

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**
January 17, 2022
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call
3. Received for Information:
4. Approval of the January 3, 2022 Planning Commission Minutes
5. Approval of the Agenda
6. Public Comments for *non-public hearing items*
7. Public Hearings:
 - A. Map Amendment Application
 - 5380 Lake Michigan Drive – 70-09-25-100-102 PT
 - 5316 Lake Michigan Drive – 70-09-25-100-072
 - Requesting rezoning from R-2 to GC
8. Site Plan Review:
9. Old Business:
10. New Business:
 - A. Tentative Preliminary Plat Application
 - Churchside Estates – 70-09-25-300-050 & 70-09-25-300-060
 - 75 single-family residential lots
 - B. 2022 Work Program
 - C. 2021 Annual Report
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting February 7, 2022 at 7:00 p.m.



**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 3, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call:

Present: Longcore, Zuniga, Zeinstra, Chapla, Westerling

Absent: Adams and Nadda

Staff Present: Planner Greg Ransford

Public: Terry Van Dyken, Terry Vissers, Curtis Moran, Chris Adamson

3. Received for Information:

4. Motion by Zeinstra to approve the December 20, 2021 Planning Commission Minutes as presented.
Seconded by Zuniga. **Approved 5-0**

5. Motion by Longcore to approve the January 3, 2022 Planning Commission Agenda with the change of moving New Business ahead of Old Business. Seconded by Zeinstra. **Approved 5-0**

6. Public Comments for *non-public hearing item*:

Chairperson Longcore opened the public comment section for non-public hearing items.

Terry Van Dyken introduced the project proposed to the Township Board for moving and preserving an Allendale One-Room Schoolhouse. Looking for input and expertise from the Planning Commission.

Chairperson Longcore closed the public comment section

7. Public Hearings: None

8. Site Plan Review: None

9. Old Business

A. Annual Mining Report

- Bliss Street

Curtis Moran reported that they are wrapping up this project and are waiting on final numbers for water levels. Consensus from the Commissioners was that they were satisfied with the report.

B. Text Amendment

- Alternative Energy

Planner Ransford introduced the sample language provided from the Tallmadge Charter Township Zoning Ordinance.

Commissioners discussed the options of having different ordinances or different sections within a single ordinance to regulate the different types of alternative energies.

Commissioners directed Planner Ransford to continue to draft language specific to Allendale.

C. Election of Officers

Motion by Westerling to nominate Mr. Longcore as Chair, Mr. Chapla as Vice-Chair and Mr. Zuniga as Secretary. Seconded by Zeinstra. **Approved 5-0**

10. New Business:

A. Text Amendments

- Section 3.19 – Tree Preservation

Planner Ransford had requested more information from the Board as to why this amendment had been sent back to the Planning Commission for revisions and was told that some Board members saw it as an overreach of government. Mr. Zeinstra confirmed that this was the case. Commissioners commented that they weren't looking to regulate the cutting of every tree, but just be able to oversee the clear-cutting a property for development. Mr. Zeinstra will talk further with the Board regarding tree preservation language.

- Section 24.06H – Waste Disposal Facilities

Commissioners discussed the reasoning behind the updated language.

Motion by Zeinstra to recommend to the Board the approval of the revision of Section 24.06H. Seconded by Zuniga. **Approved 5-0**

- Section 24.06J – Building Appearance

Commissioners discussed and concurred that this language should not include duplexes.

Motion by Zeinstra to recommend to the Board the approval of the revision of Section 24.06J regarding building appearance regarding multi-family dwellings. Seconded by Westerling. **Approved 5-0**

- Zero-yard setbacks

Commissioners directed Planner Ransford to schedule the public hearing for this amendment.

11. Public Comments

Chairperson Longcore opened the public comment section. No comments were made, and he closed the public comment section.

12. Township Board Reports

Mr. Zeinstra reported that the Board had their last meeting for 2021 and approved some end of the year budget items, updated Library fines and fees and the Township approved opting into the National Opioid Settlement.

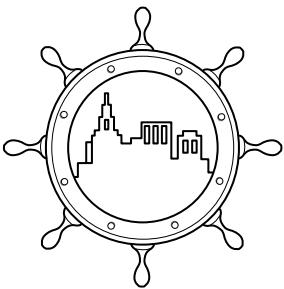
13. Commissioner and Staff Comments: None

14. Chairperson Longcore adjourned the meeting at 7:56 p.m.

Next meeting January 17, 2022 at 7:00 p.m.

Planning Commission Minutes respectfully submitted by Kelli McGovern





Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 11, 2022
Re: Centennial Map Amendment (Rezoning) Application – Final Review

Attached is a Map Amendment application from Todd Stuive of Exxel Engineering on behalf of Bass River Development to rezone part of 5380 Lake Michigan Drive, parcel number 70-09-25-100-102, and all of 5316 Lake Michigan Drive, parcel number 70-09-25-100-072 from the Low Density Multiple Family Residential District (R-3) to the General Commercial Zoning District (GC). Additionally, attached is the related Zoning Map Amendment Ordinance for your consideration. Below we provide our summary of the application as well as an overview of its relationship to the Allendale Charter Township Master Plan (ACTMP) and the Allendale Charter Township Zoning Ordinance (ACTZO) to assist with your review.

Application & Property Details

As you know, the subject property proposed for rezoning contains approximately 6.66 acres in area. Each parcel contains an existing dwelling, and several accessory buildings exist within parcel number 70-09-25-100-102. The remainder of parcel number 70-09-25-100-102 is vacant and not proposed for rezoning.

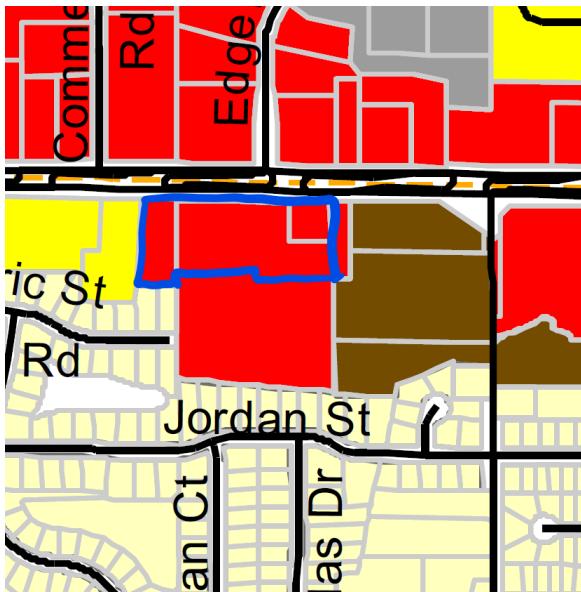
As you additionally know and we outline below within the Zoning Ordinance Considerations portion of this memorandum, the Planning Commission must consider all of the possible uses available within the GC Zoning District when considering the request, since the request is not use specific through a conditional rezoning.

Master Plan Considerations

Future Land Use Map

The Allendale Charter Township Master Plan and its Map, adopted on July 22, 2013, provides for the subject property within the General Commercial Classification, which is consistent with the GC Zoning District, as requested by the applicant. Given this, we provide relevant provisions from the General Commercial Classification below to assist with your review.

For your convenience, below is a snapshot of the Master Plan Map for the subject parcel and surrounding properties. (Yellow = Medium Density Residential (MDR), Light Yellow = Low Density Residential (LDR), Red = General Commercial (GC), Gray = Industrial (I), Brown = High Density Residential (R-4), Blue Outline = Subject Property)



Given the request is for the GC Zoning District, it appears consistent with the ACTMP Map.

General Commercial Classification

Chapter 3 – Goals and Strategies of the Master Plan provides:

- Goal: Promote the development, redevelopment, and rehabilitation of industrial and commercial areas to provide attractive sites to a variety of enterprises which will strengthen the tax base and provide a place of employment for area residents.
 - While the applicant is not bound by any statements to demolish the existing structures, we expect those structures to be removed, which would promote the redevelopment of the commercial area along Lake Michigan Drive. As a result of the subject property location on Lake Michigan Drive and that it is master planned for the equivalent of the GC District, it appears this property is ripe for commercial development.

Chapter 5 – Future Land Use, General Commercial (page 62) of the Master Plan provides:

- That GC property will front on Lake Michigan Drive.
 - As you will note in the application materials and as aforementioned, the property proposed for rezoning fronts on Lake Michigan Drive.
- That the 13 acre Geurink Farm is “recommended for commercial land use as virtually all of the land fronting on M-45 west of 56th Avenue to 68th Avenue is either zoned or planned for commercial use.”
 - Given that the subject property is the Geurink Farm, and the request is for the GC Zoning District, this provision of the ACTMP appears satisfied.

Given the aforementioned provisions regarding the General Commercial Classification, the proposed appears to be consistent with the text of the master plan.

Zoning Ordinance Considerations

Text of the Zoning Ordinance

As you know, your review of the ACTZO is limited to the surrounding uses and the potential uses that would be permitted on the subject property, in the instance the rezoning is recommended for adoption and subsequently approved by the Allendale Charter Township Board of Trustees. Below we highlight surrounding uses as well as permitted and special uses that could occur on the subject property within the GC Zoning District.

Surrounding Uses

The subject property is adjacent to single family and multi-family dwellings to the west, south, and east. Across Lake Michigan Drive to the north includes True Value, McDonalds, and Broenes Furniture.

Permitted and Special Uses within the GC Zoning District

For your convenience, below are the available permitted uses and special uses that could be conducted on the subject property in the instance that the rezoning is granted, which the Planning Commission will need to consider during its deliberations.

Sec. 14.02. PERMITTED USES – Land and/or buildings in the GC District may be used for the following purposes by right:

- A. Any generally recognized retail business that supplies commodities on the premises within a completely enclosed building.
- B. Personal service establishments conducting services on the premises, such as barber and beauty shops, shoe repair, tailoring and dry cleaning, health and fitness establishments, and other similar uses.
- C. Office uses.
- D. Medical, optical, dental, chiropractic, physical therapy and similar clinics and services.
- E. Banks, credit unions, and similar financial businesses, including those with drive-through facilities.
- F. Restaurants, delicatessens, coffee houses including sit-down and carryout establishments excluding those with drive in or with drive through facilities. Outdoor dining is permitted where such dining does not encroach upon a minimum of five feet of unobstructed sidewalk space adjacent to the curb. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including plant material. Any outdoor dining activity proposed for a public side walk or elsewhere in a road right of way must first be approved by the Allendale Township Board.
- G. Coin operated laundries.
- H. Dancing, art and music studios.
- I. Libraries, museums, public parks and similar public uses.
- J. Pharmacies including those with a drive-up window.
- K. Catering establishments.
- L. Retail building supply and equipment stores provided there is no outdoor storage or display of merchandise.
- M. Retail nurseries and garden centers provided there is no outdoor storage or display of merchandise.
- N. Pet shop including grooming services.
- O. Establishments serving alcoholic beverages including establishments which make and sell their own alcoholic beverages on site. Live music is permitted subject to any applicable State of Michigan regulations.
- P. Veterinary clinics including those which provide kennel services except that outdoor runs are prohibited.
- Q. Shops or stores for carrying on the trade of electricians, decorators, painters, upholsterers, photographers, similar artisans except metal workers.
- R. Ambulance service establishments.
- S. Funeral home/Mortuary.
- T. The repair or assembly of products sold by a permitted use in this district provided the repair or assembly does not constitute the principal use and all such work is performed inside. Repair of motorized vehicles is prohibited as a permitted use.

- U. Indoor recreation establishments and facilities such as bowling alleys, video gaming establishments, skating rinks, indoor rock climbing, theaters, swimming pools, auditoriums and other similar indoor recreation uses as may be regulated by Section 23.10 herein excepting those indoor recreation uses which are specifically listed elsewhere in this Ordinance.
- V. Utility and public service buildings including fire and police stations without storage yards.
- W. Dwelling units may be permitted as an accessory use within a building of two stories or greater subject to the following conditions:
 - 1. A dwelling unit shall not be located on the ground floor or in a basement.
 - 2. The dwelling unit shall comply with the minimum floor area requirements of the R-4 zoning district.
 - 3. Access to a dwelling unit shall be separate from the access used by the business located in the same building.
 - 4. One off-street parking space per bedroom in addition to the requirements for the principal use shall be provided onsite in accordance with the applicable requirements of Article 21 herein.
 - 5. A building permit shall be obtained to establish a dwelling unit in order to ensure compliance with the requirements of this section and also with the Township building and fire code and the requirements of the Ottawa County Health Department. The entire building containing the dwelling unit shall also comply with or shall be brought into compliance with the Township Building and fire code before an occupancy permit is issued for the dwelling.

Sec. 14.03 USES REQUIRING SPECIAL APPROVAL – The following uses may be authorized by the Planning Commission subject to the procedures and standards established for special use permits in Article 20 of this Ordinance.

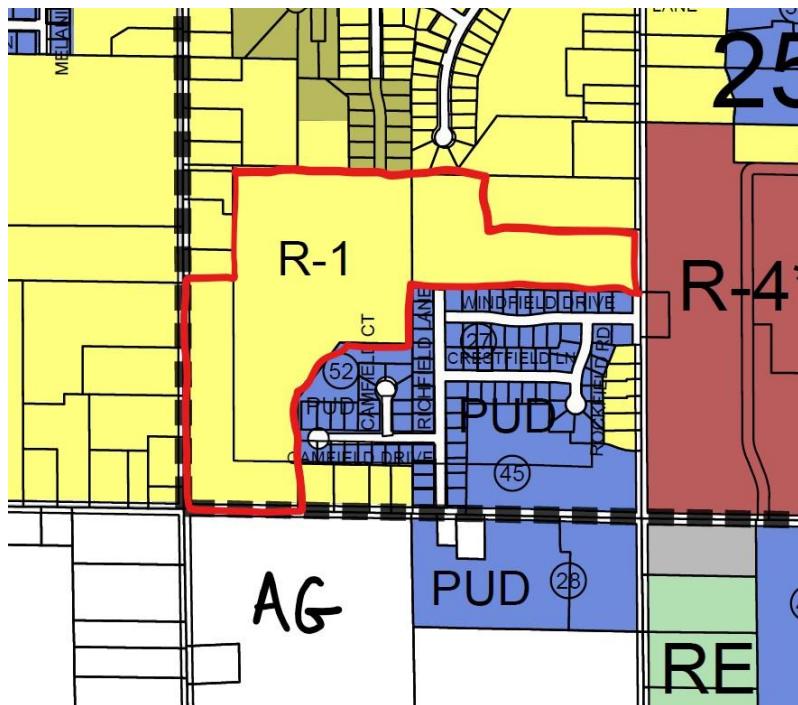
- A. Vehicle wash establishments both drive through and self-serve if per Section 23.03.E
- B. Vehicle repair shop or garage which performs minor and major such services as tire sales and installation; oil changes; brake, shocks and exhaust work; engine analysis and tune-ups; front end alignments; heating and air conditioning repair, collision and painting work and similar vehicle repair services per Section 23.03.B.
- C. Open air businesses including but not limited to: the sale of motor vehicles, farm implements, lawn and garden equipment sales and service, motor homes, mobile homes, mobile or modular homes, including building materials, supplies, and similar uses.
- D. Restaurants with drive through facilities as regulated by Section 23.04.B. Outdoor dining is permitted per Section 14.02.F.
- E. Retail building supply and equipment stores which have outdoor storage or display of merchandise.
- F. Retail nurseries and garden centers which have outdoor storage or display of merchandise.
- G. Outdoor recreation establishments such as athletic and recreational facilities, marinas, golf courses, golf driving ranges, miniature golf, go cart tracks, batting cages and similar outdoor facilities subject to the applicable requirements of Section 23.10 herein.
- H. Indoor gun and archery ranges.
- I. Gas stations with or without restaurants or convenience stores per the requirements of Sections 23.03.A herein.
- J. Hotels and motels.
- K. Kennels.
- L. Churches, synagogues, mosques and similar places of religious worship.
- M. Public or private clubs, lodges, and banquet halls or similar places of assembly.
- N. Housing for the elderly including retirement housing, assisted living and nursing facilities.
- O. Mini-warehouse and self-storage facilities.
- P. Business or trade schools.

- Q. Establishments for the repair of small engines, appliances and similar equipment. All such items shall be kept indoors or outdoors in an area screened from view.
- R. Adult and Child Day Care Facility/Child Care Center.

Given the size of the subject property, it appears capable of supporting all of the possible uses.

Map of the Zoning Ordinance

For your convenience, below is a snapshot of the Zoning Ordinance Map for the subject parcel and surrounding properties. (Legend: White = AG Agricultural and Rural District / Yellow = R-1 Low Density One-Family Residential District / Blue = PUD Planned Unit Development / Burgundy = R-4 Medium Density Multiple Family Residential Office / Green = RE Rural Estate / Red Outline = Subject Property)



Pending comments received during the public hearing, the Planning Commission will need to determine if the requested zoning district and its potential uses will be compatible with surrounding zoning districts and uses.

Rezoning Evaluation Factors

In accordance with Section 29.01D – Rezoning Evaluation Factors of the ACTZO, the Planning Commission shall review the factors therein when considering an amendment to the Zoning Map. Below is a copy of said section with our responses to each factor in italic font to assist with your review.

Section 29.01D – REZONING EVALUATION FACTORS.

In considering a request for a district change, the Planning Commission and Township Board should evaluate the extent that the request meets the following:

1. Consistency with the Master Plan text and its maps.

Please see our Master Plan Considerations section above.

2. Compatibility with the existing zoning districts as well as existing and possible future uses in those zoning districts.

Please see our Zoning Ordinance Considerations section above

3. The capability of the land to support the uses permitted by the requested zoning district and whether the uses permitted are capable of being adequately served by the following (a through e):

We believe the land is capable to support the uses permitted by the GC Zoning District given its area, road frontage, and public utility access.

- a. The existing transportation network.

The subject property abuts Lake Michigan Drive, with over 700 feet of frontage. Given this, we believe the property will be adequately served by the transportation network.

- b. Utilities.

As aforementioned, public utilities are available at the property. Given this, we believe the subject property will be adequately served by utilities.

- c. The environment.

We are not aware of any characteristics of the environment that would prevent the subject property from supporting the permitted uses. As a result, we believe the property will be adequately served by the environment.

- d. Other public improvements.

We believe the subject property will be adequately served by other public improvements such as electricity, cable, and etcetera.

- e. Relevant governmental agencies.

While the rezoning does not include a site plan, we anticipate that other governmental agencies, such as the Allendale Charter Township Fire Department, will be able to adequately serve the property at such time of application for development, particularly because those agencies are included in the review process.

Recommendation

As aforementioned, pending comments received at the public hearing and as a result of the above Master Plan and Zoning Ordinance considerations, the request appears to be consistent with the provisions of the ACTMP, it appears to be compatible with the ACTZO and surrounding uses, and it appears capable of supporting the permitted and special uses of the GC Zoning District. Further, the request appears to meet your Rezoning Evaluation Factors, pending your review and deliberation regarding the same. Given your preliminary review in favor of the GC Zoning District, and pending comments received at the public hearing, we believe a recommendation of adoption is appropriate.

The application has been scheduled for a public hearing at your January 17, 2022 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Todd Stuive, Exxcel Engineering

Allendale Public Utilities

To: Greg Ransford
From: Chad Doornbos
Subject: Centennial Farms Preliminary Plat Review
Date: 12/14/2021

Mr. Ransford,

After review of the preliminary plat, the Public Utility Department has the following comments:

1. Watermain and hydrant valves will not be allowed in the concrete curb and gutter. The watermain details will be reviewed in the set of construction drawings. For plat approval, showing watermain is acceptable.
2. The tie in point at Manhole 4614 raises some concern for the site. The existing depth of the manhole is seven (7) feet. To serve the property with gravity sewer, the site may have to be raised. This may influence the stormwater runoff from the site and may need further review from Ottawa County Water Resources Commission.
3. From the attached drawing, sanitary sewer manhole 4615 has a stub for the property. There also is an eight (8) inch watermain stub. These may be utilized but may not be in the right spot for this development.

Once plat approval is decided on, there will be further review of the construction drawings for the water and sewer utilities.



Superintendent of Public Utilities



December 14, 2021

Gregory Ransford, MPA
Fresh Coast Planning
950 Taylor Avenue, Suite 200
Grand Haven, Michigan 49417

**RE: Centennial Farm Rezoning and Residential Development
Preliminary Plat Review (Planning Commission Review)**

Dear Mr. Ransford:

We have received and reviewed the preliminary plat plan for the proposed Centennial Farms commercial and residential development. This report is intended for use by the Planning Commission in their review and is not intended to be comprehensive for construction purposes. The preliminary plat plan was received November 2, 2021 but dated October 27, 2021. It is important to note that the latest Allendale Charter Township Standard Construction Requirements will be applied to this development, dated January 2021. It is strongly recommended that the developer carefully reviews the latest requirements.

The following comments are made for your consideration:

Sheet 1 of 1: Preliminary Plat Plan

The applicant...

- must show proposed contour lines, and existing drainage pattern arrows as well.
- must show the existing strands of trees, tree lines, or individual large trees.
- should include sanitary sewer and water main in cross section detailed view.
- must locate all water main valves outside of the concrete curb and gutter.
- must maintain 10 feet of horizontal separation between the proposed storm sewer and sanitary sewer. Both sewers must also have 10 feet of separation from any proposed water main. The proposed layout presented a few areas that do not appear to satisfy this requirement.
- must show structures within 100 feet of the boundary of the subject property. The site plan checklist also requires that the use of these existing structures also be specified.
- must specify the proposed and existing use of all structures, as well as the length, width, height, and square footage of each proposed or existing structures.
- must include the percentage of the project site covered by impervious surface.
- must include any rooftop equipment that is to be installed on any building.
- must show the building setback distances for the duplex units.
- must provide architectural elevation drawings and exterior building materials.
- must clearly define the locations of fire hydrants.
- must show proposed driveways and curb cuts for the proposed duplex units.
- must provide location, and type of any traffic control signs.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

- must provide computations to show the number of parking spaces required.
- must show barrier free parking spaces and ramps (handicapped parking, ADA Ramps, etc.)
- must provide the type of parking area surface.
- must provide location, height, and type of lighting fixtures, including building lights.
- does not show the location (if any) of any waste disposal facilities, or outdoor storage. The Planning commission should weigh in on whether these need to be included in the site plan.
- must disclose the number of dwelling units proposed by type and the number of bedrooms for each type.
- must include typical elevation views of the front, side, and rear of each type of proposed building.
- must provide the proposed density of the net residential site.
- should clarify if there will be project phasing for the commercial lot and residential parcels.
- should further detail where the sanitary sewer lateral for duplex unit #3 will be routed to.
- should show emergency overflow outlets for each of the 4 proposed stormwater detention basins.
- should further detail their plans for stormwater sewer laterals. The Township subdivision ordinance requires a stormwater sewer lateral for every two lots.

F&V's Traffic Engineering Services Manager has reviewed the proposed site plan and has determined that the proposed residential development does not meet the threshold to warrant a Traffic Impact Study at this time. The parcel that has proposed to rezone to General Commercial should be considered for a rezoning analysis, upon further plans for development of that parcel.

We strongly recommend a meeting between the involved Township departments and the Developer to address many of the items noted above. Such a meeting would be mutually beneficial for the Township and the Developer. Should you have any questions or require clarification on the above comments, please contact us at your earliest convenience.

Sincerely,

FLEIS & VANDENBRINK



Shane Peterson, P.E.
Project Engineer

cc: Allendale Charter Township
Chad Doornbos, Superintendent of Public Utilities
Kevin Yeomans, Township Project Coordinator

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission Application

Submission Date: October 27, 2021

Application for Site Plan Review in conjunction with which of the following:

- Site Plan Review Only Zoning Amendment (including PUD)
 New PUD Development Special Use Application
 Rezoning Owner of 5380 Lake Michigan Drive Other: _____

Property Owner:	Gerald Geurink		
Mailing Address:	5380 Lake Michigan Drive		
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Owner of 5313 Lake Michigan Drive

Applicant Name: (if not owner)	Bass River Development, LLC Attn: Josh Thurkettle		
Mailing Address:	10560 Creek Flat Court		
Phone Number:		Cell Phone:	616-844-8131
Email Address:	joshthurkettle@gmail.com	Fax:	
Applicant's Signature:			

Who is the responsible party for future invoices? Check one: Property Owner Applicant

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Exxel Engineering, Inc. Attn: Todd Stuive		
Mailing Address:	5252 Clyde Park Avenue SW; Grand Rapids, MI 49509		
Phone Number:	616-531-3660	Cell Phone:	616-291-2283
Email Address:	tstuive@exxelengineering.com	Fax:	
Address of Property:	5380 & 5313 Lake Michigan Drive		

Permanent Parcel Number: 70 - 09 - 25 - 100 - 072 (#5316)	70-09-25-100-102 (#5380)
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Legal Description of Property (or attach to the application):

See attached rezoning description

Lot Area:	6.66 acres	Lot Depth:	360 +/-	Lot Width:	770' +/-
Current Zoning of Parcel:	R-3	Current Use of Parcel:	Residential homesites & barns		
Proposed Use of Parcel:	Commercial Development				
Name of Proposed Development (if applicable):	Centennial Farm				
Name of Proposed Buildings to be constructed:	N/A				
Square feet of gross:	N/A	Square feet of usable floor area:	N/A		
Number of Permanent Employees (if applicable):	N/A				

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only					
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Date Received:	10-29-21				
Amount Paid:	\$1900	Check No:	400-✓# 10938 1500-✓# 10936		
Notes:					
Centennial Farm - Rezone					

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

If your project is a Rezoning or Zoning Text Amendment please fill out the following:

1. Action Requested:

A. Rezone from R-3 to GC the property located at (address if any)

5380 & 5316 Lake Michigan Drive, parcel ID Part of 70-09-25-100-102 &
70-09-25-100-072

legally described as:

See enclosed description for rezoning

B. Text Amendment:

Amend Chapter _____ Article _____ Section(s) _____ to read:

N/A

2. General Information:

A. List all deed restrictions to property described in 2A, above, (attach additional pages if needed):

None

B. Present use of the property is: Residential Homes and Barns

C. Lot size in acres or square feet: 6.66 acres

D. Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:

1. The land which would be affected by the proposed amendment;
2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning;
3. The present zoning of the land proposed for rezoning;
4. The present zoning of all abutting lands; and

ALLENDALE CHARTER TOWNSHIP

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5. All public and private right-of-ways and easements bounding and intersecting the land proposed for rezoning.

E. Reason for this amendment request at this time:

To allow Lake Michigan Drive frontage to be development for commerical purposes

F. If the amendment is a proposed rezoning please answer the following questions:

1. Is the requested amendment consistent with the Master Plan? If yes, explain:

Yes - Allendale Twp. future land use map shows the rezone property as General Commerical

2. If the proposed zoning does not conform with the Master Plan, why should the change be made? Please be specific, brief, and attach any supporting documentation which substantiates your claim:

N/A

G. What do you anticipate the impact of the proposed zoning change on the neighboring property to be?

No significant impact is anticipated

Direct access to M-45 is available

High density to east is buffered by power line easement

Rezoning is no requested adjacent to the majority of the subdivision to the south and west

The undersigned affirm that he, she, or they, accept the responsibility of the Petition and that information herewith submitted is true and correct to the best of their knowledge.


Petitioner's Signature(s)

16-28-2021
Date

Petitioner's Signature(s)

Date

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Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
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Allendale

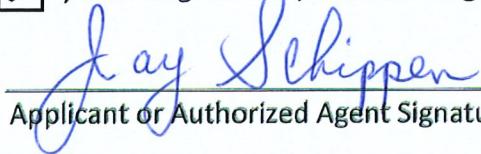
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Project Name: Centennial Farm

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ THE ESCROW POLICY ADOPTED BY THE ALLENDALE TOWNSHIP BOARD AND AGREE TO THE TERMS SET FORTH IN THE POLICY. I UNDERSTAND THAT BREAKING THE TERMS OF THIS POLICY BY NOT PAYING INVOICES SENT BY THE TOWNSHIP FINANCE DEPARTMENT MAY SUBJECT THE PROJECT TO A STOP WORK ORDER.

By checking this box, I acknowledge that I have received a copy of the Escrow Policy.



Applicant or Authorized Agent Signature

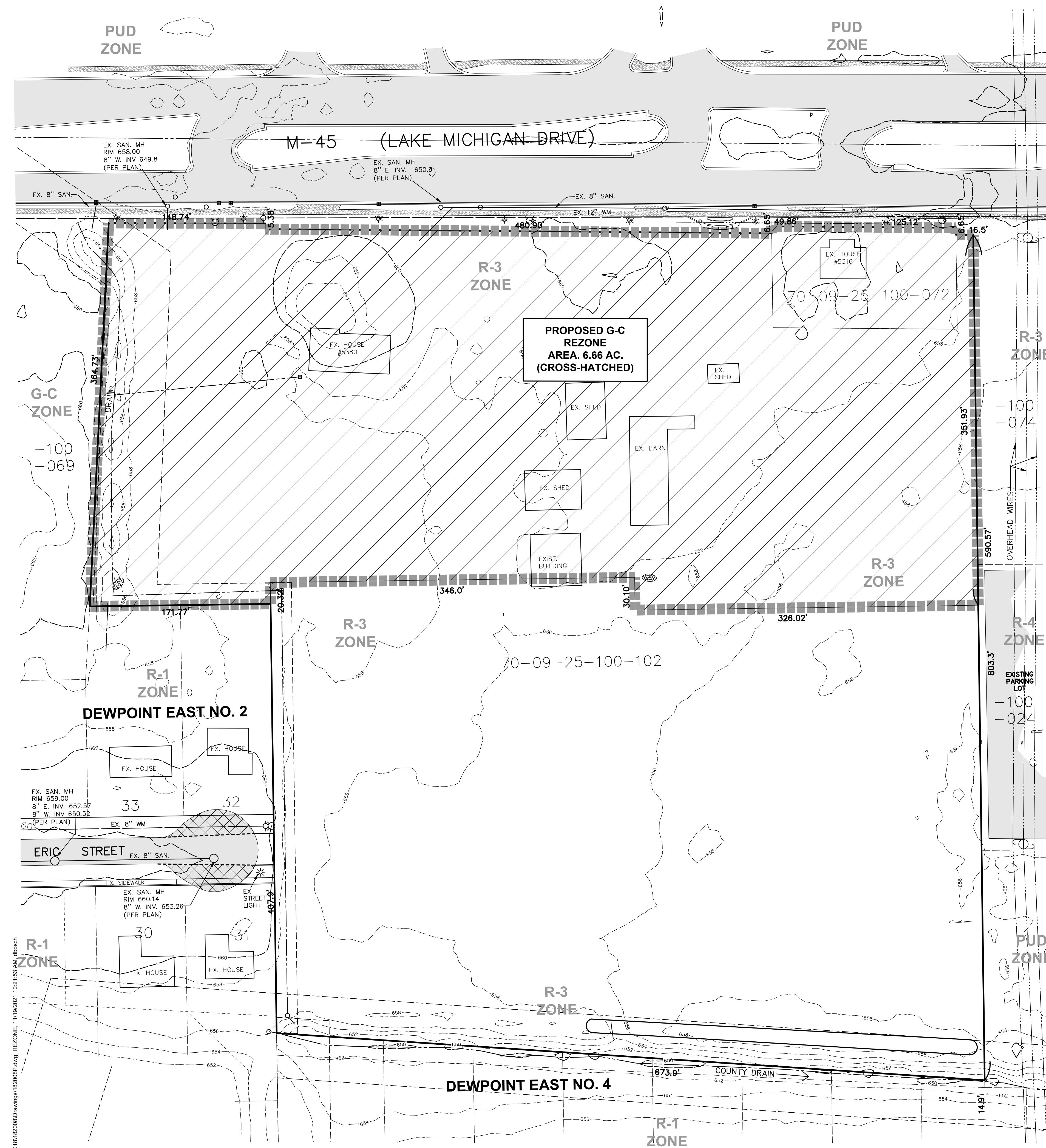
Date

Applicant or Authorized Agent Name

Date

Description of Commercial Property – Centennial Farm:

Part of the NW 1/4 of Section 25, T7N, R14W, Allendale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section 25; thence N89°31'35"W 672.42 feet along the North line of said NW 1/4 to the East line of the West 1/2 of the NE 1/4 of said NW 1/4; thence S00°46'03"E 85.32 feet along said East line to the South line of Lake Michigan Drive (M-45) and the PLACE OF BEGINNING of this description; thence S00°46'03"E 351.93 feet along said East line; thence S89°11'53"W 326.02 feet; thence N00°48'07"W 31.10 feet; thence S89°11'53"W 346.00 feet; thence S00°48'07"E 20.32 feet to the NE corner of Lot 32, Dewpointe East No. 2 (as recorded in Liber 35 of Plats, Pages 60-62); thence S89°11'53"W 171.77 feet along the North line of said Dewpointe East No. 2; thence N02°49'15"E 364.73 feet to the South line of Lake Michigan Drive (M-45); thence Easterly 148.74 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°50'20"E 148.74 feet; thence S00°48'07"E 5.38 feet; thence S89°31'35"E 480.90 feet; thence N00°46'03"W 6.65 feet; thence Easterly 49.86 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°32'21"E 49.86 feet; thence S89°31'35"E 125.12 feet; thence S00°46'03"E 6.65 feet; thence S89°31'35"E 16.50 feet (the previous 8 calls being along said South line of Lake Michigan Drive) to the place of beginning. This parcel contains 6.66 acres.



N SCALE: 1" = 50'
2' CONTOUR INTERVAL

Description of property to be Rezoned from R-3 to GC - Centennial Farm:
Part of the NW 1/4 of Section 25, T7N, R14W, Allendale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section 25; thence N89°31'35"W 672.42 feet along the North line of said NW 1/4 to the East line of the West 1/2 of the NE 1/4 of said NW 1/4; thence S00°46'03"E 85.32 feet along said East line to the South line of Lake Michigan Drive (M-45) and the PLACE OF BEGINNING of this description; thence S00°46'03"E 351.93 feet along said East line; thence S89°11'53"W 326.02 feet; thence N00°48'07"W 31.10 feet; thence S89°11'53"W 346.00 feet; thence S00°48'07"E 20.32 feet to the NE corner of Lot 32, Dewpointe East No. 2 (as recorded in Liber 35 of Plats, Pages 60-62); thence S89°11'53"W 171.77 feet along the North line of said Dewpointe East No. 2; thence N02°49'15"E 364.73 feet to the South line of Lake Michigan Drive (M-45); thence Easterly 148.74 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°50'20"E 148.74 feet; thence S00°48'07"E 5.38 feet; thence S89°31'35"E 480.90 feet; thence N00°46'03"W 6.65 feet; thence Easterly 49.86 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°32'21"E 49.86 feet; thence S89°31'35"E 125.12 feet; thence S00°46'03"E 6.65 feet; thence S89°31'35"E 16.50 feet (the previous 8 calls being along said South line of Lake Michigan Drive) to the place of beginning. This parcel contains 6.66 acres.



REZONE MAP – CENTENNIAL FARM

- FOR: BASS RIVER DEVELOPMENT, LLC
ATTN: JOSH THURKETTE
9829 LAKE MICHIGAN DRIVE
WEST OLIVE, MI 49460
IN: PART OF THE NW 1/4, SECTION 25, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:				
<p>1/18/21 Rezone Map (dgb)</p> <p>0/27/21 Revised storm / Rezone (dgb)</p> <p>9/08/21 Revised per Owner (dgb)</p> <p>3/25/21 Revised per M.D.O.T. (dgb)</p> <p>3/25/21 Revised per O.C.R.C. (dgb)</p> <p>3/25/21 Revised per Planning (dgb)</p>				
 exxel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.exxelengineering.com				
DRAWN BY:	dgb	PROJ. ENG.:	TRS	SHEET
APPROVED BY:	TRS	PROJ. SURV.:	BMF	1 of 1
FILE NO.:	182008E	DATE:	7/16/21	

ORDINANCE NO. _____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE BY REZONING CERTAIN LAND TO THE GC GENERAL COMMERCIAL ZONING DISTRICT, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL AND, TO ESTABLISH AN EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Amendment. The Zoning Ordinance and Map of the Charter Township of Allendale, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Allendale pursuant to Article 4, shall be amended so the following land shall be rezoned to the GC General Commercial Zoning District. The land is in the Charter Township of Allendale, Ottawa County, Michigan, and are described as follows:

Part of the NW 1/4 of Section 25, T7N, R14W, Allendale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section 25; thence N89°31'35"W 672.42 feet along the North line of said NW 1/4 to the East line of the West 1/2 of the NE 1/4 of said NW 1/4; thence S00°46'03"E 85.32 feet along said East line to the South line of Lake Michigan Drive (M-45) and the PLACE OF BEGINNING of this description; thence S00°46'03"E 351.93 feet along said East line; thence S89°11'53"W 326.02 feet; thence N00°48'07"W 31.10 feet; thence S89°11'53"W 346.00 feet; thence S00°48'07"E 20.32 feet to the NE corner of Lot 32, Dewpointe East No. 2 (as recorded in Liber 35 of Plats, Pages 60-62); thence S89°11'53"W 171.77 feet along the North line of said Dewpointe East No. 2; thence N02°49'15"E 364.73 feet to the South line of Lake Michigan Drive (M-45); thence Easterly 148.74 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°50'20"E 148.74 feet; thence S00°48'07"E 5.38 feet; thence S89°31'35"E 480.90 feet; thence N00°46'03"W 6.65 feet; thence Easterly 49.86 feet along a 110,964.57 foot radius curve to the left, the chord of which bears S89°32'21"E 49.86 feet; thence S89°31'35"E 125.12 feet; thence S00°46'03"E 6.65 feet; thence S89°31'35"E 16.50 feet (the previous 8 calls being along said South line of Lake Michigan Drive) to the place of beginning. This parcel contains 6.66 acres. 70-09-25-100-072 & 70-09-25-100-102 PT

Section 2. Severable Provisions. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 4. Effective Date. This amendment to the Allendale Charter Township Zoning Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan on _____, 2022, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2022, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2022, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the _____ as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Adam Elenbaas
Township Supervisor

Jody Hansen
Township Clerk

CERTIFICATE

I, Jody Hansen, the Clerk for the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing Allendale Charter Township Zoning Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2022. The following members of the Township Board were present at that meeting: _____

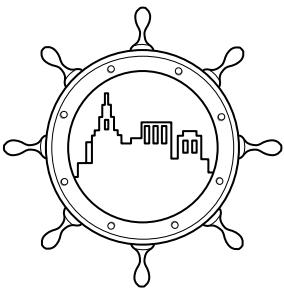
_____. The following members of the Township Board were absent:
_____.

The Ordinance was adopted by the Township Board with members of the Board _____

voting in favor and members of the Board _____

_____ voting in opposition. Notice of Adoption of the
Ordinance was published in the _____ on _____, 2022.

Jody Hansen, Clerk
Allendale Charter Township



Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Sara Moring-Hilt
586-850-8784
sara@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 11, 2022
Re: Churchside Estates – Tentative Preliminary Plat – Preliminary Review

Pursuant to the Allendale Charter Township Subdivision Ordinance (ACTSO) and the State of Michigan Land Division Act, attached is an application from Don DeGroot of Exxel Engineering, Incorporated on behalf of Biltmore, LLC for Tentative Preliminary Plat approval of Churchside Estates, which is located on the west side of 52nd Avenue, north of Pierce Street, with proposed street connections to Lance Avenue, Richfield Lane, and Camfield Drive. As you are aware, this property was recently rezoned to the R-2 Medium Density Single and Two Family Residential Zoning District.

Preliminary Review Observations and Findings

Pursuant to your longstanding direction, the applicant has submitted the site plan for preliminary review prior to scheduling the proposed project for final review and public hearing. While the submission is for preliminary review, we conducted a comprehensive review related to the ACTSO to ensure the applicant receives complete guidance early in the process. Below are our observations and findings for your consideration.

Subdivision Ordinance

As you are aware, Section 3.2 of the ACTSO provides requirements that must be shown on the site plan to receive tentative preliminary plat approval. A copy of said section, in part, is attached for your convenience.

Street Trees

As you are further aware, the Allendale Charter Township Board of Trustees adopted an amendment to the ACTSO to require evidence of approval from the Ottawa County Road Commission (OCRC) for the placement of street trees. As of the date of this submission, the applicant has not yet received evidence from the OCRC in this regard. While we would ordinarily postpone your review of an application that lacks required information, internal staffing challenges caused delay with this process. As a result, and given that you will review the application during the public hearing, and because the opportunity to locate trees in locations acceptable to the OCRC will not impact the overall layout, we felt it was appropriate to schedule your first review without this detail. That said, we recommend that the OCRC evidence is provided before scheduling the public hearing. We provide this recommendation because the Tentative Preliminary Plat is the only opportunity for the Planning Commission to review the submission. Each subsequent step in the process is reviewed only by the Board of Trustees.

Covenants and Master Deed

While any covenants and master deed documents are required during the Tentative Preliminary Plat and we prefer they are provided during your first review, similar to the street trees, we do not anticipate any change to the site with these documents provided prior to the public hearing.

52nd Avenue Pathway

It is important to note that the applicant was required to provide additional right-of-way width to the OCRC along 52nd Avenue, totaling 50 feet in width from the center of the right-of-way. As a result, the proposed pathway along 52nd Avenue terminates outside of the continuation of the right-of-way to the north, which is only 33 feet wide from center of the right-of-way. This could cause connection challenges in the future at such time the north property develops or the Township seeks to extend the pathway.

Township Department Reviews

As you know, we distributed the proposed plans to the Township Superintendent of Water and Sewer, the Township Engineer, the Township Fire Inspector, and the Facilities Supervisor. All Departments are generally satisfied with the proposed plans. However, Superintendent of Water and Sewer, Chad Doornbos, expressed concern regarding the ability of the applicant to receive approval from the Ottawa County Water Resources Commissioner to cross the storm drain between proposed lots 34 and 35 with sanitary sewer. In the instance that crossing is not possible, Lance Avenue could not be extended.

Public Hearing

As aforementioned, in accordance with Section 71 of the Michigan Planning Enabling Act, the Planning Commission shall hold a public hearing on the tentative preliminary plat. We will schedule said hearing at your direction.

Planning Commission Considerations

We believe the following warrant your review and consideration. They are listed in no particular order.

- OCRC evidence of street tree approval prior to scheduling the public hearing
- Submission of the covenants and master deed prior to scheduling the public hearing
- Pending crossing of the storm drain

The application has been scheduled for your January 17, 2022 meeting. The applicant is expected to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Don DeGroot, Exxel Engineering, Incorporated

Section 3.2 Preliminary Plat (Tentative and Final Preliminary)

A preliminary plat prepared on a topographic map shall be prepared by the sub-divider and submitted to the Zoning Administrator in accordance with the following requirements and the requirements of the Subdivision Control Act. All fees required to be paid pursuant to Section 1.6 shall be paid in full when the preliminary plat is submitted.

Should any of the data required in this section be omitted, the Zoning Administrator shall notify the sub-divider of the additional data that is required. Township action shall be delayed until the required data is received. The filing date shall be that date when all data has been received.

1. Requirements

The preliminary plat shall clearly show or contain the following information:

- a. The date, north arrow and scale. The scale shall not be more than 1 inch ~ 100 feet;
- b. Legal description of the land to be subdivided;
- c. Name, address and telephone number of the sub-divider and the surveyor or engineer. The preliminary plat shall contain the seal of the surveyor or engineer;
- d. Location map of the plat, including the section number, town and range, and the name of the township and county;
- e. Statement of intended use of the proposed plat, such as residential single family, two family or multiple housing, commercial, industrial, recreation, or agricultural;
In addition, the preliminary plat shall show proposed sites, if any, for multifamily dwellings, shopping centers, churches, industry, and other nonpublic uses, exclusive of single family dwellings, as well as any sites proposed for parks, playgrounds, schools or other public uses;
- f. A map of the entire area scheduled for eventual development if the proposed plat is a portion of a larger land holding intended for subsequent development;
- g. An area map showing the relationship of the proposed plat to the surrounding area within one-half mile. Information on the map shall include such things as section lines and existing and planned streets. The minimum acceptable scale is one inch equals 800 feet;
- h. The land use and existing zoning of the proposed plat and the adjacent land, including identification of zoning district and information and documentation concerning any zoning approval or variance which may have been granted;
- i. Streets, street names, right-of-way and roadway widths including features such as adjoining plats, public and private streets, streams, utilities, cemeteries, parks, county drains or any other features which may influence the street layout;
- j. Lot lines and dimensions including setback lines from the street to the nearest foot and the total number of lots by block. The sub-divider shall also submit a table listing the proposed lots by number, and the lot area for each lot;
- k. Contours at five foot intervals shall be shown where the slope is greater than ten (10) percent and at two foot intervals where the slope is ten (10) percent or less. The direction of the surface drainage shall also be shown. Elevations shall be based on United States Geological Survey data;
- l. A site report as described in the rules of the State Department of Public Health, as amended, or successor agency having jurisdiction, shall be provided if the proposed plat will not be served by public sewer and water systems. In addition, the preliminary plat shall show the location and depth of soil borings and the location of percolation test holes;
- m. A statement indicating the method or methods by which drainage, sewage disposal and the water supply will be provided;
- n. Twelve (12) copies of proposed covenants and deed restrictions, or a written statement that none are proposed;
- o. Utility easements, showing location, width, and purpose;
- p. Site data including total acreage, number of lots, average lot size and acreage in open space, parks and other nonresidential uses;

- q. A general description of existing trees and vegetation;
- r. Flood plain elevations when the proposed plat abuts, includes or is adjacent to a stream, drain or other body of water for which the flood plain has been established; and
- s. Phasing of the plat, if any, including proposed dates for commencement of each phase.
- t. Evidence of approval from the Ottawa County Road Commission for the placement of street trees in accordance with Section 5.3.1(m) of this Ordinance.

Allendale Public Utilities

To: Greg Ransford

From: Chad Doornbos

Subject: Biltmore Plat

Date: January 4, 2022

Mr. Ransford,

In reviewing the Biltmore Plat, we find that Churchside Drive is acceptable as presented. In reviewing the extension of Lance Avenue, the sewer is not following the Sewer Master Plan. The flow from Lance Ave. is supposed to run to 56th and Pierce, it is our recommendation that the Lance Ave, extension does not get approved until the infrastructure is in place to accept the flow from this area.

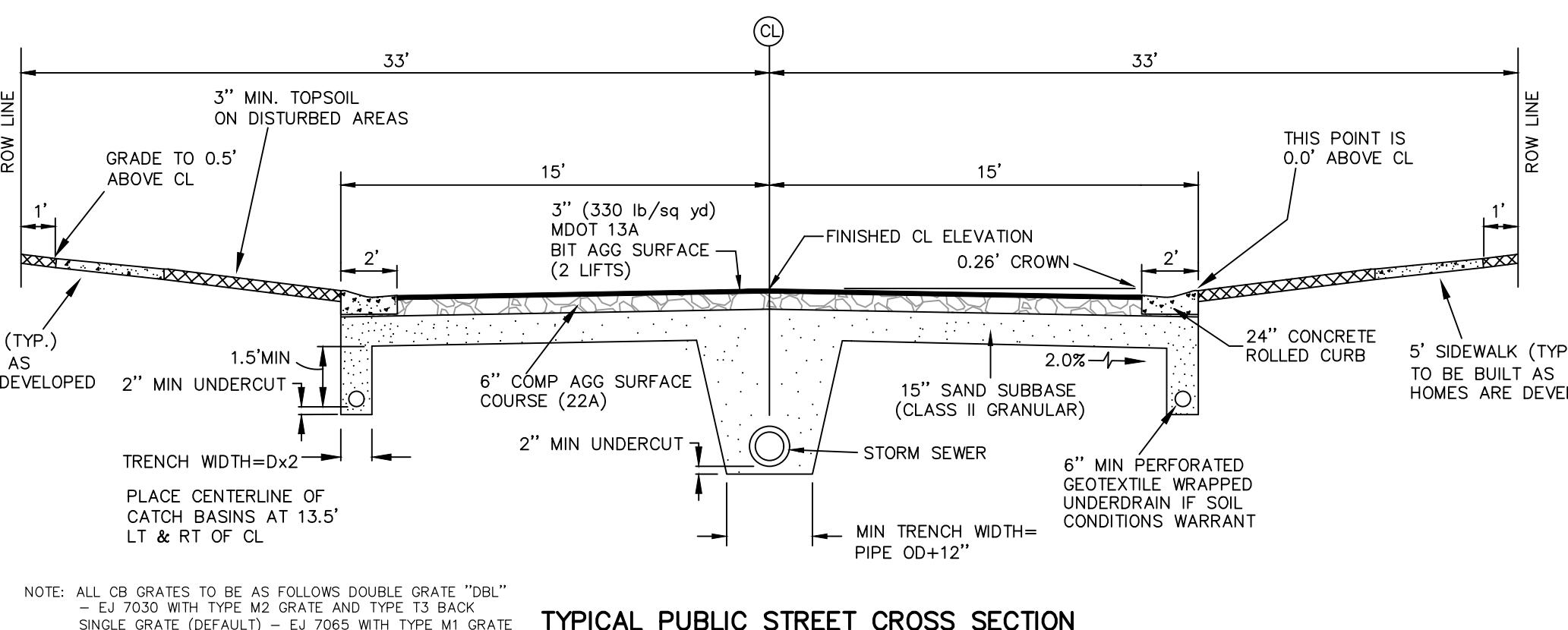
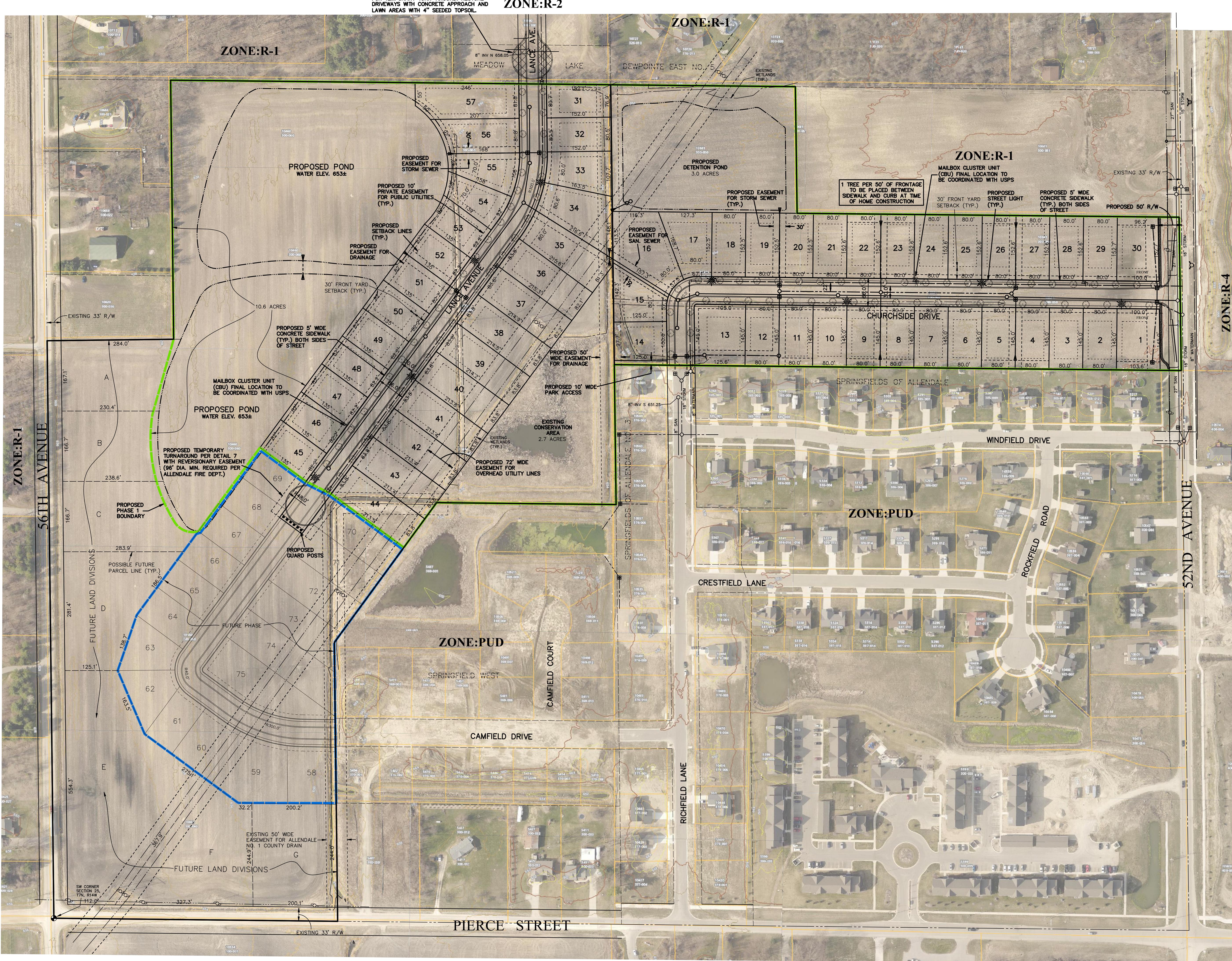
A Second concern is with running the sewer cross county from Lance to Churchside. The route of this gravity sewer has it crossing a county drain. There is specific design criteria that must be met when crossing a county drain. I would suggest that this crossing be engineered before the plat is approved to ensure that if the plat is approved as designed, the crossing can be accomplished.

The goal of the utility is to ensure a comprehensive utility that is sustainable and will be able to serve future developments within the township. If we continue to allow growth that does not follow the water and sewer master plans, it becomes increasingly difficult to tie all of utilities together in order to serve all future customers of the utility department. As we continue to review our water and sewer masterplan, we are looking at alternative ways to continue the growth of the utilities. We currently have in our five (5) year capital improvement plan the engineering and construction of the 56th and Pierce lift station. This will allow the Biltmore plat to be completely serviced with public sewer.

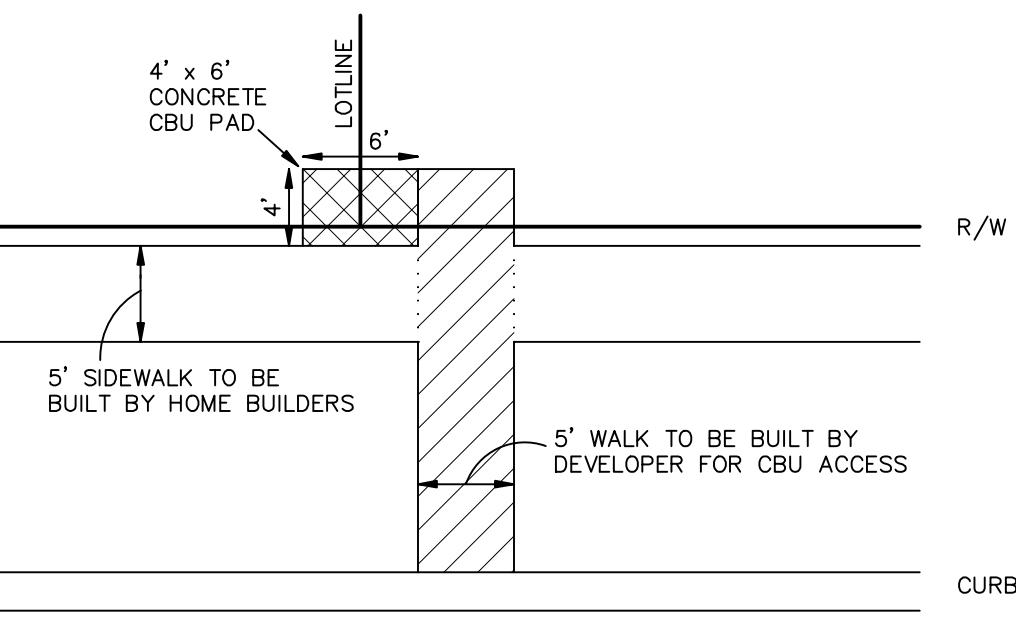
Thank you,



Chad E. Doornbos
Superintendent of Public Utilities
Allendale Charter Township

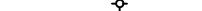


TYPICAL PUBLIC STREET CROSS SECTION



CBU PAD DETAIL

PROPOSED ALLEGED LEGEND

 REPRESENTS PROPOSED WATERMAIN

 REPRESENTS PROPOSED SAN SEWER

 REPRESENTS PROPOSED STORM SEWER

EXISTING CONTOURS AND PHOTO DERIVED FROM OTTAWA COUNTY GIS DATA DATED 2018.

SCALE: 1'' = 100'
2' CONTOUR INTERVAL

TENTATIVE PRELIMINARY PLAT CHURCHSIDE ESTATES

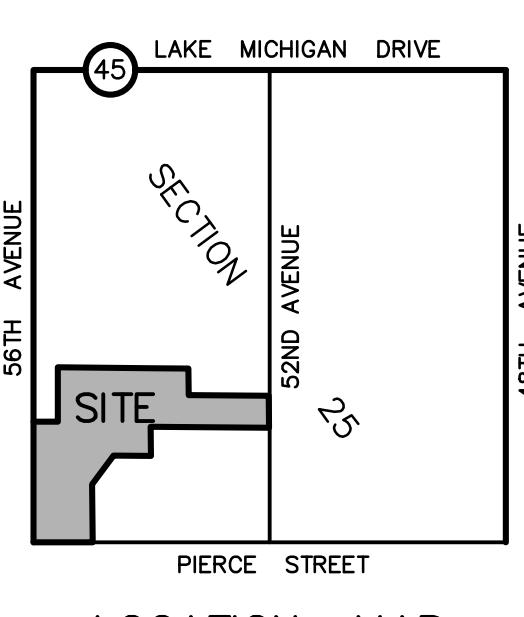
CHURCHSIDE ESTATES
FOR: BILTMORE LLC
ATTN: MERWYN KOSTER
6410 LAKE MICHIGAN DRIVE
ALLENDALE, MI 49401
PAGE 25 OF THE CHURCHSIDE SECTION OF THE BIRMINGHAM ALLENDALE TOWNSHIP ZONING ORDINANCE

The logo for Exxel Engineering, Inc. features a green silhouette of a person in a hard hat and safety vest, holding a surveying tripod and level. To the right of the silhouette, the word "exxel" is written in a lowercase, bold, sans-serif font. The word "engineering" follows in a larger, bold, black sans-serif font. Below "engineering", the words "planners • engineers • surveyors" are written in a smaller, bold, green sans-serif font.

DRAWN BY: JDR PROJ. ENG.: DDG SHEET
APPROVED BY: DDG PROJ. SURV.: . 1 of 1

Area		Area		Area	
No.	Sq.Feet	Lot No.	Sq.Feet	Lot No.	Sq.Feet
1	14763	20	12167	39	17978
2	11604	21	12168	40	17949
3	11604	22	12169	41	17921
4	11612	23	12170	42	17892
5	11596	24	12171	43	17871
6	11604	25	12172	44	17887
7	11604	26	12173	45	11107
8	11604	27	12174	46	11107
9	11604	28	12175	47	11107
0	11604	29	12176	48	11107
1	11604	30	14938	49	11107
2	11604	31	11930	50	11107
3	17437	32	12241	51	11107
4	11518	33	14025	52	11107
5	12586	34	18960	53	11045
6	22889	35	18638	54	11108
7	15035	36	17696	55	12219
8	12165	37	17696	56	15319
9	12166	38	18007	57	20139

AVERAGE LOT SIZE = 13,653 SQFT

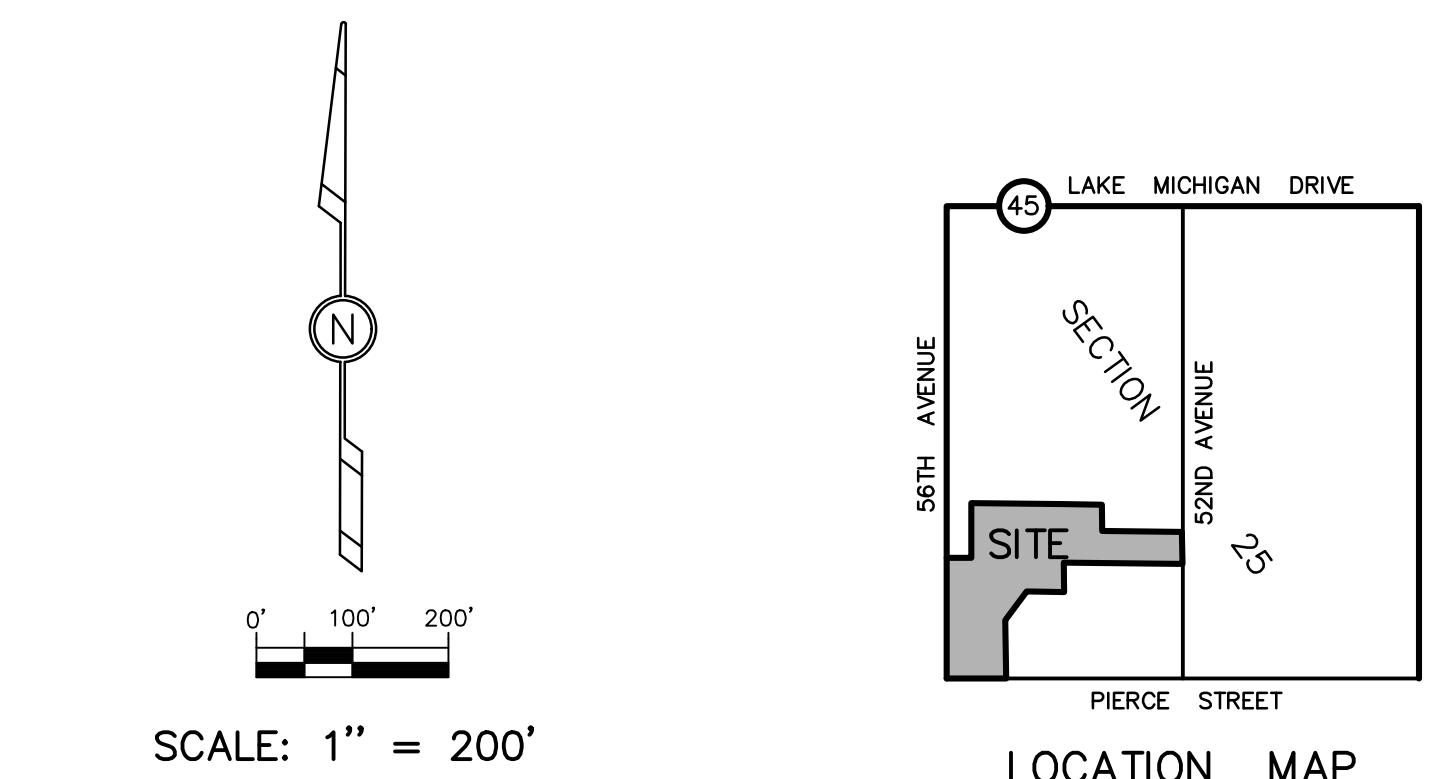




LEGAL DESCRIPTIONS:
PARCEL #70-09-25-300-060
Property Address: 10460 56TH AVE
PART OF SW 1/4 BEG SW SEC COR, TH N 1368.43 FT, E 299.9 FT, N 613 FT, S 88D 32M 42S E 1042.62 FT, S 0D 07M 52S E 994.8 FT, N 88D 31M 32S W 671.85 FT, S 0D 03M 29S E 994.66 FT, TH N 88D 30M 50S W 672.38 FT TO PT OF BEG, ALSO COM SW COR LOT 12 SPRINGFIELD WEST, TH N 89D 22M 55S W 20 FT & N 0D 42M 13S W 179.35 FT TO PT OF BEG, TH N 36D 11M 16S E 410.8 FT, S 89D 23M 40S W TO PT N 0D 42M 13S W OF BEG, TH S 0D 42M 13S E TO BEG, SEC 25 T7N R14W.

PARCEL #70-09-25-300-050
Property Address: 10681 52ND AVE
PART OF SW 1/4 COM N 0D 48M 05S W 1326.78 FT FROM S 1/4 COR, TH N 89D 23M 54S W 1343.23 FT, N 0D 44M 10S W 663.17 FT, S 89D 24M 24S E 437.47 FT, S 0D 48M 05S E 300 FT, S 89D 24M 24S E 905 FT, TH S 0D 48M 05S E 363.38 FT TO BEG, SEC 25 T7N R14W 14.21 AC.

-CURRENT USE OF SITE IS ACTIVE FARMING.



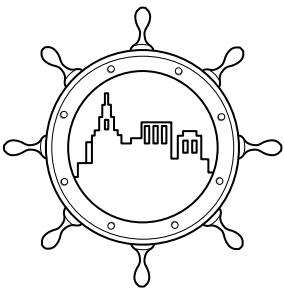
SITE ANALYSIS PLAN

CHURCHSIDE ESTATES

FOR: BILTMORE LLC
ATTN: MERWYN KOSTER
6410 LAKE MICHIGAN DRIVE
ALLENDALE, MI 49401

PART OF THE SW 1/4, SECTION 25, T7N, R14W, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

		DRAWN BY: JDR	PROJ. ENG.: DGD	PROJ. SURV.: JCB	SHEET
		BY	FILE NO.: 201894E	DATE: 11/22/2021	1 of 1
01/10/22	REVISED	BY	FILE NO.: 201894E	DATE: 11/22/2021	



Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
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julie@freshcoastplanning.com

Sara Moring-Hilt
586-850-8784
sara@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 10, 2022
Re: 2022 Work Program

Attached is a draft 2022 Planning Commission Work Program for your consideration. As you know, the Work Program is typically presented and adopted in January of the calendar year. As you further know, the Work Program was modified several times during the 2021 year as tasks were accomplished or added. You completed or have initiated the following tasks, which are no longer identified within the Work Program draft as a result.

- Allow zero yard setbacks within industrial (and commercial) projects when a shared design is proposed
- Revise the R-2 Medium Density One and Two Family Residential Zoning District title since new duplexes are prohibited
- Consider rezoning Industrial zoned lands in Section 36 to the Agricultural zoning district.
- Allow General Commercial uses within the Industrial District
- Review Section 24.06J maximum glass provisions
- Draft language requiring major development to be located within the township sanitary sewer district boundary
- Reexamine Zoning Ordinance provisions for Waste Disposal Facilities (dumpster) and determine whether revisions are appropriate
- Tree Preservation language

The only item of note within the Work Program that we believe has not been finalized is number four regarding the Non-Motorized Pathway 2015 amendment. Our notes from your September 20, 2021 meeting indicate that Planning Commissioner Zuniga was to present that item to the Downtown Development Authority for discussion regarding funding. We are unsure of the status of that effort.

The 2022 Planning Commission Work Program is scheduled as a New Business item at your January 17, 2022 meeting. If you have any questions, please let us know.

GLR
Planner

cc: Adam Elenbaas, Supervisor

Attachment

ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION

2022 Work Program

Adopted: _____, 2022

1. Revise and clarify the requirements which trigger site plan review and major and minor amendments to an approved site plan
2. Regulations for development in the 100-year flood plain are needed
3. Examine means to improve ground water quality
4. Non-Motorized Pathway 2015 amendment to Section 24.06C1
5. Review the Zoning Ordinance to revise those sections in the Ordinance that allow certain discretionary decisions by the Zoning Administrator
6. Consider amendments to regulate outdoor furnaces
7. Consider revisions to Section 23.18 – Residential Open Space Development
8. Mining Operations
 - Consider requiring resulting lots to possess the ability to appropriately accommodate septic systems that will experience longevity
 - Minimum provisions
9. Improve Planned Unit Development language, particularly open space minimums in residential development

2021 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.

Membership & Meetings

Membership of the Planning Commission

- Andrew Longcore
- Duke Schut
- Bruce Zeinstra
- Rick Chapla
- Tom Zuniga
- Rick Westerling
- Mark Adams

Officers of the Planning Commission

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

Meetings & Meeting Attendance

Regular Meetings: 22 <> Special Meetings: 0

- Longcore: 22
- Schut: 21
- Zeinstra: 19
- Zuniga: 20
- Adams: 22
- Westerling: 19
- Chapla: 1
 - Kelley: 18

Operations & Activity

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2021 Annual Work Program
- 2020 Annual Report

Site Plan Approvals

- Metro Health – Site Plan
- Taco Bell – Site Plan Minor Amendment
- Hidden Shores West – Planned Unit Development Major Amendment
- Allendale Baptist Church – Planned Unit Development
- Mr. Burger – Walgreens Planned Unit Development Major Amendment
- Metro Health Signage – University Park Planned Unit Development Major Amendment
- Kennedy Lake Phase 2 – Site Condominium
- Lighthouse Community Church – Minor Change
- Dewpointe West Phase 4 – Tentative Preliminary Plat
- M&S Storage – Site Plan
- 6138 LMD – Planned Unit Development
- DeJong Sheds – Site Plan

Site Plan Denials, Suspensions, or Withdrawals

- None

Special Use Approvals

- JMM Developers – Mining application
- 5015 Warner – Mining application
- Allendale Christian School – Major Amendment
- 5015 Warner – Mining application amendment

Special Use Denials, Suspensions, or Withdrawals

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - Allendale Baptist Church Planned Unit Development
 - 6138 LMD – Planned Unit Development
 - Biltmore LLC – Rezoning from R-1 to R-2
- Text
 - Zoning Ordinance
 - Section 24.06H –Waste Disposal Facilities
 - Section 24.06J – Building Appearance
 - Section 3.19 – Tree Preservation
 - Section 16.02A – Permitted Uses
 - Subdivision Ordinance

- None

Zoning Map & Text Amendment Recommendations of Denial

- Map (Rezone)
 - None
- Text
 - None

Other Amendments, Approvals, or Reviews

- Master Plan

General Recommendations & Inquiries

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

Andrew Longcore, Chairperson
Allendale Charter Township Planning Commission