with the Mixed-Use. We got the go ahead from Joe Bartis, and they are getting it to Steve Witte for a new plan. I recommended that we re-zone the entire PUD for the University Village, so that it all flows together and looks like a neighborhood.

I sent them a hard copy and suggested that Mark Miller and Terry Sanford are there for the next meeting we have.

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

Smit speaks about the Parks and Recreation Committee. They would like to possibly have a full time Parks Director. The idea is that there are a lot of people volunteering time, and we could integrate other recreation and expand into other areas if there is a full time person. We could do a Grand Valley intern for the summer, since now is a tough time to ask taxpayers to pay for a new position- but that didn't seem to go over very well. One thing they are trying to do possibly this year is put lights along the drives. There is also a possibility that we could move the adult fields to an off-site location.

9. Meeting adjourned at 8:20 PM.

The next meeting is a workshop on Wednesday, March 4, 2009 at 7:30 PM.