

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
March 15, 2010

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

Members Absent: Guzicki

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Approve the February 15, 2010 minutes.

Motion made to approve the February 15, 2010 meeting minutes by TerHorst. Support by Underhill. Motion carried 6-0.

3. Public Hearings: None
4. Site Plan review:

A. Mystic Woods Rezoning and Final PUD Development Plan.

Todd Stuve is here to submit the Final PUD for Phase 2 and Phase 3 of Mystic Woods. There have been no changes made for Phase 2, and a few changes for Phase 3. There is detention storm water shown where the future storm water detention pond will be installed in Phase 3. The Phase 2 & 3 landscaping plans are included. All the Phase 3 construction drawings are included, and the only change is the road going all the way through, and the unit numbering changed because 3 units were added. The layout of the community building has a sidewalk next to the basketball court and all the way to Pierce St.

Brummel states that they have covered all the issues with pedestrian walkways that we had at the last meeting and have included an acceptable landscaping plan.

Motion made to approve the Final PUD Development Plan for Phase 2 and Phase 3 of Mystic Woods in accordance with the plans submitted from Excel Engineering, dated 2-19, 2010 and landscaping plan submitted by RJM Design, dated 2-17, 2010 made by Underhill. Support by Smit. Motion carried 6-0.

5. New Business:
  - A. Lakeshore Quarterly Building Permit report.

Brummel states that he just handed out the report for the Commissioners to see where Allendale stands with other communities around us.

B. Discussion on temporary detached accessory structures in Residential Zones by Special Use.

Brummel states that depending on the zoning, we need to decide if there would be a possibility for temporary buildings to be allowed. We would have to define what a temporary building is, how long it will be allowed up, and a maximum size. There may be a better word than temporary that would describe what this Special Use would allow. There are numerous large parcels (5 acres or more) in the township that could possibly want to do something similar. There will have to be some sort of correlation between the size of the property and size of the building. There could be some added value if it is educational and informational in nature.

Lenora Blood lives at 11495 60<sup>th</sup> Ave on 11.65 acres, states that she would like to add a non-permanent covered horse riding arena. We can have up to 10 horses on our property, and we have 7 right now. My daughter became the equestrian coach for Allendale and we would like to be able to put up a covered riding arena. We have a 101ft by 109 ft un-enclosed riding arena now, but we would like to be able to allow the students to have the same advantages as the other schools around. We would like them to have with the safety from in climate weather for the students and horses.

The Blood's will be putting all the money toward this and the community doesn't have to give any money for this beneficial building.

6. Old Business:

A. Brummel states that the 11 goals for the Master Plan are included in the packet and he goes on to read the goals and the Commissioners discuss them.

Goals 1 & 2 were discussed at the last meeting.

Goals 3 & 4 have been brought up to Mr. Alkema for some responses to the objectives that are in those goals.

With Goal 5, Underhill states that with a set-back for wetlands, there are numerous other agencies that handle the "green-friendly" work that has to do with building properties. If you add the set-back to the ordinance, there are ways to move the wetland also and it's very hard to enforce it.

There could be some sort of wording added that will help us protect the natural areas that the state covers, such as wetland. We can also add wording to protect or replace the wooded areas when a development is put in place.

Goal 6, we should be proactive with getting involved with the county to develop certain state land and trail systems.

Goal 7, the Hovingh farm is the old stage stop, and there are other areas that have historic value and we should protect that value.

Goal 8, there could be a possibility for big-box buildings, and a lot more traffic through Allendale. There is also a possibility that people and business will move

over to that area. It will be hard to keep the businesses from sprawling from the town center.

Goal 9 we need to definitely look into more bus stops.

Goal 10 is being addressed for the most part, but we may need to look into using Smart Codes and overlay zoning in the future.

Goal 11 there has been quality development in this area and now that things have slowed down, we can clean it all up.

7. Township Board Report. (Ken- nothing to report)
8. Public concerns and comments concerning items not on the agenda.
9. Meeting adjourned at 9:09 PM.

The next meeting is on April 19, 2010 at 7:30 PM.