

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
April 19, 2010

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

Members Absent: Obetts

Staff Present: Brummel

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

Motion made to approve March 15, 2010 meeting minutes made by Guzicki.  
Support by Rozema. Motion carried 6-0.

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

A. Jemco Logics Final Site Plan

Joe is here to answer any questions about the plans he also notes some changes from the last meeting:

- remove anything from 30ft setback on the side
- include the landscape drawing
- the accessory building is removed

Knoper states that the dumpster enclosure is very close to the overhead power lines- and if it sags at all, it can get caught on the truck. I would like to possibly find somewhere else to go with it.

Underhill wonders where the permits stand with drain commission and so on. He also states that he foresees problems with the road commission and the driveway locations.

Joe States that they haven't submitted any preliminary plans to the drain and road commissions. There is no note for underground sprinkling on the plan, but it will be added according to the ordinance.

Brummel states that in24-07 i2a states that the dumpster enclosures should be made of similar material as the building- we have had some issues with the location of the dumpster enclosure, and with the day to day use and abuse with the bump posts.

Joe states that the 3 sides of the dumpster enclosure will be brick, and the gate will be chain link with slabs in it.

Brummel states that the 15ft between the parking lot and the road would be used for storm water retention- but how will the elevation design work with all the landscaping installed?

Joe states that there is a possibility of draining into a ditch that wraps around the property- near the dumpster enclosure. We will be going back to Feenstra Associates to figure out where the storm water will best fit once we have the final approval.

Motion made to table until the applicant can provide the road and drain commission plans and the items discussed: completion of total project, dumpster enclosure and an allotment of time by Guzicki. Support by Underhill. Motion carried 6-0.

5. New Business:

Brummel states that Scott Furwerda would like to build a 52ft long, 12ft wide temporary work trailer with a deck built in front, inside of Placid Lake Park. There would be a Pro Shop and ticket counter for wake board events planned for that location. They would like to have it on the site for 24 months, and would have nothing to do with work done on the site.

Guzicki states that she has some concerns with the deck- it would be a permanent structure. I would suggest a movable trailer that could be taken in and out a few days before and after an event. This also doesn't meet the current criteria set up in the ordinance, therefore it is currently not allowed.

Underhill states that he would like to see some sort of sunset clause built in to any approval.

Brummel states that it could be used as a job and real estate trailer, and it could be used for a retail sales and ticket counter during the dates of the events.

Underhill states that the applicant needs to know that he needs to have a Special Use through the amending of the PUD.

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

Brummel states that the only thing that bothers him with this if you look at Article 7, you don't find that agricultural uses are permitted. Once you allow certain ag uses in residential, we lose the ability to put regulation on it- the Department of Agriculture would then have the control.

Motion made to set up a Public Hearing for Article 7 and the changes to Article 3 we discussed some time ago made by Underhill. Support by Guzicki. Motion carried 6-0.

6. Old Business:

A. Continued discussion on the Master Plan.

1. Goals 3 & 4

Ken Knoper states that the Township Board feels that Goals 3 & 4 are important, but there are no funds in the budget for them at this point. Even though there is no budget for it, they would still like to see it stay in the Master Plan. The township is not looking at expanding the footprint of the public sewer and waters at this point either. They would like to maximize the internal use of the footprint, where the uses are already in place.

2. Future Land Use Plan in particular the footprint of the University village and the possibility of an overlay zoning.

Brummel opens up discussion about the size and location of the University Village to the Planning Commission.

The Commissioners agree that the size is acceptable, and it is more important to develop the area inside the footprint- and possibly not all the way to Fillmore. We may need to have some wording for properties that have part of the land in the University Village and part out of it.

7. Township Board Report. (Ken)

Knoper states that there is an issue in front of the Board with lighting, and whether you are dealing with foot candles, or distance from the property line, with a ball field in the ball park.

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

Ryan Francis is new to Allendale and wonders about the way we figure out the size of accessory buildings. I would like to build a covered porch off the front, but it would be considered in the size of the building. I am just wondering why this is the way you figure out the square feet of the structure.

Brummel states that if it is not covered, it would not be considered in the square footage. People took advantage of the fact that they had covered porch, and added walls, and it becomes more square footage for the building.

9. Meeting adjourned at 9:13PM.

The next meeting is on May 17, 2010 at 7:30 PM.