

2016 ANNUAL REPORT of the PLANNING COMMISSION of ALLENDALE CHARTER TOWNSHIP

Pursuant to Section 9 of the Allendale Charter Township Planning Commission Bylaws & Rules of Procedure

EXECUTIVE SUMMARY

On February 17, 2014, the Allendale Charter Township Planning Commission adopted its Bylaws and Rules of Procedure of the Planning Commission to facilitate the performance of its duties as outlined in the Michigan Planning Enabling Act, PA 33 of 2008, MLC 125.3801, et seq., and the Michigan Zoning Enabling Act, PA 110 of 2006, MCL 125.3101, et seq. Pursuant to Section 9 of the Allendale Charter Township Planning Commission Bylaws and Rules of Procedure, we present the following report regarding the structure and operations of the Planning Commission, the status of planning activities as well as other pertinent actions of the Planning Commission.

OPERATIONS & ACTIVITY

Membership of the Planning Commission

- Andrew Longcore
- Duke Schut
- Bruce Zeinstra
- Meegan Zickus
- Tom Zuniga
- Ken Knoper
- Mark Adams*

Officers of the Planning Commission

- Chairperson – Andrew Longcore
- Vice Chairperson – Duke Schut
- Secretary – Tom Zuniga

Meetings & Meeting Attendance

Regular Meetings: 23 <> Special Meetings: 0

- Longcore: 22
- Schut: 22
- Zeinstra: 15
- Zickus: 13
- Zuniga: 20
- Knoper: 20
- Adams*: 8
 - Hilliker: 4

*Commissioner appointed to partial term in 2016

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2016 Annual Work Program
- 2015 Annual Report

Site Plan Approvals

- Pierce Place – Planned Unit Development Major Amendment
- M&S Storage – Site Plan
- Lighthouse Church – Site Plan
- Kennedy Lakes Estates, LLC – Planned Unit Development
- Springfield's of Allendale No. 3 – Final Plat
- Great Lakes Excavating (Fox Meadow) – Site Condominium

Site Plan Denials

- None

Special Use Approvals

- Bylsma – Mining operation
- Zimmer Development Company, Phase 1 – Multifamily development
- Charity USA – Building addition
- Geysbeek – Accessory building within 300 feet of the right-of-way
- Allendale Charter Township – Band Shell

Special Use Denials

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - Hidden Forest No. 4 – Rezone from R-1 to PUD
 - WS Smith Development – Rezone from R-1 to GC
- Text
 - Section 17.04B – Special Land Use Permit for Buildings over 20,000 square feet
 - Section 3.11 – Accessory Uses and Buildings
 - Section 24.06.J.3 – Standards for Approval, Building Appearance
 - Combination of the PID and I-1 Zoning Districts
 - Section 26.02 – Nonconforming Lots

Zoning Map & Text Amendment Recommendations of Denial

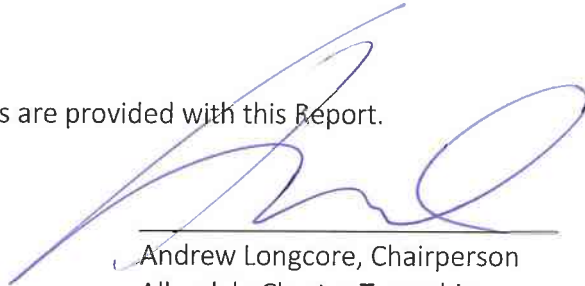
- Map (Rezone)
 - E.J. Hanenburg Development – Rezone from R-1 to R-3
- Text
 - None

Other Amendments or Approvals

- Master Plan
- Brusveen Chiropractic – Permitted lot combination
- Hidden Shores West PUD – Minor Amendment
- Lighthouse Church – Roof top screening

GENERAL RECOMMENDATIONS & INQUIRIES

- No general recommendations or inquiries are provided with this Report.



Andrew Longcore, Chairperson
Allendale Charter Township
Planning Commission