

Agenda for the
Allendale Charter Township Board Meeting
Monday, August 8, 2022, 6:00pm

Members Present:

Members Absent:

Guests Present:

Meeting called to order

- Invocation given by Ken Murillo
- Pledge of Allegiance
- Approve Agenda
- Consent Agenda
 - Approval of the July 25, 2022 Regular Board Meeting Minutes
 - Bills
 - Interim Bills
- For information
 - June Financial Report
 - Minutes of the July 18, 2022 Planning Commission Meeting
 - Employee Promotion: Kelli McGovern, Planning and Zoning Coordinator
- Public Hearings
- Public Comments
- Guest Speakers
 - Ottawa County Commissioner Greg DeJong
- Action Items
 - Library Advisory Board Bylaws
 - First Reading Ordinance 2022-07: Zoning Ordinance Amendments
- Discussion Items
- Public Comments
- Board Comments
- Future Agenda Items
- Adjournment

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- Account: ACT_Guest
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**PROPOSED
PROCEEDINGS OF THE ALLENDALE
TOWNSHIP BOARD OF TRUSTEES
JULY SESSION 2nd DAY**

The Allendale Township Board of Trustees met at the Allendale Township Auditorium, located at 6676 Lake Michigan Drive, on Monday, July 25, 2022, at 6:00 p.m. and was called to order at 6:00 p.m. by Mr. Elenbaas.

Present: Mr. Zeinstra; Ms. Hansen; Ms. Kraker; Ms. Vander Veen; Mr. Murillo; Mr. Vander Wall; and Mr. Elenbaas. (7)

Absent: None (0)

Staff and Guest Present: Chad Doornbos, Public Utilities Superintendent

Ms. Hansen pronounced the invocation.

Mr. Elenbaas led in the Pledge of Allegiance to the Flag of the United States of America.

BOT 22-132 Ms. Vander Veen moved to approve the agenda of today as presented. The motion passed.

BOT 22-133 Mr. Vander Wall moved to approve the following Consent Resolutions:

1. To approve the Minutes of the July 11, 2022, Board of Trustees meeting.
2. To approve the general claims in the amount of \$643,493.97 and interim payments of \$1,297.91, as presented by the summary report for July 26, 2022.

The motion passed.

Items Received for Information

1. June Finance Report
2. Minutes of the July 18, 2022, Planning Commission Meeting
3. June Sheriff's Department Report
4. June Fire Department Report
5. Revised Zoning Board of Appeals Application
6. WOW Award

Communications and Correspondence- None

Public Hearings- None

Public Comments- None

BOT 22-134 Mr. Elenbaas moved to close public comment. The motion passed.

Guest Speakers

Chad Doornbos, Public Utilities Superintendent provided a 2021 Year in Review. Highlights included: completion of new administration and maintenance buildings; increasing staff levels has contributed to retention of team members and provided an opportunity to minimize on-call duty requirements; various asset management projects updates; booster station project completion; impact of growing community; rate study; microchip shortages have impacted meter supply levels; Phase II of WWTP update; and cost increases impacting necessary supplies.

Action Items

BOT 22-135 Ms. Vander Veen moved to approve and authorize the Clerk and Supervisor to sign Resolution 2022-11, a resolution amending the Personnel Policy, specifically, the Uniform, Outerwear, and Safety Equipment Guidelines. The motion passed.

BOT 22-136 Mr. Vander Wall moved to approve the Planning and Zoning Coordinator job description and salary range as presented. The motion passed.

Discussion Items

Mr. Elenbaas reintroduced the proposed request from 4th grade class members. The group is requesting to switch Trick or Treating date to the Saturday before Halloween rather than the traditional October 31st date. Several board members provided feedback and comments. The board did not request further action.

Public Comments -None

BOT 22-137 Mr. Elenbaas moved to close public comment. The motion passed.

Board Comments

Mr. Elenbaas informed the board an action item will be on a future agenda. The action item will help to clean up some language in the Master Plan.

Ms. Kraker sought clarification on incoming businesses to the area. Mr. Zeinstra provided clarification.

BOT 22-138 Ms. Vander Veen moved to adjourn the meeting at 6:55 p.m. The motion passed.

Jody L. Hansen, Clerk
Of the Township of Allendale

Adam Elenbaas, Supervisor
Of the Township of Allendale

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022	YTD BALANCE	YTD BALANCE	ACTIVITY FOR	
		AMENDED BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	MONTH 06/30/2022	% BDGT USED
Fund 101 - General Fund						
Revenues						
101-000.000-401.000	TAXES	0.00	1,159,381.86	0.00	0.00	0.00
101-000.000-402.000	REAL PROPERTY TAXES	1,173,994.00	0.00	1,170,903.85	742.73	99.74
101-000.000-410.000	PERSONAL PROPERTY TAXES	58,402.00	0.00	61,114.80	0.00	104.65
101-000.000-434.000	TOWNSHIP SHARE MOBILE HOME TAX	3,000.00	1,268.50	1,276.00	255.00	42.53
101-000.000-437.000	INDUSTRIAL FACILITY TAX	2,878.00	0.00	2,878.04	0.00	100.00
101-000.000-445.000	PENALTIES AND INTEREST	1,000.00	1,136.16	3,523.67	0.00	352.37
101-000.000-447.000	TAX ADMIN FEE	271,206.00	15,432.87	15,796.43	0.00	5.82
101-000.000-451.000	STREET LIGHT ASSESSMENT	89,991.00	84,464.17	91,637.16	0.00	101.83
101-000.000-477.000	CABLE FRANCHISE FEES	145,000.00	27,134.17	28,141.28	0.00	19.41
101-000.000-478.000	LIQUOR LICENSES	0.00	750.00	0.00	0.00	0.00
101-000.000-479.000	STATE LIQUOR LICENSE FEES	3,500.00	0.00	13.75	0.00	0.39
101-000.000-491.000	Collection Fees Dog License	100.00	41.00	46.00	16.00	46.00
101-000.000-492.000	PASSPORT LICENSE	5,000.00	0.00	0.00	0.00	0.00
101-000.000-493.000	Zoning Compliance Permits	1,000.00	750.00	690.00	420.00	69.00
101-000.000-494.000	SPECIAL USE PERMITS	500.00	1,000.00	250.00	0.00	50.00
101-000.000-495.000	SIGN PERMITS	50.00	20.00	0.00	0.00	0.00
101-000.000-528.000	OTHER FEDERAL GRANTS	107,503.00	48,974.92	0.00	0.00	0.00
101-000.000-564.000	STATE REV SHARING-CVTRS	74,682.00	36,609.00	37,341.00	12,447.00	50.00
101-000.000-567.000	State Grants Library	22,000.00	12,161.28	17,266.68	0.00	78.48
101-000.000-573.000	STATE GRANTS-METRO ACT	11,000.00	11,260.60	11,610.40	11,610.40	105.55
101-000.000-574.000	STATE REV SHARE-CONST SALES TX	1,916,907.00	935,583.00	2,081,662.00	465,329.00	108.59
101-000.000-581.000	TALLMADGE LIBRARY CONTRIBUTION	105,000.00	107,761.76	112,420.07	0.00	107.07
101-000.000-602.000	ZONING CHANGE CHARGE	1,000.00	1,200.00	1,400.00	0.00	140.00
101-000.000-605.000	ADMIN CHARGE	185,697.00	0.00	0.00	0.00	0.00
101-000.000-613.000	MISC INCOME	1,000.00	1,262.47	2,054.14	113.02	205.41
101-000.000-634.000	OPENING/CLOSING BURIALS	17,000.00	18,650.00	14,200.00	3,300.00	83.53
101-000.000-656.000	Penal Fines	80,000.00	50.00	0.00	0.00	0.00
101-000.000-657.000	Ordinance Fines	2,000.00	714.96	5,103.36	1,213.74	255.17
101-000.000-658.000	Civil Infraction Fines	100.00	55.00	0.00	0.00	0.00
101-000.000-659.000	LIBRARY FINES/MISC	5,000.00	3,626.91	3,493.43	435.59	69.87
101-000.000-665.000	Interest	1,500.00	957.95	1,314.44	368.75	87.63
101-000.000-667.000	Hall Rental Income	500.00	220.00	2,245.00	480.00	449.00
101-000.000-667.001	PAVILION RENTAL	1,000.00	1,070.00	1,135.00	585.00	113.50
101-000.000-667.050	Rental-Water Tank-Omnipoint	16,000.00	6,738.04	6,940.19	1,405.75	43.38
101-000.000-675.004	CONCERTS/MOVIES IN THE PARK	1,000.00	1,000.00	0.00	0.00	0.00
101-000.000-675.006	VETERAN'S MEMORIAL BRICKS	0.00	(75.00)	0.00	0.00	0.00
101-000.000-675.050	Donations - Park	500.00	1,800.00	0.00	0.00	0.00
101-000.000-675.791	DONATIONS - SUMMER READING PGM	500.00	0.00	0.00	0.00	0.00
101-000.000-676.000	Miscellaneous Reimbursements	0.00	2,300.00	677.56	677.56	100.00
101-000.000-676.010	Reimbursement Summer Tax Coll.	16,000.00	0.00	0.00	0.00	0.00
101-000.000-676.040	Reimbursement Fire Protection	100,000.00	0.00	0.00	0.00	0.00
101-000.000-676.070	INSURANCE REIMBURSEMENTS	3,000.00	2,738.90	13,126.97	2,847.25	437.57
101-000.000-677.000	Grants/Foundations	0.00	207.00	225.00	0.00	100.00
TOTAL REVENUES		4,424,510.00	2,486,245.52	3,688,486.22	502,246.79	83.36
Expenditures						
101.000	Township Board	33,022.00	20,257.24	19,868.26	5,658.13	60.17
171.000	Supervisor	182,595.00	49,879.63	81,947.36	13,271.27	44.88
191.000	FINANCE/ACCT	141,042.00	72,981.59	62,816.01	10,993.55	44.54
209.000	EMPLOYEE INSURANCES	300,443.00	144,628.56	161,417.21	32,595.39	53.73
215.000	CLERK	123,877.00	46,819.71	54,842.30	9,377.14	44.27
223.000	AUDIT	11,000.00	4,960.00	4,960.00	0.00	45.09
247.000	BOARD OF REVIEW	4,530.00	1,943.88	1,951.23	0.00	43.07
248.000	ADMINISTRATION	237,465.00	133,361.07	115,042.13	17,320.40	48.45

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INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 07/27/2022 - 08/09/2022
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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 000.000 REVENUE					
101-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	1,010.61	
101-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	8,756.13	
101-000.000-231.030	Misc Ins - Aflac	AFLAC	MISCELLANEOUS INSURANCE - JULY	285.50	
Total For Dept 000.000 REVENUE				10,052.24	
Dept 171.000 Supervisor					
101-171.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	97.62	
Total For Dept 171.000 Supervisor				97.62	
Dept 209.000 EMPLOYEE INSURANCES					
101-209.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	141.11	
101-209.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	439.94	
101-209.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	1,862.27	
101-209.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - AUGUST	337.91	
Total For Dept 209.000 EMPLOYEE INSURANCES				2,781.23	
Dept 215.000 CLERK					
101-215.000-955.000	Miscellaneous	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	97.39	
Total For Dept 215.000 CLERK				97.39	
Dept 223.000 AUDIT					
101-223.000-805.000	Auditor Consultant	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	1,100.00	
101-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	2,910.40	
Total For Dept 223.000 AUDIT				4,010.40	
Dept 248.000 ADMINISTRATION					
101-248.000-732.000	SUPPLIES	STAPLES	OFFICE SUPPLIES	93.84	
101-248.000-802.000-ITMONT	Contracted Services	REHMANN TECHNOLOGY SOLUT	AGREEMENT MANAGED CBR - JULY	63.36	
101-248.000-802.000-ITMONT	Contracted Services	REHMANN TECHNOLOGY SOLUT	MONTHLY BS&A UPDATES	30.00	
101-248.000-955.000	Miscellaneous	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	5.93	
Total For Dept 248.000 ADMINISTRATION				193.13	
Dept 257.000 ASSESSOR					
101-257.000-802.000-ITMONT	Contracted Services	BS&A SOFTWARE	ASSESSING SYSTEM - ANNUAL FEE	1,428.00	
Total For Dept 257.000 ASSESSOR				1,428.00	
Dept 262.000 ELECTIONS					
101-262.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	PRINTER & CORDS FOR SATELLITE OFFICE	104.87	
101-262.000-732.000	SUPPLIES	STAPLES	ADDRESS LABELS & INK CARTRIDGE	137.37	
101-262.000-732.000	SUPPLIES	STAPLES	WIRELESS MOUSE	51.96	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	ELECTION/BALLOT MAIL	121.14	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	ELECTION/BALLOT MAIL	127.09	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	SHANNON MAISEL	BALLOT POSTAGE REIMBURSEMENT	62.69	
Total For Dept 262.000 ELECTIONS				605.12	
Dept 265.000 BUILDING & GROUNDS					
101-265.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	MICHIGAN STATE FLAG	39.99	
101-265.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	USA AMERICAN FLAG	39.99	
101-265.000-802.000	Contracted Services	BRENDA BORST	CLEANING SERVICES - JULY	1,112.00	
101-265.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	12.03	
101-265.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	48.81	
101-265.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - JULY	844.86	
101-265.000-930.000	Maintenance	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	56.19	

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 265.000 BUILDING & GROUNDS					
101-265.000-930.000	Maintenance	FAMILY FARM & HOME INC	MAINTENANCE SUPPLIES	103.39	
Total For Dept 265.000 BUILDING & GROUNDS				2,257.26	
Dept 336.000 FIRE DEPT					
101-336.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	SUPPLIES - FIRE DEPT	54.07	
101-336.000-732.070	UNIFORMS	NYE UNIFORM COMPANY	UNIFORMS - NAMEBARS	121.37	
101-336.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	58.58	
101-336.000-863.000-FUEL12	FUEL	WEX BANK	FUEL CHARGES	298.35	
101-336.000-863.000-FUEL12	FUEL	WEX BANK	FUEL CHARGES	151.91	
101-336.000-863.000-FUEL14	FUEL	WEX BANK	FUEL CHARGES	172.04	
101-336.000-863.000-FUEL16	FUEL	WEX BANK	FUEL CHARGES	203.98	
101-336.000-863.000-FUEL17	FUEL	WEX BANK	FUEL CHARGES	292.23	
101-336.000-863.000-FUEL17	FUEL	WEX BANK	FUEL CHARGES	285.72	
101-336.000-863.000-FUEL18	FUEL	WEX BANK	FUEL CHARGES	118.08	
101-336.000-863.000-FUEL19	FUEL	WEX BANK	FUEL CHARGES	195.78	
101-336.000-935.000-MAINT1	Truck Maintenance	ADEMA ALTERNATOR & START	TRUCK MAINTENANCE - STARTER	98.50	
Total For Dept 336.000 FIRE DEPT				2,050.61	
Dept 449.000 HIGHWAY-M45					
101-449.000-930.000-IRRIGA	Maintenance	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	77.34	
101-449.000-930.000-LIGHTS	Maintenance	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	72.41	
101-449.000-930.000-LIGHTS	Maintenance	FAMILY FARM & HOME INC	MAINTENANCE SUPPLIES	50.71	
101-449.000-930.050	Irrigation Maintenance	SPRING BROOK SUPPLY INC	IRRIGATION SUPPLIES	58.97	
Total For Dept 449.000 HIGHWAY-M45				259.43	
Dept 567.000 CEMETERY					
101-567.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	136.18	
101-567.000-930.000	Maintenance	FAMILY FARM & HOME INC	MAINTENANCE SUPPLIES	12.99	
Total For Dept 567.000 CEMETERY				149.17	
Dept 751.000 RECREATION AND PARKS					
101-751.000-930.000	Maintenance	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	36.73	
101-751.000-930.000	Maintenance	FAMILY FARM & HOME INC	MAINTENANCE SUPPLIES	21.98	
Total For Dept 751.000 RECREATION AND PARKS				58.71	
Dept 753.000 COMMUNITY PROMOTIONS					
101-753.000-807.000-INDEPE	COMMUNITY PROGRAMS	OTTAWA COUNTY FISCAL SER	DEPUTY SERVICES - 4TH OF JULY	2,124.00	
101-753.000-900.000	PRINTING, PUBLISHING, & POSTAGE	PACK ROOM LLC	PRINTING POSTERS (4) / MOVIES IN THE	40.00	
Total For Dept 753.000 COMMUNITY PROMOTIONS				2,164.00	
Dept 790.000 LIBRARY					
101-790.000-732.000	SUPPLIES	AMAZON	PROCESSING SUPPLIES	65.96	
101-790.000-732.000	SUPPLIES	AMAZON	CLEANING SUPPLIES	20.07	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	24.00	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	17.99	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	YOUTH DVD	9.99	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	19.99	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	VIDEO GAME	21.99	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD/TV	36.98	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	SPECIAL COLLECTION PARTS	9.99	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ACTIVITY KIT REPLACEMENT	14.60	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	19.96	
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	17.96	

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 790.000 LIBRARY					
101-790.000-732.000-AVMATE	SUPPLIES	AMAZON	ADULT DVD	15.00	
101-790.000-732.000-BOOKSX	SUPPLIES	AMAZON	BOOKS	20.56	
101-790.000-732.000-BOOKSX	SUPPLIES	AMAZON	BOOKS	20.49	
101-790.000-732.000-BOOKSX	SUPPLIES	AMAZON	BOOKS	18.96	
101-790.000-732.000-BOOKSX	SUPPLIES	AMAZON	BOOKS	10.67	
101-790.000-732.000-BOOKSX	SUPPLIES	BAKER & TAYLOR BOOKS LLC	BOOKS	272.12	
101-790.000-732.000-BOOKSX	SUPPLIES	LOUTIT DISTRICT LIBRARY	LOST & PAID MATERIALS	8.95	
101-790.000-732.000-CHILDB	SUPPLIES	BAKER & TAYLOR BOOKS LLC	CHILDREN'S BOOKS	66.73	
101-790.000-732.000-CHILDB	SUPPLIES	BAKER & TAYLOR BOOKS LLC	CHILDREN'S BOOKS	185.71	
101-790.000-802.000-AQUARI	Contracted Services	AQUA BLUE AQUARIUM SOLUT	AQUARIUM MAINTENANCE - JULY	75.00	
101-790.000-802.000-HOTSPO	Contracted Services	T-MOBILE	WIRELESS WIFI HOTSPOTS - AUGUST	251.45	
101-790.000-802.000-TECHNO	Contracted Services	ACENTEK	TELEPHONE CHARGES - JULY	218.95	
101-790.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - JULY	45.81	
101-790.000-807.000-SUMMER	COMMUNITY PROGRAMS	AMAZON	YOUTH PROGRAM	20.99	
101-790.000-930.000	Maintenance	ALLENDALE TRUE VALUE HDW	MAINTENANCE SUPPLIES - TOWNSHIP	49.20	
101-790.000-955.000	Miscellaneous	SPECTRUM HEALTH HOSPITAL	DRUG SCREENING - NEW EMPLOYEE	53.00	
101-790.000-955.000	Miscellaneous	SPECTRUM HEALTH HOSPITAL	DRUG SCREENING - NEW EMPLOYEE	53.00	
Total For Dept 790.000 LIBRARY				1,666.07	
Total For Fund 101 General Fund				27,870.38	
Fund 249 Building Department Fund					
Dept 000.000 REVENUE					
249-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	112.00	
Total For Dept 000.000 REVENUE				112.00	
Dept 223.000 AUDIT					
249-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	181.90	
Total For Dept 223.000 AUDIT				181.90	
Dept 371.000 INSPECTION DEPARTMENT					
249-371.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	3.09	
249-371.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	8.17	
249-371.000-802.000	Contracted Services	PROFESSIONAL CODE INSPEC	PERMIT INSPECTIONS - JUNE	35,276.40	
Total For Dept 371.000 INSPECTION DEPARTMENT				35,287.66	
Total For Fund 249 Building Department Fund				35,581.56	
Fund 252 RENTAL ADMINISTRATION					
Dept 000.000 REVENUE					
252-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	100.01	
252-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	440.90	
Total For Dept 000.000 REVENUE				540.91	
Dept 371.000 INSPECTION DEPARTMENT					
252-371.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	6.18	
252-371.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	21.74	
252-371.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	174.12	
252-371.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - AUGUST	14.37	
Total For Dept 371.000 INSPECTION DEPARTMENT				216.41	
Total For Fund 252 RENTAL ADMINISTRATION				757.32	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 254 Cemetery Improvement Fund					
Dept 223.000 AUDIT					
254-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	90.95	
		Total For Dept 223.000 AUDIT		90.95	
		Total For Fund 254 Cemetery Improvement Fund		90.95	
Fund 403 FIRE STATION BUILDING FUND					
Dept 901.000 CONSTRUCTION					
403-901.000-971.000	CAPITAL OUTLAY	MENARDS-HOLLAND INC	SPRINKLING & ELECTRICAL - FIRE STATIO	704.84	
403-901.000-971.000	CAPITAL OUTLAY	REHMANN TECHNOLOGY SOLUT	I/T EQUIPMENT	10,115.00	
403-901.000-971.000	CAPITAL OUTLAY	REHMANN TECHNOLOGY SOLUT	I/T EQUIPMENT - FIRE STATION	402.00	
403-901.000-971.000	CAPITAL OUTLAY	SPRING BROOK SUPPLY INC	SPRINKLING & ELECTRICAL - FIRE STATIO	1,006.90	
		Total For Dept 901.000 CONSTRUCTION		12,228.74	
		Total For Fund 403 FIRE STATION BUILDING FUND		12,228.74	
Fund 494 Dda Development Fund					
Dept 223.000 AUDIT					
494-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	1,455.20	
		Total For Dept 223.000 AUDIT		1,455.20	
		Total For Fund 494 Dda Development Fund		1,455.20	
Fund 592 Water & Sewer					
Dept 000.000 REVENUE					
592-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	1,069.12	
592-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - JULY	4,989.06	
592-000.000-231.030	Misc Ins - Aflac	AFLAC	MISCELLANEOUS INSURANCE - JULY	366.78	
592-000.000-266.000	COURT ORDER PAYABLE	ILLINOIS STATE DISBURSEM	CHILD SUPPORT DISBURSEMENT	341.54	
592-000.000-284.207	ESCROW-RUSK WOODS PRIVATE DR	PACK ROOM LLC	SHIPPING CHARGES	15.68	
592-000.000-284.213	KENNEDY LAKES 2	PREIN & NEWHOF PC INC	LABORATORY SAMPLES/TESTINGS	90.00	
592-000.000-284.219	CONIFER CREEK-BECKER DR	PACK ROOM LLC	SHIPPING CHARGES	16.59	
592-000.000-284.222	CENTENNIAL FARM-SITE CONDO	PACK ROOM LLC	SHIPPING CHARGES	16.60	
		Total For Dept 000.000 REVENUE		6,905.37	
Dept 248.000 ADMINISTRATION					
592-248.000-802.000-ITMONT	Contracted Services	REHMANN TECHNOLOGY SOLUT	AGREEMENT MANAGED CBR - JULY	42.24	
592-248.000-802.000-ITMONT	Contracted Services	REHMANN TECHNOLOGY SOLUT	MONTHLY BS&A UPDATES	20.00	
592-248.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	4,092.75	
		Total For Dept 248.000 ADMINISTRATION		4,154.99	
Dept 536.000 WATER					
592-536.000-646.000	Utility Charges	ALLEN, ZACHARY	UB refund for account: WAPT-011003-00	49.62	
592-536.000-646.000	Utility Charges	BARR, TOM	UB refund for account: IVOR-005855-00	116.24	
592-536.000-646.000	Utility Charges	FEENSTRA, ROBERT	UB refund for account: JORD-005214-00	14.80	
592-536.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	32.49	
592-536.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	119.96	
592-536.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	635.15	
592-536.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - AUGUST	101.39	
592-536.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	SUPPLIES - WATER DEPT	268.67	
592-536.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	ELECTRICAL TESTER REPLACEMENT	36.51	
592-536.000-732.000	SUPPLIES	FAMILY FARM & HOME INC	SHOVELS	13.99	
592-536.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	87.87	
592-536.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	73.02	

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Fund 592 Water & Sewer					
Dept 536.000 WATER					
592-536.000-732.000	SUPPLIES	RALPH MEYERS EXCAVATING	TOPSOIL SUPPLY	322.00	
592-536.000-732.000-METERS	SUPPLIES	ETNA SUPPLY COMPANY	METER HORNS & ANGLE VALVES	12,229.00	
592-536.000-733.000	WATER COST	OTTAWA COUNTY PUBLIC UTI	WATER USE/SYSTEM MAINTENANCE - JUNE	139,346.20	
592-536.000-802.000	Contracted Services	AMBS CALL CENTER	EMERGENCY CALL NUMBER	60.00	
592-536.000-802.000	Contracted Services	ENVIRONMENTAL SYSTEMS RE	GIS ANNUAL SUBSCRIPTION RENEWAL	821.00	
592-536.000-802.000	Contracted Services	H2O COMPLIANCE SERVICES	CROSS CONNECTION CONTROL MGMT - JULY	877.50	
592-536.000-802.000	Contracted Services	PREIN & NEWHOF PC INC	LABORATORY SAMPLES/TESTINGS	180.00	
592-536.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - JULY	39.95	
592-536.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	275.04	
592-536.000-863.000	FUEL	WEX BANK	FUEL CHARGES - PUBLIC UTILITIES	1,341.36	
592-536.000-930.000	MAINTENANCE	AAA LAWN CARE INC	SUMMER LAWN CARE	438.00	
592-536.000-930.000	MAINTENANCE	AAA LAWN CARE INC	SPRING LAWN CARE	332.00	
592-536.000-930.000	MAINTENANCE	AGILE SAFETY LLC	MICROCLIP PREVENTATIVE MAINTENANCE	72.50	
592-536.000-930.000	MAINTENANCE	SHORELINE POWER SERVICES	REPLACE UFD @ 68TH AVENUE PUMP	10,247.80	
592-536.000-930.000	MAINTENANCE	WOLVERINE POWER SYSTEMS	68TH AVE GENERATOR GOVERNOR REPAIR	3,386.11	
592-536.000-930.000	MAINTENANCE	ZEHN'S LANDSCAPE & LAWN	LAWN MOWING - JULY	624.00	
592-536.000-971.000	CAPITAL OUTLAY	MAC'S HEATING & COOLING,	A/C UNIT REPLACEMENT @ LMD STATION	3,823.84	
Total For Dept 536.000 WATER				175,966.01	
Dept 537.000 SEWER					
592-537.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	32.49	
592-537.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	119.95	
592-537.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - AUGUST	635.15	
592-537.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - AUGUST	101.39	
592-537.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	SUPPLIES - WASTE DEPT	109.92	
592-537.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	ELECTRICAL TESTER REPLACEMENT	36.51	
592-537.000-732.000	SUPPLIES	FAMILY FARM & HOME INC	SHOVELS	13.99	
592-537.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	87.87	
592-537.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	73.01	
592-537.000-732.000	SUPPLIES	SECURALARM LLC	BADGES	77.42	
592-537.000-802.000	Contracted Services	AMBS CALL CENTER	EMERGENCY CALL NUMBER	60.00	
592-537.000-802.000	Contracted Services	ENVIRONMENTAL SYSTEMS RE	GIS ANNUAL SUBSCRIPTION RENEWAL	821.00	
592-537.000-802.000	Contracted Services	PREIN & NEWHOF PC INC	LABORATORY SAMPLES/TESTINGS	90.00	
592-537.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - JULY	400.18	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	MACHINE TO MACHINE ACTIVITY - JULY	1,418.88	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	275.04	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - JULY	40.01	
592-537.000-803.000	Professional Services	FLEIS & VANDENBRINK ENG'	SITE PLAN REVIEW - WENDY'S - M-45 BP	165.00	
592-537.000-863.000	FUEL	WEX BANK	FUEL CHARGES - PUBLIC UTILITIES	1,341.36	
592-537.000-930.000-GENMAI	MAINTENANCE	AAA LAWN CARE INC	SUMMER LAWN CARE	876.00	
592-537.000-930.000-GENMAI	MAINTENANCE	AAA LAWN CARE INC	SPRING LAWN CARE	332.00	
592-537.000-930.000-GENMAI	MAINTENANCE	AGILE SAFETY LLC	MICROCLIP PREVENTATIVE MAINTENANCE	72.50	
592-537.000-930.000-GENMAI	MAINTENANCE	ALLIED MECHANICAL SERVIC	A/C MAINTENANCE	1,362.12	
592-537.000-930.000-GENMAI	MAINTENANCE	STAR CRANE & HOIST SERVI	EQUIPMENT SAFETY INSPECTION	285.00	
592-537.000-930.000-GENMAI	MAINTENANCE	ZEHN'S LANDSCAPE & LAWN	LAWN MOWING - JULY	416.00	
592-537.000-930.000-WRRFMA	MAINTENANCE	MICHIGAN DEPT OF LABOR	BOILER INSPECTIONS	370.00	
592-537.000-930.000-WRRFMA	MAINTENANCE	WINDEMULLER ELECTRIC INC	WORK ON ROUTERS - I/T TECHNICIAN	570.00	
592-537.000-971.000-GVSUTR	CAPITAL OUTLAY	FLEIS & VANDENBRINK ENG'	TRUNK SEWER RELOCATION ENGINEERING	74,201.85	
592-537.000-971.030	WWTP EXPANSION PHASE 2	MOORE & BRUGGINK INC	WWTP PLANT - PHASE 2 ENGINEERING - JU	10,241.55	
Total For Dept 537.000 SEWER				94,626.19	
Total For Fund 592 Water & Sewer				281,652.56	

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Fund 811 Road Fund					
Dept 223.000 AUDIT					
811-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	363.80	
		Total For Dept 223.000 AUDIT		363.80	
		Total For Fund 811 Road Fund		363.80	

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Fund Totals:

Fund 101 General Fund	27,870.38
Fund 249 Building Depa	35,581.56
Fund 252 RENTAL ADMINI	757.32
Fund 254 Cemetery Impr	90.95
Fund 403 FIRE STATION	12,228.74
Fund 494 Dda Developme	1,455.20
Fund 592 Water & Sewer	281,652.56
Fund 811 Road Fund	363.80

Total For All Funds:	<hr/> 360,000.51
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INTERIM PAYMENTS
Board Meeting: 08/08/22

DATE	CHECK #	AMOUNT	VENDOR	DESCRIPTION
7/27/2022	102102	\$ 33,167.53	PRIORITY HEALTH	Health Insurance - August

\$ 33,167.53 TOTAL

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR	% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)	
Fund 101 - General Fund						
Expenditures						
253.000	TREASURER	17,120.00	8,980.31	7,138.33	483.52	41.70
257.000	ASSESSOR	226,936.00	88,505.35	99,159.87	7,466.33	43.70
262.000	ELECTIONS	78,553.00	0.00	11,550.31	3,840.81	14.70
265.000	BUILDING & GROUNDS	2,333,093.00	159,392.41	2,195,175.11	11,154.02	94.09
266.000	ATTORNEY	132,000.00	32,216.25	27,689.75	2,952.50	20.98
301.000	POLICE OFFICER	470,500.00	241,513.24	232,612.10	77,781.58	49.44
336.000	FIRE DEPT	839,373.00	379,982.55	274,238.72	71,200.19	32.67
445.000	DRAIN AT LARGE	55,681.00	43,022.59	55,680.10	0.00	100.00
446.000	ROADS	30,720.00	7,680.00	7,680.00	7,680.00	25.00
448.000	STREET LIGHTS	122,500.00	82,333.23	47,974.08	62.12	39.16
449.000	HIGHWAY-M45	228,972.00	64,439.86	73,128.88	12,015.85	31.94
567.000	CEMETERY	44,741.00	16,137.17	13,365.06	4,330.55	29.87
672.000	SENIOR CITIZEN ACTIVITIES	35,514.00	14,032.94	15,050.24	2,388.42	42.38
701.000	PLANNING & ZONING	113,046.00	78,577.92	35,812.16	6,118.86	31.68
702.000	ZONING BOARD OF APPEALS	2,603.00	291.08	0.00	0.00	0.00
704.000	PLANNING COMMISSION	17,226.00	10,982.27	5,470.66	826.89	31.76
751.000	RECREATION AND PARKS	125,812.00	38,120.46	44,333.28	9,772.87	35.24
753.000	COMMUNITY PROMOTIONS	85,652.00	0.00	35,584.79	11,820.70	41.55
753.004	COMMUNITY PROMOTIONS CONCERTS/MOVIES	0.00	1,835.00	0.00	0.00	0.00
753.300	COMMUNITY PROMOTIONS - ADMINISTRATION	0.00	6,137.48	0.00	0.00	0.00
790.000	LIBRARY	480,352.00	186,473.56	201,868.07	31,326.28	42.03
TOTAL EXPENDITURES		6,474,368.00	1,935,485.35	3,886,356.01	350,437.37	60.03
Fund 101 - General Fund:						
TOTAL REVENUES		4,424,510.00	2,486,245.52	3,688,486.22	502,246.79	83.36
TOTAL EXPENDITURES		6,474,368.00	1,935,485.35	3,886,356.01	350,437.37	60.03
NET OF REVENUES & EXPENDITURES		(2,049,858.00)	550,760.17	(197,869.79)	151,809.42	9.65

6/30/22 Fund Balance = \$4,090,066
Cash = \$4,108,477

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021	06/30/2022	MONTH 06/30/2022	06/30/2022	
Fund 249 - Building Department Fund							
Revenues							
249-000.000-480.000	BUILDING PERMITS	170,000.00	101,322.75	92,928.00		18,811.00	54.66
249-000.000-481.000	Electrical Permits	68,000.00	28,533.00	27,449.20		5,904.00	40.37
249-000.000-482.000	PLUMBING PERMITS	50,000.00	24,712.00	22,444.00		6,250.00	44.89
249-000.000-483.000	Mechanical Permits	65,000.00	23,507.00	23,176.00		5,156.00	35.66
249-000.000-613.000	MISC INCOME	0.00	100.00	0.00		0.00	0.00
249-000.000-665.000	Interest	15.00	5.85	6.51		1.28	43.40
TOTAL REVENUES		353,015.00	178,180.60	166,003.71		36,122.28	47.02
Expenditures							
223.000	AUDIT	500.00	300.00	300.00		0.00	60.00
248.000	ADMINISTRATION	12,405.00	0.00	0.00		0.00	0.00
371.000	INSPECTION DEPARTMENT	338,848.00	170,877.07	159,803.72		33,986.96	47.16
TOTAL EXPENDITURES		351,753.00	171,177.07	160,103.72		33,986.96	45.52
Fund 249 - Building Department Fund:							
TOTAL REVENUES		353,015.00	178,180.60	166,003.71		36,122.28	47.02
TOTAL EXPENDITURES		351,753.00	171,177.07	160,103.72		33,986.96	45.52
NET OF REVENUES & EXPENDITURES		1,262.00	7,003.53	5,899.99		2,135.32	467.51

6/30/22 Fund Balance = \$38,463

Cash = 38,617

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 252 - RENTAL ADMINISTRATION							
Revenues							
252-000.000-485.000	RENTAL REGISTRATION	30,980.00	30,950.00	30,360.00		5,580.00	98.00
252-000.000-617.000	RENTAL INSPECTIONS	53,475.00	13,720.00	11,785.00		9,225.00	22.04
252-000.000-618.000	LANDLORD RENTAL FINES	100.00	50.00	0.00		0.00	0.00
252-000.000-665.000	Interest	10.00	4.10	2.87		0.69	28.70
TOTAL REVENUES		84,565.00	44,724.10	42,147.87		14,805.69	49.84
Expenditures							
371.000	INSPECTION DEPARTMENT	92,646.00	38,792.80	42,603.69		6,180.55	45.99
TOTAL EXPENDITURES		92,646.00	38,792.80	42,603.69		6,180.55	45.99
Fund 252 - RENTAL ADMINISTRATION:							
TOTAL REVENUES		84,565.00	44,724.10	42,147.87		14,805.69	49.84
TOTAL EXPENDITURES		92,646.00	38,792.80	42,603.69		6,180.55	45.99
NET OF REVENUES & EXPENDITURES		(8,081.00)	5,931.30	(455.82)		8,625.14	5.64

6/30/22 Fund Balance = \$20,331
Cash = \$20,986

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE 06/30/2021 NORMAL (ABNORMAL)	YTD BALANCE 06/30/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2022 INCREASE (DECREASE)	% BDGT USED
Fund 253 - Library Building Debt Fund						
Revenues						
253-000.000-665.000	Interest	30.00	18.62	12.42	1.28	41.40
TOTAL REVENUES		30.00	18.62	12.42	1.28	41.40
Fund 253 - Library Building Debt Fund:						
TOTAL REVENUES		30.00	18.62	12.42	1.28	41.40
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		30.00	18.62	12.42	1.28	41.40

6/30/22 Fund Balance = \$96,798

Cash = \$96,798

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 254 - Cemetery Improvement Fund							
Revenues							
254-000.000-643.000	GRAVE SITES	15,000.00	12,200.00	7,400.00	2,000.00	49.33	
254-000.000-665.000	Interest	30.00	16.04	19.16	3.44	63.87	
254-000.000-670.000	PROPERTY RENTAL	150.00	150.00	150.00	0.00	100.00	
TOTAL REVENUES		15,180.00	12,366.04	7,569.16	2,003.44	49.86	
Expenditures							
223.000	AUDIT	0.00	150.00	150.00	0.00	100.00	
248.000	ADMINISTRATION	9.00	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES		9.00	150.00	150.00	0.00	1,666.67	
Fund 254 - Cemetery Improvement Fund:							
TOTAL REVENUES		15,180.00	12,366.04	7,569.16	2,003.44	49.86	
TOTAL EXPENDITURES		9.00	150.00	150.00	0.00	1,666.67	
NET OF REVENUES & EXPENDITURES		15,171.00	12,216.04	7,419.16	2,003.44	48.90	

6/30/22 Fund Balance = 103,881

Cash = \$103,881

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 270 - Allendale Historical Society							
Revenues							
270-248.000-665.000	Interest	5.00	1.74	1.52		0.27	30.40
270-804.000-644.030	150Th Book Sales	0.00	30.00	60.00		60.00	100.00
TOTAL REVENUES		5.00	31.74	61.52		60.27	1,230.40
Expenditures							
804.000	KNOWLTON HOUSE	1,550.00	872.11	0.00		0.00	0.00
TOTAL EXPENDITURES		1,550.00	872.11	0.00		0.00	0.00
Fund 270 - Allendale Historical Society:							
TOTAL REVENUES		5.00	31.74	61.52		60.27	1,230.40
TOTAL EXPENDITURES		1,550.00	872.11	0.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		(1,545.00)	(840.37)	61.52		60.27	3.98

6/30/22 Fund Balance = \$8,072
Cash = \$8,072

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE 06/30/2021 NORMAL (ABNORMAL)	YTD BALANCE 06/30/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2022 INCREASE (DECREASE)	% BDGT USED
Fund 285 - AMERICAN RESCUE PLAN ACT						
Revenues						
285-000.000-665.000	Interest	0.00	0.00	314.32	92.89	100.00
TOTAL REVENUES		0.00	0.00	314.32	92.89	100.00
Fund 285 - AMERICAN RESCUE PLAN ACT:						
TOTAL REVENUES		0.00	0.00	314.32	92.89	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	314.32	92.89	100.00

6/30/22 Fund Balance = \$459

Cash = \$2,807,273

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 403 - FIRE STATION BUILDING FUND							
Revenues							
403-000.000-582.000	CAPITAL CONTRIBUTION-DDA	3,500,000.00	0.00	3,500,000.00		0.00	100.00
403-000.000-583.000	CONTRIBUTION-GENERAL FUND	2,110,000.00	0.00	2,110,000.00		0.00	100.00
403-000.000-584.000	CONTRIBUTION-OTHER	1,000,000.00	0.00	0.00		0.00	0.00
403-000.000-665.000	Interest	0.00	0.00	826.53		143.49	100.00
TOTAL REVENUES		6,610,000.00	0.00	5,610,826.53		143.49	84.88
Expenditures							
901.000	CONSTRUCTION	6,610,000.00	0.00	1,274,091.48		798,087.08	19.28
TOTAL EXPENDITURES		6,610,000.00	0.00	1,274,091.48		798,087.08	19.28
Fund 403 - FIRE STATION BUILDING FUND:							
TOTAL REVENUES		6,610,000.00	0.00	5,610,826.53		143.49	84.88
TOTAL EXPENDITURES		6,610,000.00	0.00	1,274,091.48		798,087.08	19.28
NET OF REVENUES & EXPENDITURES		0.00	0.00	4,336,735.05		(797,943.59)	100.00

6/30/22 Fund Balance = \$4,336,735

Cash = \$4,336,735

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 494 - Dda Development Fund							
Revenues							
494-000.000-401.000	TAXES	0.00	913,160.18	0.00		0.00	0.00
494-000.000-402.000	REAL PROPERTY TAXES	1,761,292.00	0.00	905,732.23		0.00	51.42
494-000.000-410.000	PERSONAL PROPERTY TAXES	75,175.00	0.00	29,644.83		0.00	39.43
494-000.000-437.000	INDUSTRIAL FACILITY TAX	4,011.00	0.00	1,775.57		0.00	44.27
494-000.000-613.000	MISC INCOME	0.00	0.00	950.00		0.00	100.00
494-000.000-665.000	Interest	2,000.00	996.12	402.88		52.24	20.14
494-000.000-678.000	PPT LOSS REIMB	70,000.00	0.00	0.00		0.00	0.00
TOTAL REVENUES		1,912,478.00	914,156.30	938,505.51		52.24	49.07
Expenditures							
223.000	AUDIT	4,000.00	2,400.00	2,400.00		0.00	60.00
248.000	ADMINISTRATION	3,757,523.00	24,582.82	3,526,730.77		0.00	93.86
266.000	ATTORNEY	10,000.00	0.00	5,069.00		5,000.00	50.69
446.000	ROADS	140,000.00	0.00	0.00		0.00	0.00
901.000	CONSTRUCTION	238,879.00	137,707.11	48,348.89		2,575.54	20.24
TOTAL EXPENDITURES		4,150,402.00	164,689.93	3,582,548.66		7,575.54	86.32
Fund 494 - Dda Development Fund:							
TOTAL REVENUES		1,912,478.00	914,156.30	938,505.51		52.24	49.07
TOTAL EXPENDITURES		4,150,402.00	164,689.93	3,582,548.66		7,575.54	86.32
NET OF REVENUES & EXPENDITURES		(2,237,924.00)	749,466.37	(2,644,043.15)		(7,523.30)	118.15

6/30/22 Fund Balance = \$1,578,867

Cash = \$1,578,857

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR		% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)		
Fund 592 - Water & Sewer							
Revenues							
592-248.000-631.000	FINANCE AGREEMENT FEE	200.00	90.00	60.00		0.00	30.00
592-248.000-632.000	CONNECTION FEES-WATER	150,000.00	151,620.00	137,828.00		34,907.00	91.89
592-248.000-632.010	CONNECTIONS FINANCE-WATER	5,000.00	3,089.00	10,720.00		0.00	214.40
592-248.000-633.000	CONNECTION FEES-SEWER	210,000.00	199,520.00	187,150.00		44,775.00	89.12
592-248.000-633.010	CONNECTIONS FINANCE-SEWER	20,000.00	11,750.00	0.00		0.00	0.00
592-248.000-647.000	Penalties	25,000.00	11,877.22	11,009.75		(16.86)	44.04
592-248.000-665.000	Interest	3,000.00	2,093.17	1,524.12		277.38	50.80
592-248.000-665.010	Interest On Assessments	9,000.00	7,032.52	5,884.35		0.00	65.38
592-536.000-582.000	CAPITAL CONTRIBUTION-DDA	0.00	272,000.00	0.00		0.00	0.00
592-536.000-613.000	MISC INCOME	2,500.00	78,806.80	762.82		762.82	30.51
592-536.000-619.000	INSPECTIONS	4,000.00	0.00	1,218.75		1,218.75	30.47
592-536.000-620.000	WATER METER CHARGES	25,000.00	28,664.50	29,351.50		8,871.00	117.41
592-536.000-630.000	WATER HYDRANT USAGE	4,000.00	450.00	713.29		619.04	17.83
592-536.000-646.000	Utility Charges	2,925,000.00	1,678,517.15	1,613,809.40		1,026,281.95	55.17
592-536.000-667.020	ROBINSON TWP HYDRANT RENT	450.00	0.00	450.00		0.00	100.00
592-536.000-667.050	Rental-Water Tank-Omnipoint	15,500.00	6,738.04	6,940.18		1,405.74	44.78
592-537.000-569.020	STATE GRANTS	15,000.00	0.00	0.00		0.00	0.00
592-537.000-582.000	CAPITAL CONTRIBUTION-DDA	0.00	0.00	(243,386.72)		0.00	100.00
592-537.000-613.000	MISC INCOME	2,000.00	0.00	762.80		762.80	38.14
592-537.000-619.000	INSPECTIONS	4,000.00	488.00	450.00		450.00	11.25
592-537.000-646.000	Utility Charges	2,404,771.00	1,092,494.19	1,284,734.11		630,538.56	53.42
592-537.000-646.010	Sewer Charges - Leprino	100,860.00	42,025.00	33,620.00		8,405.00	33.33
TOTAL REVENUES		5,925,281.00	3,587,255.59	3,083,602.35		1,759,258.18	52.04
Expenditures							
248.000	ADMINISTRATION	208,557.00	30,777.18	48,321.45		2,821.04	23.17
536.000	WATER	2,495,140.00	820,626.38	960,217.52		168,495.76	38.48
537.000	SEWER	2,620,843.00	4,728,842.46	717,478.25		233,364.84	27.38
906.000	DEBT	615,251.00	44,880.14	38,104.21		0.00	6.19
TOTAL EXPENDITURES		5,939,791.00	5,625,126.16	1,764,121.43		404,681.64	29.70
Fund 592 - Water & Sewer:							
TOTAL REVENUES		5,925,281.00	3,587,255.59	3,083,602.35		1,759,258.18	52.04
TOTAL EXPENDITURES		5,939,791.00	5,625,126.16	1,764,121.43		404,681.64	29.70
NET OF REVENUES & EXPENDITURES		(14,510.00)	(2,037,870.57)	1,319,480.92		1,354,576.54	9,093.60

6/30/22 Fund Balance = \$40,152,818
Cash = \$8,383,033

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	2022 AMENDED BUDGET	YTD BALANCE	YTD BALANCE	ACTIVITY FOR	% BDGT USED
			06/30/2021 NORMAL (ABNORMAL)	06/30/2022 NORMAL (ABNORMAL)	MONTH 06/30/2022 INCREASE (DECREASE)	
Fund 811 - Road Fund						
Revenues						
811-000.000-452.000	SPECIAL ASSESS-ROADS	25,000.00	18,112.06	19,794.36	2,622.07	79.18
811-000.000-665.000	Interest	100.00	89.99	92.11	16.22	92.11
811-000.000-665.010	Interest On Assessments	2,000.00	949.97	603.23	16.25	30.16
TOTAL REVENUES		27,100.00	19,152.02	20,489.70	2,654.54	75.61
Expenditures						
000.000	REVENUE	0.00	(30.00)	0.00	0.00	0.00
223.000	AUDIT	1,000.00	600.00	600.00	0.00	60.00
446.000	ROADS	105,302.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		106,302.00	570.00	600.00	0.00	0.56
Fund 811 - Road Fund:						
TOTAL REVENUES		27,100.00	19,152.02	20,489.70	2,654.54	75.61
TOTAL EXPENDITURES		106,302.00	570.00	600.00	0.00	0.56
NET OF REVENUES & EXPENDITURES		(79,202.00)	18,582.02	19,889.70	2,654.54	25.11
TOTAL REVENUES - ALL FUNDS		19,352,164.00	7,242,130.53	13,558,019.31	2,317,441.09	70.06
TOTAL EXPENDITURES - ALL FUNDS		23,726,821.00	7,936,863.42	10,710,574.99	1,600,949.14	45.14
NET OF REVENUES & EXPENDITURES		(4,374,657.00)	(694,732.89)	2,847,444.32	716,491.95	65.09

6/30/22 Fund Balance = \$490,194

Cash = \$490,194

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

July 18, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Chapla, Nadda, Zeinstra
Absent: Westerling, Zuniga
Staff and Guests Present: Planner Greg Ransford, Chris Grzenkowicz, Andrew Shaw, Sam Sterk, Richard Barber
3. Received for Information: Traffic review letter from Fleis and VandenBrink for the Aldi project.
4. Motion by Chapla to approve the June 20, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 5-0**
5. Motion by Longcore to approve the July 18, 2022, Planning Commission Agenda as presented. 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.
Richard Barber – A resident of Allendale has concerns about the placement of the retention pond on the Aldi site plan.
Seeing no more comments, Chairperson Longcore closed the public comment section.
7. Public Hearings:
 - A. Zoning Text Amendments
 - Section 12.06A – Development Requirements for PUD's with Residential Uses, Determination of Number of Dwellings
 - Section 12.06B7 – Formula to Determine Number of Dwellings
 - Section 14.01 – Description and Purpose
 - Section 14.03O – Uses Requiring Special Approval
 - Section 15.02AC – Use Regulation
 - Section 16.02I – Permitted Uses
 - Section 23.20 – Renewable Energies

Planner Ransford provided a synopsis regarding the Zoning Text Amendments and described for the public what each amendment was revising.

Chairperson Longcore opened the public comment section for the public hearing.

A member of the public asked if the windmill height would still stay at 150 feet and Chairperson Longcore replied that it would.

Seeing no more comments, Chairperson Longcore closed the public comment section.

Mr. Zeinstra asked about the density for single family residences in the Medium Density Residential zone and thinks that it should be copied out of the R-3 Zoning District requirement of the Ordinance.

Mr. Zeinstra also asked for clarification on a heading in the draft and Planner Ransford stated that it was a wrong reference, and he will fix that going forward.

Motion by Chapla to approve the zoning text amendments as proposed with the revision of fixing the heading that notes Section 24.06J and changing it to Section 12.06B7 and including the density equivalent of the R-3 Zoning District for the MDR row in the density table, and Seconded by Nadda. **Approved 5-0**

8. Site Plan Review: None

9. New Business:

A. ALDI Site Plan Application – 5316 Lake Michigan Dr.

- Seeking 20,161 square foot assortment grocery store

Chris Grzenkowicz of Desine Engineers, representing the applicant, presented the proposed project.

Mr. Nadda asked about the placement of the retention pond that was brought up during the public comment period. Mr. Grzenkowicz answered that the retention pond is being designed and put in place by the Centennial Farms development and they do not have control over the placement of it.

There was discussion of traffic, road markings and the approval from MDOT for the entrance from Lake Michigan Dr.

The applicant also discussed the possibility of relief from the 25-foot setback requirement from the road right of way and Planner Ransford stated that would be a separate application to the ZBA.

Mr. Longcore questioned where trucks would go to wait if there was already a truck in the delivery dock. Mr. Grzenkowicz answered that with a store this size there should not be a back-up even if it isn't Aldi in the future. Commissioners discussed the trucks going through the parking lot to get to the dock

Commissioners discussed the North Elevation as it is the side of the building that faces Lake Michigan Dr. and they would prefer to have something similar to the West elevation, with more windows facing Lake Michigan Dr. Mr. Grzenkowicz answered that this is not possible because of the shelving and refrigerated section that is necessary to be on that outside wall.

Commissioners concurred that a traffic study would be required as the review letter from Fleis and VandenBrink stated. They would like to see the North Elevation improved with windows and would like some windows and or landscaping on the east side of the building to break up the solid wall.

10. Old Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section.

There was a comment regarding who deals with the retention basin, and it was answered that it would be Ottawa County.

Seeing no more comments, Chairperson Longcore closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board paid bills and approved the hiring of library staff.

13. Commissioner and Staff Comments:

Planner Ransford commented that The Rapid was overlooked in the noticing of the Master Plan and that the Township will be re-noticing and starting the final 63-day comment period again.

14. Chairman Longcore adjourned the meeting at 8:30 p.m.

Next meeting August 1, 2022 at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern



Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning and Zoning Coordinator – Kelli McGovern

Board of Trustees:

7/28/2022

Over the past several months we have been evaluating the needs of the Township and how best to serve our residents, work with developers, and improve internal processes in the Planning and Zoning Department. An in-depth look at the department hadn't been made since at least 2015.

The department was in good shape but needed updates to how activities were approached and how information flowed through the department. We also realized that we were underutilizing our Planning and Zoning Assistant who had worked in the department since 2015. Kelli McGovern worked with our former Assistant Township Administrator and me to take a fresh look at our approach and we determined that we needed to make several updates. Kelli has been a key part of implementing making improvements over the last several months.

As updates have been made Kelli's role has transitioned from acting as an Assistant to taking a much more proactive approach. She has also taken on additional responsibilities in working with residents, developers, and internal staff. After evaluating the needs for Planning and Zoning I asked the Board to create a new role in the department with the intent of promoting Kelli into that new position.

I am happy to say that Kelli has been accepting the new responsibilities and has also accepted the promotion to Planning and Zoning Coordinator. The promotion moves her to pay grade A4 with an hourly rate of \$23/hour, effective August 1, 2022. Given the time of year, Kelli's 2022 year-end review process will not encompass a wage adjustment, as this promotion satisfies that segment of the annual review process.

We look forward to the continued growth and success that Kelli brings to our organization and community.

Sincerely,



Adam Elenbaas

Allendale Township Supervisor

Allendale Township Library Advisory Board Bylaws

~~Adopted by the Library Advisory Board November 1, 2018~~
~~Approved by the Allendale Board of Trustees November 26, 2018~~

Commented [MC1]: Moved to end of document for better tracking

Article I

Name

The Allendale Township Library Advisory Board, hereafter known as the Advisory Board, is established by the Allendale Charter Township. The Advisory Board is appointed by the Allendale Board of Trustees.

Article II

Purpose

The Advisory Board will advise the Library Director, ~~providing~~ provide expertise, guidance, insight and a forum to discuss operations, opportunities and challenges.

The Advisory Board will be consulted by the Director regarding changes in library policies and programming.

~~The Advisory Board will be a voting body on decisions needed for Lakeland Cooperative, Allendale Township, and for large purchases, major changes, and decisions within or for the Library.~~

The Advisory Board will vote on recommendations needed for Lakeland Cooperative, Allendale Township Board, and the Library Director for decisions relating to large purchases, major changes, and decisions within or for the Library.

Article III

Membership

The Advisory Board will consist of 6 residents of Allendale Township who will act as voting members. ~~Tallmadge Township will appoint a resident who will serve as a representative of the township and who will act as a voting member. Advisory Board members will serve three year terms, and may be appointed for additional terms.~~

The members are appointed by the Allendale Township Board of Trustees. In addition, one representative from the Allendale Township Board of Trustees ~~and one representative from Tallmadge Township will be appointed~~ will serve as a liaison and is

a non-voting member. These representatives will serve as township liaisons and are non-voting members.

Advisory Board members provide opinion, support and expertise to the Director as needed, but do not have governing authority.

Board member responsibilities shall include but are not limited to:

- Review existing policies and recommend new ones to govern the operation and program of the library.
- Assist in strategic planning.
- Provide opinion, guidance and review as appropriate for special issues to include but not be limited to, programs, new services, operations, facilities, budget, and the performance evaluation of the library director.
- Assist in interpreting the policies and functions of the library to the public.

Article IV

Officers

The Advisory Board will elect a chairperson, vice chairperson and secretary each year at the January meeting. They each are elected for one year and may be re-elected. In the event of the resignation or incapacity of the chairperson, the vice chairperson shall become the chairperson for the unexpired portion of the term. Vacancies of officers other than the chairperson shall be filled for the unexpired terms by special election.

~~The Advisory Board will elect a chairperson, vice chairperson and secretary to serve a two year term. Elections of the chairperson and secretary will be held on even numbered years at the regularly scheduled meeting in January. The election of the vice chairperson will be held on odd numbered years at the January meeting. At the end of the chairperson's term the vice chairperson will assume the role of chairperson. In the event of the resignation or incapacity of the chairperson, the vice chairperson shall become the chairperson for the unexpired portion of the term. Vacancies of officers other than the chairperson shall be filled for the unexpired terms by special election.~~

Commented [MC2]: Delete paragraph and replace with above paragraph.

The duties of the officers include but are not limited to:

Chairperson:

- Preside at all meetings.
- Represent the Advisory board at appropriate public functions.

- Appoint standing, special or ad hoc committees.
- Assist the library director in establishing the agenda for each meeting. Agenda items requested by any board member will be included.

Vice chairperson:

- Assist the chairperson in directing the affairs of the board and act in the chairperson's absence.

Secretary:

- Responsible for the accuracy and submission of the minutes of the Advisory Board meeting to the Allendale Township Clerk and the Library Director and to bring any corrections to the attention of the Advisory Board at its next meeting.

Article V

Meetings

The meeting of the Advisory Board will be conducted using Robert's Rules of Order as a general guide. The Advisory Board will meet on the third Thursday of each yearly quarter at 7:00pm in the Reon Room of the Library (January, March, June, September) and will meet no less than every three months. All meetings may be conducted in accordance with generally accepted parliamentary procedure. The Advisory Board will meet quarterly with a yearly schedule set at the last meeting of the prior year. Special meetings may be called by the Advisory Board, the Chairperson or the Director and will be posted after approval of the Township Supervisor. Special meetings will be posted in accordance with the Open Meeting Act. Additionally, Seven days notice of the special meeting must be given to all Advisory Board members and the notice must be posted on the Library and Township websites 7 days in advance.

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A quorum shall consist of a simple majority of voting members. A quorum must be present to conduct any voting. If a voting member is unable to attend a meeting it is their responsibility to contact the Advisory Board Chairman and or the Library Director prior to the meeting. If the current meeting agenda requires a majority vote and a majority is unable to attend, the Advisory Board will postpone the vote or select an alternative date for a special meeting to hold the vote.

The meeting agenda will include, but not be limited to, the following:

- Call to order / roll call
- Approval of the agenda

- Approval of the previous meeting minutes
- Directors report
- Old business
- New business
- Public comments
- Adjournment

In compliance with the Michigan Open Meetings Act the public is welcome to attend all Advisory Board meetings and may address the Advisory Board during the Public Comments Section of the Agenda.

Article VI

Amendments

These bylaws may be amended by a two thirds vote at any regular or specially called meeting providing all members have been notified of the proposed amendments at least 7 days prior to the meeting. Such amendments would then be subject to approval by the Allendale Township Board.

Resources

Lakeland Library Cooperative Directors. (Phone Interviews). 2017.

Moreland, Kurt. Professor of Organizational Communication, Cedarville University. (Phone Interview). 2017.

Richardson, Ellen. "*Bylaws for Public Library Boards*." Library of Michigan. 2006.

Riley, Randy, State Librarian. "*Michigan Public Library Trustee Manual*." Library of Michigan. 2017.

Seurynck, Anne M. and Werner, Lance M. "*Michigan Library Laws Handbook*." Library of Michigan. 2013.

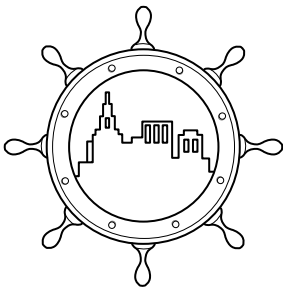
Todaro, Julie. "*Public Library Advisory Board Handbook*." Texas State Library and Archives Commission. 2012.

Adopted by Library Advisory Board November 1, 2018

Approved by Allendale Township Board November 26, 2018

Reviewed and Updated by Library Advisory Board October 7, 2021

Approved by Allendale Township Board Pending



Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Board of Trustees

From: Gregory L. Ransford

Date: July 22, 2022

Re: Recommended Text Amendments to the Allendale Charter Township Zoning Ordinance

In accordance with Article 29 – Amendments and District Changes; Procedures of the Allendale Charter Township Zoning Ordinance (ACTZO), further below we provide our synopsis regarding several proposed text amendments to the ACTZO, which were recommended for adoption by the Allendale Charter Township Planning Commission (ACTPC) at their July 18, 2022 meeting. As you are aware, the Board of Trustees (BOT) is the approving authority of text amendments.

Board of Trustees Responsibility

Given that the Township is a charter township, two introductions and readings are required by the BOT to formally adopt a text amendment, each reading of which would occur at two separate meetings. Included with the application materials is the formal Zoning Text Amendment Ordinance for your consideration of adoption and is formally necessary for the first and second readings.

Proposed Text Amendments

Section 12.06A – Development Requirements for PUD's with Residential Uses, Determination of Number of Dwellings

As part of the Master Plan amendment process, the ACTPC concluded it was appropriate to relocate residential density maximums to the ACTZO since density requirements are a provision of law. While density requirements already existed within the related density table of Section 12.06A – Development Requirements for PUD's with Residential Uses, Determination of Number of Dwellings of the ACTZO, the effort to relocate the language led to an opportunity to provide clarity within the table. In addition, Section 12.06A was streamlined for future amendment by removing reference to the Master Plan, since the process to amend the Master Plan is significantly longer and more cumbersome than an amendment to the ACTZO. In other words, if the density language was not removed from the Master Plan, in the event the Township desired to revise the maximum density requirements, the longer process of amending the Master Plan would be necessary rather than the shorter and more appropriate process of amending the ACTZO.

As a result, the ACTPC recommended the following revisions. Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

Section 12.06 – Development Requirements for PUD's with Residential Uses

For Planned Unit Developments which will devote all or a portion of the site to residential use the following requirements shall apply in addition to the requirements of Section 12.05.

A. Determination of Number of Dwellings

The maximum average density for a PUD shall ~~generally be the density generally recommended by the Township Master Plan in effect~~ **as set forth in the following density table** at the time of the application for the PUD approval is submitted to the Township. The allowed number of dwellings for the proposed PUD shall be based on the density recommendations for dwellings or bedrooms as set forth in the following density table. The Planning Commission shall have the discretion to recommend to the Township Board the density and number of dwellings or the number of bedrooms that should be permitted in the PUD based upon the Master Plan category recommended for that area. The Planning Commission shall base its recommendation on the following standards:

1. The impact that the number of occupants allowed by either of the density options will have on nearby existing land uses, roads, public utilities and services.
2. A determination regarding which of the density options and the number of dwellings or bedrooms allowed by that option is most compatible with the future land use recommendations for the nearby area as set forth in the Master Plan.

The Township Board, after receiving a recommendation from the Planning Commission, may choose to allow fewer dwellings or bedrooms than recommended by the Planning Commission if, in the opinion of the Township Board, a reduction in the number of dwellings or bedrooms recommended would better achieve the intent and standards of this Article. In making this determination the Township Board shall also consider the standards (1) and (2) utilized by the Planning Commission contained in this sub-section.

The type and placement of the dwellings proposed, however, shall be subject to the approval of the Township Board after receiving a recommendation from the Planning Commission. ~~During the review of the PUD site plan.~~

Residential Density Table Based upon the Township Master Plan

<u>Master Plan Category Classification</u>	<u>Maximum Average Density</u>
Agricultural and Residential Estate	1 dwelling unit per acre
Low Density Residential (LDR)	2.9 dwelling units per per acre
Moderate Density Residential (MOD)	<u>For single family detached dwellings</u> <ul style="list-style-type: none"> • 4.35 d.u./ dwelling units per acre with public sanitary sewer • 2.9 d.u./ dwelling units per acre w/o sanitary sewer
Medium Density Residential (MDR)	<u>For two family dwellings</u> <ul style="list-style-type: none"> • 6.70 dwelling units per acre with public sanitary sewer • 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit Public sanitary sewer & water required <u>For Multiple Family Dwellings</u> <ul style="list-style-type: none"> • 20 bedrooms/acre Public sanitary sewer & water required
High Density Residential (HDR)	<u>For two family dwellings</u> <ul style="list-style-type: none"> • 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit • Public sanitary sewer & water required <u>For multiple family dwellings</u> <ul style="list-style-type: none"> • 36 bedrooms per acre Public water & sewer required

Section 12.06B7 – Formula to Determine Number of Dwellings

Related to the proposed amendment to Section 12.06A above, the revisions to Section 12.06B7 – Formula to Determine Number of Dwellings of the ACTZO are simply to update the terminology within said section. Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

B7 – Formula to Determine Number of Dwellings

If the property requested for PUD rezoning ~~or~~ has more than one Master Plan land use ~~recommendation~~ **classification** the number of dwelling units or bedrooms allowed for each zone ~~or corresponding to the~~ Master Plan ~~classification area~~ shall be computed separately using the above formula to determine the total number of dwellings or bedrooms allowed for the entire proposed PUD site. The placement of the dwellings shall be subject to the approval of the Township Board following a recommendation from the Planning Commission during review of the PUD site plan.

Section 14.01 – Description and Purpose

During a previous Master Plan amendment and the related ACTZO amendments, the Township identified the need to create the General Commercial Zoning District by combining two existing commercial districts. During those amendments, language specific to that effort was placed within Section 14.01 – Description and Purpose of the ACTZO. Given that the related action is complete and no longer relevant to the current Master Plan amendment, the ACTPC recommended removal of the language through the following revisions. Proposed deletions are shown in strikethrough text. No additions are proposed.

Section 14.01 – Description and Purpose

The General Commercial (GC) District is intended to provide for a wide variety of retail, office and service uses which can serve the shopping needs of the resident of Allendale Township and passing traffic. ~~Essentially this zone combines the C-1 and C-2 zoning districts as recommended by the Township Master Plan due to the similarities in development standards, permitted uses and their existing and future locations along Lake Michigan Drive.~~ Regulations are designed to encourage and facilitate the development of sound and efficient shopping and business activities.

Section 14.03O – Uses Requiring Special Approval

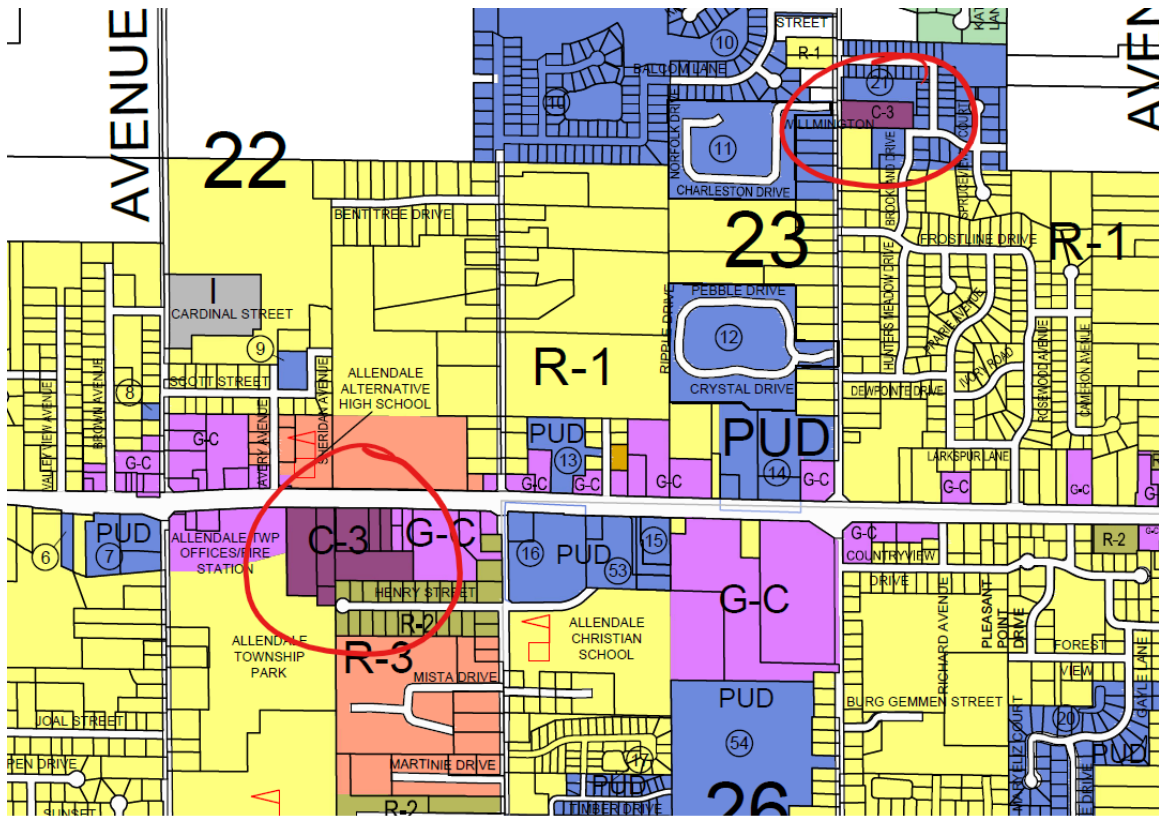
As you are familiar with the related moratorium regarding mini-warehouses and self-storage facilities, the ACTPC recommended the following revisions to Section 14.03O – Uses Requiring Special Approval of the ACTZO, which would prohibit said uses within the General Commercial Zoning District and reserve the subsection for future use. Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text.

Section 14.03 – Uses Requiring Special Approval

O. ~~Mini-warehouse and self-storage facilities.~~ **(Reserved for future use)**

Section 15.02AC – Use Regulation

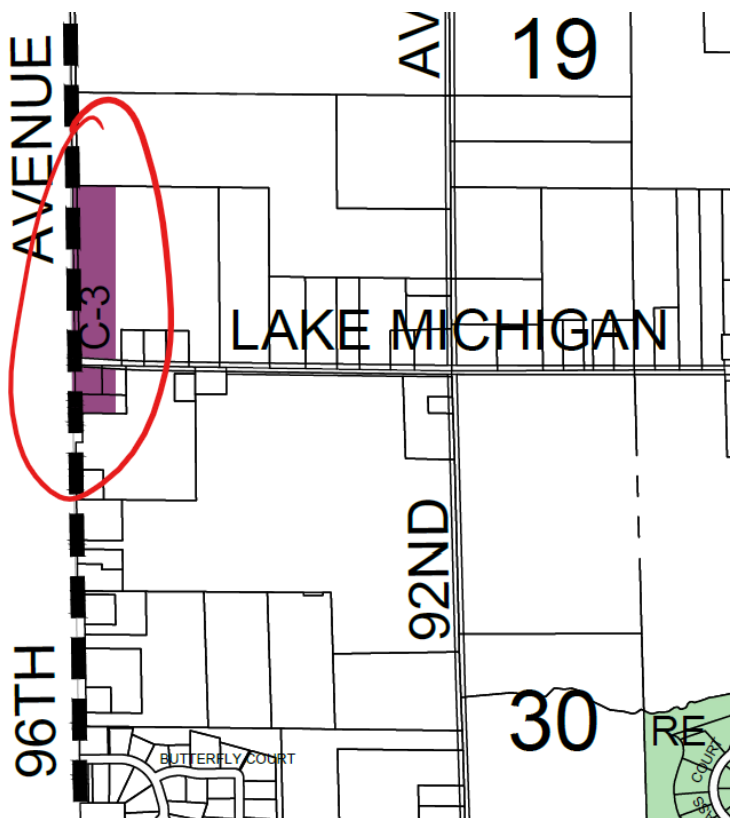
Also related to the moratorium regarding mini-warehouses and self-storage facilities, the ACTPC recommended additional language to Section 15.02AC – Use Regulation of the ACTZO to clearly indicate that those uses are allowed within the Service Commercial (C-3) Zoning District, as the current ACTZO language generally suggests. As you may know, C-3 District locations are limited to three (3) areas within the township, as depicted on the snap shots of the Zoning Map below. It is important to note that one of those areas is on Lake Michigan Drive.



LMD

6800

6000



Proposed additions are shown in bold text. No deletions are proposed.

Section 15.02 – Use Regulation

AC. Warehousing and storage structure, **mini-warehouse and self-storage facilities**.

Section 16.02I – Permitted Uses

Also related to the moratorium regarding mini-warehouses and self-storage facilities, the ACTPC recommended additional language to Section 16.02I – Permitted Uses of the Industrial Zoning District to clearly indicate that those uses are allowed within the district. Proposed additions are shown in bold text. No deletions are proposed.

Section 16.02 – Permitted Uses

I - Warehouses, distribution and storage facilities including mini-warehouses **and self-storage facilities**. Hazardous, toxic or obnoxious goods or products shall be prohibited.

Section 23.20 – Renewable Energies

As you may be aware, the ACTPC recently received an inquiry regarding solar use within the Agricultural and Rural Zoning District. Given that the ACTZO does not permit such a use or any power generation use generally outside of the Industrial Zoning District, the ACTPC concluded that it was appropriate to draft language to accommodate solar, biofuel, anaerobic digesters, and wind energy turbines throughout the township as a use-by-right or a special use, depending on the extent of the proposal. During the past decade, these uses are becoming more affordable and/or popular for homeowners, farmers, and power generation companies, the latter of which require large areas of land adjacent to transmission lines that are infrequently located adjacent to the Industrial Zoning District. Given this, additional zoning districts beyond the Industrial Zoning District are typically considered for power generation, as the ACTPC recommends with the proposed addition of Section 23.20 – Renewable Energies to the ACTZO. Since the section is entirely new, we do not provide a copy of the language herein. Please refer to the attached Zoning Text Amendment Ordinance.

Township Legal Counsel Opinion Regarding Wind Turbines

During the process to create Section 23.20 – Renewable Energies, the ACTPC inquired with the Township Legal Counsel regarding the limitation of the language that restricts the tallest wind turbine to 150 feet. His opinion is attached in that regard.

Public Hearing

One public comment was received regarding the maximum height of the tallest permitted wind turbine. Otherwise, no objections were provided. No public hearing is required to be held by the Board of Trustees.

Recommendation

Commissioner Chapla provided a motion to recommend adoption of all of the proposed text amendments. Motion was seconded by Commissioner Nada and carried 5-0, with members Zuniga and Westerling absent.

If you have any questions, please let us know.

GLR
Planner

Attachments

ORDINANCE NO. 2022-07

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN BY AMENDING SECTION 12.06A – DEVELOPMENT REQUIREMENTS FOR PUD’S WITH RESIDENTIAL USES, DETERMINATION OF NUMBER OF DWELLINGS; BY AMENDING SECTION 12.06B7 – FORMULA TO DETERMINE NUMBER OF DWELLINGS; BY AMENDING SECTION 14.01 – DESCRIPTION AND PURPOSE; BY AMENDING SECTION 14.03O – USES REQUIRING SPECIAL APPROVAL; BY AMENDING SECTION 15.02AC – USE REGULATION; BY AMENDING SECTION 16.02I – PERMITTED USES; BY ADDING SECTION 23.20 – RENEWABLE ENERGIES; AND PROVIDING FOR REPEAL, SEVERABILITY PROVISIONS, AND THE EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Development Requirements for PUD’s with Residential Uses, Determination of Number of Dwellings. Section 12.06A of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 12.06A – Determination of Number of Dwellings

The maximum average density for a PUD shall generally be the density as set forth in the following density table at the time the application for the PUD approval is submitted to the Township. The allowed number of dwellings for the proposed PUD shall be based on the density recommendations for dwellings or bedrooms as set forth in the following density table. The Planning Commission shall have the discretion to recommend to the Township Board the density and number of dwellings or the number of bedrooms that should be permitted in the PUD based upon the Master Plan category recommended for that area. The Planning Commission shall base its recommendation on the following standards:

1. The impact that the number of occupants allowed by either of the density options will have on nearby existing land uses, roads, public utilities and services.
2. A determination regarding which of the density options and the number of dwellings or bedrooms allowed by that option is most compatible with the

future land use recommendations for the nearby area as set forth in the Master Plan.

The Township Board, after receiving a recommendation from the Planning Commission, may choose to allow fewer dwellings or bedrooms than recommended by the Planning Commission if, in the opinion of the Township Board, a reduction in the number of dwellings or bedrooms recommended would better achieve the intent and standards of this Article. In making this determination the Township Board shall also consider the standards (1) and (2) utilized by the Planning Commission contained in this sub-section.

The type and placement of the dwellings proposed, however, shall be subject to the approval of the Township Board after receiving a recommendation from the Planning Commission.

Residential Density Table

<u>Master Plan Classification</u>	<u>Maximum Average Density</u>
Agricultural and Residential Estate	1 dwelling unit per acre
Low Density Residential (LDR)	2.9 dwelling units per acre
Moderate Density Residential (MOD)	<u>For single family detached dwellings</u> <ul style="list-style-type: none">▪ 4.35 dwelling units per acre with public sanitary sewer▪ 2.9 dwelling units per acre w/o sanitary sewer
Medium Density Residential (MDR)	<u>For two family dwellings</u> <ul style="list-style-type: none">▪ 6.70 dwelling units per acre with public sanitary sewer▪ 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit Public sanitary sewer & water required <u>For Multiple Family Dwellings</u> <ul style="list-style-type: none">▪ 20 bedrooms/acre Public sanitary sewer & water required
High Density Residential (HDR)	<u>For two family dwellings</u> <ul style="list-style-type: none">▪ 12,000 sq. ft./two family dwelling regardless of bedrooms per dwelling unit▪ Public sanitary sewer & water required

	<u>For multiple family dwellings</u> ▪ 36 bedrooms per acre Public water & sewer required
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Section 2. Formula to Determine Number of Dwellings. Section 12.06B7 of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 12.06B7 – Formula to Determine Number of Dwellings.

If the property requested for PUD rezoning has more than one Master Plan land use classification the number of dwelling units or bedrooms allowed for each zone corresponding to the Master Plan classification shall be computed separately using the above formula to determine the total number of dwellings or bedrooms allowed for the entire proposed PUD site. The placement of the dwellings shall be subject to the approval of the Township Board following a recommendation from the Planning Commission during review of the PUD site plan.

Section 3. Description and Purpose. Section 14.01 of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 14.01 – Description and Purpose

The General Commercial (GC) District is intended to provide for a wide variety of retail, office and service uses which can serve the shopping needs of the resident of Allendale Township and passing traffic. Regulations are designed to encourage and facilitate the development of sound and efficient shopping and business activities.

Section 4. Uses Requiring Special Approval. Section 14.03O of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 14.03O – Uses Requiring Special Approval

(Reserved for future use)

Section 5. Uses Regulation. Section 15.02AC of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 15.02AC – Use Regulation

Warehousing and storage structure, mini-warehouse and self-storage facilities.

Section 6. Permitted Uses. Section 16.02I of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 16.02I – Permitted Uses

Warehouses, distribution and storage facilities including mini-warehouses and self-storage facilities. Hazardous, toxic or obnoxious goods or products shall be prohibited.

Section 7. Renewable Energies. Section 23.20 of the Allendale Charter Township Zoning Ordinance will be added to state in its entirety as follows.

SECTION 23.20 RENEWABLE ENERGIES.

A. Purpose

Renewable energies are a resource that can prevent fossil fuel emissions and reduce energy load. The purpose and intent of renewable energies is to promote the compatible use of solar, biofuel, anaerobic digesters, and wind to assist in decreasing the dependence of the Township on non-renewable energy systems through the accommodation of proper renewable energy systems and equipment within the township. The purpose of this Section is to establish guidelines for siting solar, biofuel, anaerobic digesters, wind energy uses, and other renewable energies that meet this purpose. The goals are as follows.

1. Promote the safe, effective, and efficient use of solar, biofuel, anaerobic digesters, wind energy uses, and other alternative energies in order to reduce the consumption of fossil fuels in producing electricity.
2. Preserve and protect public health, safety, welfare, and quality of life by minimizing the potential adverse impacts of solar, biofuel, anaerobic digesters, wind energy uses, and other alternative energies.
3. Establish standards and procedures by which the siting, design, engineering, installation, operation, and maintenance of solar, biofuel, anaerobic digesters, wind energy uses, and other alternative energies shall be governed.

B. Definitions

As used in this Chapter, the following terms shall have the indicated meanings.

1. Anaerobic Digester. A reactor in which microorganisms break down biodegradable material in the absence of oxygen, used for industrial or domestic purposes to manage waste and/or produce energy.
2. Anaerobic Digestion. A process through which bacteria break down organic matter—such as animal manure, wastewater biosolids, and food wastes in the absence of oxygen.
3. Anemometer. A temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy turbine at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.
4. At-home. A biofuel reactor that is privately produced by the owner or tenant of a single-family dwelling.
5. Biofuel. Any renewable fuel product, whether solid, liquid, or gas, that is derived from recently living organisms or their metabolic by-products and meets applicable quality standards, including, but not limited to, ethanol and biodiesel.
6. Building-Integrated Photovoltaic (BIPV) Systems. A solar energy system that consists of integrating photovoltaic modules into the building structure, such as the roof or the façade and which does not alter the relief of the roof.
7. Collective Solar. Solar installations owned collectively through subdivision homeowner associations, “adopt-a-solar-panel” programs or other similar arrangements.
8. Condominium Development. A development that is created under the Condominium Act.
9. Decibel. A unit of measure used to express the magnitude of sound pressure and sound intensity. Decibels shall be measured on the dB(A) weighted scale as defined by the American National Standards Institute.
10. Decommissioning. The process of terminating operation and completely removing a wind energy turbine(s) or solar array and all related buildings, structures, foundations, access roads, and equipment.

11. **Digester Feedstocks.** Organic materials that are acceptable for inclusion within an anaerobic digester include livestock manure, waste animal feed, dead animals, yard waste or grass clippings, organic food processing waste, waste grease/trap grease, food waste intended for human consumption, by-products from ethanol, biodiesel, and algal production and other digester feedstocks approved by the Director of the Michigan Department of Natural Resources and Environment or its successor agency.
12. **Downwind Turbine.** A wind energy turbine positioned in a manner so that the wind hits the turbine blades after it hits the tower, but which does not produce any noise from the blades interacting with the tower during rotation (i.e. a thumping noise or similar sound) beyond that produced by a similar upwind turbine.
13. **Ethanol.** A substance that meets the ASTM international standard in effect on the effective date of this section as the D-4806 specification for denatured fuel grade ethanol for blending with gasoline.
14. **Farm.** That term as defined in section 2 of the Michigan Right to Farm Act, 1981 PA 93, MCL 286.472, as amended.
15. **Flush-Mounted Solar Panel.** Photovoltaic panels and tiles that are installed flush to the surface of a roof and which cannot be angled or raised.
16. **Freestanding or Ground-Mounted Solar Energy System.** A solar energy system that is a structure directly installed in the ground and is not attached or affixed to an existing structure.
17. **General Common Element.** An area designated for use by all owners within a condominium development.
18. **Large-Scale Solar.** Solar photovoltaic systems that produce more than ten (10) kilowatts (kW) per hour of energy or solar-thermal systems, which provide energy for off-site consumption. On-site consumption is permitted as a secondary use.
19. **Medium Wind Energy Turbine (MWET).** A tower-mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. The MWET has a maximum height of one hundred fifty (150) feet.

20. Nacelle. The encasement which houses all of the generating components, gear box, drive tram, and other equipment of a wind energy turbine.

21. Net-Metering. A billing arrangement that allows solar, anaerobic digesters, wind turbines, or other renewable energy systems to receive credit for excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of a billing period from an electricity provider.

22. Occupied Building. A residence, school, hospital, church, public library, business, or any building used for public gatherings.

23. Operator. The entity responsible for the day-to-day operation and maintenance of a property and its uses.

24. Owner. The individual or entity, including any respective successors and assigns, who has an equity interest or owns a property, structure or use.

25. Photovoltaic (PV) Systems. A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells that generate electricity whenever light strikes them.

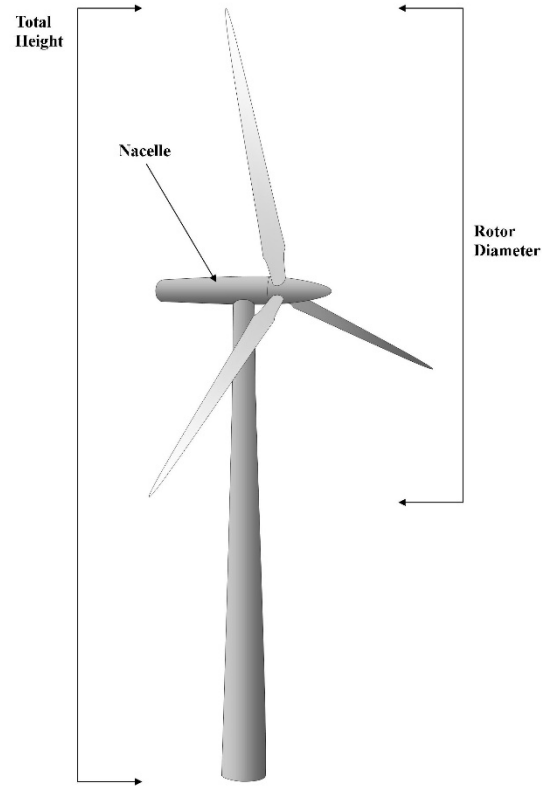
26. Proof gallon. That term as defined in 27 Code of Federal Regulations 19.907.

27. Renewable Energy Systems. Structures, equipment, devices or construction techniques used for the production of heat, light, cooling and electricity or other forms of energy on site and may be attached to or separate from the principal structure.

28. Rooftop or Building Mounted Solar System. A solar power system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

29. Rotor Diameter. The cross-sectional dimension of the circle swept by the rotating blades of a wind energy turbine.

30. Shadow Flicker. The moving shadow, created by the sun shining through the rotating blades of a wind energy turbine. The amount of shadow flicker created by a wind energy turbine is calculated by a computer model that



takes into consideration turbine location, elevation, tree cover, location of all structures, wind activity, and sunlight.

31. Small-Scale Solar. Solar photovoltaic systems that produce up to ten kilowatts (kW) per hour of energy or solar-thermal systems, which serve the building to which they are attached and do not provide energy for any other buildings.
32. Small Structure-Mounted Wind Energy Turbine (SSMWET). Converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. A SSMWET is attached to a structure's roof, walls, or other elevated surface. The structure must be at least twelve (12) feet high at its highest roof point and must be secured to frost-footings or a concrete slab. The SSMWET has a maximum height of fifteen (15) feet.
33. Small Tower-Mounted Wind Energy Turbine (STMWET). A tower-mounted wind energy system that converts wind energy into electricity through the use of equipment which includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. The STMWET has a maximum height of one hundred twenty (120) feet.
34. Solar Access. Space open to the sun and clear of overhangs or shade including the orientation of streets and lots to the sun so as to permit the use of active and/passive solar energy systems on individual properties.
35. Solar Collector. A solar photovoltaic cell, panel, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.
36. Solar Energy Equipment/System. Solar collectors, controls, energy storage devices, heat pumps, heat exchangers and other materials, hardware or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed. Solar systems include solar thermal, photovoltaic and concentrated solar.
37. Solar Panel. A device for the direct conversion of solar energy into electricity.
38. Solar Storage Battery. A device that stores electricity generated by solar energy from the sun and makes it available in an electrical form.

39. Solar-Thermal Systems. A system that directly heats water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.
 40. Total Height. The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade or antenna, or the maximum height reached by any part of a wind energy turbine, wireless communications facility or other structure permitted by this Ordinance.
 41. Tower. A freestanding monopole that supports a wind energy turbine, wireless communications facility or other structure permitted by this Ordinance.
 42. Upwind Turbine. A wind energy turbine positioned in a manner so that the wind hits the turbine blades before it hits the tower in order to avoid the thumping noise which can occur if the wind is disrupted by hitting the tower before the blades.
 43. Wind Energy Turbine (WET). Any structure-mounted, small, medium, or large wind energy conversion system that converts wind energy into electricity through the use of a wind generator and includes the nacelle, rotor, tower, and pad transformer, if any.
- C. Temporary Uses. Anemometers are permitted in all zoning districts as a temporary use, in compliance with this Section and applicable WET regulations.
1. The construction, installation, or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state, and federal safety, construction, environmental, electrical, and communication requirements.
 2. An anemometer shall be subject to the minimum requirements for height, setback, separation, location, safety requirements, and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.
 3. An anemometer shall be permitted for no more than thirteen (13) months.
- D. Permitted Principal Uses.
1. Wind Energy Turbines

- (i) A small structure-mounted wind energy turbine not exceeding the maximum height of the zoning district in which it is located together with the structure it is attached to, shall be considered a permitted use in all zoning districts and shall not be erected, constructed, installed, or modified as provided in this Ordinance unless a building permit has been issued to the owner(s) or operator(s).
- (ii) A small tower-mounted wind energy turbine not exceeding the maximum height of the zoning district in which it is located shall be considered a permitted use in all zoning districts and shall not be erected, constructed, installed, or modified as provided in this Ordinance unless a building permit has been issued to the owner(s) or operator(s).
- (iii) The above permitted uses are subject to the following minimum requirements.

1. Siting and Design Requirements.

a. [Upwind turbines and downwind turbines are permitted.](#)

b. Visual Appearance.

i. A SSMWET or STMWET, including accessory buildings and related structures, shall be a non-reflective, non-obtrusive color (e.g. white, gray, black). The appearance of the turbine, tower, and any ancillary facility shall be maintained throughout the life of the SSMWET or STMWET.

ii. A SSMWET or STMWET shall not be artificially lighted.

iii. A SSMWET or STMWET shall not be used for displaying any advertising (including flags, streamers, or decorative items), except for identification of the turbine manufacturer.

c. Ground Clearance. The lowest extension of any blade or other exposed moving component of a SSMWET or STMWET shall be at least fifteen (15) feet above the ground (at the highest point of the natural grade within thirty (30) feet of the base of the tower) and, in addition, at least fifteen (15) feet

above any outdoor surfaces intended for human use, such as balconies or roof gardens, that are located directly below the SSMWET or STMWET.

- d. Noise. Noise emanating from the operation of a SSMWET or STMWET shall not exceed 45dB(A), as defined by the American National Standards Institute, at all lot lines
- e. Vibration. Vibrations shall not be produced which are humanly perceptible beyond the lot on which a SSMWET or STMWET is located.
- f. Guy Wires. Guy wires shall not be permitted as part of the SSMWET or STMWET.

2. Small Structure-Mounted Wind Energy Turbine Dimensional Requirements.

- a. Height. The height of a SSMWET shall not exceed fifteen (15) feet as measured from the highest point of the roof, excluding chimneys, antennae, and other similar protuberances.
- b. Setback. The setback of the SSMWET shall be that of the requirements of the zoning district in which it is located and the structure on which it is located. The setback shall be measured from the furthest outward extension of all moving parts.
- c. Quantity. No more than three (3) SSMWETs shall be installed on any lot.
- d. Separation. If more than one (1) SSMWET is installed, a minimum distance equal to the height of the highest SSMWET must be maintained between the base of each SSMWET.

3. Small Tower-Mounted Wind Energy Turbine Dimensional Requirements.

- a. Height. The total height of a STMWET shall not exceed the maximum height of the zoning district in which it is located.

- b. Occupied Building Setback. The setback from all occupied buildings on the applicant's lot shall be a minimum of twenty (20) feet measured from the base of the tower.
 - c. Other Setbacks. The setback shall be minimally equal to the total height of the STMWET, as measured from the base of the Tower, from the property line, public right-of-way, public easement, or overhead public utility lines. This setback may be reduced if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl, or bend within a distance or zone shorter than the height of the wind turbine but in no instance shall the setback be less than that of the requirements of the zoning district in which it is located.
 - d. Quantity. No more than one (1) STMWET shall be installed on any lot.
 - e. Electrical System. All electrical controls, control wiring, grounding wires, power lines, and system components shall be placed underground, to the extent practicable, within the boundary of each lot at a depth designed to accommodate the existing land use to the maximum extent practicable. Wires necessary to connect the wind generator to the tower wiring are exempt from this requirement.
4. Permit Application Requirements. All of the following information shall be included in an application for a SSMWET or a STMWET.
- a. Name of lot owner(s), address, and parcel number.
 - b. A site plan in accordance with Article 24 of this Ordinance, which shall also include maps (drawn to scale) showing the proposed location of all components and ancillary equipment of the SSMWET(s) or STMWET, lot lines, physical dimensions of the lot, existing building(s), setback lines, right-of-way lines, public easements, overhead

utility lines, sidewalks, non-motorized pathways, roads and contours. The site plan must also include adjoining properties as well as the location and use of all structures.

- c. The proposed type and height of the SSMWET or STMWET to be constructed; this shall include the manufacturer and model, product specifications including maximum noise output (measured in decibels), total rated generating capacity, dimensions, rotor diameter, and a description of ancillary facilities.
- d. Documented compliance with the noise requirements set forth in this Ordinance.
- e. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical, and communication requirements.
- f. Proof of the applicant's liability insurance.
- g. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
- h. Other relevant information as may be reasonably requested.
- i. Signature of the applicant.
- j. Total proposed number of SSMWETs.
- k. A description of the methods that will be used to perform maintenance on the STMWET and the procedures for lowering or removing the STMWET in order to conduct maintenance.

5. Safety Requirements.

- a. If the SSMWET or STMWET is connected to a public utility system for net-metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's then-current service regulations, meeting federal, state, and industry standards applicable to wind power generation facilities, and the connection shall be inspected by and subject to the approval of the appropriate public utility.
 - b. The SSMWET or STMWET shall be equipped with an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.
 - c. A clearly visible warning sign regarding voltage shall be placed at the base of the SSMWET or STMWET.
 - d. [The structural integrity of the SSMWET or STMWET shall conform to the design standards of the International Electrical Commission, specifically IEC 61400-1, "Wind Turbine Safety and Design," IEC 61400-2, "Small Wind Turbine Safety," IEC 61400-22, "Wind Turbine Certification," and IEC 61400-23, "Blade Structural Testing," or any similar successor standards.](#)
6. Signal Interference. The SSMWET or STMWET shall not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite, or emergency communication systems.
7. Decommissioning.
 - a. Any nonresidential SSMWET or STMWET owner(s) shall post a cash deposit or irrevocable letter of credit with the Township Supervisor or his/her designee in an amount necessary to decommission the SSMWET or STMWET, which shall be adjusted every five (5) years for inflation. Any nonresidential or residential SSMWET or STMWET owner(s) or

operator(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the owner(s) or operator(s) of the SSMWET or STMWET, and for a good cause, the Township Board may grant a reasonable extension of time. The SSMWET or STMWET will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).

- b. If the SSMWET or STMWET owner(s) or operator(s) fails to complete decommissioning within the period prescribed above, the Township Board may use the cash deposit or irrevocable letter of credit to remove the SSMWET or STMWET and may designate a contractor to complete decommissioning with any additional expense thereof exceeding the cash deposit or irrevocable letter of credit amount to be charged to the violator and/or to become a lien against the lot. At the time that the owner or operator submits an application for a SSMWET or STMWET they shall authorize the Township, or its designated representatives, to enter upon the property on which the SSMWET or STMWET is located for the purposes of completing the decommissioning process.
- c. In addition to the decommissioning requirements listed above, the STMWET shall also be subject to the following:
 - i. Decommissioning shall include the removal of each STMWET, buildings, electrical components, and any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade.
 - ii. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s) or operator(s). If the site is not to be used for agricultural practices

following removal, the site shall be seeded to prevent soil erosion.

2. Biofuel

- (i) A biofuel production facility with an annual production capacity of not more than 100,000 gallons of biofuel is a permitted use of property if all of the following requirements are met:
 - 1. The biofuel production facility is located on a farm.
 - 2. The biofuel production facility is located not less than one hundred (100) feet from the boundary of any contiguous property under different ownership than the property on which the biofuel production facility is located.
 - 3. On an annual basis, not less than twenty-five (25%) of the feedstock for the biofuel production facility is produced on the farm where the biofuel production facility is located, and not less than twenty-five (25%) of the biofuel or another product or by-product produced by the biofuel production facility is used on that farm.
- (ii) At-home biofuel production with an annual production capacity of not more than one thousand (1,000) gallons of biofuel for each passenger vehicle or light truck registered at the property is a permitted use on a residential property, if all of the following requirements are met:
 - 1. Each passenger vehicle or light truck is operable, licensed to the owner or tenant of the property on which the At-home facility is located and is otherwise road worthy.
 - 2. The parcel on which the At-home biofuel production occurs is at least one (1) acre in area.
 - 3. The building or buildings in which the biofuel production is located shall be at least one hundred (100) feet from any adjacent principal or accessory building on a separate property.
 - 4. All biofuel produced on the property shall never be sold, distributed or otherwise used by any other vehicle than those registered at the property and meet the aforementioned requirements.

5. An operation plan shall be submitted to the Zoning Administrator providing detail regarding at least the following and any other information requested by the township:
 - a. The registered vehicle(s)
 - b. Expected gallon production
 - c. The building or buildings utilized for the at-home biofuel operation
 - d. A site plan showing setbacks, parking, storage of fuel and surrounding uses.
 - e. Methods to control odor
- (iii) Noise emanating from the operation of a biofuel production facility shall not exceed, 45dB(A) at all lot lines, as defined by the American National Standards Institute.

3. Anaerobic Digesters

- (i) An anaerobic digester facility is a permitted use of property if all of the following requirements are met:
 1. On an annual basis, more than fifty percent (50%) of the feedstock for the anaerobic digester facility shall be produced on the farm where the facility is located.
 2. An anaerobic digester shall meet the following minimum isolation distances:
 - a. Two hundred (200) feet from waters of the state as defined in R 287.651(1)(u)(i) to (viii) of the Department of Agriculture and Rural Development.
 - b. Two (2) feet above the seasonal high water table, as defined by NRCS 313 Waste Storage Facility Conservation Practice Standard, and adopted by reference in R 287.651a.
 - c. Not within a 10-year time-of-travel zone designated as a wellhead protection area as recognized by the Michigan Department of Environment, Great Lakes, and Energy or their successor organization, pursuant to the program established under the Michigan safe drinking water act, PA 399 of 1976, MCL 325.1001 to 325.1023, unless approved by the local unit of government administering the wellhead protection program. Where no designated wellhead protection area has been established, construction shall not be closer than the minimum isolation distance as stated on the well permit for a Type I or Type IIa public water

supply. Facilities shall not be constructed closer than eight hundred (800) feet to a Type IIb or Type III public water supply unless the structure is located in accordance with Table 1 of the Natural Resources Conservation Service Technical Guide Waste Storage Facility (No) 313.

- d. Two hundred (200) feet from nearest non-farm residence.

- 3. Operators of an anaerobic digester must be qualified under the State of Michigan with both of the following:
 - a. Complete an appropriate anaerobic digester operator certification course.
 - b. Obtain certification by the Michigan Department of Agriculture and Rural Development as an anaerobic digester operator.
- 4. The disposition of digestate may be by direct application to soils, sale, or other transfer of ownership. Application to soils shall be done in accordance with the recommendations within the Generally Accepted Agricultural and Management Practices for Nutrient Utilization, January 2010, as specified in 1981 PA 93, MCL 286.471.
- 5. Noise emanating from the operation of an anaerobic digester facility shall not exceed, 45dB(A) at all lot lines, as defined by the American National Standards Institute.

4. Solar

- (i) Small-Scale Solar energy collectors shall be permitted only to provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected but nothing contained in this provision shall be construed to prohibit Collective Solar installations or the sale of excess power through a net billing or net-metering arrangement.
- (ii) Solar Energy Equipment and Solar Energy Systems shall be permitted only if they are determined to not present any unreasonable safety risks, including but not limited to, the following:
 - 1. Weight load
 - 2. Wind resistance
 - 3. Ingress and egress in the event of fire or other emergency

- (iii) No Small Scale solar energy system or device shall be installed or operated except in compliance with this Section.
- (iv) No solar panel shall create glare, reflection or any other deflection of light on any adjacent property below the maximum height established for each district.
- (v) Building-Integrated Photovoltaic Systems and Solar-Thermal Systems are permitted in all zoning districts.
- (vi) Rooftop and Building-Mounted Solar Collectors are permitted in all zoning districts subject to the following condition:
 - 1. The maximum height of the zoning district in which the rooftop and building-mounted solar collectors are located shall not apply provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve and that such structures do not obstruct solar access to adjacent and neighboring properties.
- (vii) Safety
 - 1. All solar collector installations shall be performed by a qualified solar installer.
 - 2. Any connection to the public utility grid must be inspected by the appropriate public utility.
 - 3. Solar energy systems shall be maintained in good working order.
 - 4. If solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the State of Michigan Building Code, currently in effect, when in use. Any solar storage batteries that are no longer used shall be disposed of in accordance with the laws, regulations and ordinances of the State of Michigan and the Township or any other applicable enforcing agency.
 - 5. If a solar collector ceases to perform its originally intended function for more than twelve (12) consecutive months, the owner of the property shall remove the collector, mount and associated equipment no later than ninety (90) days after the end of the twelve (12) month period.

- (viii) Noise. Noise emanating from the operation of a solar energy system shall not exceed, 45dB(A) at all lot lines, as defined by the American National Standards Institute.
- (ix) Stabilization. Any exposed ground on which the solar energy system is located shall be stabilized with perennial ground cover, agricultural crops, or any other organic use, such as livestock, as permitted by the underlying zoning district.
- (x) Decommissioning.
 - 1. The solar energy system owner(s) shall post a cash deposit or irrevocable letter of credit with the Township Supervisor or his/her designee in an amount necessary to decommission the solar energy system, which shall be adjusted every five (5) years for inflation. The solar energy system owner(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the solar energy system owner(s), and for a good cause, the Township Board may grant a reasonable extension of time. The solar energy system will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).
 - 2. If the solar energy system owner(s) fails to complete decommissioning within the period prescribed above, the Township Board may use the cash deposit or irrevocable letter of credit to remove the solar energy system and may designate a contractor to complete decommissioning with any additional expense thereof exceeding the cash deposit or irrevocable letter of credit amount to be charged to the violator and/or to become a lien against the lot. At the time that the owner or operator submits an application for a solar energy system they shall authorize the Township, or its designated representatives, to enter upon the property on which the solar energy system is located for the purposes of completing the decommissioning process.

3. In addition to the decommissioning requirements listed above, the solar energy system shall also be subject to the following:
 - a. Decommissioning shall include the removal of each solar energy system, buildings, electrical components, and any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade.
 - b. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s). If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.

E. Permitted Special Uses with Conditions.

1 Wind Energy Turbines

- (i) A small structure-mounted wind energy turbine exceeding the maximum height of the zoning district in which it is located together with the structure it is attached to, shall be considered a special use in all zoning districts and shall not be erected, constructed, installed, or modified as provided in this Ordinance unless a building permit has been issued to the owner(s) or operator(s).
- (ii) A small tower-mounted wind energy turbine (STMWET) exceeding the maximum height of the zoning district in which it is located shall be considered a special use in all zoning districts, and shall not be erected, constructed, installed, or modified as provided in this Ordinance unless a building permit has been issued to the owner(s) or operator(s).

Small structure-mounted wind energy turbines and STMWETs shall comply with Section 23.20D1 above, the site plan review requirements in Article 24, and the special use requirements in Article 20 of this Ordinance.

- (iii) A MWET shall be considered a special use in the Agricultural and Rural District, Rural Estates District, Industrial District, and the Planned Unit Development District.

- (iv) The special uses listed in subsection (iii) above are subject to the following minimum requirements.

1. Siting and Design Requirements.

a. Upwind turbines and downwind turbines are permitted.

b. The design of a MWET shall conform to all applicable industry standards.

c. Visual appearance.

i. Each MWET, including accessory buildings and other related structures, shall be mounted on a tubular tower and a non-reflective, non-obtrusive color (e.g. white, gray, black). The appearance of turbines, towers and buildings shall be maintained throughout the life of the MWET.

ii. Each MWET shall not be artificially lighted, except to the extent required by the FAA or other applicable authority, or otherwise necessary for reasonable safety and security.

iii. No MWET may be used for displaying any advertising (including flags, streamers, or decorative items), except for reasonable identification of the turbine manufacturer or operator(s).

d. Vibration. A MWET shall not produce vibrations humanly perceptible beyond the lot on which it is located.

e. Shadow Flicker. The MWET owner(s) and/or operator(s) shall conduct an analysis on potential shadow flicker at any occupied building with direct line-of-sight to the MWET, and at the buildable area of any vacant adjacent lot with direct line-of-sight to the MWET that could accommodate an occupied building. The analysis shall identify the locations of shadow flicker that may be caused by the project and

the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year. The analysis shall identify situations where shadow flicker may affect the occupants of the buildings for more than thirty (30) hours per year, and describe measures that shall be taken to eliminate or mitigate the problems. Shadow Flicker on a building shall not exceed thirty (30) hours per year. The Township shall be provided with a copy of this analysis, and the Township reserves the right to require this analysis to be updated as reasonably necessary.

- f. Guy Wires. Guy wires shall not be permitted as part of the MWET.
- g. Electrical System. All electrical controls, control wiring, grounding wires, power lines, and all other electrical system components of the MWET shall be buried underground, to the extent practicable, within the boundary of each lot at a depth designed to accommodate the existing land use to the maximum extent practicable, and to comply with the applicable electrical code. Wires necessary to connect the MWET to the tower wiring are exempt from this requirement.
- h. Noise. Any noise emanating from the operation of a MWET shall not exceed, 45dB(A), as defined by the American National Standards Institute at all lot lines.

2. Dimensional Requirements.

- a. Location. The MWET shall only be located in a general common element if it is located in a condominium development. If a MWET is located on a lot with an occupied building, it shall only be located in the rear yard; however, it may be located in a side yard if it is set back at least one hundred fifty (150) feet from the front lot line as measured from the base of the tower.
- b. Height. The Total height of a MWET shall not exceed one hundred and fifty (150) feet.

- c. Ground Clearance. The lowest extension of any blade or other exposed moving component of a MWET shall be at least fifteen (15) feet above the ground (at the highest point of the grade level within fifty (50) feet of the base of the tower) and, in addition, at least fifteen (15) feet above any outdoor surfaces intended for human occupancy, such as balconies or roof gardens, that are located directly below the MWET.
- d. Quantity. No more than one (1) MWET shall be installed for every two and one-half (2.5) acres of land included in the lot.
- e. Setback and Separation.
 - i. Occupied Building Setback. The setback from all occupied buildings on the applicant's lot shall be a minimum of twenty (20) feet measured from the base of the tower.
 - ii. Property Line Setbacks. With the exception of the locations of public roads (see below), drain rights-of-way and lots with occupied buildings (see above), the internal property line setbacks shall be minimally equal to the total height of the MWET as measured from the base of the tower. This setback may be reduced to a distance agreed upon as part of the special use permit if the applicant provides a registered engineer's certification that the WET is designed to collapse, fall, curl, or bend within a distance or zone shorter than the height of the WET but in no instance shall the setback be less than that of the requirements of the zoning district in which it is located.
 - iii. Private or Public Road Setback. Each MWET shall be set back from the nearest private or public road a minimum distance equal to the total height of the MWET, determined at the

nearest boundary of the underlying right-of-way for such private or public road.

- iv. Communication and Electrical Lines. Each MWET shall be set back from the nearest above-ground public electric power line or telephone line a minimum distance equal to one and one-half (1.5) times the total height of the MWET, as measured from the base of the tower, determined from the existing power line or telephone line.
- v. Tower Separation. MWET tower separation shall be based on industry standard and manufacturer recommendation.

3. Safety Requirements.

- a. If the MWET is connected to a public utility system for net-metering purposes, it shall meet the requirements for interconnection and operation as set forth in the public utility's then-current service regulations applicable to wind power generation facilities, and the connection shall be inspected by the appropriate public utility.
- b. The MWET shall be equipped with an automatic braking or governing system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.
- c. Security measures must be in place to prevent unauthorized trespass and access. Each MWET shall not be climbable up to fifteen (15) feet above ground surfaces. All access doors to MWETs and electrical equipment shall be locked and/or fenced as appropriate, to prevent entry by non-authorized person(s).
- d. All spent lubricants, cooling fluids, and any other hazardous materials shall be properly and safely removed in a timely manner.

- e. Each MWET shall have one (1) sign, not to exceed two (2) square feet in area, posted at the base of the tower and on the security fence if applicable. The sign shall contain at least the following:
 - i. Warning high voltage;
 - ii. Manufacturer's and owner/operator's name;
 - iii. Emergency contact numbers (list more than one [1] number).
 - f. [The structural integrity of the MWET shall conform to the design standards of the International Electrical Commission, specifically IEC 61400-1, "Wind Turbine Safety and Design," IEC 61400-22, "Wind Turbine Certification," and IEC 61400-23, "Blade Structural Testing," or any similar successor standards.](#)
4. Signal Interference. The MWET shall not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite, or emergency communication systems.
5. Decommissioning.
- a. The MET owner(s) or operator(s) shall post a cash deposit or irrevocable letter of credit with the Township Supervisor or his/her designee in an amount necessary to decommission the MET, which shall be adjusted every five (5) years for inflation. The MWET owner(s) or operator(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the owner(s) or the operator(s) of the MWET, and for a good cause, the Township Board may grant a reasonable extension of time. Each MWET will be presumed to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. The end of its useful life may also be established by other facts and circumstances determined by the Township. All decommissioning expenses are the responsibility of the operator(s),

unless specifically assigned to the owner(s). At the time that the owner or operator submits an application for a MET they shall authorize the Township, or its designated representatives, to enter upon the property on which the MET is located for the purposes of completing the decommissioning process.

- b. Decommissioning shall include the removal of each MWET, buildings, electrical components, and streets to a depth of sixty (60) inches below grade, as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade. Following removal, the location of any remaining MWET foundation shall be identified on a map as such and recorded with the deed to the lot with the County Register of Deeds.
- c. All access streets to the MWET shall be removed, cleared, and graded by the MWET owner(s), unless the property owner(s) requests, in writing, a desire to maintain the access street. The Township will not be assumed to take ownership of any access street except through official action of the Township Board.
- d. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s) of the MWET. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.
- e. If the MWET owner(s) or operator(s) fails to complete decommissioning within the period prescribed above the Township Board may use the cash deposit or irrevocable letter of credit to remove the MWET and may designate a contractor to complete decommissioning with the expense thereof exceeding the cash deposit or irrevocable letter of credit amount to be charged to the violator and/or to become a lien against the lot.

6. Site Plan Requirements.

- a. Site Plan Drawing. All applications for a MWET special land use permit shall be accompanied by a site plan in accordance with Article 24 of this Ordinance.
- b. Site Plan Documentation. The following documentation shall be included with the site plan:
 - i. The contact information for the owner(s) and operator(s) of the MWET as well as contact information for all lot owners on which the MWET is located.
 - ii. A copy of the lease, or recorded document, with the landowner(s) if the applicant does not own the land for the proposed MWET, with a statement from the landowner(s) of the leased site that the landowner(s) will abide by all applicable terms and conditions of the special use permit, if approved.
 - iii. In the case of a condominium development, a copy of the condominium development's master deed and bylaws addressing the legal arrangement for the MWET.
 - iv. The proposed number, representative types and height of each MWET to be constructed; including their manufacturer and model, product specifications including maximum noise output (measured in decibels), total rated capacity, rotor diameter, and a description of ancillary facilities.
 - v. Documents confirming specifications for MWET tower separation.
 - vi. Documented compliance with the noise and shadow flicker requirements set forth in this Ordinance.
 - vii. Engineering data concerning construction of the MWET and its base or foundation, which

may include, but not be limited to, soil boring data.

- viii. A certified registered engineer's certification that the MWET meets or exceeds the manufacturer's construction and installation standards.
- ix. Anticipated construction schedule.
- x. A copy of the maintenance and operation plan, including anticipated regular and unscheduled maintenance, and a description of the procedures that will be used for lowering or removing the MWET to conduct maintenance (if applicable).
- xi. Documented compliance with applicable local, state and national regulations, including but not limited to all applicable safety, construction, environmental, electrical, and communication regulations. MWETs shall comply with Federal Aviation Administration (FAA) standards, and specifically including compliance with the Michigan Airport Zoning Act, Michigan Tall Structures Act, and any applicable airport overlay zone regulations.
- xii. Proof of applicant's liability insurance.
- xiii. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved (off-grid systems shall be exempt from this requirement).
- xiv. Other relevant information as may be requested by the Planning Commission to ensure compliance with the requirements of this Ordinance.

- xv. Following the completion of construction, the applicant shall certify that all construction is completed pursuant to the special use permit.
- xvi. A written description of the anticipated life of each MWET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site restoration; and removal and restoration procedures and schedules that will be employed if the MWET(s) become inoperative or non-functional.
- xvii. The applicant shall submit a decommissioning plan that will be carried out at the end of the MWET's useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease.
- xviii. The Township reserves the right to review all maintenance plans and irrevocable letters of credit under this Ordinance to ensure that all conditions of the permit are being followed.
- xix. A statement indicating what hazardous materials will be used and stored on the site.
- xx. [A study assessing any potential impacts on the natural environment, including, but not limited to, assessing the potential impact on endangered species, eagles, birds or other wildlife, wetlands and fragile ecosystems \(the study shall conform to state and federal wildlife agency recommendations based on local conditions\).](#)
- xxi. Signature of the applicant.

7. Certification and Compliance.

- a. The Township must be notified of a change in ownership of a MWET or a change in ownership of the property on which the MWET is located.
- b. The Township reserves the right to inspect any MWET in order to ensure compliance with the Ordinance. Any cost associated with the inspections shall be paid by the owner/operator of the WET.

2. Biofuel

- (i) A biofuel production facility with an annual production capacity of not more than one hundred thousand (100,000) gallons of biofuel that meets the requirements of subsection 23.20D2(i)1 and subsection 23.20D2(i)2 but that does not meet the requirements of subsection 23.20D2(i)3.
- (ii) A biofuel production facility with an annual production capacity of more than one hundred thousand (100,000) gallons but not more than five hundred thousand (500,000) gallons of biofuel that meets the requirements of subsection 23.20D2(i)1 and subsection 23.20D2(i)2.
- (iii) An application for special land use approval for a biofuel production facility described in subsection (i) or (ii) above shall include all of the following:
 1. A site plan as required under Article 24, including a map of the property and existing and proposed buildings and other facilities.
 2. A description of the process to be used to produce biofuel.
 3. The number of gallons of biofuel anticipated to be produced annually.
 4. An emergency access and fire protection plan that has been reviewed and approved by the appropriate responding police and fire departments.
 5. For an ethanol production facility that will produce more than ten thousand (10,000) proof gallons annually, completed United States Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau, forms 5000.29 (environmental information) and 5000.30 (supplemental information on water quality considerations under 33 USC 1341(a)), or successor forms, required to implement regulations under the national environmental policy act of 1969, 42 USC 4321 to 4347, and the federal water pollution control act, 33 USC 1251 to 1387.

6. Information that demonstrates that the biofuel production facility will comply with the requirements of subsection (i) or (ii) above and (iv) below.
 7. Any additional information requested by the Township.
- (iv) Special land use approval of a biofuel production facility described in subsection (i) or (ii) above shall be made expressly conditional on the facility's meeting all of the following requirements before the facility begins operation and no additional requirements:
1. Buildings, facilities, and equipment used in the production or storage of biofuel comply with local, state, and federal laws.
 2. The owner or operator of the biofuel production facility provides the local unit of government with proof that all necessary approvals have been obtained from the department of environmental quality and other state and federal agencies that are involved in permitting any of the following aspects of biofuel production:
 - a. Air pollution emissions.
 - b. Transportation of biofuel or additional products resulting from biofuel production.
 - c. Use or reuse of additional products resulting from biofuel production.
 - d. Storage of raw materials, fuel, or additional products used in, or resulting from, biofuel production.
 3. The biofuel production facility includes sufficient storage for both of the following:
 - a. Raw materials and fuel.
 - b. Additional products resulting from biofuel production or the capacity to dispose of additional products through land application, livestock consumption, sale, or other legal use.
 4. Noise emanating from the operation of a biofuel production facility shall not exceed, 45dB(A) at all lot lines, as defined by the American National Standards Institute.
3. Anaerobic Digesters
- (i) An anaerobic digester facility is a permitted special use of property if all of the following requirements are met:

1. On an annual basis, not less than ten percent (10%) of the feedstock for the anaerobic digester facility shall be produced on the farm where the facility is located.
2. An application for special land use approval for an Anaerobic Digester facility shall include a site plan in accordance with Article 24 of this ordinance and shall include all of the following:
3. An anaerobic digester shall meet the following minimum isolation distances:
 - a. Two hundred (200) feet from waters of the state as defined in R 287.651(1)(u)(i) to (viii) of the Department of Agriculture and Rural Development.
 - b. Two (2) feet above the seasonal high water table, as defined by NRCS 313 Waste Storage Facility Conservation Practice Standard, and adopted by reference in R 287.651a.
 - c. Not within a 10-year time-of-travel zone designated as a wellhead protection area as recognized by the Michigan Department of Environment, Great Lakes, and Energy or their successor organization, pursuant to the program established under the Michigan safe drinking water act, PA 399 of 1976, MCL 325.1001 to 325.1023, unless approved by the local unit of government administering the wellhead protection program. Where no designated wellhead protection area has been established, construction shall not be closer than the minimum isolation distance as stated on the well permit for a Type I or Type IIa public water supply. Facilities shall not be constructed closer than eight hundred (800) feet to a Type IIb or Type III public water supply unless the structure is located in accordance with Table 1 of the Natural Resources Conservation Service Technical Guide Waste Storage Facility (No) 313.
 - d. Two hundred (200) feet from nearest non-farm residence.
4. Operators of an anaerobic digester must be qualified under the State of Michigan with both the following:

- a. Complete an appropriate anaerobic digester operator certification course.
 - b. Obtain certification by the Michigan Department of Agriculture and Rural Development as an anaerobic digester operator.
- 5 Noise emanating from the operation of an anaerobic digester facility shall not exceed, 45dB(A) at all lot lines, as defined by the American National Standards Institute.
- 6 The disposition of digestate may be by direct application to soils, sale, or other transfer of ownership. Application to soils shall be done in accordance with the recommendations within the Generally Accepted Agricultural and Management Practices for Nutrient Utilization, January 2010, as specified in 1981 PA 93, MCL 286.471

4. Solar

- (i) Small Scale Free-Standing and Ground-Mounted Solar Collectors are permitted in all zoning districts, subject to the following conditions, and that otherwise comply with the provisions of Section 23.20D4 of this ordinance:
 - 1. The location of the solar collectors shall meet all applicable setback requirements for accessory structures in the zoning district in which it is located.
 - 2. All solar collectors shall be adequately screened with architectural features or landscaping such as berms, trees or shrubs that prevent their visible exposure to any right-of-way and preserves the character of the property and surrounding area. An architectural or landscaping plan shall be submitted for approval to the Zoning Administrator.
 - 3. Solar energy equipment shall be located in a manner that does not shade any adjacent property at any time of the daylight hours.
- (ii) Large-Scale Solar energy collectors shall be permitted within the Agricultural and Rural District, Rural Estates District, Industrial District, and the Planned Unit Development District, as a special use only to provide power for off-site consumption. On-site consumption is permitted as a secondary use.
- (iii) An application for special land use approval for a Large-Scale Solar facility shall include a site plan in accordance with Article 24 of this ordinance and shall include all of the following:
- (iv) Solar Energy Equipment and Solar Energy Systems shall be permitted only if they are determined to not present any unreasonable safety risks, including but not limited to, the following:
 - 1. Weight load

2. Wind resistance
 3. Ingress and egress in the event of fire or other emergency
- (v) No Large Scale Solar energy system or device shall be installed or operated except in compliance with this Section.
- (vi) No solar panel shall create glare, reflection or any other deflection of light on any adjacent property below the maximum height established for each district.
- (vii) Building-Integrated Photovoltaic Systems and Solar-Thermal Systems are permitted.
- (viii) Rooftop and Building-Mounted Solar Collectors are permitted, subject to the following condition:
1. The maximum height of the zoning district in which the rooftop and building-mounted solar collectors are located shall not apply provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve and that such structures do not obstruct solar access to adjacent and neighboring properties.
- (ix) Free-Standing and Ground-Mounted Solar Collectors are permitted, subject to the following conditions:
1. The location of the solar collectors shall meet all applicable setback requirements for principal structures in the zoning district in which it is located.
 2. All solar collectors shall be adequately screened with architectural features or landscaping such as berms, trees or shrubs that prevent their visible exposure to any right-of-way and preserves the character of the property and surrounding area. An architectural or landscaping plan shall be submitted as part of site plan review.
 3. Solar energy equipment shall be located in a manner that does not shade any adjacent property at any time of the daylight hours.
- (xi) Safety
1. All solar collector installations shall be performed by a qualified solar installer.
 2. Any connection to the public utility grid must be inspected by the appropriate public utility.
 3. Solar energy systems shall be maintained in good working order.
 4. If solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure

meeting the requirements of the State of Michigan Building Code, currently in effect, when in use. Any solar storage batteries that are no longer used shall be disposed of in accordance with the laws, regulations and ordinances of the State of Michigan and the Township or any other applicable enforcing agency.

5. If a solar collector ceases to perform its originally intended function for more than twelve (12) consecutive months, the owner of the property shall remove the collector, mount and associated equipment no later than ninety (90) days after the end of the twelve (12) month period.

(xii) Noise. Noise emanating from the operation of solar energy system shall not exceed 45dB(A), as defined by the American National Standards Institute, at all lot lines.

(xiii) Stabilization. Any exposed ground on which the solar energy system is located shall be stabilized with perennial ground cover, agricultural crops, or any other organic use, such as livestock, as permitted by the underlying zoning district.

(xiv) Decommissioning.

1. The solar energy system owner(s) shall post a cash deposit or irrevocable letter of credit with the Township Supervisor or his/her designee in an amount necessary to decommission the solar energy system, which shall be adjusted every five (5) years for inflation. The solar energy system owner(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the solar energy system owner(s), and for a good cause, the Township Board may grant a reasonable extension of time. The solar energy system will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).
2. If the solar energy system owner(s) fails to complete decommissioning within the period prescribed above, the Township Board may use the cash deposit or irrevocable letter of credit to remove the solar energy system and may designate a contractor to complete decommissioning with any additional expense thereof exceeding the cash deposit or irrevocable letter of credit amount to be charged to the violator and/or to become a lien against the lot. At the time that the owner or operator submits an application for a solar

energy system they shall authorize the Township, or its designated representatives, to enter upon the property on which the solar energy system is located for the purposes of completing the decommissioning process.

3. In addition to the decommissioning requirements listed above, the solar energy system shall also be subject to the following:
 - a. Decommissioning shall include the removal of each solar energy system, buildings, electrical components, and any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade, or to the level of the bedrock if less than sixty (60) inches below grade.
 - b. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s). If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion.

Section 8. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 9. 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 10. 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 _____, 20____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 20____, 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 _____, 20____, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text 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 Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 20____. 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 _____, 20____.

Jody Hansen, Clerk
Allendale Charter Township

AFFIDAVIT OF POSTING
(Zoning Text Amendment Ordinance)

STATE OF MICHIGAN)

)ss

COUNTY OF OTTAWA)

The undersigned, Jody Hansen, the Allendale Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Text Amendment Ordinance for Allendale Charter Township, after its first reading at a meeting of the Allendale Charter Township Board held on _____, 20__ and its second reading at a meeting of the Allendale Charter Township Board held on _____, 20__, in the Township Clerk's office and on the Township's website at www.allendale-twp.org on _____, 20__.

Jody Hansen, Clerk
Allendale Charter Township

Subscribed and sworn to before this
____ day of _____, 20__.

Notary Public, Ottawa County, Michigan
Acting in Ottawa County, Michigan
My commission expires: _____

