

ALLENDALE TOWNSHIP
PLANNING COMMISSION
April 20, 2009

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 March 16, 2009 minutes.
Recognize the April 1, 2009 minutes.

Motion made by TerHorst to approve the March 16, 2009 minutes. Support by Rozema. Motion carried 5-0. (Underhill not a member at last meeting, therefore he does not vote.)

3. Public Hearings: (Scheduled for April 20, 2009)
 - a. Chung Ming Wong Special Land Use request.

Chung Ming Wong, owner of the property at 6045 Lake Michigan Drive would like to make the north side of the building into a Pool Hall. The hours of operation would be Mon-Fri: 3PM-1AM, Fri-Sun: 1PM-2AM. The target customers will be mostly college students.

Ron Cochran, who lives in Allendale Township, reads from Article 20- it states that a notice will be sent out to property neighbors 2 weeks before public hearing. Mr. Cochran spoke to Josh Lason, manager of Huntington, and he stated that he was not notified of the prospective Special Land Use. Ms. Jerrie Grier stated that in all probability corporate was not informed, and she is positive that the branch manager in Allendale was not informed. He is worried about people withdrawing money from the ATM at Huntington Bank after dark, and the rise in crime with a pool hall next door. Cochran wonders what Mr. Wong will do when school is out of session. Wong stated that he will stay open, even with school out of session.

Bob Chapin is a business owner in this area and would support this type of environment since the students need to have a place to go. It would bring them out into the public and spending more money in Allendale.

Obetts reads the letter addressed to the Planning Commission from Mr. Ronald Cochran, signed by 18 different individuals. It states that they are against the Pool Hall.

TerHorst wonders if they will do any improvements to the building. Wong states that they will be adding an entrance and only the north side of the building will be used. There will be one person manning the door, taking the money for pool and soft drinks.

TerHorst states that he has a Site Plan dated Feb 2008, at that time the building was going to be demolished.

Wong states that he would like to use the building for the time being, and then after a few years remodel it.

TerHorst states that if the business is going well, then there would be no reason to get rid of the building. The new parking alone is a major difference. If he does go ahead with this project, we would most likely need a new Site Plan.

Motion made by TerHorst to revised Site Plan, and give time to Wong to give an answer to the concerns of the public and table this plan. Support by Knoper. Motion carried 6-0

- b. Campus Crest Rezoning from PID to PUD and PUD zoning ordinance adoption.

Steve Witte from Nederveld, states that the current University Village includes the Sleep Inn, Alaskan Pipeline, Mainstreet Pub. The property in question is just north-west of the current University Village and is 30.6 acres, including the vacant land. There would be 192 units with 504 beds. ~There is common area for the students, 537 parking spaces with half as carports.

~There are no plans at this point for the property north of Sleep Inn.

~ The lighting will all be consistent and there will be a bus route with a bus stop shelter.

~6 additional trees will be added and the sign will be modified from what it is now to stay consistent. Kara Stine and Pete Loftus both made it apparent that the lot at the corner is not for sale, to build a new sign.

~ The goal is to start construction this year.

Roger from Alaskan Pipeline is in favor

Renetta Elnese is for the project.

Matt Murphy, owner of Murphy's Restaurant is in favor of this project. One concern is the south side of the property, what will be done with the hill on that side?

Witte states that there is an ornamental fence and heavy landscaping and there will be a 1on3 slope. We want it landscaped nicely since that is the side you see most from M-45.

Scott from RM Trucking states that Allendale isn't set up for this much traffic in this area. They're trying to mix residential with industrial areas. We had to add 20K security system after problems with crime.

Dwayne Thomas I don't directly oppose this student housing, but I don't know if this is the right thing for this area at this time. We need to consider the infrastructure of the area, we need to think about the older rental property and how people will not use those as much with all the new rentals.

Bob Chapin owner of Laker Plaza supports the re-zoning and sees a need for sidewalks along 48th Ave. There is a need for additional off-site student housing. I would like to see business' stay within the main drag of M-45.

Tom Meidema states that he has marketed the property east and north of the development for 10 years as commercial, and it has not been sold yet. He wonders if the property isn't sold with the re-zoning, can it be changed back.

TerHorst states that Article 12, Section M addresses that if it's re-zoned, and not sold, within a year it can be changed back to what it was zoned at before.

Renetta Elnese states that we will be keeping the money within Allendale

Dwayne Thomas states that with having an extra 500 people coming into the Allendale area, it will be hard to accommodate them all.

Gene Constantine owns 48 West and summarizes some of the main concerns in the letter written to Phil Brummel by William Fettis discouraging the Re-Zoning. Some of the points touched on are:

~Outside of the Master Plan this is a re-zone.

~Not in University Circle

~Site Plan not consistent with University Village

~No matter how we term it, it's still student housing

~Doesn't keep with PUD density

~Pg 74 of Master Plan not met

Joe Modderman asks why would this be passed now, and why his was not 10-12 months ago?

Randall Kraker legal counsel for 48West states that the basic preliminary plan does not comply with the ordinance set forth. Student Housing should stay within the blue line and this project is adding 500 new students to the area. There should be some sort of commercial component to add to the

university village concept. The net residential acreage formula does not comply with the PUD . Don't re-zone the industrial property, at some point there will be a need for it. The Master Plan talks about a Void Analysis done before building, and there isn't any void in the student housing marketplace. The timing is not right, if it is to be admitted at all.

Stuart Becker , the developer of this project states that the current piece of property has been on the market for 8 plus years . Mr. Modderman was going forward with it, and there was a back-out because of a lack of financing.

Miriam Burns states that the town is becoming known as a rental town, we don't need any more rentals.

Deb Forever Sun and Tanning is very excited about the project.

Witte answers some of the public's concerns:

~Both drives are private and there will be a bus route also, taking away some of the car traffic.

~The security should not be a problem, there is a fence around the whole area, and there are people living on the property at all times to take care of the grounds, they will keep an eye on everything.

~With changing the zoning, it allows the C-2 uses can be commercial, and retail also.

~There are already retail uses there, and the only thing that isn't there for mixed-use is housing.

~This is consistent to the Master Plan; the industrial is further to the north.

~The density would be 9.5 beds per unit

Obetts reads the letter written by Cathy Runyan, who lives at 5066 Lake Michigan Drive, and does not agree with the re-zoning. She feels the Fire Department needs time to catch up before something this big goes in.

Caroline Divito owner of Mainstreet Pub supports this project.

Ken Kloster from Laser Dynamics feels this will be a good thing for the community.

Knoper states that the MDOT property should be written into the PUD, then they don't have to worry about it again.

Smit wonders when the last Void Analysis was done.

Underhill wonders if this was required of the other University Village builders.

Knoper states that it may have been done with the last Master Plan, and we don't know how many units in every complex are filled. The other University Village builders were not required to have a Void Analysis.

Obetts states that we should possibly get the information about what units are filled.

Witte states that the Bus Shelter will be on Main Street Pub's property and they don't have a problem with it, but all the partners will be talking about it to make sure. The Site Plan will be an approval of 1 of 2 and 2 of 2, not all 8 sheets that were submitted.

Randall Kraker states that this plan is not sufficient and does not meet the Master Plan. Page 12, sub section 6 states that preliminary architectural drawings need to be submitted, and he did not receive that with his packet. If they were submitted later, the public was not able to see them and be educated before coming to the meeting.

Obetts states that this development has been in front of the Commission for a while, and the architectural drawings were submitted a few days prior to the meeting.

Motion made by Smit to table get a Staff Report from Phil and a report from the Township with some comparison research on drawings submitted for prior developments for this property. Support made by Underhill. Motion carried 6-0.

c. Erick Apol Rezoning from R-1 to P-Office

Erick Apol the owner of 11242 Washington, would like to re-zone this property from R-1 to P-Office.

Motion made to move this on to the Township Board with the recommendation to approve made by TerHorst. Support Underhill. Motion carried 6-0.

d. Zoning Text Amendment regulating residential occupancy.

Obetts reads the wording from the letter submitted.

e. Site Plan review: (Above subsection A and B reviews to be done during the Public Hearing)

Bazanni and Associates wonders about the non-family members living in the same dwelling unit.

Randy VanDyken an owner of a duplex, states that with occupancy, the main concern is density. I can only put 2 people in a large duplex and the revenue is stagnant. The revision for occupancy is from 2004 and no one fore-saw what would happen in Allendale. I would be for a complete review, but we need to make sure that we are fair from top to bottom. It would be changing to 3 people living in a single housekeeping unit, so that

as a total the number shall never exceed 3. He is looking for square footage to be added with the density, so that larger rentals can be rented with more people, and it doesn't only matter what the density is.

Knoper wishes to kick it back and look at the whole item and get more information with un-related occupants in relation to square footage, not just units.

Motion made by Knoper to approve the Zoning Text Amendment with a recommendation to the board to approve. Support TerHorst. Motion carried 6-0.

5. New Business: None

6. Old Business:

a. Planning Commission Bylaws (reviews for the next workshop)

7. Township Board Report. (Ken)

There is nothing new from Ken from the Township Board.

8. Public concerns and comments concerning items not on the agenda. None

9. Meeting adjourned at 9:12 PM.

The next meeting is on Wednesday, April 29, 2009 at 7:30 PM.