

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION
2014 ANNUAL REPORT**

*** *Meetings:***

- 12 meetings held on the third Monday of the month
- 12 meeting held on the first Tuesday of the month
- 24 meetings total

*** *Public Hearings:***

- 14

*** *Site Plans Approved:***

- Office expansion for Acentek at 6574 Lake Michigan Drive
- Vrugink LLC for sand mining at 9758 76th Avenue
- The Enclave, student housing at 4926 Allen Park Drive
- Amendments to Campus Crest Approved Site Plan at 4967 Pierce Street
- Brookland Estates II Final PUD Site Plan for Phase III (Recommendation to Board)
- Amendments to Grand Villages PUD Final Site Plan (Recommendation to Board)

*** *Site Plans Tabled:***

- Final PUD Site Plan of Hidden Shores West
- Alpee Plaza at 48th Avenue and Lake Michigan Drive

*** *Special Land Uses Approved:***

- Laser Dynamics expansion at 4881 Allen Park Drive
- Allendale Nursing & Rehabilitation Community expansion at 11007 Radcliff Drive
- Vrugink LLC for sand mining at 9758 76th Avenue
- Jakfit LLC to establish an indoor fitness facility at 5241 Edgeway Drive Suite F
- Life Stream Church for a school, food pantry, thrift store, and coffee and beverage bar at 6487 and 6562 Lake Michigan Drive
- James & Karen DeVries to construct an accessory building closer than 300 feet from the road right of way at 10248 60th Avenue

*** *Rezoning Requests:***

- Rezoning of Hidden Shore West to PUD from AG (Tabled)

*** *Zoning Ordinances Recommended for Approval to Board:***

- Article 32, to add Definitions for yards, lot, lot width and depth, setback, site condominiums, and cul-de-sacs. *(Board approved)*
- Article 3, Cul-de-sac lot regulations in the AG and RE zones. *(Board approved)*
- Article 9, to allow single family dwellings in the R3 zone & to add regulations for multi-family developments of a certain size. *(Board denied)*
- Article 8, to delete two family dwellings as a permitted use in the R2 zoning district. *(Board denied)*

- Article 23, to allow additional uses to operate in conjunction with a church. *(Board approved)*
- Article 23, Section 23.07 to allow a registered primary caregiver under the Michigan Medical Marihuana Act to operate as a Home Occupation. *(Board approved)*
- Article 23, Section 23.08 to provide revised requirements for the removal of topsoil, sand, gravel and other minerals. *(Board action pending)*
- Article 24, Section 24.06.C. to allow the Planning Commission to require a non-motorized pathway in lieu of a sidewalk when reviewing a site plan. *(Board action pending)*

*** *Miscellaneous Activities by the Planning Commission***

- Approved the 2014 Planning Commission Work Program
- Held a joint meeting on January 9, 2014 with the Township Board on Town Center implementation.
- Adopted updated Planning Commission By-Laws & Procedures
- Met with the Township Parks & Recreation Committee on June 3, 2014 to discuss pathways plan.
- Conducted a bus tour of the Township with the Township Board on July 21, 2014
- Discussed Section 24.06.C.3 of the Zoning Ordinance which States: “All internal pedestrian walkways extending through the parking driveways and access aisles shall be continuous and constructed of dissimilar materials than that of the parking lot or driveway i.e.: colored and/or stamped concrete, brick pavers, etc. All such walkways shall be a minimum of five (5) feet wide.” *The Planning Commission determined that its policy would be that all such walkways should be stamped concrete.*

Submitted to the Allendale Charter Township Board in January 2015 by the Allendale Charter Township Planning Commission