

2022 ANNUAL REPORT of the PLANNING COMMISSION of ALLENDALE CHARTER TOWNSHIP

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

Executive Summary

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

Membership & Meetings

Membership of the Planning Commission

- Andrew Longcore
- Ray Nadda
- Bruce Zeinstra
- Rick Chapla
- Tom Zuniga
- Rick Westerling
- Mark Adams

Officers of the Planning Commission

- Chairperson – Andrew Longcore
- Vice Chairperson – Rick Chapla
- Secretary – Tom Zuniga

Meetings & Meeting Attendance

Regular Meetings: 21 <> Special Meetings: 0

- Longcore: 21
- Nadda: 19
- Zeinstra: 15
- Zuniga: 18
- Adams: 19
- Westerling: 12
- Chapla: 16

Operations & Activity

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2022 Annual Work Program
- 2021 Annual Report

Site Plan Approvals

- Churchside Estates – Tentative Preliminary Plat
- Centennial Farms – Site Condominiums
- Conifer Creek – Planned Unit Development Phase
- Mystic Woods – Planned Unit Development Phase
- Marcusse Office Building – Multiple tenant office building
- Pearline Estates – Tentative Preliminary Plat
- ALDI – Grocery Store

Site Plan Denials, Suspensions, or Withdrawals

- None

Special Use Approvals

- Wendy's Restaurant – Drive through and site down restaurant
- Great Lakes Excavating Service (JMM Developers) – Mining amendment
- Griffioen – Farm Equipment Storage with Incidental Repair and Service
- Tommy's Express – Drive Through Car Wash

Special Use Denials, Suspensions, or Withdrawals

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - 5380 & 5316 Lake Michigan Drive – from R-2 to GC
 - 5713 Lake Michigan Drive – from R-1 to GC
 - 5630 Lake Michigan Drive – from R-2 and R-3 to GC
 - 11500 56th Avenue – from Industrial to R-1
 - 10222, 10274, & 10320 52nd Avenue – from RE to R-4
- Text
 - Zoning Ordinance
 - Section 4.01D – Zoning Districts
 - Article 8 – [Title change]
 - 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 13A.05(3) – Area Regulations, Side Yard
 - Section 13A.05(4) – Area Regulations, Rear Yard
 - Section 14.01 – Description and Purpose

- Section 14.03O – Uses Requiring Special Approval
- Section 14.05B – Area Regulations, Side Yard
- Section 14.05C – Area Regulations, Rear Yard
- Section 14.07 – Moratorium
- Section 15.02AC – Use Regulation
- Section 15.05B – Area Regulations, Side Yard
- Section 15.05 C – Area Regulations, Rear Yard
- Section 16.02I – Permitted Uses
- Section 16.06 B – Area Regulations, Side Yard
- Section 16.06C – Area Regulations, Rear Yard
- Section 23.20 – Renewable Energies
- Section 24.06H –Waste Disposal Facilities
- Section 24.06J – Building Appearance
- Subdivision Ordinance
 - None

Zoning Map & Text Amendment Recommendations of Denial

- Map (Rezone)
 - None
- Text
 - None

Other Amendments, Approvals, or Reviews

- Bliss Street Annual Mining Report
- 5015 Warner Annual Mining Report
- Master Plan

General Recommendations & Inquiries

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

Andrew Longcore, Chairperson
Allendale Charter Township Planning Commission