

2017 ANNUAL REPORT of the PLANNING COMMISSION of ALLENDALE CHARTER TOWNSHIP

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

EXECUTIVE SUMMARY

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

OPERATIONS & ACTIVITY

Membership of the Planning Commission

- Andrew Longcore
- Duke Schut
- Bruce Zeinstra
- Sharon Kleinjans
- Tom Zuniga
- Ken Knoper
- Mark Adams

Officers of the Planning Commission

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

Meetings & Meeting Attendance

Regular Meetings: 21 <> Special Meetings: 0

- Longcore: 19
- Schut: 20
- Zeinstra: 12
- Zuniga: 18
- Adams: 18
- Knoper: 18
- Kleinjans*: 7
 - Zickus: 3

*Commissioner appointed to partial term in 2017

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2017 Annual Work Program
- 2016 Annual Report

Site Plan Approvals

- Grand Valley Dentistry – Dental office at 5128/5150 Lake Michigan Drive
- Dewpointe West – Tentative Preliminary Plat Phase 3
- O’Reilly Auto Parts – Auto parts retail store
- Allendale Charter Township Fire Department – Fire Department Training Center
- Kennedy Lake – Site Condominium
- Dewpointe West – Final Preliminary Plat Phase 2
- Mathysse, Kuiper and DeGraaf – Planned Unit Development major amendment, daycare
- Grand Valley Dentistry – Dental office at 5916 Lake Michigan Drive
- AutoZone – Auto parts retail store
- Kleinjans – Industrial incubators
- Wood View Estates – Tentative Preliminary Plat
- Trader’s View – Site Condominium

Site Plan Denials

- None

Special Use Approvals

- PI Tower – Monopole wireless communications facility
- Allendale Christian School – Electronic reader board/digital display
- Fox Meadow – Private road
- Brandsen – Single family dwellings (2) in the Office Zoning District
- Kennedy Lake – Private Road
- Trader’s View – Private Road

Special Use Denials

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - Rotman – Rezone from AR to R-1
 - VanMor, LLC – Rezone from R-1 to GC
- Text
 - Article 25 – Wireless Communications Towers and Antennas
 - Section 23.07J – Home Occupations
 - Section 29.01A – Procedure for Changes, Applications
 - Section 23.12 – Private Roads and Streets
 - Section 12.07D – Procedures, Step 4 Final PUD Site Plan Review

- Section 12.07E – Procedures, Step 5 Township Board Action and Public Hearing

Zoning Map & Text Amendment Recommendations of Denial

- Map (Rezone)
 - None
- Text
 - None

Other Amendments or Approvals

- Zimmer Phase 2 Amendment – Multiple-family (student) housing
- Zimmer Phase 1 and Phase 2 Amendment – Deferred parking
- JIMDI Plastics – Dumpster enclosure minor amendment
- Lighthouse Community Church – Building layout minor amendment
- Zimmer Phase 1 – Dumpster enclosure minor amendment
- Placid Waters – Planned Unit Development minor amendment
- Zimmer Phase 2 Amendment – Façade other exterior modifications

GENERAL RECOMMENDATIONS & INQUIRIES

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

Andrew Longcore, Chairperson
Allendale Charter Township
Planning Commission