

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION
2015 ANNUAL REPORT**

*** MEETINGS:**

- 12 meetings held on the third Monday of the month
- 12 meetings held on the first Tuesday of the month
- 24 meetings total

*** PUBLIC HEARINGS:**

- 18

*** SITE PLANS APPROVED:**

- RJM Properties 4820 Allen Park West (Conifer Creek West) for multiple family project in the R-4 Zone
- Maas Development / Retirement Living Management for an assisted living facility known as Green Acres in the Allendale Professional Office Park
- Kerkstra Services 5324 & 5366 Rich St. for an indoor sewer treatment facility
- Lighthouse Church 7624 Lake Michigan Dr. to establish a church and utilize an existing house for church use.
- Enclave Phase 2 4923 & 4966 Rich St. to construct 126 multi-family dwelling units
- Leprino Foods for an expansion of an existing manufacturing facility.
- Brusveen Chiropractic Office building at 5150 Lake Michigan Drive in the Winding Creek Crossings PUD

*** SPECIAL LAND USES APPROVED:**

- RJM Properties 4820 Allen Park West (Conifer Creek West) for group housing in the R-4 Zone
- Maas Development / Retirement Living Management for an assisted living facility known as Green Acres in the Allendale Professional Office Park
- Kerkstra Services 5324 & 5366 Rich St. for an indoor sewer treatment facility
- Lighthouse Church 7624 Lake Michigan Dr. to establish a church and utilize an existing house for church use.
- Enclave Phase 2 4923 & 4966 Rich Street for group housing in the R-4 Zone.
- Leprino Foods as minor amendment to its existing Special Land Use in order to construct an addition onto its existing manufacturing facility

*** REZONING REQUESTS:**

- Hidden Shore West to PUD from AG
- RJM Properties 4820 Allen Park West to R-4 from PID
- Roger Modderman 5440 and 5500 Lake Michigan Dr. to C-2 from R-3
- Richland Residential 4923 and 4966 Allen Park Dr. to R-4 from PID
- Stone Creek Allendale LLC 5869 Lake Michigan Dr. to C-2 from R-1
- Pierce Place 10445 48th Ave to PUD from R-4
- DeYoung and Ulberg Developments LLC to rezone 30 acres to Dewpointe West PUD from R-1
- Grand Valley Developers LLC to rezone 165.68 acres to the Hidden Shores PUD from the Agricultural and Rural District

*** MAJOR AMENDMENTS TO EXISTING PUD'S**

- Allendale Professional Office Park to allow assisted living facilities as a Special land Use.
- Placid Waters to allow for an increase in total dwelling units from 60 to 177 and to combine five lakes into two.
- Dew Pointe West to add 30 acres to the existing PUD approved as Ordinance 2006-14

***MINOR AMENDMENTS TO EXISTING PUD'S**

- Campus Towne Center PUD to allow additional directional signs
- Pierce Place PUD to approve changes to the building architectural elevations.
- The Evolve apartments to allow the addition of carports
- Springfields of Allendale PUD to allow an increase of two lots in Phase 3 of the plat.

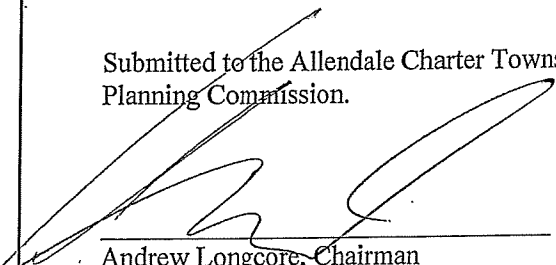
*** ZONING ORDINANCES RECOMMENDED FOR APPROVAL TO BOARD:**

- Amend Articles 13 and 14 to combine the C-1 and C-2 Districts into the GC, General Commercial Zoning District as new Article 14 and rezone all parcels zoned C-1 and C-2 to the GC Zoning District. (Board approved on 01-11-16 as Ord. 2016-2.)
- Amend Section 21.09 to revise the off street parking space standards to: delete the minimum square footage requirement of 180 sq. ft. and the language stipulating the standards for two tiers of parking spaces; maintain the minimum length and width requirements for off street parking spaces; increase the minimum aisle width requirement for one way traffic from 15 feet to 26 feet for 90 degree parking and; add a parking space diagram

*** MISCELLANEOUS ACTIVITIES BY THE PLANNING COMMISSION**

- Prepared a draft amendment to the update the 2013 Master Plan (Public hearing on March 1, 2016)
- Approved the 2015 Planning Commission Work Program
- Approved the Preliminary Plat for Springfields of Allendale No. 3
- Heard a presentation from the Township Supervisor on the proposed improvements to 48th Avenue between M-45 and Pierce Street
- Approved a two year extension for the office and sales trailer for Placid Wake Park within the Placid Waters PUD.
- Reviewed the Special Land Use Permit for the Kennedy Lakes Sand Mine which expired on August 20, 2015
- Amended the conditions approved for the Brusveen Chiropractic site plan to delete the condition that the remaining lots in the Winding Creek Crossings PUD be combined

Submitted to the Allendale Charter Township Board in February 2016 by the Allendale Charter Township Planning Commission.


Andrew Longcore, Chairman
Allendale Charter Township Planning Commission