

ALLENDALE TOWNSHIP  
PLANNING COMMISSION  
May 27, 2009

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

Members Absent: None

Staff Present: Brummel

1. Meeting called to order at 7:30PM.
2. Recognize the May 18, 2009 minutes- they will be distributed at the next meeting.

Motion made by Guzicki to cancel the June 3, 2009 meeting. Support by Rozema.  
Motion carried 7-0.

3. Public Hearings:

Motion to go into regular session made by Knoper . Support by Smit. Motion carried 7-0.

- A. Request to amend Article 12.04G and 12.04 H.

Brummel states that we need to define the net acreage and green open space- they should be included in this ordinance as they are moved along to the board. He goes on to read the wording in the Motion to approve Articles 12.04G and 12.04 H. The area in the township and types of areas in the township are what we need to keep in mind. Rather than creating a density threshold, we create a maximum and minimum of green open spaces for the net acreage.

The maximum height for a building (to the rooftop) would be 70ft for the Fire Department to have adequate equipment. There is a possibility of a 7-story building if we allow this height- we could do something lower than that if we don't want a 7-story building in Allendale.

The Planning Commission agrees on the maximums of 35ft max in Agricultural and Residential, 50ft max in mixed uses with commercial.

Randall Kraker from 48 West states that the focus is density and he wonders if the net residential acreage should be defined. The amendment changes the focus to density- this ordinance doesn't tie residential to residential

acreage. So you could look at the entire parcel if there is the required green area. We are concerned with the change from 9.9/acre maximum with no restrictions except for the height and green space. Have you done the math with looking at a hypothetical property with 30 acres?

Brummel states that the definition net-residential acreage would mean all land area. We can add this to the chart and add a column, and leave everything else the same. We could also add a column for building height. Underhill adds that he doesn't know that anything would change if we looked at a hypothetical property.

Knoper asks for this to be drawn up for the next meeting- the 3<sup>rd</sup> Mon of June, so that if there is something wrong with the way it ends up, we can put a stop to it as it makes it to the Board. Brummel agrees to those terms.

Motion made to recommend approval of amendments 12.04G and 12.04H and to move on to the Township Board including the four added requirements, by Guzicki. Support by Underhill. Motion carried 7-0.

- B. Campus Crest zoning map amendment request, zoning text amendment request, Preliminary PUD Development Plan request.

Steve Witte from Nederveld states that the discussion be tabled and not be opened to a public hearing, and re-schedule the Public Hearing to June 17<sup>th</sup> so that there is proper notification for the adjacent property residents.

TerHorst moves in response to certain accusations that the Township, in its notification of public hearing, did not comply with the Michigan Zoning Enabling Act, to table the requests for zoning map amendment, zoning ordinance adoption, and preliminary PUD development plan approval, as requested by Campus Crest Development, and to reschedule the Monday June 15, 2009 Planning Commission meeting to Wednesday, June 17, 2009 and to re-notice in accordance with the Act and to schedule a new public hearing on the Campus Crest Development for that June 17, 2009 meeting. Support by Guzicki. Motion carried 7-0.

- 4. Site Plan review: (None)
- 5. New Business:
  - A. Schedule Campus Crest hearing.
- 6. Old Business:

Brummel states that the Peppino's Special Land Use Request for Dancing will have certain conditions. It will be very difficult to enforce them, but business owners for the most part want to comply with the conditions. There could be a document created for the Chen Special Land Use, but we have asked him to do certain things already. Guzicki states that she would like to see a document made up to give to Chen and show him what the Planning Commission is looking for. Brummel states that he would be happy to do that- to clear up any confusion.

7. Township Board Report. (Ken) Nothing to report.
8. Public concerns and comments concerning items not on the agenda. No public concerns.
9. Meeting adjourned at 8:18 PM.