

Agenda for the
Allendale Charter Township Board Meeting

Monday, May 9, 2022, 6:00pm

Members Present:

Members Absent:

Guests Present:

Meeting called to order

- Invocation given by Barb Vander Veen
- Pledge of Allegiance
- Approve Agenda
- Consent Agenda
 - Approval of the April 25, 2022 Regular Board Meeting Minutes
 - Bills
 - Interim Bills
- For information
 - Minutes of the April 18, 2022 Planning Commission Meeting
 - March Fire Report
 - March Sheriff Report
 - WOW Award- Kathy Hanes
- Public Hearings
- Public Comments
- Guest Speakers
 - County Commissioner Greg DeJong
 - Ottawa County Farmland Preservations Program: Purchase of Development Rights
 - Becky Huttenga: Agriculture and Economic Resources Coordinator
 - Julie Lamer: Farmland Preservation Analyst
 - Marcia Hoekstra – Parks and Recreation Committee Discussion
- Action Items
 - Master Plan Distribution
 - Resolution 2022-05: 2207B Governmental Resolution (State Highway Right of Way work)
 - Special Meeting: Strategic Planning Work Session
 - Head Assessor Hiring Recommendation
- Discussion Items
 - Water Resource Recovery Facility Project Updates
 - GV Trunk Sewer Design/Relocation Proposal
 - Remove Phase 3: Sludge Handling

- Public Comments
- Staff Comment: Tyler Wolfe
- Board Comments
- Future Agenda Items
- Adjournment

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**PROPOSED
PROCEEDINGS OF THE ALLENDALE
TOWNSHIP BOARD OF TRUSTEES
APRIL SESSION 2nd DAY**

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

Present: Mr. Zeinstra; Mr. Murillo; Mr. Vander Wall; Ms. Hansen; Ms. Kraker; and Mr. Elenbaas. (6)

Absent: Ms. Vander Veen (1)

Staff and Guest Present: Bob Sullivan, Legal Counsel; Sergeant Cal Keuning, Sheriff Department; Kevin Yeomans, Assistant Administrator; Tim VanBennekomp, Finance Director; Chad Doornbos, Public Utilities Superintendent; and Rebecca Wildeboer.

Mr. Murillo pronounced the invocation.

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

- BOT 22-064 Mr. Zeinstra moved to approve the agenda of today with the following amendment: to add "Moore and Bruggink Engineering Proposal" to Action Items. The motion passed.
- BOT 22-065 Mr. Vander Wall moved to approve the following Consent Resolutions:
1. To approve the Minutes of the April 11, 2022, Board of Trustees meeting.
 2. To approve the general claims in the amount of \$176,376.27 and interim payments of \$1508.58, as presented by the summary report for April 26, 2022.
 3. To approve Budget Amendment #9 in the amount of \$5,830.00; for park driveway carry-over costs.
 4. To approve Budget Amendment #10 in the amount of \$10,000.00; for damaged light pole replacement carry-over costs.

The motion passed.

Items Received for Information

1. Financial Report
2. Minutes of the April 4, 2022, Planning Commission Meeting
3. Budget Amendment #7, internally approved, to cover the costs of printing and publishing for Assessing Department.

Public Hearings- None

Public Comments and Communications- None

BOT 22-066 Mr. Elenbaas moved to close public comment. The motion passed.

Guest Speakers- None

Action Items

BOT 22-067 Mr. Vander Wall moved to approve and authorize the Clerk and Supervisor to sign Resolution 2022 – 03: General Fund Unrestricted Fund Balance Target Policy The motion passed.

BOT 22-068 Mr. Vander Wall moved to implement and direct the Finance Director to establish a Capital and Special Projects Funds. The motion passed.

BOT 22-069 Mr. Zeinstra moved to authorize the Finance Director to make the one-time selection to place its \$2,806,814.62 ARPA funds award into Public Sector Revenues category on April 30, 2022, federal reporting. The motion passed.

BOT 22-070 Mr. Murillo moved to approve the updated Paid Time Off Policy as presented, applicable to all current employees. The motion passed with one dissenting vote from Ms. Hansen.

BOT 22-071 Ms. Kraker moved to approve the updated Holiday Policy as presented. The motion passed.

BOT 22-072 Mr. Zeinstra moved to approve and authorize the Clerk and Supervisor to sign Ordinance 2022-05: Zoning Map Amendment Ordinance- Alderink. The motion passed as shown by the following votes:

YEAS: Mr. Zeinstra; Mr. Murillo; Mr. Vander Wall; Ms. Hansen; Ms. Kraker; and Mr. Elenbaas. (6)

NAYS: None (0)

ABSENT: Ms. Vander Veen (1)

BOT 22-073 Mr. Zeinstra moved to approve and authorize the Clerk and Supervisor to sign Ordinance 2022-06: Zoning Map Amendment Ordinance- Marcusse. The motion passed as shown by the following votes:

YEAS: Mr. Zeinstra; Mr. Murillo; Mr. Vander Wall; Ms. Hansen; Ms. Kraker; and Mr. Elenbaas. (6)

NAYS: None (0)

ABSENT: Ms. Vander Veen (1)

BOT 22-074 Ms. Kraker moved to approve and authorize the Clerk and Supervisor to sign Resolution 2022 – 04: Resolution of Support for Michigan Township’s Association’s Robert R. Robinson Scholarship Application for Serena Kruithoff. The motion passed.

BOT 22-075 Mr. Vander Wall moved to approve the Rental Fee Waiver Request from Allendale Public Schools. The motion passed.

BOT 22-076 Mr. Zeinstra moved to authorize the Supervisor to sign and enter into an agreement pursuant to the March 28, 2022, Moore and Bruggink Engineering Proposal, for services not to exceed \$1.3 million dollars. The motion passed.

Discussion Items

Chad Doornbos, Public Utilities Superintendent provided an overview on the Cost-of-Service Study. He highlighted that the cost of the study is \$19,000.00. However, in 2021 Allendale received a grant of \$15,000.00 bringing total investment of the Cost-of-Service Study to \$4,000.00. This study gives a five-year projection with a one-year rate design. This method allows us to accurately capture our expenses in an ever-changing market. If approved, the study would start this year.

BOT 22-077 Mr. Zeinstra moved to amend the agenda and to authorize the Supervisor or his designee to accept and enter into an agreement pursuant to the proposal as presented from Utility Financial Solutions. The motion passed.

Kevin Yeomans, Assistant Administrator provided his research findings on broadcasting board meetings through social media outlets. The initial costs associated with this are approximately \$5,000.00. In addition, the board will need additional staff to run the IT equipment. The board thanked Mr. Yeomans for his research and indicated no further research or action is needed at this time.

Mr. Elenbaas provided a brief recap of the Master Plan process. Mr. Zeinstra highlighted that the proposed changes are minimal, most being language clean-up and clarification. Mr. Yeomans outlined the anticipated timeline. He indicated the next step will be an Action Item from the board to authorize distribution of the Master Plan.

Mr. Elenbaas informed the board that Tyler Wolfe, Head Assessor, has submitted his resignation. His last day with Allendale Charter Township will be May 13, 2022. Mr. Wolfe has passionately served this community for over six years. His expertise and leadership will be deeply missed. Mr. Elenbaas presented three options of how to proceed with posting the open Department Head position. These include: outsourcing Assessing duties to the county, an internal posting, or an external posting. The board directed Mr. Elenbaas to proceed with an internal posting of the position.

Several board members had questions and comments.

Ms. Vander Veen arrived at 7:01 p.m.

Public Comments and Communications

Public comments were received from:

1. Chad Doornbos

BOT 22-078 Mr. Elenbaas moved to close public comment. The motion passed.

Board Comments

Mr. Elenbaas has received noise complaints pertaining to dirt bikes. He

indicated that current Ordinance does not specifically outline this type of noise. He indicated other jurisdictions have a “Quiet Hours Ordinance.” Mr. Sullivan indicated there were many complications implementing and enforcing this type of an Ordinance. The board declined further research or action on the matter.

Ms. Vander Veen sought clarification on the following: Strategic Planning Meeting date and Michigan Township Association conference details. Clarification was provided.

Mr. Murillo indicated the Parks & Recreation web page needs various updates to improve accuracy. He provided an overview of the previous meeting the committee had as well as some concerns they highlighted. The committee is revisiting the vision and goals outlined in the Parks Master Plan. The board would like to have meeting minutes included in the “For Information” section of their board packets going forward.

Mr. Zeinstra would like to investigate solutions for parking issues for guest that want to attend various board and committee meetings. With construction, parking is limited. He would also like to see additional door improvements.

BOT 22-079 Mr. Zeinstra moved to adjourn the meeting at 7:24p.m. The motion passed.

Jody L. Hansen, Clerk
Of the Township of Allendale

Adam Elenbaas, Supervisor
Of the Township of Allendale

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INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 04/27/2022 - 05/10/2022
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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 000.000 REVENUE					
101-000.000-222.000	Due To County	OTTAWA COUNTY TREASURER	DOG LICENSES - APRIL	117.00	
101-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	1,107.68	
101-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	9,738.90	
101-000.000-231.030	Misc Ins - Aflac	AFLAC	MISCELLANEOUS INSURANCE - APRIL	428.25	
101-000.000-284.161	PLACID WATERS WEST/EASTBROOK HO	RECREATIONAL DEVELOPMENT	ESCROW ACCOUNT REFUND - PLACID WATERS	469.00	
101-000.000-284.179	ALLENDALE BAPTIST CHURCH	ALLENDALE BAPTIST CHURCH	ESCROW ACCOUNT REFUND	452.00	
101-000.000-284.183	ALLENDALE CROSSING-SELF STORAGE	GRAND VALLEY DEVELOPERS	ESCROW ACCOUNT REFUND	500.00	
101-000.000-284.189	MAPLE POND/ALLENDALE PLACE PUD	10920 64TH LLC	ESCROW ACCOUNT REFUND	378.00	
101-000.000-284.198	TRUE VALUE-ADD'L BLDGS	ALLENDALE TRUE VALUE HDW	ESCROW ACCOUNT REFUND	488.00	
101-000.000-284.200	M45 LLC GAS STATION	M45 LLC MARKET EXPRESS	ESCROW ACCOUNT REFUND	488.00	
101-000.000-284.212	ALLENDALE CHRISTIAN EXPANSION-1	HOLLAND ENGINEERING INC	ESCROW ACCOUNT REFUND - ALLENDALE CHR	428.00	
101-000.000-284.213	KENNEDY LAKES 2	VANDYKE, ANDREW-JANET	ESCROW ACCOUNT REFUND	154.25	
101-000.000-284.215	LIGHTHOUSE COMMUNITY CHURCH-PHA	LIGHTHOUSE COMMUNITY CHU	ESCROW ACCOUNT REFUND	500.00	
101-000.000-284.219	CONIFER CREEK-BECKER DR	FLEIS & VANDENBRINK ENG'	SITE PLAN REIVEW - CONIFER CREEK-BECK	267.00	
101-000.000-284.222	CENTENNIAL FARM-SITE CONDO	FLEIS & VANDENBRINK ENG'	SITE PLAN REVIEW - CENTENNIAL FARMS-S	121.50	
101-000.000-284.222	CENTENNIAL FARM-SITE CONDO	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	555.00	
101-000.000-284.225	WENDY'S-WM LIMITED PARTNERSHIP	FLEIS & VANDENBRINK ENG'	SITE PLAN REVIEW - WENDY'S	472.93	
101-000.000-284.225	WENDY'S-WM LIMITED PARTNERSHIP	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	840.00	
Total For Dept 000.000 REVENUE				17,505.51	
Dept 101.000 Township Board					
101-101.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	BARBARA VANDERVEEN	PARKING FEE REIMBURSEMENT	30.00	
Total For Dept 101.000 Township Board				30.00	
Dept 171.000 Supervisor					
101-171.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	48.74	
Total For Dept 171.000 Supervisor				48.74	
Dept 209.000 EMPLOYEE INSURANCES					
101-209.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	141.11	
101-209.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	447.70	
101-209.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	1,789.86	
101-209.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - MAY	325.19	
Total For Dept 209.000 EMPLOYEE INSURANCES				2,703.86	
Dept 215.000 CLERK					
101-215.000-900.000	PRINTING, PUBLISHING, & POSTAGE	MLIVE MEDIA GROUP	GR PRESS DISPLAY ADS - APRIL	180.92	
101-215.000-955.000	Miscellaneous	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	238.70	
Total For Dept 215.000 CLERK				419.62	
Dept 223.000 AUDIT					
101-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	4,800.00	
101-223.000-810.000	AUDIT	SCHOLTEN FANT	2021 AUDIT OPINION LETTER	160.00	
Total For Dept 223.000 AUDIT				4,960.00	
Dept 248.000 ADMINISTRATION					
101-248.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	SINGLE WINDOW ENVELOPES	25.47	
101-248.000-802.000	Contracted Services	US BANK EQUIPMENT FINANC	RICOH COPIER CONTRACT - MAY	162.64	
101-248.000-802.000-ITMONT	Contracted Services	OTTAWA COUNTY FISCAL SER	I/T REIMBURSEMENT - MARCH	68.30	
101-248.000-802.000-ITPROJ	Contracted Services	REHMANN TECHNOLOGY SOLUT	NEW SERVER - I/T TRANSITION PROJECT	3,404.38	
101-248.000-900.000	PRINTING, PUBLISHING, & POSTAGE	US POSTAL SERVICE	ANNUAL PO BOX FEE - 2022	312.00	
101-248.000-955.000	Miscellaneous	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	5.82	
Total For Dept 248.000 ADMINISTRATION				3,978.61	

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 265.000 BUILDING & GROUNDS					
101-265.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	BELT-CLIP HOLSTER PHONE CASE	14.44	
101-265.000-802.000	Contracted Services	BRENDA BORST	CLEANING SERVICES - APRIL	1,187.00	
101-265.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	48.74	
101-265.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	12.41	
101-265.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - APRIL	848.41	
101-265.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	1,266.33	
101-265.000-971.000	CAPITAL OUTLAY	SMART BUILDING SERVICES	NEW CARD ACCESS SYSTEM	8,467.00	
Total For Dept 265.000 BUILDING & GROUNDS				11,844.33	
Dept 266.000 ATTORNEY					
101-266.000-802.000	Contracted Services	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	4,880.00	
101-266.000-802.010	Contracted Services P.C.	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	960.00	
Total For Dept 266.000 ATTORNEY				5,840.00	
Dept 301.000 POLICE OFFICER					
101-301.000-802.000	Contracted Services	OTTAWA COUNTY FISCAL SER	SHERIFF DEPT SERVICES - APRIL	3,754.42	
101-301.000-802.000	Contracted Services	OTTAWA COUNTY FISCAL SER	SHERIFF DEPT SERVICES - APRIL	35,136.37	
101-301.000-802.000	Contracted Services	OTTAWA COUNTY FISCAL SER	SHERIFF DEPT CREDIT FOR OCTOBER 2021	(732.64)	
Total For Dept 301.000 POLICE OFFICER				38,158.15	
Dept 336.000 FIRE DEPT					
101-336.000-721.000-DUESXX	PROFESSIONAL DEVELOPMENT	OTTAWA MEDICAL CONTROL B	2022 FISCAL YEAR DUES	175.00	
101-336.000-802.000-CELLPH	Contracted Services	AMAZON CAPITAL SERVICES	CELL PHONE CASE	26.09	
101-336.000-802.000-CELLPH	Contracted Services	AMAZON CAPITAL SERVICES	CELL PHONE CHARGING CABLE	18.56	
101-336.000-802.000-CELLPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	58.51	
101-336.000-836.000	HAZ-MAT RESPONSE	OTTAWA COUNTY FISCAL SER	HAZMAT BILLING @ OCT 21 THRU MAR 22	680.18	
101-336.000-863.000-FUEL12	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	197.53	
101-336.000-863.000-FUEL12	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	140.23	
101-336.000-863.000-FUEL14	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	141.90	
101-336.000-863.000-FUEL16	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	235.13	
101-336.000-863.000-FUEL17	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	234.69	
101-336.000-863.000-FUEL17	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	175.39	
101-336.000-863.000-FUEL18	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	68.35	
101-336.000-863.000-FUEL18	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	27.01	
101-336.000-863.000-FUEL19	FUEL	WEX BANK	FUEL CHARGES - FIRE DEPT	215.00	
101-336.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	30.51	
101-336.000-930.000	Maintenance	AMAZON CAPITAL SERVICES	HUSQVARNA MUFFLER	57.71	
101-336.000-930.000	Maintenance	AMAZON CAPITAL SERVICES	OIL PUMP HOSE LINE FILTER KIT	14.59	
101-336.000-935.000-MAINT1	Truck Maintenance	WEST SHORE FIRE INC	VALVE PULL HANDLE	143.78	
Total For Dept 336.000 FIRE DEPT				2,640.16	
Dept 448.000 STREET LIGHTS					
101-448.000-920.000	Electricity	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	14,349.30	
101-448.000-920.002	Henry St/Town Center Electricit	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	83.77	
Total For Dept 448.000 STREET LIGHTS				14,433.07	
Dept 449.000 HIGHWAY-M45					
101-449.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	546.18	
Total For Dept 449.000 HIGHWAY-M45				546.18	
Dept 567.000 CEMETERY					
101-567.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	32.29	
Total For Dept 567.000 CEMETERY				32.29	

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INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 04/27/2022 - 05/10/2022
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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 672.000 SENIOR CITIZEN ACTIVITIES					
101-672.000-802.000	Contracted Services	HOLIDAY COACH COMPANY	LIFELONG LEARNERS MYSTERY TRIP TRANSP	943.80	
Total For Dept 672.000 SENIOR CITIZEN ACTIVITIES				943.80	
Dept 701.000 PLANNING & ZONING					
101-701.000-802.000	Contracted Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - MARCH	747.20	
Total For Dept 701.000 PLANNING & ZONING				747.20	
Dept 751.000 RECREATION AND PARKS					
101-751.000-926.000-ELECTR UTILITIES		CONSUMERS ENERGY	ELECTRIC USAGE - MAY	564.85	
Total For Dept 751.000 RECREATION AND PARKS				564.85	
Dept 790.000 LIBRARY					
101-790.000-732.000	SUPPLIES	DEMCO INC	SUPPLIES	268.22	
101-790.000-732.000-AVMATE	SUPPLIES	MICROMARKETING LLC	AV MATERIALS	14.99	
101-790.000-732.000-AVMATE	SUPPLIES	MICROMARKETING LLC	AV MATERIALS	14.99	
101-790.000-732.000-BOOKSX	SUPPLIES	BAKER & TAYLOR BOOKS LLC	BOOKS	480.12	
101-790.000-732.000-BOOKSX	SUPPLIES	GALE/CENGAGE LEARNING IN	BOOKS	60.78	
101-790.000-732.000-BOOKSX	SUPPLIES	GALE/CENGAGE LEARNING IN	BOOKS	18.74	
101-790.000-732.000-CHILD	SUPPLIES	BAKER & TAYLOR BOOKS LLC	CHILDREN'S BOOKS	421.29	
101-790.000-732.000-CHILDB	SUPPLIES	BAKER & TAYLOR BOOKS LLC	CHILDREN'S BOOKS	175.88	
101-790.000-802.000	Contracted Services	REBECCA BENJAMIN	LIBRARY CLEANING SERVICES - APRIL	800.00	
101-790.000-802.000-DIGITA	Contracted Services	MIDWEST TAPE LLC	DIGITAL COLLECTION	1,100.27	
101-790.000-802.000-DIGITA	Contracted Services	OVERDRIVE INC	DIGITAL COLLECTION	181.04	
101-790.000-802.000-DIGITA	Contracted Services	OVERDRIVE INC	DIGITAL COLLECTION	90.81	
101-790.000-802.000-HOTSPO	Contracted Services	T-MOBILE	WIRELESS WI-FI HOTSPOTS - APRIL	256.93	
101-790.000-802.000-TECHNO	Contracted Services	ACENTEK	TELEPHONE CHARGES - APRIL	218.95	
101-790.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - APRIL	44.63	
101-790.000-807.000-ADULTP	COMMUNITY PROGRAMS	HOPE COLLEGE	BIG/LITTLE READ CONTRIBUTION	50.00	
101-790.000-860.000	MILEAGE	ASHLEY JOHNSON	MILEAGE REIMBURSEMENT	36.86	
Total For Dept 790.000 LIBRARY				4,234.50	
Total For Fund 101 General Fund				109,630.87	
Fund 249 Building Department Fund					
Dept 000.000 REVENUE					
249-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	111.99	
Total For Dept 000.000 REVENUE				111.99	
Dept 223.000 AUDIT					
249-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	300.00	
Total For Dept 223.000 AUDIT				300.00	
Dept 371.000 INSPECTION DEPARTMENT					
249-371.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	3.09	
249-371.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	8.17	
249-371.000-802.000	Contracted Services	PROFESSIONAL CODE INSPEC	PERMIT INSPECTIONS - APRIL	30,037.50	
Total For Dept 371.000 INSPECTION DEPARTMENT				30,048.76	
Total For Fund 249 Building Department Fund				30,460.75	
Fund 252 RENTAL ADMINISTRATION					
Dept 000.000 REVENUE					
252-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	100.00	
252-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	440.89	

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 252 RENTAL ADMINISTRATION					
Dept 000.000 REVENUE					
		Total For Dept 000.000 REVENUE		540.89	
Dept 371.000 INSPECTION DEPARTMENT					
252-371.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	6.18	
252-371.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	21.74	
252-371.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	174.12	
252-371.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - MAY	14.37	
		Total For Dept 371.000 INSPECTION DEPARTMENT		216.41	
		Total For Fund 252 RENTAL ADMINISTRATION		757.30	
Fund 254 Cemetery Improvement Fund					
Dept 223.000 AUDIT					
254-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	150.00	
		Total For Dept 223.000 AUDIT		150.00	
		Total For Fund 254 Cemetery Improvement Fund		150.00	
Fund 403 FIRE STATION BUILDING FUND					
Dept 901.000 CONSTRUCTION					
403-901.000-971.000	CAPITAL OUTLAY	PRO-TECH ENVIRON & CONST	OLD MAINTENANCE BLDG DEMOLITION	13,550.00	
		Total For Dept 901.000 CONSTRUCTION		13,550.00	
		Total For Fund 403 FIRE STATION BUILDING FUND		13,550.00	
Fund 494 Dda Development Fund					
Dept 223.000 AUDIT					
494-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	2,400.00	
		Total For Dept 223.000 AUDIT		2,400.00	
		Total For Fund 494 Dda Development Fund		2,400.00	
Fund 592 Water & Sewer					
Dept 000.000 REVENUE					
592-000.000-226.000	Due to Robinson Township	ROBINSON TOWNSHIP	DEBT REDUCTION PAYMENT - 1ST QTR 2022	150.00	
592-000.000-231.000	DEFERRED COMP PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	1,068.66	
592-000.000-231.010	401A PAYABLE	ALERUS RETIREMENT SOLUTI	MERS DC & 457 PLANS - APRIL	4,988.43	
592-000.000-231.030	Misc Ins - Aflac	AFLAC	MISCELLANEOUS INSURANCE - APRIL	175.92	
592-000.000-266.000	COURT ORDER PAYABLE	ILLINOIS STATE DISBURSEM	CHILD SUPPORT DISBURSEMENT	409.85	
592-000.000-284.179	ALLENDALE BAPTIST CHURCH	FLEIS & VANDENBRINK ENG'	SITE PLAN REVIEW - ALLENDALE BAPTIST	121.50	
		Total For Dept 000.000 REVENUE		6,914.36	
Dept 248.000 ADMINISTRATION					
592-248.000-802.000-ITPROJ	Contracted Services	REHMANN TECHNOLOGY SOLUT	NEW SERVER - I/T TRANSITION PROJECT	3,404.37	
592-248.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	6,750.00	
		Total For Dept 248.000 ADMINISTRATION		10,154.37	
Dept 536.000 WATER					
592-536.000-646.000	Utility Charges	INTERRA HOMES LLC	UB refund for account: NORF-011555-00	46.66	
592-536.000-646.000	Utility Charges	ORZOLEK, SCOTT	UB refund for account: ISLC-011106-00	109.13	
592-536.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	32.49	
592-536.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	119.96	
592-536.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	635.15	
592-536.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - MAY	101.39	

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INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 04/27/2022 - 05/10/2022
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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 Water & Sewer					
Dept 536.000 WATER					
592-536.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	SUPPLIES - WATER DEPT	329.71	
592-536.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	PHONE CASE	20.00	
592-536.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	WHITE NOISE MACHINE	25.00	
592-536.000-732.000	SUPPLIES	FRESH COAST LABEL LLC	NAME PLATE	17.91	
592-536.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	136.70	
592-536.000-732.000-METERS	SUPPLIES	ETNA SUPPLY COMPANY	4" METER & FLANGES	3,880.00	
592-536.000-732.000-METERS	SUPPLIES	ETNA SUPPLY COMPANY	WATER METERS & MXU'S	8,850.00	
592-536.000-733.000	WATER COST	OTTAWA COUNTY PUBLIC UTI	WATER USE/SYSTEM MAINTENANCE - MARCH	73,439.76	
592-536.000-733.000	WATER COST	OTTAWA COUNTY PUBLIC UTI	WATER USE/SYSTEM MAINTENANCE - FEBRUA	88,277.78	
592-536.000-802.000	Contracted Services	AMBS CALL CENTER	EMERGENCY CALL NUMBER	60.00	
592-536.000-802.000	Contracted Services	H2O COMPLIANCE SERVICES	CROSS CONNECTION CONTROL MGMT - APRIL	877.50	
592-536.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - APRIL	39.95	
592-536.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	337.56	
592-536.000-803.000	Professional Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - MARCH	7,355.47	
592-536.000-803.000	Professional Services	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	667.50	
592-536.000-863.000	FUEL	WEX BANK	FUEL CHARGES - PUBLIC UTILITIES	674.21	
592-536.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	4,087.40	
592-536.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - APRIL	656.05	
592-536.000-926.000-HEATME	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - APRIL	451.67	
Total For Dept 536.000 WATER				191,228.95	
Dept 537.000 SEWER					
592-537.000-717.000	LIFE INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	32.49	
592-537.000-718.000	DISABILITY INS	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	119.95	
592-537.000-720.000-DENTAL	EMPLOYERS HEALTH INSURANCE	MUTUAL OF OMAHA INSURANC	INSURANCES - MAY	635.15	
592-537.000-720.000-VISION	EMPLOYERS HEALTH INSURANCE	VISION SERVICE PLAN	HEALTH INSURANCE - MAY	101.39	
592-537.000-732.000	SUPPLIES	ALLENDALE TRUE VALUE HDW	SUPPLIES - WASTE DEPT	211.70	
592-537.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	PHONE CASE	19.99	
592-537.000-732.000	SUPPLIES	AMAZON CAPITAL SERVICES	WHITE NOISE MACHINE	24.99	
592-537.000-732.000	SUPPLIES	FRESH COAST LABEL LLC	NAME PLATE	17.90	
592-537.000-732.000	SUPPLIES	MINER SUPPLY COMPANY INC	JANITORIAL SUPPLIES	136.70	
592-537.000-732.000-LABSUP	SUPPLIES	THOMAS SCIENTIFIC LOCKBO	NITRIFICATION INHIBITOR	220.32	
592-537.000-802.000	Contracted Services	AMBS CALL CENTER	EMERGENCY CALL NUMBER	60.00	
592-537.000-802.000	Contracted Services	PACE ANALYTICAL SERVICES	MERCURY SAMPLES/TESTINGS	407.00	
592-537.000-802.000	Contracted Services	PREIN & NEWHOF PC INC	CHLORIDE & SULFATE TESTINGS	140.00	
592-537.000-802.000-TELEPH	Contracted Services	ACENTEK	TELEPHONE CHARGES - APRIL	396.53	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	337.55	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	CELL PHONE CHARGES - APRIL	40.01	
592-537.000-802.000-TELEPH	Contracted Services	VERIZON WIRELESS	MACHINE TO MACHINE ACTIVITY - APRIL	600.00	
592-537.000-803.000	Professional Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - MARCH	9,610.95	
592-537.000-803.000	Professional Services	SCHOLTEN FANT	ATTORNEY SERVICES - MARCH	1,132.50	
592-537.000-863.000	FUEL	WEX BANK	FUEL CHARGES - PUBLIC UTILITIES	674.20	
592-537.000-926.000-ELECTR	UTILITIES	CONSUMERS ENERGY	ELECTRIC USAGE - MAY	1,007.08	
592-537.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - APRIL	1,332.18	
592-537.000-930.000-COLLEC	MAINTENANCE	WOLVERINE POWER SYSTEMS	80 KW MAJOR MAINTENENCE	835.00	
Total For Dept 537.000 SEWER				18,093.58	
Total For Fund 592 Water & Sewer				226,391.26	
Fund 811 Road Fund					
Dept 223.000 AUDIT					
811-223.000-810.000	AUDIT	KIEKOVER SCHOLMA & SHUMA	FINANCIAL STATEMENTS AUDIT - 2021 - P	600.00	

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 811 Road Fund					
Dept 223.000 AUDIT					
		Total For Dept 223.000 AUDIT		600.00	
		Total For Fund 811 Road Fund		<u>600.00</u>	

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INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP

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GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 101 General Fund	109,630.87
Fund 249 Building Depa	30,460.75
Fund 252 RENTAL ADMINI	757.30
Fund 254 Cemetery Impr	150.00
Fund 403 FIRE STATION	13,550.00
Fund 494 Dda Developme	2,400.00
Fund 592 Water & Sewer	226,391.26
Fund 811 Road Fund	600.00

Total For All Funds:	383,940.18
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Treasurer's report for Board Meeting dated 5/9/2022

Interim Payments:

Date	Check #	Amount	Vendor	Description
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\$0.00 TOTAL

General Fund Cash Balance at board meeting dated 5/9/2022

Checking Account	\$	3,967,544.00
Liquid Investment	\$	259,585.00
CD	\$	-
Total	\$	4,227,129.00

Note: Does not include today's Accounts Payable run

Last board meeting balances

Checking Account	\$	2,761,315.00
Liquid Investment	\$	259,490.00
CD	\$	-
Total	\$	3,020,805.00

Last year at this time the balance v \$ 4,910,243.00

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

April 18, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Westerling, Adams, Zuniga, Chapla, Nadda, Zeinstra
Staff and Public Present: Planner Greg Ransford, Kevin Yeomans, Tony Vazquez, Ben Rodibaugh, Rebecca Wildeboer, Richard Barber, Sam Sterk, Ross Stevens
3. Received for Information: Road Commission letter regarding preliminary plat approval for Centennial Farm Site Condominium.
4. Motion by Zuniga to Approve the April 4, 2022, Planning Commission Minutes as presented. Seconded by Adams. **Approved 7-0**
5. Motion by Longcore to approve the April 18, 2022, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 7-0**

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

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

Tony Vazquez, an Allendale resident, had questions regarding the Centennial Farm Site Condominium. Specifically asking about a privacy fence or trees and has concerns about accessibility to his home when construction of the road is under way.

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

7. Public Hearings: None
8. Site Plan Review: None
9. New Business:

A. Mike's Processing text amendment inquiry

Ben Rodibaugh, owner of Mike's Processing, introduced himself and stated that they would like to add a cooler to the site and needed Planning Commission approval for that.

Planner Ransford explained that this project was reviewed by Steve Kushion, the Zoning Administrator, and both Mr. Kushion and Mr. Ransford had concerns that the applicant had outgrown the Home Occupation permit that Mike's Processing was currently operating under and wanted to bring it to the Planning Commission for their review. His memo stated that an option to look at would be that the Commission change the Ordinance to allow for meat processing in the AG Zone either as a use by right or as a special use, or if the Commission disagreed with staff, then they could amend the current permit to allow for the expansion.

Commissioners reviewed and discussed the history of the site and the regulations for a Home Occupation permit. Commissioners concluded that it does not meet the regulations for a Home Occupation permit any longer based on how many employees work there. They discussed whether the

use is appropriate in the AG Zoning District and consensus was that it would be appropriate as a special use in the AG Zoning District.

Commissioners directed Planner Ransford to prepare the text amendment to the Zoning Ordinance to allow for this use as a special use and include restrictions in the individual permit. Planner Ransford will also look into what the paving requirements would be for this project in the AG Zoning District.

B. Station 45 site plan inquiry

Ross Stevens from Station 45 introduced the project and would like direction from the Planning Commission and is requesting the Planning Commission waive some of the site plan requirements.

Planner Ransford reviewed his memo.

Commissioners discussed the site; the requirements for pavement, outdoor storage and how that would need to be screened.

Planner Ransford will review the requirements for pavement. The Commissioners opined that paving for the drive to the building would be required, but not necessarily the lot to park the cars waiting to be repaired. Also, Commissioners would like to see screening along the north property line. While the Commissioners have authority to waive certain requirements, Commissioners concluded that the site is subject to the typical site plan review provisions that are not otherwise waived and therefore those must be shown on the future site plan.

10. Old Business

A. Centennial Farm Site Condominium – 5380 Lake Michigan Dr.

- Seeking six duplex condominium sites

Todd Stuive of Exxel Engineering, representing the applicant, introduced the project. He stated the since the last meeting the Ottawa County Road Commission has approved the project and that they have updated the plans with the suggestions given from the Planning Commission.

Mr. Longcore asked if any construction traffic would come through Eric St. during the construction of the road and Mr. Stuive clarified that it would not, it would come from Lake Michigan Dr.

Mr. Yeomans stated that he has been in contact with the Road Commission and the connection is indeed required. He also stated that this connection would add a second point of access for public utilities to reach this neighborhood and that is a good thing.

Commissioners discussed the pine trees proposed for the screening. Mr. Zeinstra stated that the proposed White Pines get very large and other varieties may work better in this area.

Mr. Zeinstra made a motion to remove Centennial Farm from the table and to approve the Centennial Farm Site Condominium with the change from the White Pine to the Black Hill Spruce and Norway Spruce mix. Seconded by Adams. **Approved 7-0**

B. Mini-warehouses and self-storage facilities discussion

Planner Ransford reviewed his memo and is waiting for direction from the Commission as to what direction to take regarding making changes to the Zoning Ordinance.

Commissioners discussed the different options available to utilize. Including leaving the ordinances as they are, to taking the use out of the Commercial Zone all together and only allowing them in the Industrial Zone. They also discussed putting different requirements on and adding language to regulate the standards for the appearance of the buildings in General Commercial.

Commissioners directed Planner Ransford to prepare language to regulate the standards of the appearance of the buildings with frontage on Lake Michigan Dr.

11. Public Comments

Chairperson Longcore opened the public comment section.

Rebecca Wildeboer of the Allendale Area Chamber of Commerce – noted that self-storage and mini-warehouses are not popular with the residents and businesses that she deals with. Challenge for the Commission is to create a place that people/residents want to see or want to go.

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

12. Township Board Reports:

Mr. Zeinstra reported that at the last meeting they had an update from the Public Utilities, the Library Community Room reservation agreement was approved, the 1st readings for the Alderink and Marcusse rezonings, and a list of the concerts in the park.

13. Commissioner and Staff Comments:

Mr. Yeomans reported that the Zoning Administrator did look into the complaint about the McDonald's lights and found that there was no violation.

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

Next meeting May 2, 2022 at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern

<u>ALARM TYPE</u>	<u>MONTH</u>	<u>MAY</u>	<u>YEAR TO DATE</u>	<u>YEAR TO DATE</u>	<u>CHANGE</u>
	<u>MAR</u>		<u>2022</u>	<u>2021</u>	<u>2022</u>
MEDICAL EMERGENCIES	68		185	124	61
Canceled Enroute	2		12	8	4
Squad 172 Responses	35		95	78	17
Asst. Amb.	12		39	60	-21
Lift Assist	2		4	7	-3
VEHICLE ACCIDENTS WITH INJURIES	2		9	10	-1
Cancelled Enroute	0		0	0	EVEN
PROPERTY DAMAGE ACCIDENTS	0		4	3	1
Canceled Enroute	0		0	2	-2
SMOKE/ODOR INVESTIGATION	0		2	7	-5
Canceled Enroute	0		0	0	EVEN
MEDICAL ALARM	1		2	1	1
Canceled Enroute	0		0	0	EVEN
FIRE ALARM	9		28	31	-3
Canceled Enroute	0		1	8	-7
SERVICE CALL / LOCK-IN/OUT	3		4	6	-2
MUTUAL AID/AUTOMATIC AID:					
AUTOMATIC AID GIVEN:	1		2	7	-5
MUTUAL AID GIVEN:	2		5	9	-4
AUTOMATIC AID RECEIVED	1		4	5	-1
MUTUAL AID RECEIVED	2		3	1	2
BUILDING FIRES	2		3	5	-2
GRASS, BRUSH, WOODS	1		1	2	-1
TRASH, REFUSE, DUMPSTER	0		1	1	EVEN
VEHICLE FIRES	0		1	4	-3
CO ALARM	2		3	5	-2
GAS LEAK / WIRE DOWN	1		4	2	2
NO DISPATCH	0		5	1	4
UNAUTHORIZED BURN	1		2	2	EVEN
TOTALS	109		317	305	12
	<u>Month</u>		<u>2022 to Date</u>	<u>2021 To Date</u>	<u>22/21 Change</u>
Property Loss: (\$)	\$17,845.00		\$23,845.00	\$507,825.00	-\$483,980.00
Property Saved (\$)	\$854,633		\$1,275,233	\$1,154,086	\$121,147.00
Man Hours on Alarms	451.5		1258.5	1628.5	-370.5
Training Man Hours	47.25		247.5	422.25	-175
Fire School / PPS / Meeting / EQ Checks / Fire Prev / Other	113		408.25	765	-356.75
Burning Permits Issued	8		92	78	14
Grand Valley Alarms	10		29	26	3
Off-Campus Student Housing	16		46	42	4
Stonebridge Senior Housing	6		8	5	3
Green Acres	14		23	12	11
Atrium of Allendale	11		29		

AFD - Training and Activities

Report Filters

Activity/Training Start Date Time: is between '3/1/2022' and '3/31/2022'

Activity/Training Start Date Time	Activity/Training End Date Time	Activity/Training Start Day Name	Activity/Training Event Name	Activity/Training Attendee Count
Activity/Training Event Type: Activity				
03/12/2022 08:45:00	03/12/2022 11:15:00	Saturday	EQUIPMENT CHECKS #1	5
03/10/2022 19:00:00	03/10/2022 21:00:00	Thursday	HAZMAT MONTHLY	1
03/17/2022 18:00:00	03/17/2022 19:00:00	Thursday	PROBATIONARY FIREFIGHTER TRAINING	2
03/18/2022 18:00:00	03/18/2022 21:00:00	Friday	EQUIPMENT CHECKS #2	5
03/17/2022 06:00:00	03/17/2022 18:00:00	Thursday	PART PAID SHIFT	1
03/22/2022 15:00:00	03/22/2022 17:00:00	Tuesday	PROFICIENCY TESTING	3
03/23/2022 08:54:13	03/23/2022 08:54:23	Wednesday	CAPTAIN PAY	1
03/23/2022 08:55:43	03/23/2022 08:55:44	Wednesday	EMS COORDINATOR	1
03/23/2022 08:56:53	03/23/2022 08:56:54	Wednesday	EMS REPORT AUDIT	1
03/23/2022 08:58:13	03/23/2022 08:58:14	Wednesday	OFFICER PAY D.C.	1
03/23/2022 08:59:26	03/23/2022 08:59:27	Wednesday	OFFICER PAY LT.	5
03/23/2022 09:01:10	03/23/2022 09:01:11	Wednesday	SEARGENT PAY	6
03/26/2022 09:00:00	03/26/2022 11:00:00	Saturday	TEAM 3 TRUCK CHECKS	5
03/26/2022 12:00:00	03/26/2022 13:15:00	Saturday	161 DUMPING AND BACKING	3
03/26/2022 12:00:00	03/26/2022 13:15:00	Saturday	121 PUMP TRAINING	3
03/27/2022 10:45:00	03/27/2022 12:15:00	Sunday	Truck Check	1
03/28/2022 18:10:00	03/28/2022 18:55:00	Monday	PROBATIONARY TRAINING	2
03/28/2022 18:30:00	03/28/2022 20:00:00	Monday	OFFICER MEETING	8
03/01/2022 06:00:00	03/01/2022 18:00:00	Tuesday	PART TIME SHIFT	1
03/02/2022 06:00:00	03/02/2022 18:00:00	Wednesday	PART TIME SHIFT	1
03/02/2022 17:30:00	03/02/2022 19:30:00	Wednesday	PUBLIC SERVICE	4
03/04/2022 08:00:00	03/04/2022 18:30:00	Friday	PART TIME SHIFT	1
03/05/2022 08:00:42	03/05/2022 10:41:06	Saturday	EQUIPMENT CHECKS #6	5

Activity/Training Start Date Time	Activity/Training End Date Time	Activity/Training Start Day Name	Activity/Training Event Name	Activity/Training Attendee Count
03/04/2022 06:00:00	03/04/2022 08:00:00	Friday	PART TIME SHIFT	1
Activity/Training Event Type: Training				
03/07/2022 18:45:00	03/07/2022 20:30:00	Monday	BUILDING TOURS	12
03/07/2022 18:45:00	03/07/2022 20:30:00	Monday	MENTAL HEALTH AND WELLBEING	15
03/21/2022 18:45:00	03/21/2022 20:30:00	Monday	BUILDING TOURS	12
03/21/2022 18:45:00	03/21/2022 20:30:00	Monday	MENTAL HEALTH AND WELLBEING	16

NFIRS Run Data Report - Day of Week

Basic Shift Or Platoon (FD1.30)		Number of Runs
Day of Week: 01 - Sunday		
A - Shift 6P SUN / 6A FRI		1
C - Shift 6P FRI / 6P SUN		14
		Total: 15
Day of Week: 02 - Monday		
A - Shift 6P SUN / 6A FRI		2
B - Shift 6A MON / 6P FRI		8
		Total: 10
Day of Week: 03 - Tuesday		
A - Shift 6P SUN / 6A FRI		2
B - Shift 6A MON / 6P FRI		10
		Total: 12
Day of Week: 04 - Wednesday		
A - Shift 6P SUN / 6A FRI		11
B - Shift 6A MON / 6P FRI		10
		Total: 21
Day of Week: 05 - Thursday		
A - Shift 6P SUN / 6A FRI		9
B - Shift 6A MON / 6P FRI		7
		Total: 16
Day of Week: 06 - Friday		
A - Shift 6P SUN / 6A FRI		3
B - Shift 6A MON / 6P FRI		10
C - Shift 6P FRI / 6P SUN		8
		Total: 21
Day of Week: 07 - Saturday		
A - Shift 6P SUN / 6A FRI		1
C - Shift 6P FRI / 6P SUN		13
		Total: 14
		Total: 109

Alarm Analysis by District - Average Response Time AFD

CAD Basic Incident Number	Basic Incident Alarm Date Time (FD1.26)	Basic Apparatus Call Sign List	Basic Incident Day Name (FD1.3)	Basic Incident Zone/District Number (FD1.32)	Basic First Apparatus Arrived At Scene Dispatch To Arrived At Scene In Minutes
Basic Shift Or Platoon (FD1.30): A - Shift 6P SUN / 6A FRI					
22-0000210	03/02/2022 01:06:52	171, 195	Wednesday	161	11
22-0000212	03/02/2022 19:44:04	170, 171	Wednesday	190	5
22-0000214	03/02/2022 21:16:51	122, 192, 121	Wednesday	140	4
22-0000213	03/02/2022 21:14:17	171, 170	Wednesday	161	9
22-0000215	03/03/2022 04:10:07	170, 171	Thursday	194	6
	03/02/2022 05:42:43	171, 195	Wednesday	120	8
22-0000217	03/03/2022 18:55:01	174	Thursday	190	15
22-0000218	03/04/2022 04:59:09	197, 171	Friday	121	9
22-0000239	03/10/2022 23:05:55	171, 197	Thursday	141	15
22-0000255	03/13/2022 19:15:43	199, 170, 171	Sunday	140	6
22-0000259	03/14/2022 23:08:39	171, 194	Monday	190	10
22-0000262	03/15/2022 20:13:00	195	Tuesday	180	
22-0000267	03/16/2022 21:14:02	171	Wednesday	190	5
22-0000266	03/16/2022 20:45:35	171, 170	Wednesday	190	6
22-0000268	03/16/2022 22:49:02	170, 171	Wednesday	190	7
22-0000261	03/15/2022 18:13:29	172	Tuesday	190	5
22-0000272	03/17/2022 19:23:58	171, 197	Thursday		9
22-0000273	03/17/2022 20:30:23	172, 197	Thursday	164	9
22-0000274	03/17/2022 20:51:10	170	Thursday	192	6
22-0000275	03/18/2022 03:13:21	197, 171	Friday	141	12
22-0000276	03/18/2022 05:06:03	171, 197	Friday	170	10
22-0000291	03/21/2022 21:29:38	122, 194	Monday	180	15
22-0000296	03/23/2022 20:38:47	170, 171	Wednesday	160	8
22-0000297	03/23/2022 21:33:46	170, 171	Wednesday	120	5
22-0000298	03/24/2022 01:34:30	170, 171	Thursday	192	8
22-0000299	03/24/2022 19:11:56	121, 141, 161, 192	Thursday	180	6
22-0000284	03/19/2022 05:21:26	121	Saturday	OUT	13
22-0000314	03/30/2022 18:58:24	122, 192	Wednesday	120	5
22-0000316	03/31/2022 22:25:38	121, 197	Thursday	190	7
Avg: 8.32					
Basic Shift Or Platoon (FD1.30): B - Shift 6A MON / 6P FRI					
22-0000256	03/14/2022 08:12:17	196	Monday	140	8
22-0000315	03/31/2022 15:02:48	122, 192	Thursday	180	5
22-0000279	03/18/2022 17:14:43	172	Friday	110	10
22-0000288	03/21/2022 07:12:37	172	Monday	191	7
22-0000309	03/29/2022 08:31:57	171	Tuesday	180	7
22-0000310	03/29/2022 15:09:48	172	Tuesday	160	8
22-0000311	03/30/2022 09:40:41	172	Wednesday	140	8
22-0000313	03/30/2022 15:50:12	172	Wednesday	140	4
22-0000312	03/30/2022 11:34:57	122	Wednesday	180	10
22-0000300	03/24/2022 19:28:39	171, 199	Thursday	170	8
22-0000290	03/21/2022 17:28:59	172	Monday	190	3
22-0000289	03/21/2022 16:17:38	172	Monday	160	4
22-0000292	03/22/2022 10:05:42	172	Tuesday	192	6
22-0000294	03/23/2022 11:50:35	122, 141, 190	Wednesday	140	8
22-0000293	03/23/2022 07:14:41	172	Wednesday	120	5
22-0000295	03/23/2022 14:26:04	172	Wednesday	110	10
22-0000270	03/17/2022 16:26:35	171, 190	Thursday	140	2
22-0000271	03/17/2022 17:09:13	172	Thursday	120	4
22-0000278	03/18/2022 15:54:10	172	Friday	170	5
22-0000277	03/18/2022 14:52:23	172	Friday	140	4

CAD Basic Incident Number	Basic Incident Alarm Date Time (FD1.26)	Basic Apparatus Call Sign List	Basic Incident Day Name (FD1.3)	Basic Incident Zone/District Number (FD1.32)	Basic First Apparatus Arrived At Scene Dispatch To Arrived At Scene In Minutes
22-0000269	03/17/2022 13:03:39	190	Thursday	170	0
22-0000257	03/14/2022 10:35:04	172	Monday	100	6
22-0000263	03/16/2022 06:34:09	172	Wednesday	120	5
22-0000264	03/16/2022 10:43:44	172	Wednesday	140	5
22-0000265	03/16/2022 13:48:32	172	Wednesday	110	7
22-0000258	03/14/2022 13:35:29	172	Monday	190	5
22-0000260	03/15/2022 12:03:21	172	Tuesday	192	5
22-0000241	03/11/2022 10:23:33	172	Friday	100	6
22-0000240	03/11/2022 07:12:14	172	Friday	120	5
22-0000219	03/04/2022 07:07:25	172	Friday	170	4
22-0000220	03/04/2022 09:09:51	172	Friday	120	4
22-0000216	03/03/2022 07:47:58	190, 171	Thursday	100	5
22-0000209	03/01/2022 10:10:09	172	Tuesday	190	12
22-0000208	03/01/2022 09:56:41	172	Tuesday	180	6
22-0000222	03/04/2022 17:53:23	199, 172	Friday	191	4
22-0000221	03/04/2022 13:26:46	121, 170, 190, 171	Friday	140	8
22-0000231	03/07/2022 10:00:20	190, 172	Monday	110	9
22-0000236	03/08/2022 13:19:21	172	Tuesday	190	6
22-0000233	03/08/2022 07:35:53	172	Tuesday	190	6
22-0000234	03/08/2022 08:10:56	172	Tuesday	120	10
22-0000235	03/08/2022 13:19:21	172	Tuesday	190	6
22-0000232	03/07/2022 12:00:27	170, 171, 190	Monday	120	7
22-0000237	03/09/2022 14:50:37	172	Wednesday	190	0
22-0000238	03/10/2022 13:13:16	172	Thursday	111	7
22-0000242	03/11/2022 11:34:17	172	Friday	120	3
					Avg: 5.90
Basic Shift Or Platoon (FD1.30): C - Shift 6P FRI / 6P SUN					
22-0000244	03/11/2022 20:45:04	171, 170	Friday	163	9
22-0000245	03/12/2022 05:17:09	171, 170	Saturday	120	12
22-0000247	03/12/2022 22:57:28	170, 171	Saturday	162	10
22-0000248	03/13/2022 03:09:26	171, 170	Sunday	141	9
22-0000249	03/13/2022 06:00:21	170, 171	Sunday	194	8
22-0000250	03/13/2022 06:41:31	172	Sunday	194	
22-0000251	03/13/2022 08:41:39	171, 170	Sunday	191	9
22-0000252	03/13/2022 14:20:03	171, 170	Sunday	141	7
22-0000253	03/13/2022 15:50:28	171, 170	Sunday	192	6
22-0000254	03/13/2022 16:04:40	170, 141, 122	Sunday	140	14
22-0000225	03/05/2022 17:42:20	199, 170, 171	Saturday	170	7
22-0000226	03/05/2022 19:42:36	171, 199	Saturday	121	7
22-0000227	03/05/2022 20:24:30	199, 121, 141	Saturday	141	10
22-0000228	03/06/2022 02:34:00	121, 181, 170, 161	Sunday	110	9
22-0000230	03/06/2022 12:51:43	199, 171	Sunday	194	10
22-0000229	03/06/2022 06:10:27	199	Sunday	OUT	9
22-0000224	03/04/2022 18:46:25	121, 170	Friday	163	7
22-0000223	03/04/2022 18:26:33	172	Friday	194	6
22-0000243	03/11/2022 18:34:06	170, 171	Friday	194	7
22-0000246	03/12/2022 09:03:03	172	Saturday	120	8
22-0000280	03/18/2022 17:53:30	197, 170	Friday	128	3
22-0000281	03/18/2022 18:58:22	197, 122, 141	Friday	121	4
22-0000282	03/19/2022 00:58:56	171, 197	Saturday	192	10
22-0000283	03/19/2022 04:49:09	197, 171	Saturday	192	11
22-0000286	03/19/2022 20:57:17	171	Saturday	180	

CAD Basic Incident Number	Basic Incident Alarm Date Time (FD1.26)	Basic Apparatus Call Sign List	Basic Incident Day Name (FD1.3)	Basic Incident Zone/District Number (FD1.32)	Basic First Apparatus Arrived At Scene Dispatch To Arrived At Scene In Minutes
22-0000285	03/19/2022 20:39:22	122, 197, 141	Saturday	141	11
22-0000287	03/20/2022 00:16:22	197, 171	Sunday	141	12
22-0000302	03/25/2022 23:49:14	171	Friday	121	4
22-0000301	03/25/2022 23:25:46	170, 171	Friday	160	9
22-0000303	03/26/2022 00:37:47	170, 171	Saturday	192	4
22-0000304	03/26/2022 07:29:16	122, 192	Saturday	140	9
22-0000305	03/26/2022 15:10:00	170, 141, 190	Saturday	OUT	3
22-0000306	03/27/2022 00:41:51	170, 171	Sunday	122	8
22-0000307	03/27/2022 01:15:38	171	Sunday	190	5
22-0000308	03/27/2022 16:44:07	122, 141, 170, 171	Sunday	180	8
					Avg: 8.07
					Avg: 7.22

Report Filters

Basic Incident Date - Derived (Fd1.3): is between '3/1/2022' and '3/31/2022'

AFD Incident Type Report (Summary)

Basic Incident Number (FD1)	Basic Incident Actual Time	Basic Shift Or Platoon (FD1.30)	Basic Incident Type Code And Description (FD1.21)	Basic Aid Given Or Received (FD1.22)	Basic Aid Given Their Fire Department Name (FD1.23)	Total Incidents Percent of Incidents
Incident Type Category (FD1.21): 1 - Fire						
22-0000299	19:09:58	A - Shift 6P SUN / 6A FRI	111 - Building fire	Mutual aid received		
22-0000305	15:09:00	C - Shift 6P FRI / 6P SUN	114 - Chimney or flue fire, confined to chimney or flue	Mutual aid given	Coopersville/Polkton Fire Dept.	
22-0000228	02:32:54	C - Shift 6P FRI / 6P SUN	142 - Brush or brush-and-grass mixture fire	None		
						Total: 0.00%
Count: 3						
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
22-0000255	19:15:31	A - Shift 6P SUN / 6A FRI	300 - Rescue, EMS incident, other	None		
22-0000267	21:11:25	A - Shift 6P SUN / 6A FRI	3001 - Lift Assist, Medical	None		
22-0000268	22:47:15	A - Shift 6P SUN / 6A FRI	3001 - Lift Assist, Medical	None		
22-0000230	12:50:20	C - Shift 6P FRI / 6P SUN	311 - Medical assist, assist EMS crew	None		
22-0000237	14:50:24	B - Shift 6A MON / 6P FRI	311 - Medical assist, assist EMS crew	None		
22-0000300	19:26:08	B - Shift 6A MON / 6P FRI	311 - Medical assist, assist EMS crew	Mutual aid received		
22-0000208	09:53:47	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000209	10:08:16	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000210	01:06:28	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000211	05:51:00	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000212	19:41:25	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000213	21:12:04	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000215	04:08:53	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000216	07:47:01	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000218	04:57:15	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000219	07:06:47	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000220	09:07:44	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000222	17:52:10	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000223	18:23:16	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000224	18:44:14	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000225	17:39:30	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000226	19:42:01	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000231	09:58:34	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000232	11:59:03	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000233	07:32:28	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000234	08:07:34	B - Shift 6A MON	321 - EMS call, excluding	None		

Basic Incident Number (FD1)	Basic Incident Actual Time	Basic Shift Or Platoon (FD1.30)	Basic Incident Type Code And Description (FD1.21)	Basic Aid Given Or Received (FD1.22)	Basic Aid Given Their Fire Department Name (FD1.23)	Total Incidents Percent of Incidents
		/ 6P FRI	vehicle accident with injury			
22-0000235	13:19:08	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000236	13:19:21	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000238	13:12:06	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000239	23:04:01	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000240	07:10:20	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000241	10:21:01	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000242	11:32:28	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000243	18:32:10	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000244	20:44:40	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000245	05:17:00	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000246	08:59:59	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000247	22:57:14	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000248	03:08:36	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000249	05:58:33	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000251	08:39:15	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000252	14:18:29	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000253	15:47:46	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000257	10:33:23	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000258	13:33:16	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000259	23:07:59	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000260	12:03:05	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000261	18:11:49	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000263	06:33:40	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000264	10:42:34	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000265	13:46:46	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000266	20:44:19	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000271	17:06:17	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000272	19:23:58	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000273	20:29:02	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000274	20:51:00	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000275	03:13:09	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		

Basic Incident Number (FD1)	Basic Incident Actual Time	Basic Shift Or Platoon (FD1.30)	Basic Incident Type Code And Description (FD1.21)	Basic Aid Given Or Received (FD1.22)	Basic Aid Given Their Fire Department Name (FD1.23)	Total Incidents Percent of Incidents
22-0000276	05:03:42	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000277	14:49:36	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000278	15:51:54	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000279	17:14:25	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000280	17:48:50	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000282	00:57:29	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000283	04:46:43	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000287	00:14:36	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000288	07:10:53	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000289	16:15:22	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000290	17:25:53	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000292	10:03:08	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000293	07:13:32	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000295	14:22:36	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000296	20:36:24	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000297	21:31:39	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000298	01:31:21	A - Shift 6P SUN / 6A FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000301	23:23:16	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000302	23:47:09	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000303	00:35:23	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000306	00:40:29	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000307	01:13:32	C - Shift 6P FRI / 6P SUN	321 - EMS call, excluding vehicle accident with injury	None		
22-0000309	08:31:00	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000311	09:38:54	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000313	15:49:38	B - Shift 6A MON / 6P FRI	321 - EMS call, excluding vehicle accident with injury	None		
22-0000221	13:26:12	B - Shift 6A MON / 6P FRI	350 - Extrication, rescue, other	Mutual aid received		
22-0000214	21:14:48	A - Shift 6P SUN / 6A FRI	352 - Extrication of victim(s) from vehicle	None		
22-0000270	16:24:03	B - Shift 6A MON / 6P FRI	381 - Rescue or EMS standby	None		
						Total: 0.00%
Count: 85						
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
22-0000217	18:54:48	A - Shift 6P SUN / 6A FRI	424 - Carbon monoxide incident	None		
22-0000256	08:12:06	B - Shift 6A MON / 6P FRI	424 - Carbon monoxide incident	None		

Basic Incident Number (FD1)	Basic Incident Actual Time	Basic Shift Or Platoon (FD1.30)	Basic Incident Type Code And Description (FD1.21)	Basic Aid Given Or Received (FD1.22)	Basic Aid Given Their Fire Department Name (FD1.23)	Total Incidents Percent of Incidents
22-0000229	06:10:18	C - Shift 6P FRI / 6P SUN	444 - Power line down	Mutual aid given	Wright-Tallmadge Fire Dept	
						Total: 0.00%
Count: 3						
Incident Type Category (FD1.21): 5 - Service Call						
22-0000316	22:25:27	A - Shift 6P SUN / 6A FRI	511 - Lock-out	None		
22-0000291	21:28:42	A - Shift 6P SUN / 6A FRI	531 - Smoke or odor removal	None		
22-0000269	13:03:33	B - Shift 6A MON / 6P FRI	561 - Unauthorized burning	None		
22-0000284	05:21:26	A - Shift 6P SUN / 6A FRI	571 - Cover assignment, standby, moveup	Mutual aid given	Wright-Tallmadge Fire Dept	
						Total: 0.00%
Count: 4						
Incident Type Category (FD1.21): 6 - Good Intent Call						
22-0000250	06:39:28	C - Shift 6P FRI / 6P SUN	611 - Dispatched and cancelled en route	None		
22-0000286	20:54:24	C - Shift 6P FRI / 6P SUN	6110 - Dispatched and cancelled en route (Medical)	None		
22-0000262	20:12:28	A - Shift 6P SUN / 6A FRI	6111 - Dispatched and cancelled en route (Fire Alarm)	None		
22-0000227	20:24:13	C - Shift 6P FRI / 6P SUN	622 - No incident found on arrival at dispatch address	None		
22-0000312	11:34:34	B - Shift 6A MON / 6P FRI	622 - No incident found on arrival at dispatch address	None		
						Total: 0.00%
Count: 5						
Incident Type Category (FD1.21): 7 - False Alarm & False Call						
22-0000310	15:09:42	B - Shift 6A MON / 6P FRI	700 - False alarm or false call, other	None		
22-0000285	20:39:04	C - Shift 6P FRI / 6P SUN	733 - Smoke detector activation due to malfunction	None		
22-0000304	07:28:47	C - Shift 6P FRI / 6P SUN	733 - Smoke detector activation due to malfunction	None		
22-0000281	18:57:50	C - Shift 6P FRI / 6P SUN	735 - Alarm system sounded due to malfunction	None		
22-0000308	16:43:17	C - Shift 6P FRI / 6P SUN	735 - Alarm system sounded due to malfunction	None		
22-0000294	11:49:36	B - Shift 6A MON / 6P FRI	741 - Sprinkler activation, no fire - unintentional	None		
22-0000314	18:57:46	A - Shift 6P SUN / 6A FRI	743 - Smoke detector activation, no fire - unintentional	None		
22-0000315	15:01:59	B - Shift 6A MON / 6P FRI	743 - Smoke detector activation, no fire - unintentional	None		
22-0000254	16:04:27	C - Shift 6P FRI / 6P SUN	745 - Alarm system activation, no fire - unintentional	None		
						Total: 0.00%
Count: 9						
						Total: 0.00%
Count: 109						

AFD Incident Type Report "Percent"

Report Filters

Basic Incident Date Time: is between '3/1/2022' and '3/31/2022'

Report Criteria

Incident Type (Fd1.21): Is Not Blank

Basic Incident Type Code And Description (FD1.21)	Total Incidents Percent of Incidents
Incident Type Category (FD1.21): 1 - Fire	
111 - Building fire	0.92%
114 - Chimney or flue fire, confined to chimney or flue	0.92%
142 - Brush or brush-and-grass mixture fire	0.92%
Total:	2.75%
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident	
300 - Rescue, EMS incident, other	0.92%
3001 - Lift Assist, Medical	1.83%
311 - Medical assist, assist EMS crew	2.75%
321 - EMS call, excluding vehicle accident with injury	69.72%
350 - Extrication, rescue, other	0.92%
352 - Extrication of victim(s) from vehicle	0.92%
381 - Rescue or EMS standby	0.92%
Total:	77.98%
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)	
424 - Carbon monoxide incident	1.83%
444 - Power line down	0.92%
Total:	2.75%
Incident Type Category (FD1.21): 5 - Service Call	
511 - Lock-out	0.92%
531 - Smoke or odor removal	0.92%
561 - Unauthorized burning	0.92%
571 - Cover assignment, standby, moveup	0.92%
Total:	3.67%
Incident Type Category (FD1.21): 6 - Good Intent Call	
611 - Dispatched and cancelled en route	0.92%
6110 - Dispatched and cancelled en route (Medical)	0.92%
6111 - Dispatched and cancelled en route (Fire Alarm)	0.92%
622 - No incident found on arrival at dispatch address	1.83%
Total:	4.59%
Incident Type Category (FD1.21): 7 - False Alarm & False Call	
700 - False alarm or false call, other	0.92%
733 - Smoke detector activation due to malfunction	1.83%
735 - Alarm system sounded due to malfunction	1.83%
741 - Sprinkler activation, no fire - unintentional	0.92%
743 - Smoke detector activation, no fire - unintentional	1.83%
745 - Alarm system activation, no fire - unintentional	0.92%
Total:	8.26%
	Total: 100.00%

AFD Aid Given/Received Report

Incident Number	Basic Incident Date Time	Basic Incident Day Name (FD1.3)	Basic Incident Full Address	Aid Given Or Received	Automatic Aid Received Departments
Department Name: (None)					
22-0000221	03/04/2022 13:26:12	Friday	10015 68TH Allendale MI 49401	Mutual aid received	Wright-Tallmadge Fire Dept
22-0000299	03/24/2022 19:09:58	Thursday	11080 RESIDENCE Allendale MI 49401	Mutual aid received	Blendon Township Fire Dept, Georgetown Township, Wright-Tallmadge Fire Dept
22-0000300	03/24/2022 19:26:08	Thursday	11064 60TH Allendale MI 49401	Mutual aid received	Wright-Tallmadge Fire Dept
				Count: 3	
Department Name: Coopersville/Polkton Fire Dept.					
22-0000305	03/26/2022 15:09:00	Saturday	8395 RIVER RIDGE Coopersville MI 49404	Mutual aid given	
				Count: 1	
Department Name: Wright-Tallmadge Fire Dept					
22-0000229	03/06/2022 06:10:18	Sunday	1859 LAKE MICHIGAN Standale MI 49534	Mutual aid given	
22-0000284	03/19/2022 05:21:26	Saturday	1451 Leonard St Walker MI 49544	Mutual aid given	
				Count: 2	
				Count: 6	

AFD NFIRS Run Data Report - Hour of Day

Hour of Day	Number of Runs
00:00:00 - 00:59:59	4
01:00:00 - 01:59:59	3
02:00:00 - 02:59:59	1
03:00:00 - 03:59:59	2
04:00:00 - 04:59:59	3
05:00:00 - 05:59:59	5
06:00:00 - 06:59:59	3
07:00:00 - 07:59:59	7
08:00:00 - 08:59:59	5
09:00:00 - 09:59:59	4
10:00:00 - 10:59:59	5
11:00:00 - 11:59:59	4
12:00:00 - 12:59:59	2
13:00:00 - 13:59:59	7
14:00:00 - 14:59:59	4
15:00:00 - 15:59:59	6
16:00:00 - 16:59:59	4
17:00:00 - 17:59:59	6
18:00:00 - 18:59:59	7
19:00:00 - 19:59:59	6
20:00:00 - 20:59:59	9
21:00:00 - 21:59:59	5
22:00:00 - 22:59:59	3
23:00:00 - 23:59:59	4
Total: 109	



County of Ottawa

Sheriff's Office

Steve A. Kempker
Sheriff

Valerie L. Weiss
Undersheriff



Headquarters/Administration
12220 Fillmore Street
West Olive, Michigan 49460
(616) 738-4000 or (888) 731-1001
Fax: (616) 738-4062

Correctional Facility
12130 Fillmore Street
West Olive, Michigan 49460
(616) 786-4140 or (888) 731-1001
Fax: (616) 738-4099

Date: 04-20-2022

To: Allendale Township Supervisor Adam Elenbaas

From: Sgt. Cal Keuning

RE: Monthly Report (March 2022)

The Sheriff's Office during the month of March responded to 436 calls for service. Looking back at March 2021, the Sheriff's Office responded to 463 calls for service.

Allendale Township Basic EMT and MFR units, with assistance of general road patrol responded to 61 medicals and 1 personal injury accident. Looking back at March 2021, the Sheriff's Office responded to 48 medicals.

Traffic contacts during the month of March, deputies issued 149 total tickets.

Coffee with Cops:

The Lifelong Learner group had coffee with the Allendale deputies at Sprinkles. The time was well spent answering questions and telling stories. Anybody who came into Sprinkles was welcomed to ask questions

Off Campus Owners / Managers Meeting:

We had our monthly meeting with GVSU staff, off-campus owners, and managers. They were updated on the youth alcohol enforcement patrols. Two new Crime Free Multi-housing classes are coming up that we discussed and encouraged the owners and managers to participate in. Handicap parking violations were discussed around the off campus area and the proper signs that are needed for the designated handicap parking spots.

Allendale School News:

Presentations were given to two 7th grade health classes going over drugs, alcohol, vaping, and the legal and social consequences associated with those.

Sgt. Keuning and Deputy Ortman attended a school safety summit at the Ottawa Area Intermediate District building. This training was for first responders and school officials on reunification of students and parents after a major event.

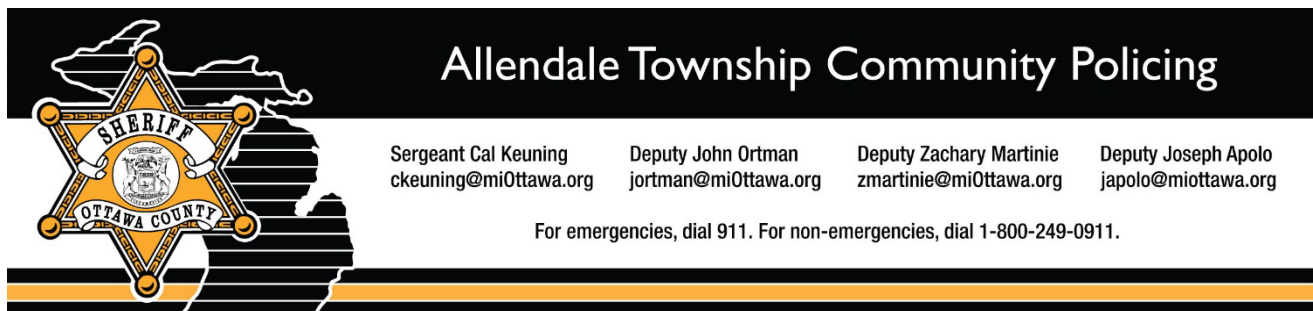
Civilian Response to Active Shooter Events (C.R.A.S.E.):

Deputy Ortman presented a second C.R.A.S.E. training to the Allendale Township employees in the board room at the township office.

Deputy Ortman also presented C.R.A.S.E. training to the staff at the Early Childhood Center school building.

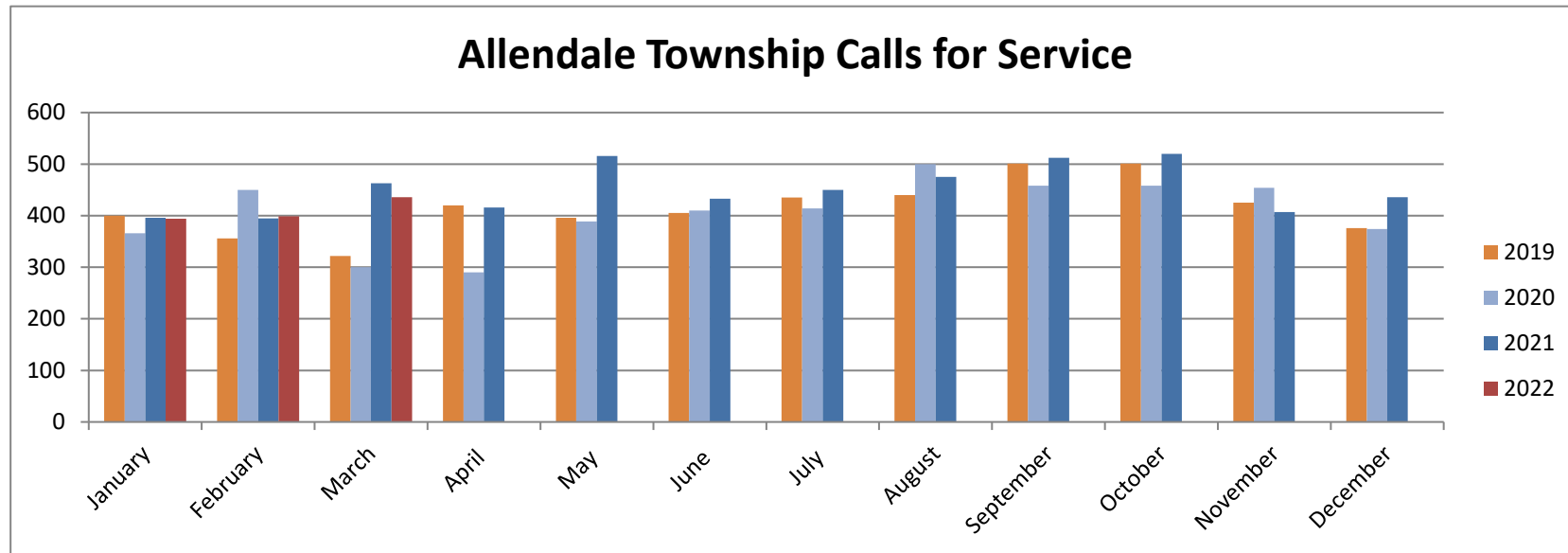
Thank you

Sgt. Cal Keuning



Total Number of Calls

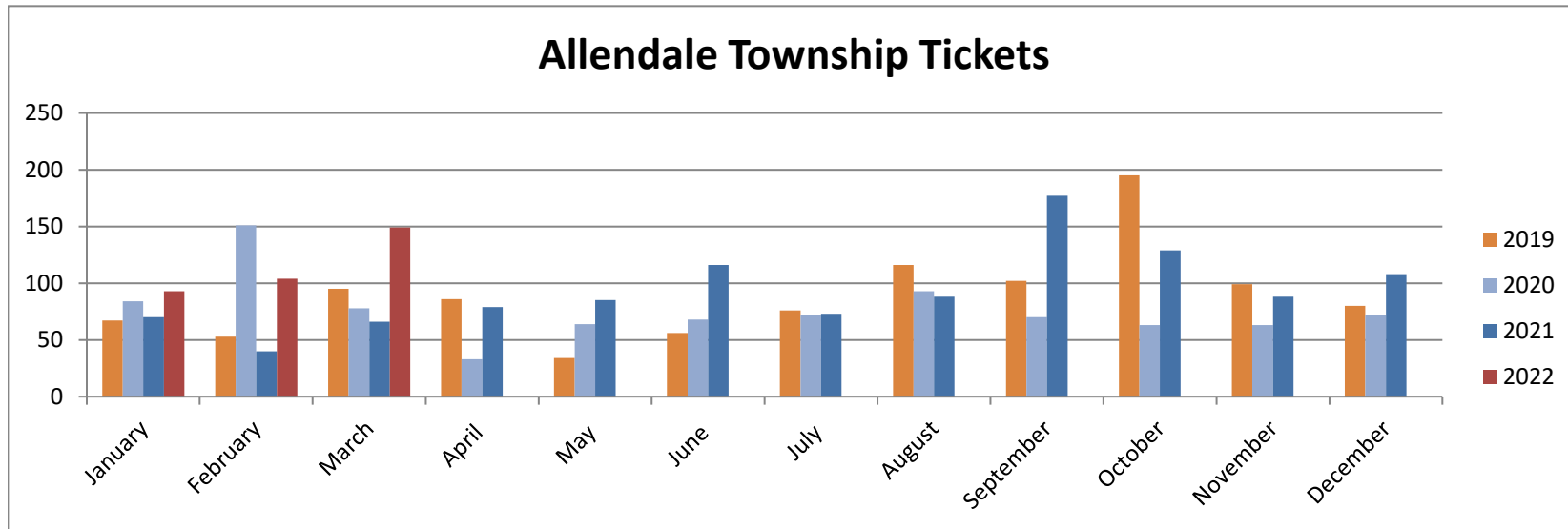
	January	February	March	April	May	June	July	August	September	October	November	December
2019	400	356	322	420	396	405	435	440	501	501	425	376
2020	366	450	300	290	389	410	414	500	458	458	454	374
2021	396	395	463	416	516	433	450	475	512	520	407	436
2022	394	399	436									



Total Tickets by Month

	January	February	March	April	May	June	July	August	September	October	November	December
2019	67	53	95	86	34	56	76	116	102	195	99	80

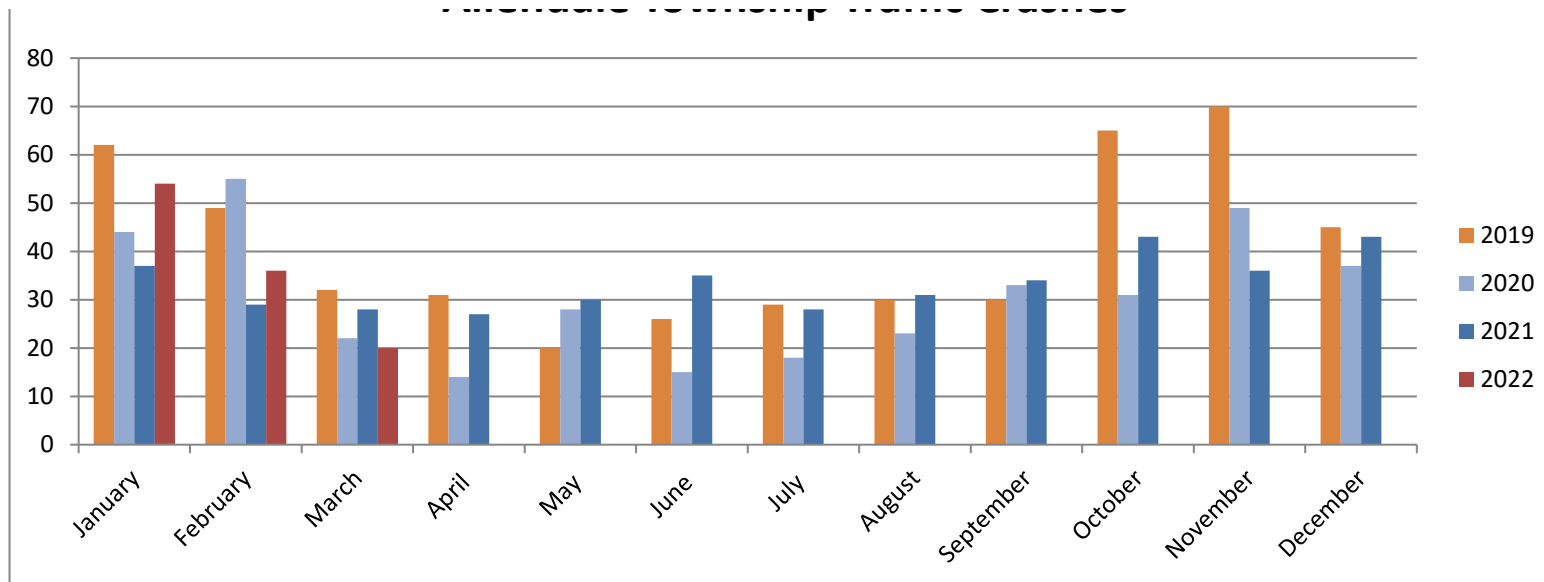
2020	84	151	78	33	64	68	72	93	70	63	63	72
2021	70	40	66	79	85	116	73	88	177	129	88	108
2022	93	104	149									



Traffic Crashes

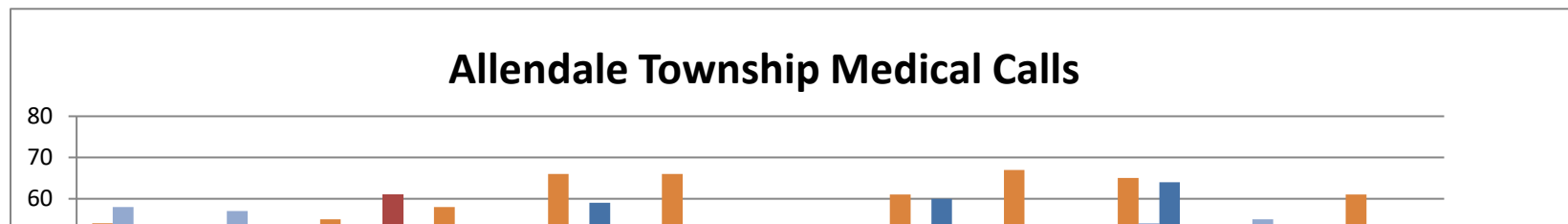
	January	February	March	April	May	June	July	August	September	October	November	December
2019	62	49	32	31	20	26	29	30	30	65	70	45
2020	44	55	22	14	28	15	18	23	33	31	49	37
2021	37	29	28	27	30	35	28	31	34	43	36	43
2022	54	36	20									

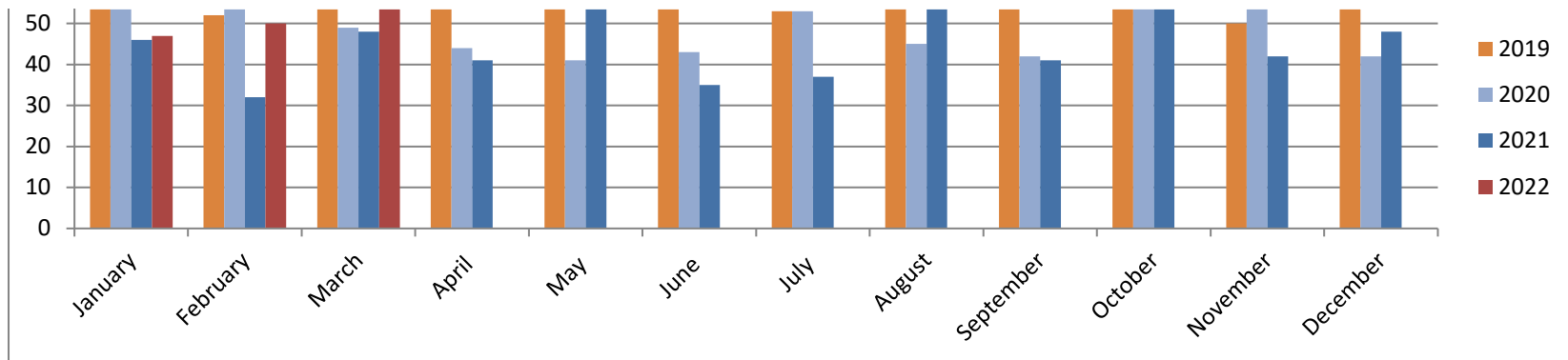
Allendale Township Traffic Crashes



Medical Calls

	January	February	March	April	May	June	July	August	September	October	November	December
2019	54	52	55	58	66	66	53	61	67	65	50	61
2020	58	57	49	44	41	43	53	45	42	54	55	42
2021	46	32	48	41	59	35	37	60	41	64	42	48
2022	47	50	61									





Calls of Interest 2022

	January	February	March	April	May	June	July	August	September	October	November	December
B & E's	1	3	3									
Larcenies	7	19	15									
Shoplifting	0	1	0									
Mental	7	6	5									
Civil	11	11	8									
Assaults	5	5	3									
Domestic	26	13	17									
Animal	8	16	14									
Alarms	9	6	7									
Traffic	19	33	35									
Narcotics	2	0	3									
Weapons	0	1	4									

Calls of Interest 2021

	January	February	March	April	May	June	July	August	September	October	November	December
B & E's	7	4	1	9	4	1	5	6	5	9	5	2

Larcenies	8	6	6	9	12	8	7	12	18	13	10	12
Shoplifting	0	1	1	1	0	2	0	1	1	0	1	0
Mental	6	2	11	5	9	11	13	12	7	13	11	12
Civil	6	11	8	8	6	12	10	9	9	11	2	8
Assaults	4	6	3	1	3	4	6	2	4	5	2	4
Domestic	28	22	26	15	27	31	23	14	29	23	17	26
Animal	18	18	15	14	10	18	17	19	16	13	9	18
Alarms	4	7	9	8	6	7	10	8	5	13	9	15
Traffic	26	34	38	41	48	37	32	37	35	41	32	45
Narcotics	3	2	3	1	2	8	2	3	6	3	5	1

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

April 26, 2022

Township Board of Trustees:

Last Fall our Department Heads were talking about our Golden Rule mentality and commitment to becoming an example of Government Done Right. In that discussion we developed the idea of recognizing our employees when they go above and beyond what is expected in their role. At each of our Department Head meetings we now ask if anyone on our teams has taken extra steps to live into this.

In April Kathy Hanes was recognized for going above and beyond to make very specific connections in the community to help a resident with a unique notary need. Our team was presented with a problem we have not encountered before and needed a solution. Normal channels to address the issue kept running into dead ends, and our team would have been justified to say we couldn't find a solution. To add to this, the team was up against a tough timeline. Kathy worked with our team of notaries to network through our community to put together a solution for our resident.

Kathy didn't seek recognition. In fact, I had to follow up with a few individuals to find out how the problem was finally resolved. We often think of the Golden Rule in relation to serving our residents. Kathy didn't even think about it; she naturally put the Golden Rule into action. She received a framed award and Wally, our plush wombat "mascot", will be at her desk until the next employee is recognized.

Sincerely,

Adam Elenbaas

Adam Elenbaas
Township Supervisor



Purchase of Development Rights Program

a guide for townships in Ottawa County



Background

Your township, by resolution, supports the Ottawa County Farmland Preservation Program. This means that owners of eligible land in your jurisdiction can voluntarily apply to sell their development rights to Ottawa County. This process restricts their land to agricultural use in perpetuity and is commonly referred to as a Purchase of Development Rights (PDR) Program. This guide explains the township's role in the PDR process. A copy of the Ottawa County Farmland Development Rights Ordinance (the Ordinance) is attached to this memo for your reference.

Process

- 1) A landowner who wishes to permanently preserve some or all of their land will **submit** their completed PDR application to the County by the deadline shown on the application, which may vary from year to year, but is publicly noticed annually per Section 7 of the Ordinance.
- 2) Ottawa County staff will **review** the application for accuracy and verify that the property is eligible for the PDR Program then send a copy of the application and a cover letter to the township in which the property is located. The cover letter summarizes the property's suitability for preservation.
- 3) Per Sections 5 of the Farmland Development Rights Ordinance, the township must **confirm** that the property specified in the application satisfies this requirement: "the Development Rights Ordinance provisions (see Section 8 of the Ordinance) for the PDR program are consistent with the plan upon which the township zoning is based". The method used to make this confirmation (e.g. planning commission review, board action, review by staff or elected official) is established by each individual township.
- 4) Once confirmed, the township then has the opportunity to decide to whether to **approve or deny** the permanent preservation of the subject property. Per the Resolution of Support, the township reserves the right to approve or deny the permanent preservation of any property in their jurisdiction at their discretion.

Continued on reverse side

Purchase of Development Rights Program

a guide for townships in Ottawa County



- 5) If the township **approves** the sale of the development rights of the subject property to the County, an authorized township official signs the application, certifying the approval, and returns the signed application to the County. Please note that the property can only be preserved if it is selected by the Ottawa County Agricultural Preservation Board, which is the next step in the preservation process.

If the township **denies** the application, notification should be sent to both the landowner and the Ottawa County Agricultural Preservation Board stating the reason for the denial.

In either case, a response should be provided within **30 days** of receipt of the application, as the PDR process is time sensitive.

To view the Farmland Development Rights Ordinance, the PDR Application, or any other information about the program, visit www.miottawa.org/farmland, or contact staff at plan@miottawa.org.

Benefits for Farmers and Beyond



Farmland Preservation

Purchase of Development Rights Program



For the farmer . . .

Cash for retirement, farm expenses, or other purposes

Tax benefit in many cases

Protection from development, permanently

For the community . . .

Promotes a fresh, local food supply

Preserves aesthetic appeal and wildlife habitats

Supports our vibrant agricultural community

What Is It?

This **voluntary** program preserves farmland by ...

Creating easements that deed
development rights to Ottawa County

Compensating landowners
for lost development potential

Allowing landowners to retain ownership
and all other rights associated with the land

Protecting farmland
from development in perpetuity

LEARN.

APPLY.

DONATE.

www.miottawa.org/farmland | 616-738-4852

www.miottawa.org/farmland | 616-738-4852



What Farmland is Eligible?

A property is eligible if it is:

1. Located in a township that has adopted a **resolution** of support for the PDR program; **and**
2. **Agriculturally zoned** and consistent with local land use plans; **and**
3. **One** of the following:
 - **40 or more acres**, with more than **51%** devoted to an agricultural use;
 - **5-40 acres**, with more than **51%** devoted to agricultural use, and generates at least \$200 per year per acre of tillable land;
 - **A specialty farm** as designated by the Michigan Department of Agriculture and Rural Development

How Does the Program Work?

Apply



After eligibility is confirmed, interested landowners complete a Purchase of Development Rights **application**, which is available at www.miottawa.org/farmland.

Score



All applications are **scored** using the approved Scoring Criteria. The highest scoring application for each calendar year is selected to participate.

Sign



Once selected, the parcel is surveyed and development rights are appraised. If the landowner is willing to donate **25%** of the appraised value, a **Purchase Agreement** is signed.

Fund



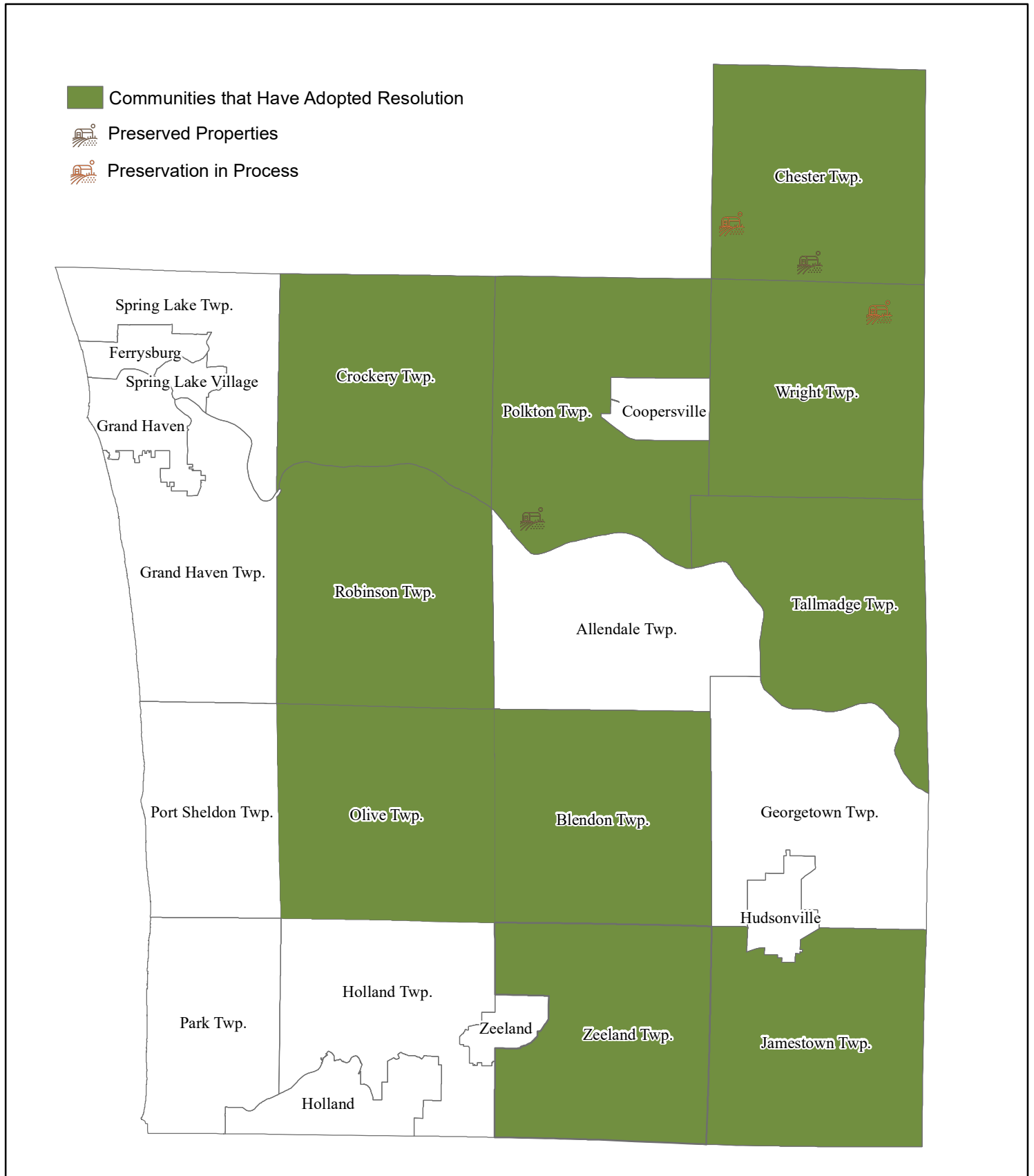
Ottawa County will then **apply for grant** funding from either the state or federal government to cover **50%** of the value. The Farmland Preservation Program will provide remaining **25%**.

Close



The grants are competitive, so if funding is awarded, the landowner and the County will work together to complete the tasks needed to **close on the transaction**.

Ottawa County Farmland Preservation Program Resolution Adoption Status



RESOLUTION # _____
SUPPORTING THE OTTAWA COUNTY
FARMLAND PRESERVATION PROGRAM

_____ TOWNSHIP
OTTAWA COUNTY, MICHIGAN

At a regular meeting of the _____ Township Board, held on _____ at the _____, Michigan, the following resolution was made by Member _____ and supported by _____..

WHEREAS, the Ottawa County Board of Commissioners has developed a Farmland Preservation Program designed specifically for Ottawa County and has adopted the Ottawa County Farmland Development Rights Ordinance; and

WHEREAS, the County Farmland Preservation Program offers a voluntary option for owners of farmland to protect their farmland by participating in the purchase of development rights program; and

WHEREAS, per the Ottawa County Farmland Development Rights Ordinance the County shall not purchase development rights from land subject to a city, village or township zoning ordinance unless all of the following requirements are met:

- (1) The legislative body of the city, village or township adopts a resolution authorizing participation in the Purchase of Development Rights (PDR) program
- (2) The city, village or township provides the county with written approval on the landowner's application to purchase the development rights through the County PDR program
- (3) The development rights ordinance provisions for the PDR program are consistent with the comprehensive land use plan adopted by the city, village or township; and

WHEREAS, any city, village or township can approve or deny, on a case-by-case basis, any property in their jurisdiction from participating in the Ottawa County Farmland Preservation Program; and

WHEREAS, the County will coordinate and administrate the County Farmland Preservation Program; and

WHEREAS, agriculture and farmland are important to our community.

NOW, THEREFORE BE IT RESOLVED that the governing body of _____ Township authorizes the owners of land in _____ Township to participate in the Ottawa County Farmland Preservation Program.

ADOPTED:

Ayes:

Nays:

CERTIFICATION:

I, _____ the duly elected Clerk of _____ Township, hereby certify that the foregoing is a true and complete copy of Resolution # _____, adopted by the _____ Township Board at a regular meeting held on the _____, 2019

Township Clerk



Farm Where You Belong

miottawa.org/farmland



Ottawa County

Farmland Protection in Ottawa County

Allendale Township | May 9, 2022



Ottawa County:

Fastest growing population in the state at 12.3%

Seventh most populous county in the state



Also Ottawa County:

Third highest ag producing county in the state
Fourth most agriculturally diverse county in the state



Participating PDR Township

<p style="text-align: center;">NOTICE OF PUBLIC HEARING [REDACTED] OTTAWA COUNTY, MICHIGAN PLANNING COMMISSION</p> <p>PLEASE TAKE NOTICE THAT the [REDACTED] Commission will convene on Tuesday, February 1, 2022, at 7:00 pm, in the [REDACTED] Hall located at [REDACTED]. This public hearing will be held for the following purposes: [REDACTED] requested his 3 parcels of land comprising approximately 36 acres [REDACTED] be rezoned from AG (agricultural) to R-1 (low density residential).</p> <p>Comments regarding these requests will be taken at the public hearing. Written comments may be sent to the Chairman of the Planning Commission, at the Township Hall at the above address. Such comments will be added into the meeting record if received by 12:00 PM, February 1, 2022.</p> <p>This notice is given pursuant to the requirements of the [REDACTED] Township Ordinance and Michigan State law.</p> <p style="text-align: right;">Published, [REDACTED]</p> <p>10215531-01</p>
--

Non-participating PDR Township

Sent: Thursday, February 10, 2022 2:04 PM

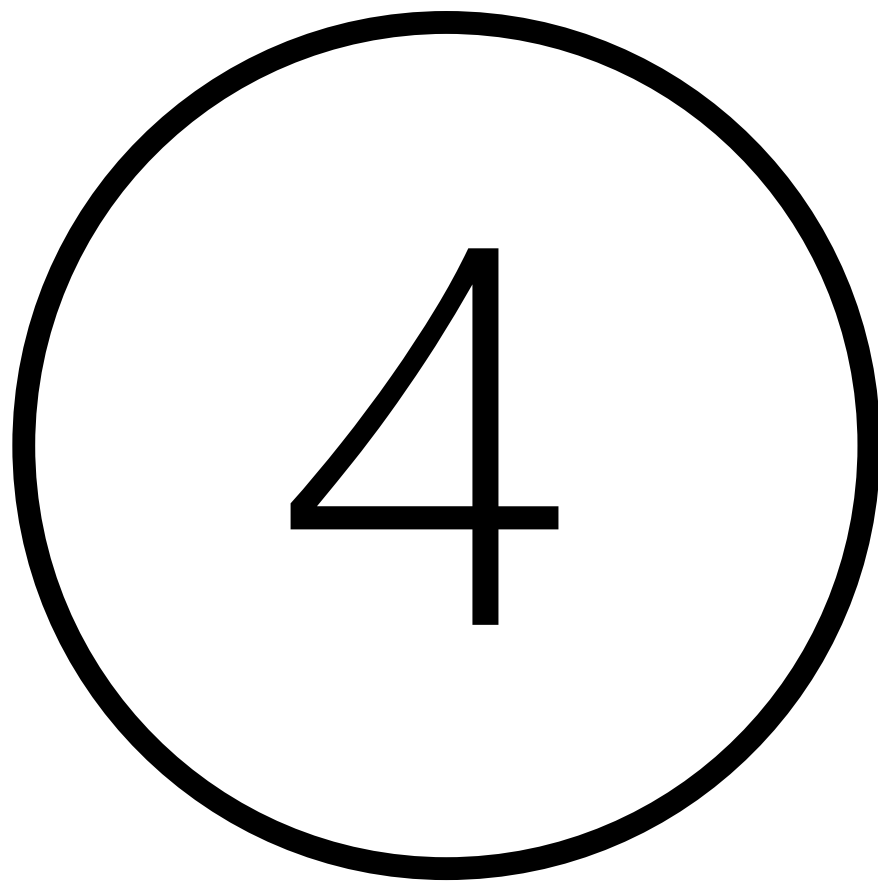
To: Paul Sachs <psachs@miottawa.org>

Subject: Farming resources?

Hi Paul, I hope you're doing well! I don't know if you'd heard, but I've moved on from [REDACTED] and am working for [REDACTED] now – I'm still doing some wrap-up and transitional stuff with [REDACTED], but fully on-board with the township now.

One of the things our planning commission wants to start talking about is the future use of agricultural land. We're hearing more often from blueberry farmers in particular that farming isn't viable on their land anymore, primarily it sounds like because of market conditions, and of course there's a lot of pressure from realtors and others interested in dividing and selling off all that land. I'm wondering if you might have suggestions as to either good resources to review or people to talk to about at a minimum what kinds of questions we should be asking. We're early in the process, but I expect it to be something we'll tackle in our master plan update in the next year or so.

Thanks for any help!



Farmland Preservation Programs

Locally Led and Permanent*:

- Purchase of Development Rights (PDR)
AKA: Purchase of Agricultural Conservation Easements (PACE)

State Led and Permanent:

- Donation of Development Rights

State Led and Temporary:

- Farmland Development Rights Agreements (PA116)

*Some land conservancies also have PDR programs



Governance

OTTAWA COUNTY AGRICULTURAL PRESERVATION BOARD (2022)

BOARD MEMBER	REPRESENTING	TERM EXPIRES
Matt Fenske – Chair <i>Chair</i>	County Commissioner	12/31/22
Josh Hucul <i>Vice Chair</i>	Real Estate/Land Development	12/31/22
Kelly Goward <i>Secretary</i>	Local Conservation	12/31/24
Cliff Meeuwsen <i>Director</i>	Agriculture	12/31/22
Nathan Pyle <i>Director</i>	Agriculture	12/31/23
Michael Bronkema <i>Director</i>	Agriculture	12/31/24
Laurie Larsen <i>Director</i>	Township Government	12/31/22
Haylee Szendre <i>Associate Director</i>	Youth (Ad Hoc)	12/31/22



What Is It?

This **voluntary** program preserves farmland by ...

Creating easements that deed development rights to Ottawa County

Compensating landowners for lost development potential

Allowing landowners to retain ownership and all other rights associated with the land

Protecting farmland from development in perpetuity

Benefits for Farmers and Beyond

For the farmer . . .

Cash for retirement, farm expenses, or other purposes

Tax benefit in many cases

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For the community . . .

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Preserves aesthetic appeal and wildlife habitats

Supports our vibrant agricultural community



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3. **One** of the following:
 - **40 or more acres**, with more than **51%** devoted to an agricultural use;
 - **5-40 acres**, with more than **51%** devoted to agricultural use, and generates at least \$200 per year per acre of tillable land;
 - **A specialty farm** as designated by the Michigan Department of Agriculture and Rural Development

How Does the Program Work?

Apply



After eligibility is confirmed, interested landowners complete a Purchase of Development Rights **application**, which is available at www.miottawa.org/farmland.

Score



All applications are **scored** using the approved Scoring Criteria. The highest scoring application for each calendar year is selected to participate.

Sign



Once selected, the parcel is surveyed and development rights are appraised. If the landowner is willing to donate **26%** of the appraised value, a **Purchase Agreement** is signed.

Fund



Ottawa County will then **apply for grant** funding from either the state or federal government to cover **50%** of the value. The Farmland Preservation Program will provide remaining **25%**.

Close



The grants are competitive, so if funding is awarded, the landowner and the County will work together to complete the tasks needed to **close on the transaction**.

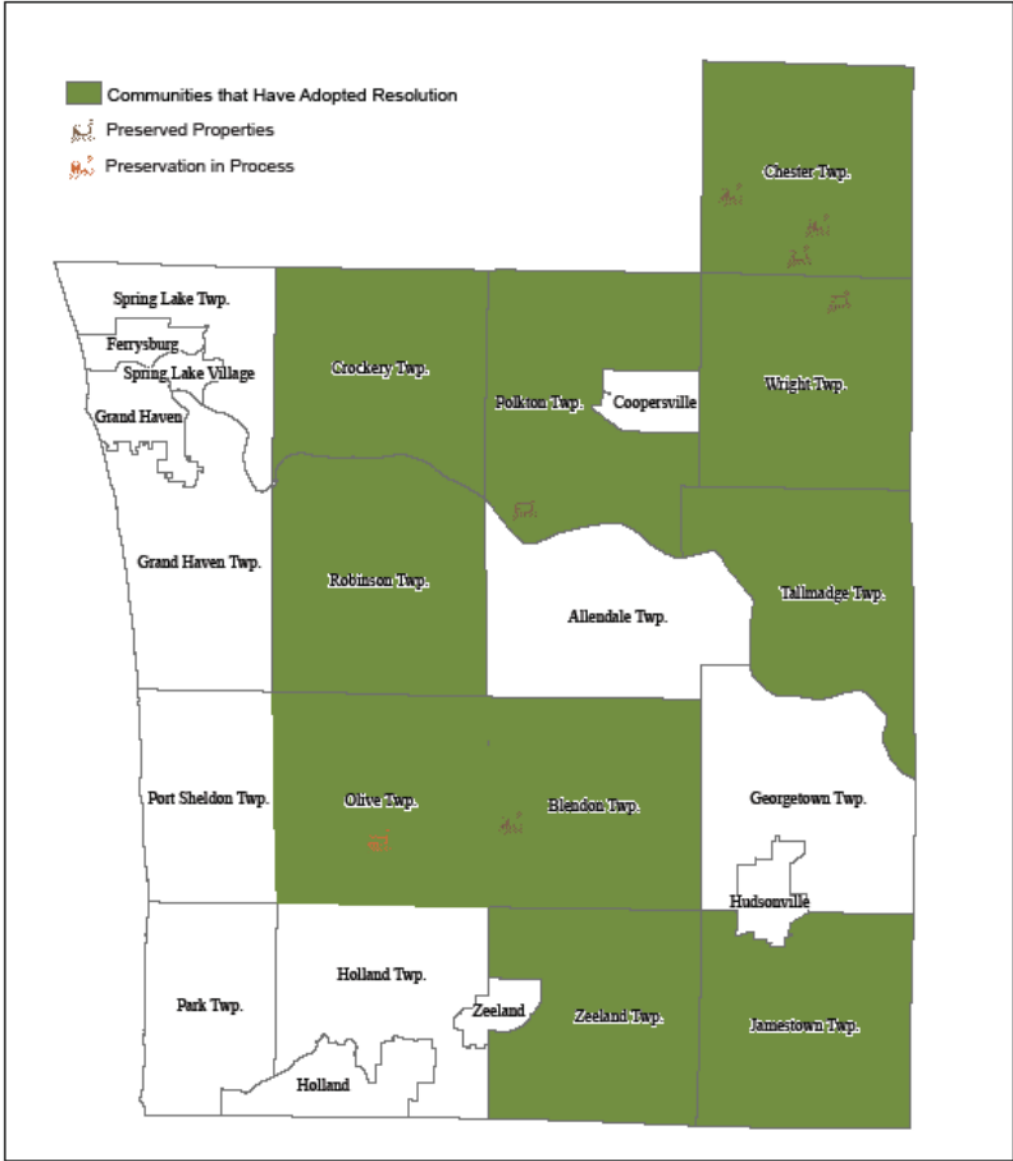
Township participation

AUCTION
9 Acre (2 UNIT) FARM HOUSE, BARN & OUT BUILDINGS
•Approvals for 13 lots•
AUCTION: DEC. 2 at 2 PM
PREVIEW: NOV. 26 from 1 to 3 PM


Christopher Realty, Inc.
610-400-0100


GETTER
1-800-554-5555
www.getterinc.com

Ottawa County Farmland Preservation Program Resolution Adoption Status



Preserved acres

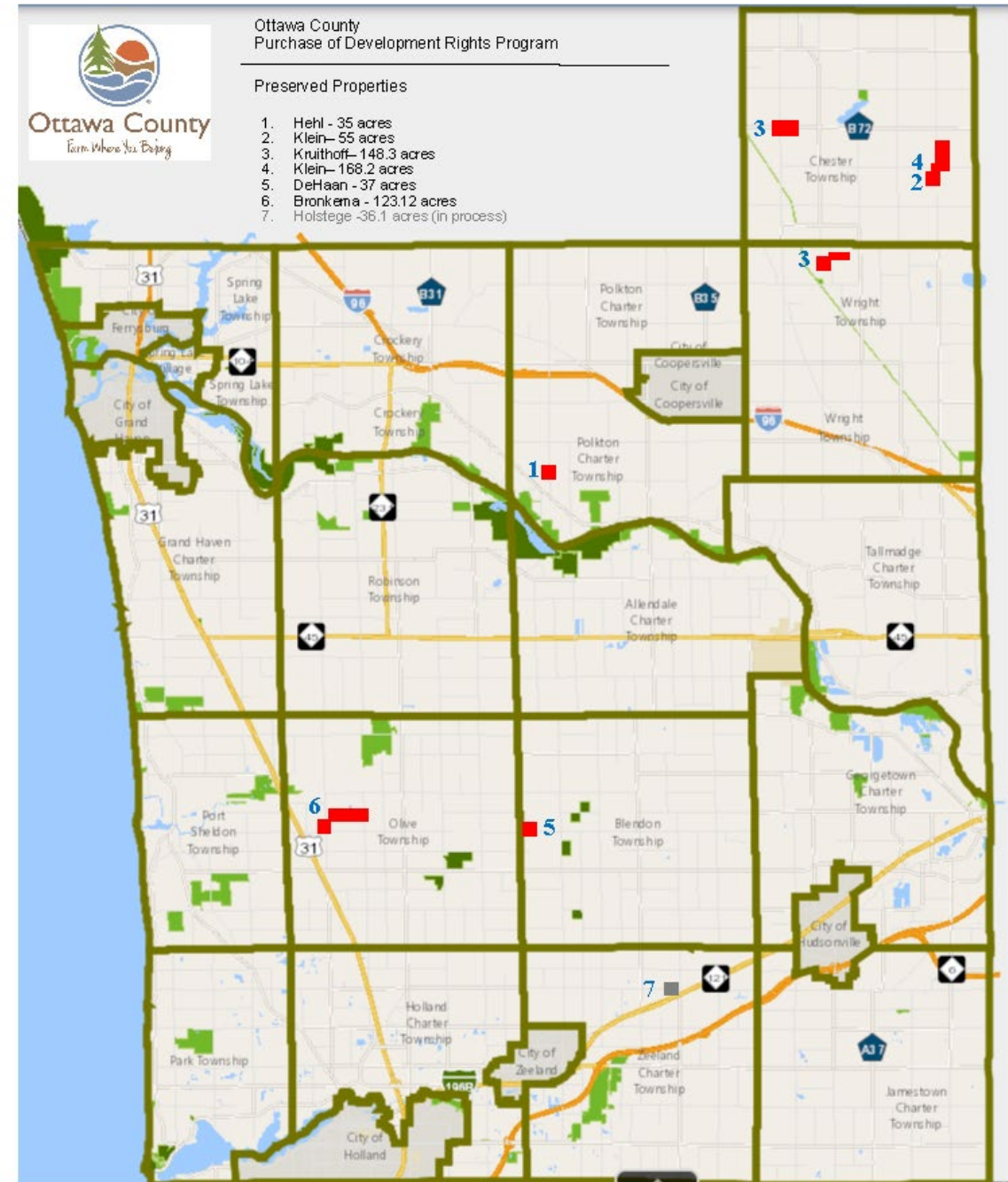


2022:

443 acres preserved

159 acres in the queue

602 acres total

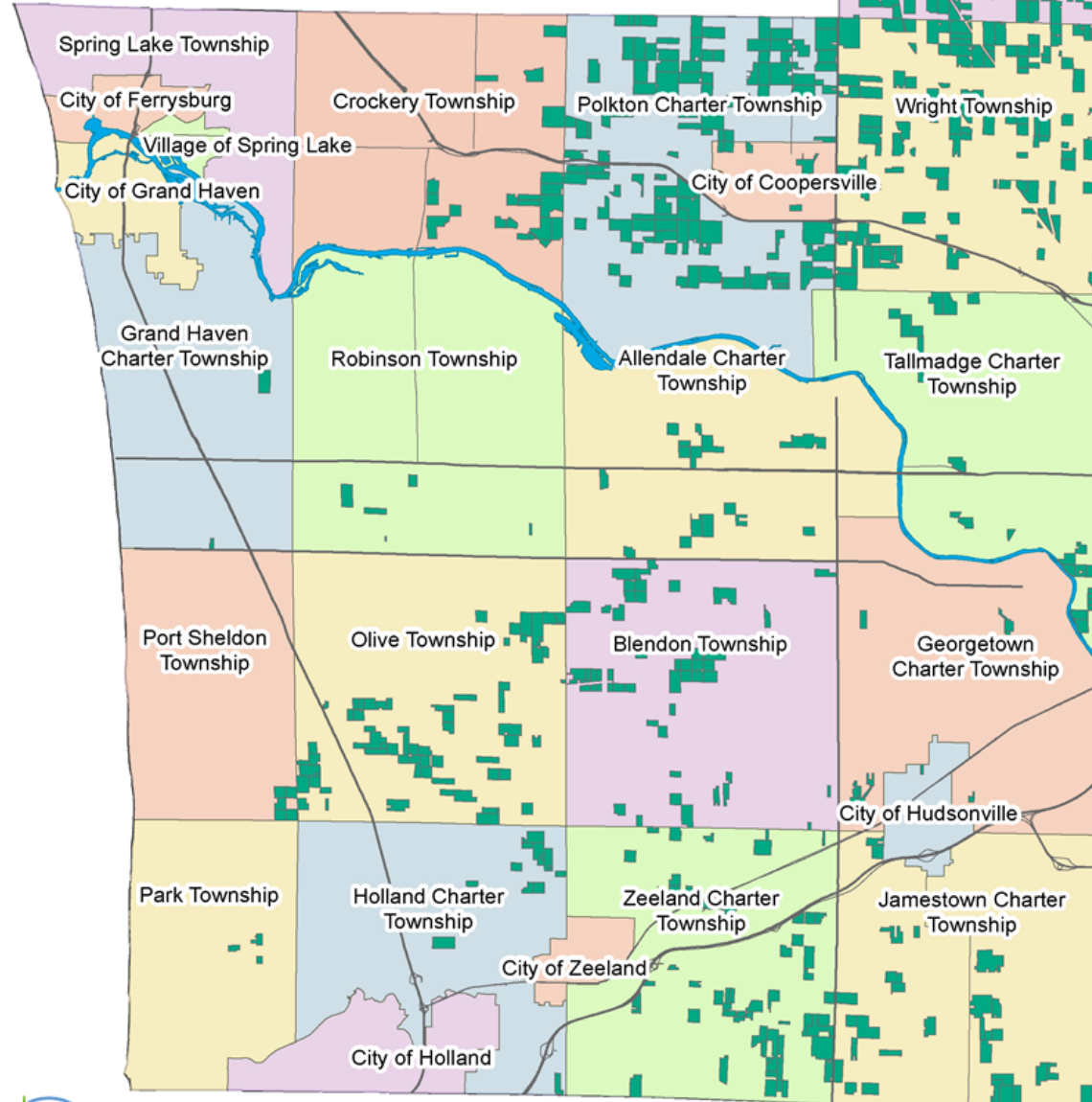


Ottawa County Enrolled PA116 Parcels 8/2019

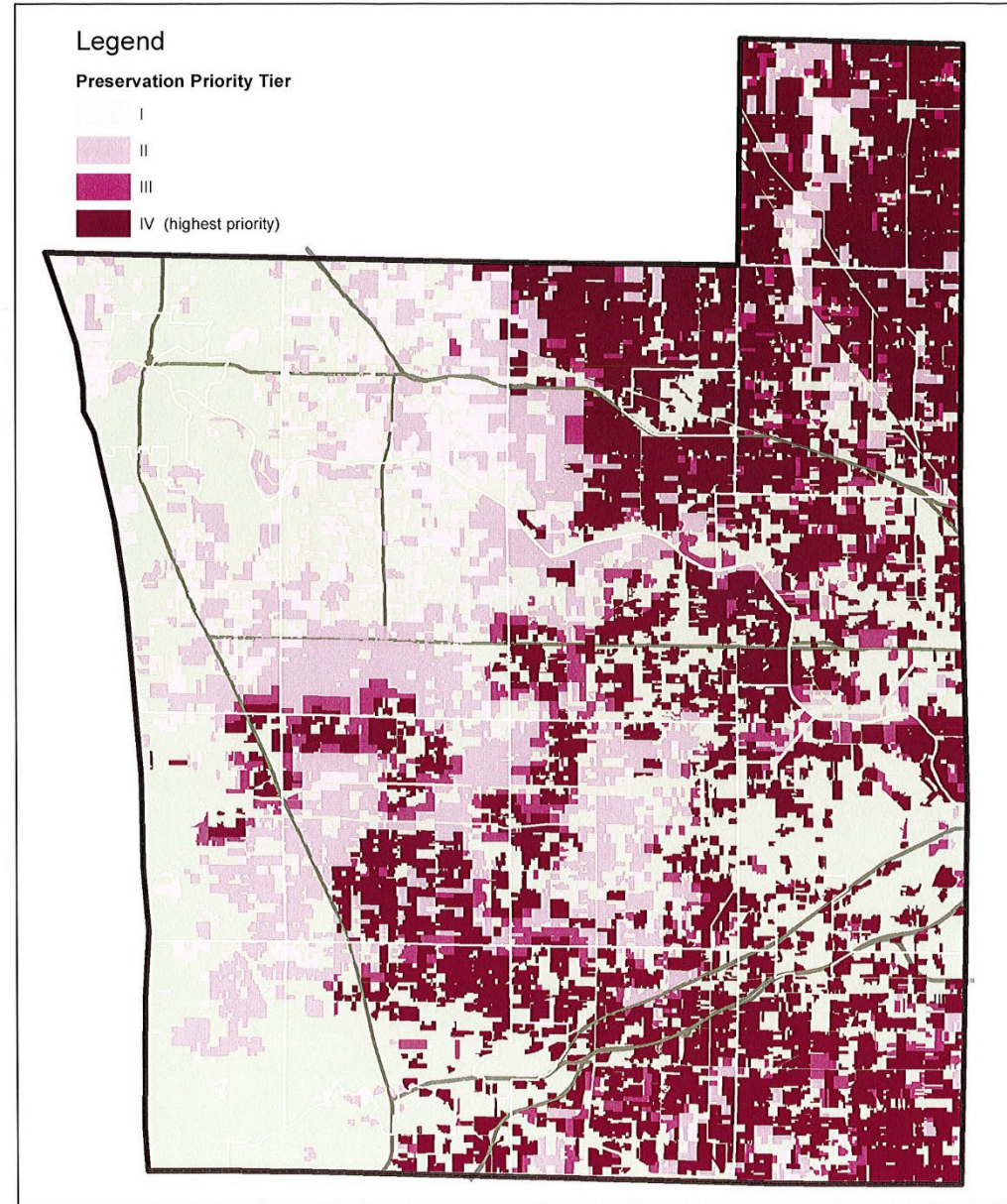
Legend

- Major Roads
- PA 116 Enrolled Parcels
- Grand River

Total PA 116
Enrolled Area = 32,600 Acres



Ottawa County Farmland Preservation Priority Map

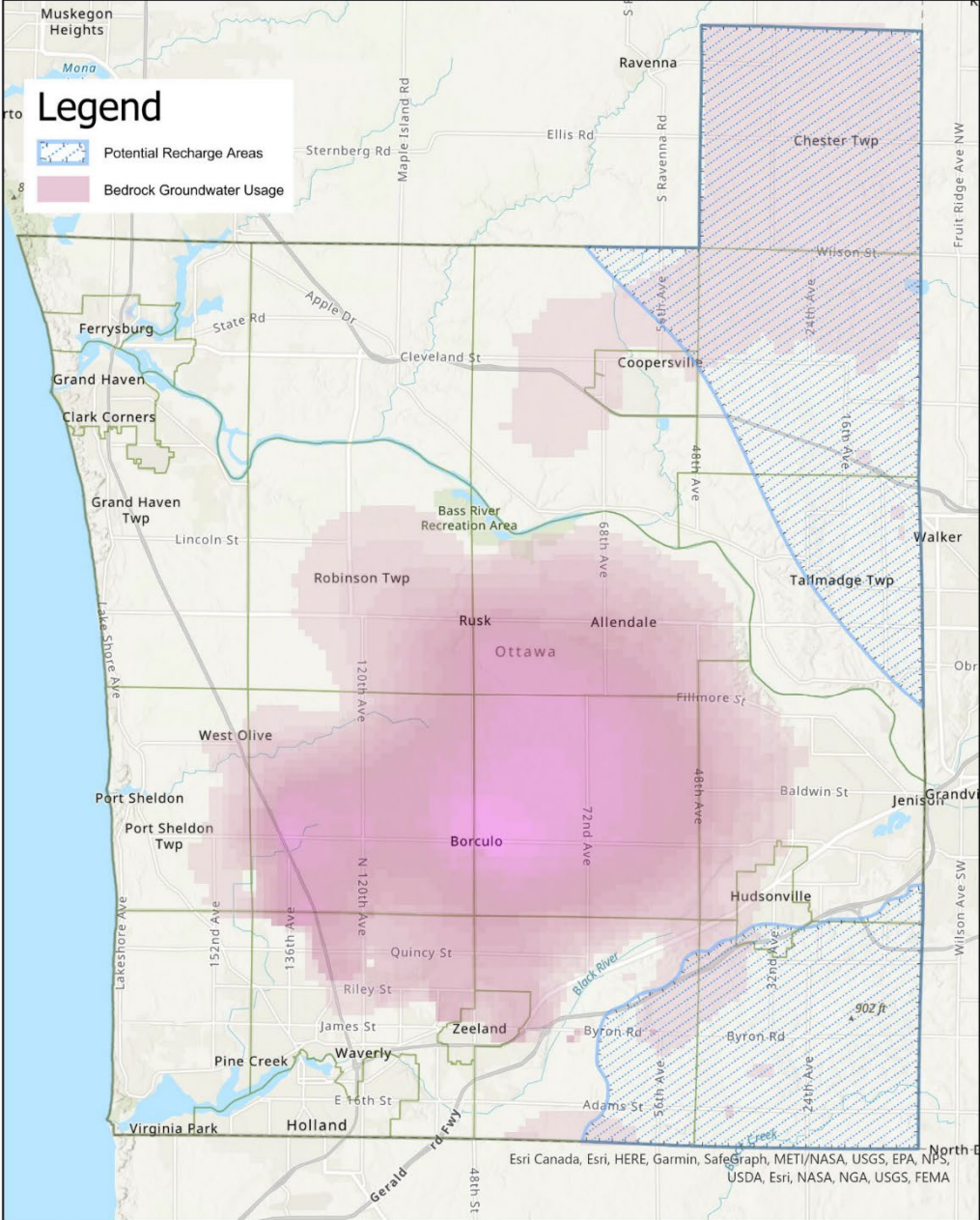


Developed by the Ottawa County Department of Planning & Performance Improvement
December 2019

0 2 4
Miles



Ottawa County Bedrock Aquifer Usage & Recharge



A photograph of a massive glacier with jagged, blue-tinged ice formations. The glacier is melting, with icebergs floating in the water and ice chunks on the dark, rocky shore. In the background, there are dark mountains with patches of snow under a cloudy sky.

Agricultural easements
protect farmland at a glacial
pace.

meijer



Walmart 







Thank you!
Questions?

Focus on
AGRICULTURE

enhance | support | protect



Ottawa County
Farm Where You Belong

Succession Planning

Comprehensive Land Use

Economic Viability

Agricultural Easements

Survey results identified the need to support farmland preservation efforts.

- 82% of respondents think farmland loss is now or could be a problem.
- 82% of respondents think it's important to preserve farmland in Ottawa County.

The following preservation methods were identified as most important to implement:

- **Continue the Purchase of Development Rights (PDR) Program.**

- 63% of respondents strongly agree/agree that agricultural conservation easements are an important farmland preservation tool.
- 98 respondents are interested in learning more about the PDR program.
- 24% of respondents are considering permanently preserving their farmland so that it remains agricultural.

- **Coordinate an improved growth strategy using planning and zoning..**

- 88% of respondents strongly agree/agree that this is an important farmland preservation method.
- Of the respondents who felt farmland loss is now or could be a problem, 97% indicated that it could be due to urban/suburban sprawl.

- **Increase the effectiveness of succession planning efforts.**

- 78% of respondents strongly agree/agree that this is an important farmland preservation method.
- 78% of respondents are age 55 and older.
- 76% of respondents are not first generation farmers.
- 75% of respondents are planning to pass their farmland to heirs.

- **Actively address barriers to the economic viability of farming.**

- 88% of respondents strongly agree/agree that this is an important farmland preservation method.
- 67% of respondents receive income from farming, however 46% of these respondents require additional sources of off-farm income.

Next Step: Develop a **Comprehensive Farmland Preservation Implementation Plan** that defines the actions and tasks necessary to preserve farmland and farming through the methods identified as most important to Ottawa County landowners.

Goal 2: To contribute to long-term economic, social and environmental health of the County

Objective 1: Consider initiatives that contribute to the economic health and sustainability of the County and its residents.

Collaborate with community partners in order to address the shortage of affordable housing.	<ul style="list-style-type: none">• Continue with support of Housing Next	<ul style="list-style-type: none">• Administrator	ongoing
Facilitate work with stakeholders to plan for completion of M-231.	<ul style="list-style-type: none">• Continue work on M-231 terminus point with one of two parcels purchased• Discussion with MDOT continue	<ul style="list-style-type: none">• Administrator• Dept. of Strategic Impact	ongoing
Maintain regular communication and the relationship with the Ottawa County Road Commission.	<ul style="list-style-type: none">• Maintain quarterly meeting with OCRC	<ul style="list-style-type: none">• Administrator• Dept. of Strategic Impact	ongoing
Continue work to facilitate and support a countywide approach and contribute to economic development in the County.	<ul style="list-style-type: none">• Continue full participation with Lakeshore Advantage• Countywide public transportation continues to be studied• Continue to improve countywide broadband access	<ul style="list-style-type: none">• Administrator• Dept. of Strategic Impact	ongoing
Recognize and support the role of agriculture in our economy.	<ul style="list-style-type: none">• Continue with comprehensive farmland preservation strategy based on countywide survey	<ul style="list-style-type: none">• Administrator• Dept. of Strategic Impact	ongoing

Goal 2: To contribute to long-term economic, social and environmental health of the County

Objective 3: Consider Initiatives that contribute to the environmental health and sustainability of the County and its residents.

Implement the Comprehensive Groundwater Management Strategies Plan.	<ul style="list-style-type: none">• Seeking state funding for proposed groundwater monitoring network• Considering countywide groundwater ordinance	<ul style="list-style-type: none">• Dept. of Strategic Impact	ongoing
Pursue deployment of coordinated countywide future land use vision.	<ul style="list-style-type: none">• Pursuing coordinated land-use growth strategy for County	<ul style="list-style-type: none">• Dept. of Strategic Impact	12/31/2022
Continue to support the work of the Parks and Recreation Commission and the Parks Foundation.	<ul style="list-style-type: none">• With financial goal for Grand River Greenway reached, work continues to collaborate with the Parks Foundation to develop engagement opportunities	<ul style="list-style-type: none">• Parks and Recreation	ongoing
Continue to support the Agricultural Preservation Board by discussing options to more aggressively pursue farmland preservation.	<ul style="list-style-type: none">• Working to preserve three additional agricultural parcels for a total of five parcels	<ul style="list-style-type: none">• Dept. of Strategic Impact	ongoing

Other Farmland Protection and Agricultural Support Efforts

MiFarmLink Project

[EVENTS](#)[LAND](#)[SUCCESSION](#)[RESOURCES](#)[MENTORSHIP](#)[ABOUT](#)

SUCCESSION

MiFarmLink partners with McShane and Bowie PLC to help you ease the transition.

[+ SCHEDULE YOUR FREE CONSULTATION](#)

THIS WAY

Agricultural Processing Renaissance Zone



STAY INFORMED - SIGN UP FOR THE COUNCIL NEWSLETTER

AGRIBUSINESS TALENT COUNCIL

Promoting **farming and food production** careers
in West Michigan.

CONTACT US



Agribusiness Talent Council

OUR STRATEGY



PROMOTE THE INDUSTRY

We are focused on promoting agribusiness as a great career pathway for all ages.



RECRUIT & RETAIN TALENT

We create and join projects that pull new talent into agribusiness and keep existing talent long term.

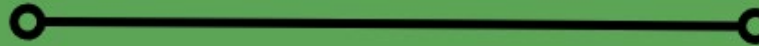
Funding Available for Ottawa County and Surrounding Area Farmers



The Ottawa Conservation District is excited to announce the official rollout of the **Farmland & Water Quality Conservation Initiative.**



This localized funding is available to farmers within Ottawa County and parts of Kent, Allegan, Newaygo, and Muskegon Counties interested in implementing conservation practices such as cover crops, reduced tillage, grassed waterways, and many more.



Interested in hearing more?
Attend the Official Rollout Zoom Meeting on March 23rd, 2022 at 9 AM hosted by the Ottawa Conservation District.



Regional Conservation Partnership Program

Welcome to the National Agricultural Land Network Online Community Platform

National Agricultural Land Network



You are here because you are a
member of the NALN.
The NALN is designed to grow the
capacity and momentum needed to
elevate the cause of agricultural
land protection across America.

Quick Links

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Experience with assigning ACEP-ALE easements?

By: [Emy Brawley](#) , 4 days ago



Looking ahead

Effective farmland **protection** requires a strategy
that coordinates **land use planning** and
economic development initiatives that
maximize County resource investments

Looking ahead: Land use



Statewide land trust dedicated to agricultural land
Zoning & planning education and outreach for LUGS
Complete the Comprehensive Land Use Vision
Transfer of Development Rights

Looking ahead: Economic Development



Provide staff support for MiFarmLink

Legislation to support ag, e.g. Senate Bills 697 and 885

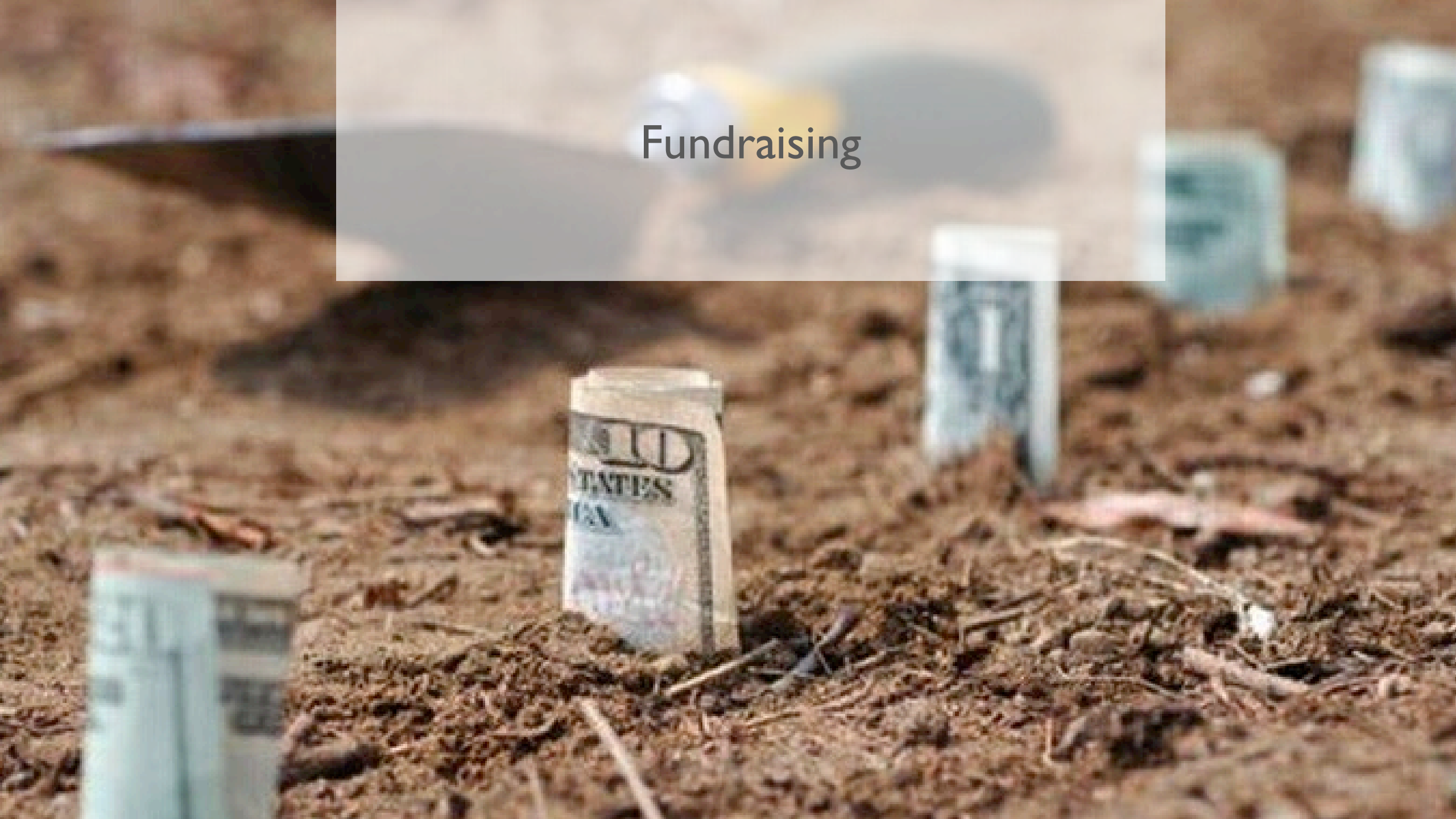
Ag Processing Renaissance Zones

Weight restrictions solutions

Build on current efforts – beginning farmer, succession, etc.

Tell the story of agriculture!

Fundraising



	Source	2018	2022
	Landowner donations	\$135,750.00	\$714,359.00
New in 2022	Fundraising/donations	\$208,741.00	\$385,624.00
	Regional Conservation Partnership	\$0.00	\$133,280.00
	ACEP-ALE federal grant	\$69,850.00	\$507,990.00
New in 2019	Mi Ag Pres Fund	\$0.00	\$760,136.00
	Easement Value	\$414,341.00	\$2,503,411.00
	Total Acres	90	602

Allendale Charter Township

2022 MASTER PLAN

Planning Commission:

Andrew Longcore – Chairperson
Rick Chapla – Vice-Chairperson
Tom Zuniga – Secretary
Rick Westerling – Member
Bruce Zeinstra – Member
Mark Adams – Member
Ray Nada – Member

Board of Trustees:

Adam Elenbaas – Supervisor
Jody Hansen – Clerk
David Vander Wall – Treasurer
Kenneth Murillo – Trustee
Candy Kraker – Trustee
Barb VanderVeen – Trustee
Bruce Zeinstra – Trustee

With Assistance By:



Fresh Coast Planning

Allendale Charter Township – 6676 Lake Michigan Drive
Allendale – Michigan – 49401
Ottawa County

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Introduction & Community Profile

Preface

The Allendale Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008 as amended. This Plan is a policy guide that is used by township officials to guide future development and growth. The Michigan Planning Enabling Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To avoid overcrowding of the land by buildings and people;
- To lessen congestion on public roads and streets;
- To facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- To consider the character and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. The Master Plan assists Township officials in making both day-to-day and long-range land use decisions. Some of these instances include but are not limited to:

- Review of rezoning and special use permits
- Review of public improvement projects
- Review of plats and site condominiums
- Providing a legal framework for zoning actions
- Managing growth while maintaining the character of the Allendale community
- Providing consistency to decision-making

This Master Plan has been developed based upon several factors: the existing natural and cultural resources of the Township; current land use trends; the need for different types of land use including industrial and commercial uses; and the desired community character as expressed through work sessions with local officials, and a Strengths, Weaknesses, Opportunities and Threats (SWOT) workshop with the public.

Despite its purpose as a policy document, it is important to recognize that the Master Plan is general in scope. It is not always intended to establish the precise boundaries of land use areas or exact locations of future uses. Rather, the Master Plan is an organized approach to analyzing development issues and proposing recommendations to address these issues. Its function is to guide growth and provide a framework to ensure that future detailed decisions can be made based on a community-wide perspective. Given that the needs and desires of the community change over time, the Master Plan must be regularly reviewed and periodically updated.

Community

Physical and environmental conditions establish limitations on how some areas of the Township will develop. The physical and environmental makeup of the Township influences the population, housing, economic, and labor force composition of the community. Given the steady increase in population, demands will continue for additional infrastructure, for the conversion of farmland, and for the

preservation of the natural environment to accommodate additional residential and commercial growth. The Master Plan must therefore provide for appropriate areas to be served by public sewer and water utilities as well as establish future residential, commercial, industrial, agricultural, and recreational areas within the Township in order to adequately address the needs of the community as a whole and prevent incompatible uses.

Allendale Charter Township is located in the central portion of Ottawa County and has a total land area of 32 square miles. The largest single category of land use is Agricultural and Rural, however there has been an increase in single family residential development, planned unit developments, and commercial developments in recent years. Allendale Charter Township is also home to Grand Valley State University which had total enrollment for the 2019 academic year of 25,049 students. The area surrounding Grand Valley State University continues to grow and has been identified as an opportunity to increase the partnership between the community and University in creating a strong quality of life for its' residents.

One limitation to development has been in regard to wetlands that are regulated by the Michigan Department of Environment, Great Lakes and Energy. Land containing regulated wetlands has limited development potential, due to natural development constraints as well as wetland protection regulations and therefore it is vital for Township Officials to consider the rural character of the land and future land use. In addition, due to the overall growth in not only the Township, but Ottawa County as a whole, the Township should focus on groundwater preservation efforts in accordance with Ottawa County's Groundwater Sustainability Initiative.

Definition of Terms

The following terms are recognized and used within this Master Plan as defined below:

Rural Character – is recognized as the natural features of the earth that minimize the visual exposure of buildings, structures, and other man-made features and which create scenic character. It is also recognized as the natural features of the earth that provide environmental buffers and/or habitat that is characteristic of the Township. Features are found to include:

- Woods, woodlots, forest areas, and native trees
- Wetlands
- Natural vegetation
- Wildlife habitat
- Natural field areas
- Scenic vistas

Rural Character also includes farmland, which is recognized as natural features that are organized and managed by man.

Open Space – is recognized as areas of land unoccupied by buildings, structures, or other man-made features, that are preserved to be unoccupied by buildings, structures, or other man-made features within a project. Open Space is not intended to include displays of art or other cultural features; bridges, signage, utilities, and other essential service structures; or grade level features such as ponds.

Wildlife Corridor - An asymmetrical area of natural habitat that provides passage for wildlife, colonization, and the breeding of plants and animals, throughout a development and across artificial obstacles such as dams, roads, pedestrian pathways, and railways.

Findings

Below is a summary of the findings derived from the 2019 Master Plan Update SWOT public workshop responses. The entirety of the results can be found within the Appendix:

- Strengths, Weaknesses, Opportunities and Threats (SWOT) Workshop (Summer 2019)
 - Participants found the library, school system, and quality of life to be the top strengths in Allendale Charter Township.
 - Participants found the high-speed limits on the roadways to be the top weakness in Allendale Charter Township. The second top weakness identified in the Township is the lack of a Town Center. Given that speeds are generally outside the authority of the Township, the lack of a Town Center was the primary weakness that the Township could directly impact.
 - Providing pedestrian bridges was identified as the top priority. The second top opportunity identified was increased communication in partnership with Grand Valley State University.
 - Overwhelmingly, public workshop participants identified the top threat to Allendale Charter Township as big box stores locating in the community.

How to Use this Plan

For each land use or attribute chapter, the plan identifies goals, recommendations, and strategies, which are the basis for future development. The goals, recommendations, and strategies are designed as follows:

- Goals – These are community objectives derived from significant public input and Planning Commission oversight.
 - These are applied most frequently during land use review to ensure a proposed development meets and is consistent with the core values of the Master Plan.
- Recommendations – These are pointed direction to achieve the goals.
 - These are applied the strongest during land use review to ensure proposed development is consistent with the intent of the Master Plan
- Strategies – In an effort to accomplish the goals and recommendations of the Master Plan, the strategies are the legislative methods to mandate certain physical form, through zoning ordinance or police power ordinances.

Chapter One

Agricultural Uses

Introduction

Although Allendale Charter Township continues to grow and develop, the community maintains its strong agricultural presence. Many active farms still exist and farming is a prevalent component of the economy and heritage of the Township. However, as generations and attributes continue to change throughout the Township, the agricultural community must evolve and recognize increasing residential, commercial, and industrial development that was attracted to the Township by the very character agriculture provides.

The Prime Farmland Soils Map classifies areas of the Township on the basis of soil suitability for general agricultural crop production. It shows the location of soils classified as prime farmland in their natural state and those that are considered prime when altered to improve drainage characteristics. It also shows those, which for a variety of reasons, are not considered prime as rated on a relative scale, by the United States Department of Agriculture. Prime farmlands are naturally endowed with the soil qualities, growing season, and moisture content necessary to sustain high crop yields under average farming practices.

As illustrated by the Prime Farmland soils map, provided in the Appendix, the highest concentration of prime agriculture lands is located within the eastern portion of the Township, however prime farmland is also scattered throughout the central and northern portions of the Township. The southeastern area has experienced significant growth, due to the expansion of Grand Valley State University and the development of non-farm single family dwellings. However, there is still a significant number of parcels that are at least 40 acres in size, that are used for agricultural use. It is envisioned that through a combination of improved state farmland preservation policies, market conditions, and local land use policies, farming will continue throughout the Township and therefore continue to represent a significant part of the economic and social fabric of the Township. In order to continue to provide an environment in which our agricultural character can thrive, the following goals, recommendations, and strategies were developed. It is important to note that the implementation of these goals, recommendations, and strategies is subject to the Michigan Right to Farm Act and may restrict the totality of their intent.

Goals, Recommendations, and Strategies

Goals

- Obtain a balance between development and agriculture by anticipating and planning for the gradual transition of certain agricultural and open space lands into planned developments while minimizing the impacts of such development on ongoing farming operations
- Support agricultural operations
- Protect and preserve those elements which contribute to the rural character of the Township including woodlands, wetlands, farms and farmlands, pastures, fields, open views, the dark night sky, and architectural styles
- Prevent residential or commercial developments that are isolated from compatible zoning districts and uses as well as necessary utilities, transportation networks and other public services, which are designed to provide interconnection between developments, to protect premature development of farmland

Recommendations

- Incorporate the preservation of natural features into site development design as a function of site plan review
- Encourage crop production and livestock use to minimally impact existing open spaces.
- Encourage all farm building construction to be designed in a central or same location to preserve the most farmland as possible and minimally impact existing open spaces
- Design a “no-cut” zone along right-of-ways to protect the natural landscape, maintain open space, and rural character, as well as preserve the native drainage system and reduce flooding
- Limit the orientation of parcel development to protect the rural image and blend development with the natural landscape.
- Require clustering of housing
- Accommodate wildlife corridors within development

Strategies

- Support private conservation efforts such as county and state level farmland preservation program initiatives (e.g. purchase of development rights (PDR) and transfer development rights (TDR) programs) to assist long term farming operations
- Continue to support the enrollment of agricultural lands into the PA 116 Program
- Encourage soil conservation practices, the prudent use of fertilizers and pesticides and other means of conserving wildlife habitat, wetlands and woodlands
- Require the clustering of parcel divisions
- Create new zoning regulations to restrict the number of new lots that could be created for non-farm dwellings
- Review and revise Zoning Ordinance regulations as necessary to put into place development requirements which will contribute to keeping rural character
- Review the Agricultural and Rural Zone (AG) and Rural Estate Zone (RE) Districts and allow farming only in areas where appropriate
- Require more compact residential developments in order to maintain open lands in the Township
- Adopt Zoning Ordinance regulations that require minimum open space requirements for Planned Unit Developments (PUD)
- Require open spaces which are accessible to all persons in developments
- Develop open space incentives for developers to both help maintain the rural character of the Township and provide a buffer area between residential development and farmland
- Create development boundary that protects prime farmland soil by generally restricting residential neighborhood development, commercial development, and industrial development within that area
- Consider adoption of regulations which require the preservation of a natural vegetation filtration strip along lakes, rivers, and streams
- Consider adoption of regulations which require Wildlife Corridors within development

Chapter Two

Residential Uses

Introduction

While Allendale Charter Township still has a strong agricultural presence, residential uses continue to grow as the Township further develops. Much of this can be attributed to the semi-rural character of the Township, proximity to both Grand Rapids and the Lakeshore, general quality of life, and the continued growth of Grand Valley State University.

In the 2019 Strengths, Weaknesses, Opportunities, and Threats (SWOT) workshop, the participants identified the growth of the residential population as one of the greatest strengths for the community. Over the years, there has been an increase in a variety of housing styles, ranging from single-family dwellings, multi-family dwellings, and student housing. While such growth is beneficial to the Allendale community, participants also identified a concern of managing the residential growth rate. Given this, there is a need to evaluate current residential development regulations to appropriately guide future development, while ensuring there will not be a negative impact on existing uses. In addition, in order to preserve the semi-rural character of the Township and quality of life that exists, there is a need for regulations to preserve open space and existing physical attributes.

As a result of the 2019 SWOT Workshop, as well as numerous planning meetings and other planning mechanisms, the following goals, recommendations, and strategies were developed.

Goals, Recommendations, and Strategies

Goals

- Build a sense of community
- Provide for strong neighborhoods with a range of residential styles and densities, which incorporate into the landscape of existing neighborhoods
- Concentrate the density of residential land uses to protect open spaces and rural character
- Development along M-45 should be designed to enhance traffic safety, establish walkable access from adjacent neighborhoods and be compatible with existing and future land uses in these neighborhoods
- Protect and preserve, to the extent practicable, those elements which contribute to the rural character of the Township including woodlands, wetlands, wildlife habitats, farms, pastures, fields, open spaces and other natural areas, particularly those that are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value
- Create a walkable community
- Ensure that student housing is located and designed to avoid conflicts with existing and planned single family housing
- Ensure that multi-family housing is located and designed to avoid conflicts with existing and planned single-family housing
- Preserve the natural resources and groundwater quality of Allendale Charter Township

Recommendations

- Require housing development to utilize clustering techniques
- Require that development layouts blend with the natural features and existing physical attributes
- Provide safe trails and sidewalks between destination land uses and along roadways for pedestrians, skaters, wheelchair users and all non-motorized users to create a walkable and connected community
- Require higher density housing on lands that have the capacity to support such development by means of adequate public roads, public water and public sanitary sewer, and other available infrastructure
- Integrate development into the landscape of existing neighborhoods by abutting open spaces, creating a connection of roads, linking pedestrian pathways, and appropriately blending other public amenities
- Encourage, where appropriate, light pollution regulations to preserve the night sky
- Encourage, where practicable, the preservation of farmhouses, barns, fence styles, and other architectural and landscaping forms, which symbolize the architectural heritage of the Township
- Require the preservation of existing trees along the rights-of-way for future development
- Rezoning to the R-1, R-2, R-3, or R-4 Zoning District shall not occur without public water and public sanitary sewer present at the property
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County's Groundwater Sustainability Initiative
- Accommodate wildlife corridors within development

Strategies

- Revise Zoning Ordinance regulations as necessary to preserve or enhance rural character, especially as it concerns Planned Unit Developments (PUDs)
- Provide development incentives within the Zoning Ordinance which require the preservation of natural features and open space accessible to all persons in site development design
- Revise the Residential Open Space Development regulations of the Zoning Ordinance so that cluster open space is more appealing to developers than the traditional subdivision design pattern in order to preserve open space in the Township
- Review the Agricultural and Rural Zone (AG) and Rural Estate Zone (RE) Districts and allow farming only in areas where appropriate
- Rezoning to the R-1, R-2, R-3, or R-4 Zoning District shall not occur without public water and public sanitary sewer present at the property
- Require the lot layout, open space, roads, pedestrian pathways, and other site features of new residential developments to be extensions of existing neighborhoods, where practicable, to reduce curb cuts, provide for greater emergency access, and result in a better neighborhood design and public safety
- Require new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community
- Utilize the Planned Unit Development concept as an incentive tool for development, as a means of preserving the natural character of sites, and to encourage the provision of structured, usable open space
- Strengthen as necessary, zoning regulations limiting the number of residential units in a multi-family building to lessen the visual impact of such buildings

- Strengthen as necessary, zoning regulations to reduce the minimum square footage required for a dwelling in the R-3 Zoning District
- Strengthen as necessary, zoning regulations to restrict the construction of new multi-family housing intended specifically for college students to not extend west of 52nd Avenue
- Adopt new zoning regulations to restrict light pollution to protect the night sky of open spaces
- Strengthen as necessary, zoning regulations which create greater building setbacks, limitations on building height and size and other development standards to reduce the impact of apartments on single-family neighborhoods
- Strengthen as necessary, zoning regulations that require student housing is located close to Grand Valley State University for easier and safer pedestrian access
- Strengthen as necessary, zoning regulations to allow an increase in multi-family density and to allow taller buildings in order to allow a greater concentration of students closer to Grand Valley State University's campus and reduce the need to extend student housing west of 52nd Avenue
- Require appropriate landscaping, building setbacks, placement and design, exterior lighting, safe driveway locations, and safety measures for pedestrian transportation
- Consider adoption of regulations which require Wildlife Corridors within development

Chapter Three

Commercial Uses

Introduction

The growth of Grand Valley State University and accessibility to the City of Grand Rapids via Lake Michigan Drive continues to foster extensive commercial expansion along the eastern portion of the Lake Michigan Drive corridor within the Township. Coupled with this access, the Allendale community is also supported by a significant public water and sanitary sewer system, which has been advantageous for development. While the commercial growth along the Lake Michigan Drive corridor has been significant, participants in the 2019 Strengths, Weaknesses, Opportunities, and Threats (SWOT) workshop, identified the character of that commercial growth as a core opportunity for improvement. Participants supported neighborhood commercial amenities such as small markets and pop-up shops in the alternative to current trends. As the Township evaluates its commercial areas, with particular regard to Lake Michigan Drive, physical character as well as other factors will need to be considered such as the location, abutting land uses, traffic patterns and volumes, availability of utilities, and projected population growth.

In an effort to continue a healthy, controlled growth of commercial development to serve the local and regional needs of the community, we have concluded that the following goals are paramount in our commercial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Promote the development, redevelopment, and rehabilitation of commercial areas to provide attractive sites, and to encourage a diversity of enterprises which will strengthen the tax base and increase employment opportunities
- Development along Lake Michigan Drive should be designed to enhance traffic safety, establish walkable access from adjacent neighborhoods, and be compatible with existing and future land uses in these neighborhoods
- Concentrate the density of commercial land uses to protect open spaces and rural character
- Protect and preserve, to the extent practicable, those elements which contribute to the rural character of the Township including woodlands, wetlands, wildlife habitats, farms, pastures, fields, open spaces, and other natural areas, particularly those that are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value
- Create a walkable community
- Preserve the natural resources and groundwater quality of Allendale Charter Township
- Encourage a building scale and design that softens the physical appearance of large commercial spaces and promotes a welcoming pedestrian relationship

Recommendations

- Intensive commercial land uses should have the resources to support such development, and be located within the boundaries of the water and sanitary sewer service areas, accessible from adequate roads, and other available infrastructure

- Continue to require development to provide for the construction of sidewalks along major arterial streets; incorporate the design concepts of “Complete Streets” into existing and future streets
- Provide safe trails and sidewalks between destination land uses and along roadways for pedestrians, skaters, wheelchair users, and all non-motorized users to create a walkable and connected community
- Require that future commercial development does not intrude upon the residents in abutting single family neighborhoods
- Encourage the preservation of existing trees along the rights-of-way
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County’s Groundwater Sustainability Initiative
- Accommodate wildlife corridors within development
- Improve and expand upon existing business areas that will provide functional, safe, convenient, and attractive shopping and service opportunities
- Require that development layouts blend with the natural features and existing physical attributes

Strategies

- Strengthen, as necessary, the commercial site development standards in the Zoning Ordinance to ensure that the operational characteristics of commercial uses (parking lot lights, vehicle noise, lighting, emptying of dumpsters, etc) do not disrupt the residential uses which exist or are planned in close proximity to the commercial uses on Lake Michigan Drive
- Revise Zoning Ordinance regulations, as necessary, to preserve or enhance rural character, especially in regard to Planned Unit Developments
- Review existing regulations regarding the development of commercial properties to ensure they address contemporary uses and development practices and that they balance the need for public safety and good site design with the economic considerations of the business community
- Consider negotiating the rezoning Planned Unit Developments which contain only commercial uses to the General Commercial District
- Review existing land uses along Lake Michigan Drive and potential commercial development locations, to evaluate if additional buffering should be required to minimize the impact on adjoining residential uses
- Approximately every five years, evaluate whether there is a need for more commercial zoned land in the Township
- Strengthen, as necessary, language to improve the aesthetics of building facades and streetscapes
- Ensure adequate on and off-street parking in a manner that compliments the compactness in local commercial areas
- Ensure that commercial land uses are separated from non-commercial uses with landscaping, buffered thoroughfares, or transitional land uses
- Consider adoption of regulations which require Wildlife Corridors within development
- Utilize the Planned Unit Development concept as an incentive tool for development, as a means of preserving the natural character of sites, and to encourage the provision of structured, usable open spaces

Chapter Four

Industrial Uses

Introduction

A majority of the industrial land within Allendale Charter Township is located east of 56th Avenue and north of Lake Michigan Drive. These parcels are served by public water and sanitary sewer, have good access to Lake Michigan Drive, are relatively flat, and can be easily developed. Given this, Allendale Charter Township has a number of attributes to foster industrial development.

According to Lakeshore Advantage, a non-profit organization whose purpose is to provide professional economic development services to Ottawa County and its local governmental units, Grand Valley State University serves to attract businesses, as the University provides a ready source of educated employees. Lakeshore Advantage also finds a strong market for agricultural food processing facilities in Ottawa County, which could be advantageous for industrial growth within Allendale Charter Township. As a result of collaboration between Grand Valley State University and agricultural businesses, there may be opportunities to increase industrial uses within the Township.

In an effort to continue a healthy, controlled growth of industrial development, we have concluded that the following goals are paramount in our industrial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Create a walkable community
- Development along Lake Michigan Drive should be designed to enhance traffic safety, establish walkable access from adjacent neighborhoods, and be compatible with existing and future land uses in these neighborhoods
- Protect and preserve, to the extent practicable, those elements which contribute to the rural character of the Township including woodlands, wetlands, wildlife habitats, farms, pastures, fields, open spaces and other natural areas, particularly those that are useful as water retention and ground water discharge areas and have important aesthetic and scenic value
- Preserve the natural resources and groundwater quality of Allendale Charter Township
- Promote the development, redevelopment, and rehabilitation of industrial areas to provide attractive sites to a variety of enterprises which will strengthen the tax base and provide a place of employment for area residents
- Accommodate industrial development in areas that are easily accessible by major transportation facilities, are adequately served by public utilities and services, and are well positioned to avoid conflicts with emerging residential areas

Recommendations

- Intensive industrial land uses shall be located within the boundaries of the public water and sanitary sewer service areas
- Continue to require development to provide for the construction of sidewalks along major arterial streets; incorporate the design concepts of “Complete Streets” into existing and future streets
- Encourage, where practicable, the preservation of farmhouses, barns, fence styles, and other architectural landscaping forms, which symbolize the agricultural heritage of the Township
- Require that development layouts blend with natural features and existing physical attributes
- Require the preservation of existing trees along the rights-of-way for future development
- Promote high quality industrial development through controlled access, service areas within the side or rear of buildings, screening of outdoor storage and equipment, as well as an emphasis on main building entry and landscaping
- Industrial nuances such as air pollution, water pollution, vibration, and outdoor storage of materials should be controlled by adequate site improvements
- Industrial sites should transition to adjacent uses with site design elements that are low impact
- Encourage groundwater preservation regulations for new development that are in accordance with Ottawa County’s Groundwater Sustainability Initiative
- Accommodate wildlife corridors within development

Strategies

- Strengthen, as necessary, preservation of natural features into site development design as a function of site plan review
- Consider adoption of regulations which require preservation of a natural vegetation filtration strip along lakes, rivers, and streams
- Review existing regulations and development of industrial properties to ensure they address contemporary uses and development practices and that they balance the need for public safety and good site design with the economic considerations of the business community
- Plan for suitable land which is accessible by all season roads and public facilities for future industrial development
- Intensive industrial land uses shall be located so they are served by public water and sanitary sewer as well as paved roads
- Approximately every five years, evaluate whether there is a need for additional industrial zoned land in the Township
- Consider adoption of regulations which require Wildlife Corridors within development

Chapter Five

Public & Recreational Facilities

Introduction

Public and recreational facilities are a vital component of community life within the Township. Access to public resources provides an opportunity to meet your neighbors, utilize space economically, and increase your overall health, among other benefits. Allendale Charter Township contains a variety of public and recreational facilities, including the Allendale Community Park, two Ottawa County park facilities, the Bass River State Recreation Area, and a growing number of non-motorized pathways. A description of each of the facilities can be found below:

Allendale Community Park

Allendale Charter Township operates the Allendale Community Park located behind the Township Offices. The 40-acre park consists of a handicapped accessible playground and restroom facilities, Little League and adult softball diamonds, soccer fields, splash pad, fishing pond, picnic shelters, basketball courts, tennis courts, fitness court, pickleball court, a band shell, and concession stand. The Knowlton House Museum and Veterans Memorial Garden of Honor are also part of the Community Park.

Ottawa County Parks

Two Ottawa County parks facilities are located within the Township. Kuits Bayou consists of 80 acres adjacent to the Grand River, and is accessible only by boat. Eastmanville Bayou consists of 157 acres adjacent to the Grand River, and includes a boat launch, three miles of trails, picnic areas, and a barrier-free canoe/kayak launch.

State of Michigan Parks

The Bass River State Recreation Area, a 1,665-acre facility, is located in the northwest portion of the Township adjacent to the Grand River. The area consists of open meadows, open brush land, mature hardwoods, small ponds and 300-acre Max Lake. The park is used primarily for boating, hiking, cross-country skiing, and mountain biking, horseback riding, and hunting. The facility contains six miles of trails.

Non-Motorized Pathways

In 2002, the Township prepared a Path and Greenway Master Plan that proposed a non-motorized trail system utilizing Ottawa County drain easements. Additional roadside non-motorized pathways as well as additional sidewalks were also recommended by the plan. Since then, the Allendale Charter Township Non-Motorized Pathways Plan has also been incorporated into the Ottawa County Parks, Recreation, and Open Space Plan to further enhance the regional network of non-motorized pathways.

In conjunction with the Allendale Charter Township Parks and Recreation Plan, we have concluded that the following goals are principal for maintaining the long-term success of the public and recreational facilities of Allendale Charter Township. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Create a walkable community
- Preserve rural character
- Provide a range of recreation opportunities and facilities to meet the needs of citizens of all ages
- Preserve the natural resources and groundwater quality of Allendale Charter Township
- Continue the expansion of non-motorized pathways throughout the Township
- Develop new parks and public spaces within the Township

Recommendations

- Provide safer pedestrian crossing locations on M-45
- Require pedestrian and bikeway connections to adjacent properties and trails where feasible
- Provide safe trails and sidewalks between destination land uses and along roadways for pedestrians, skaters, wheelchair users, and all non-motorized users to create a walkable and connected community
- Continue to require that site plans for new developments incorporate recreation design such as trails and bike paths
- Coordinate land use decisions with the goals of the Allendale Charter Township Parks and Recreation Plan
- Continue to require development to provide for the construction of sidewalks along major arterial streets; incorporate the design concepts of “Complete Streets” into existing and future streets
- Continue to incorporate the preservation of natural features into site development design as a function of site plan review
- Continue to identify future linkages with regional trail systems including, the Green River Greenways Trails, into site development design as a function of site plan review
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County’s Groundwater Sustainability Initiative

Strategies

- Identify and pursue funding sources for the construction of sidewalks and trails
- Integrate the Allendale Charter Township Parks and Trail Master Plan into the Master Plan
- Cooperate with State and County agencies regarding plans for the use of the Bass River Recreation Area and Grand River Greenway Trail
- Update the Allendale Charter Township Parks and Recreation Plan every five years in order to continue to be eligible for state and federal recreation funding programs
- Encourage citizen participation to determine needed and desired improvements, and expansions to public facilities and recreation
- Utilize the Capital improvements Program as the means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official Township policy for implementation of bike path and other recreational path construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation where appropriate

- Pursue recreation funding from the Department of Natural Resources through the Township Parks and Recreation Plan in accordance with the Department of Natural Resources rules and qualifications

Chapter Six

Public Utilities

Introduction

A critical component in planning for the future of Allendale Charter Township is evaluating the expansion of public utilities to ensure safe and orderly growth for Township residents. Allendale Charter Township maintains sixty-seven (67) miles of water main lines and fifty-one (51) miles of sanitary sewer lines. Water for Allendale Charter Township is purchased from the City of Grand Rapids which it obtains from Lake Michigan. The Township system includes two elevated water storage tanks. A 250,000 gallon tank is located behind the Township office and a 200,000 gallon tank is located on the campus of Grand Valley State University. In those areas where public water and sewer are not available, private well and septic systems are often viable. In order to control growth and protect groundwater as much as possible within the Township, all plats, high density residential, commercial, and industrial development must be located within the public utility boundaries.

The municipal water system within the Township is intended to parallel the sanitary sewer system and is being extended on a regular basis consistent with area growth and development trends. Areas of the Township that are not served by municipal water currently rely on private well systems, which are placed and installed under the direction of the Ottawa County Health Department. The Township does not anticipate that municipal sanitary sewer or water service will be provided throughout the entire Township in any foreseeable planning period. Accordingly, the Master Plan focuses development towards the areas where the feasibility and timing of municipal sewer and water service can best be anticipated. Emphasis is given to system expansions consistent with the locations planned to support the highest density of residential, commercial, and industrial development.

Consequently, in an effort to continue to develop appropriate public sewer and water services for the residents and visitors of Allendale Charter Township, we have concluded that the following goals are paramount in our public utility pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Preserve the natural resources and groundwater quality of Allendale Charter Township
- Develop adequate public utilities that will ensure balanced, orderly growth, for the safety and well-being of Township residents
- Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could gain a foothold by being cost effective

Recommendations

- Intensive land uses should be located within the boundaries of the public water and sanitary sewer service areas.
- Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations

- Encourage groundwater preservation regulations for new development that are in accordance with Ottawa County's Groundwater Sustainability Initiative
- Rezoning to the R-1, R-2, R-3, or R-4 Zoning Districts should not occur without public water and public sanitary sewer present at the property

Strategies

- Consider the adoption of regulations which require intensive industrial, commercial, and residential land uses to be located so they are served by public water and sanitary sewer
- Consider adoption of regulations which require the preservation of a natural vegetation filtration strip along lakes, rivers and streams to preserve the water quality within the Township
- Support a general atmosphere of cooperation among adjoining units of government, school district, and other public agencies to maximize utilization of public investments. Coordinate with regulatory agencies to ensure adequate protection of groundwater sources, where practicable
- Rezoning to the R-1, R-2, R-3, or R-4 Zoning District shall not occur without public water and public sanitary sewer present at the property
- Assist the Township Board of Trustees with updates to the Capital Improvements Plan
- Design commercial and industrial incentives which encourage private investment in public water and/or sewer expansion

Chapter Seven

Transportation

Introduction

The road system within Allendale Charter Township is influenced by a number agencies, from the Township itself, the Ottawa County Road Commission, and the Michigan Department of Transportation. The road system within the Township not only provides internal and external circulation of traffic, but also influences the shape and intensity of land.

For planning purposes, it is useful to recognize that various roads within Allendale Charter Township can have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, building setbacks, and adjoining land use. Below is a brief description of the different road types that are important to consider in Allendale Charter Township.

Arterial Streets

Lake Michigan Drive, also referred to as M-45, is a State of Michigan highway that runs through the center of the Township from east to west spanning from Grand Rapids and terminating at Lakeshore Drive in Grand Haven Charter Township. This road is also classified as a major arterial street. Lake Michigan Drive within Allendale Charter Township is a four-lane boulevard from the east Township border transitioning to a two lane roadway just west of 68th Avenue. The principal function of arterial streets is to provide traffic movement for higher volumes of vehicles.

County Primary Roads

Paved County Primary roads include 68th Avenue, Warner Street west of 68th Avenue, 48th Avenue south of Lake Michigan Drive, 96th Avenue south of Lake Michigan Drive, and Fillmore Street. This class of streets serves major movements of traffic within and through the Township. While these roads are mainly designed to move traffic, a secondary function is to provide access to adjacent properties.

County Local Paved Streets

County Local Paved Streets provide internal traffic movement within specific areas and connect those areas with the major arterial system. Generally, they are not continuous for great length. Paved Local County Streets include 54th Avenue, 60th Avenue, 64th Avenue, Alger Street, portions of Pierce Street, 96th Avenue, 84th Avenue, 78th Avenue, 76th Avenue, Rich Street and all of Lincoln Street. Unpaved County Local Streets include Warner Street east of 64th Avenue, 88th Avenue, portions of 92nd Avenue, 74th Avenue, Pierce Street, 84th Avenue and 52nd Avenue.

Local Streets

The sole function of these streets is to provide access to immediately adjacent property particularly within residential subdivisions. In developed areas, while they make up a major percentage of the streets within the community, they facilitate a small proportion of the overall vehicular traffic.

Multi-Modal Transportation

While roadways are the predominant method of transportation throughout Allendale Charter Township, it is necessary to emphasize alternative methods of transportation as well. The prevalence of bicycling and walking continues to increase as alternative modes of transportation are available, with positive impacts for both the environment and health of Township residents and visitors. It is important to ensure that travelers that are not in vehicles have safe routes throughout the Township as well, connecting places of residence, business, recreation, and education.

Another mode of transportation which is available in the Township is The Rapid bus service, which provides daily bus service between the Grand Valley State University campus within the Township, and the downtown Grand Rapids campus.

Future Streets

The Master Plan Map illustrates locations of future streets which are intended to connect to existing major north south roads and provide alternative routes to disperse traffic. The locations are general and are illustrated so that measures can be taken to ensure that road connections can be made during review of development plans.

As Allendale Charter Township continues to grow, the transportation network will also continue to become more complex. Given this, it is imperative to consider the impact of residential, commercial, and industrial development on the existing transportation infrastructure when reviewing land use plans. In that regard, we have concluded that the following goals are paramount for planning for effective modes of transportation within Allendale Charter Township. In addition to the goals, recommendations and strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Maintain and plan for a safe, efficient, and functional roadway system
- Ensure balanced, orderly growth of sidewalks, bike paths, roadways, and other transportation routes to create logical transportation extensions and connections

Recommendations

- Provide safe trails and sidewalks between destination land uses along roadways for pedestrians, bicyclists, skaters, wheelchair users, and all non-motorized users in order to create an accessible and connected community, to reduce vehicle trips and simply improve the quality of life for Allendale Charter Township residents
- Continue to require development to provide for the construction of sidewalks along major arterial streets
- Incorporate the design concepts of “Complete Streets” into existing and future streets
- Development along Lake Michigan Drive should be designed to achieve traffic safety, walkable access from adjacent neighborhoods and compatibility with existing and future land uses in these neighborhoods

- Encourage continued shared usage of non-residential driveways, where practical
- Encourage the continuation of limited access points to developments
- Consider the ability of existing roadway conditions to handle projected traffic volumes resulting from new development when reviewing site plans and rezoning requests

Strategies

- Strengthen as necessary, access management standards to better regulate driveway locations and vehicle turning movements
- Continue to work with the Michigan Department of Transportation to lower the speed limit on Lake Michigan Drive through the boulevard portion to create safer conditions for both vehicles and pedestrians
- Collaborate with The Rapid bus service to identify opportunities to extend the public bus service west of 48th Avenue
- Plan land uses along major Township roads such as 48th Avenue and 68th Avenue which will preserve the primary function of these roads which is the safe and efficient movement of traffic
- Consider the ability of existing roadway conditions to handle projected traffic volumes resulting from new development when reviewing site plans and rezoning requests
- Pursue funding programs to repair and replace existing streets and sidewalks in disrepair and to expand the sidewalk system in areas of existing development where sidewalks do not exist
- Work with the Ottawa County Road Commission and the Michigan Department of Transportation to promote road improvement policies consistent with the goals of the Master Plan
- Utilize the Capital Improvement Program as the means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish Township policy for implementation of street construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

Complete Streets Analysis

Legal Basis for Complete Streets Analysis

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrians, and other legal users including persons with disabilities. Additionally, the amended Act defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal uses.”

In December of 2010, PA 33 of 2008 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Allendale Charter Township, the following analysis was performed of existing transportation facilities, and recommendations were developed to insure adequate transportation for all users.

Existing Conditions

Sidewalks

Allendale Charter Township is a predominantly rural township served by Ottawa County primary and local roads. Lake Michigan Drive traverses the Township from east to west. Commercial development is concentrated along the Lake Michigan Drive Corridor, while residential development is located along County primary and local roads, within residential subdivisions served by both private and public roads, and within multi-family developments that serve primarily the student population associated with Grand Valley State University (GVSU).

Sidewalks occur on both sides of Lake Michigan Drive (with minor exceptions west of 68th Avenue) for the length of Lake Michigan Drive from the Grand River to just west of 74th Avenue. While Lake Michigan Drive contains a median that extends most intersections, pedestrian crossings with accessible curb ramps are located within the median to facilitate pedestrian or bicycle crossing at 48th, 56th, 60th, 64th, and 68th Avenues.

Sidewalks constructed within the Ottawa County road right-of-way are subject to specific construction standards as required by statute and as adopted by the Ottawa County Road Commission.

Bicycle Lanes

No designated bicycle lanes exist within the Township. However, families and young children use the sidewalk network to bicycle. Along many of the paved roads, no room exists on the current paved width to add a bicycle lane. In some cases, especially where recent paving has occurred, room exists to add a marked bicycle lane. Many of the roadways within the Township are gravel, and therefore are not candidates for bicycle lanes until or if they are paved.

A paved shoulder of at least four feet or greater is striped on Lake Michigan Drive. This lane is not necessarily designated for bicycles, and some conflict may exist where deceleration lanes are present, or where vehicles must pull onto the shoulder. However, the striped lane does provide space for cyclists who do not wish to bike in the travel lane.

Non-Motorized Trails

Allendale Charter Township has one non-motorized trail on the west side of 48th Avenue, between Pierce Street and Lake Michigan Drive. In addition, the Ottawa County Parks and Recreation Commission has incorporated the Township's 2002 Path and Greenway Master Plan into the County's overall non-motorized trail plan, referred to as the Grand River Greenway. The plan proposes linking greenways, Township parks, and other Township facilities such as schools via pathways along County drain easements and via additional roadside paths and sidewalks. The proposed trail system also proposes to link to the County's proposed greenway trail along the Grand River corridor.

The Ottawa County Road Commission has a policy whereby they recommend that the construction of separated sidewalks or non-motorized facilities are designed to safely accommodate pedestrians and bicyclists with respect to the motorized traffic. Non-motorized facilities may not be designed as "exclusively" for bicycles as they are for all users.

The Ottawa County Road Commission has adopted policies and procedures for the construction on non-motorized facilities on County roads, as well as policies for paved shoulders. Specific construction standards are required for non-motorized facilities within the County road right-of-way. Providing for non-motorized facilities is the responsibility of the local unit of government. In addition, it is the policy of the County to not designate paved shoulders as bicycle or pedestrian facilities. Where additional paved shoulder width is requested, the requesting party will bear the cost of the construction of the additional paved shoulder.

In addition, in the year 2020 Allendale Charter Township drafted the Allendale Charter Township Parks and Recreation Plan, which addresses the creation of an interconnected non-motorized path system within the Township.

Public Transportation

The Rapid (Interurban Transit Partnership) is the authority that provides a variety of public transportation services for the Grand Rapids metro area and beyond. It is organized and operates under Michigan Public Act 196 of 1986. The activities of The Rapid are overseen by a 15-member board of directors that represent the six municipalities in The Rapid service area.

The Rapid offers a GVSU Campus Connector that provides service from the Pew Campus located in downtown Grand Rapids to a major location on the GVSU campus, including service to several multi-family student living communities. The Campus Connector includes stops along Lake Michigan Drive en route to Allendale Charter Township and on return to the downtown campus.

All of The Rapid's regular route buses are accessible to individuals with mobility impairments, including those who use wheelchairs. All Rapid buses have low floors for level boarding or are lift equipped. In addition, the Rapid operates fixed route, demand-response services for seniors age 65 and over, and people with disabilities called GO! Bus, which is available in the Allendale Charter Township regular route service

area. To qualify for GO! Bus, an individual must complete an Americans with Disabilities application for or a “proof of age” application. A low cost fee is charged.

Several private agencies within Ottawa County provide transportation for senior, low-income, or disabled individuals. These agencies vary from free to fee-based services. Agencies that serve the Township include Love in the Name of Christ, located within the Township; Pioneer Resources in Muskegon; and Ambu-Care West Michigan.

Due to the continued development and growth within Allendale Charter Township, it is vital to consider the impact of residential, commercial, and industrial development on the existing non-motorized transportation infrastructure when reviewing land use plans. In that regard, we have concluded that the following goals are paramount for planning for effective modes of non-motorized transportation in Allendale Charter Township. In addition to the goals, recommendations and strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Ensure balanced, orderly growth of sidewalks, bike paths, roadways, and other transportation routes to create logical transportation extensions and connections

Recommendations

- As development proposals are reviewed, the Allendale Charter Township Parks and Trail Master Plan should be consulted, once adopted. The approval of development proposals should include conditions that require either the trail or sidewalks to be constructed or that easements be approved with the site plan for future trail construction
- Any future trails or sidewalks should be constructed to ensure access for all legal uses including those with disabilities as defined by the Americans with Disabilities Act (ADA). Accessibility from transportation facilities to parks, schools, and the library, and other Township facilities must meet the requirements of the ADA
- Consider the addition of bike racks at commercial areas within the Township to accommodate those traveling by bicycle

Strategies

- Consider the construction of a non-motorized pathway along Pierce Street between 48th Avenue and 68th Avenue. Identify other suitable locations along roadways for a non-motorized path system
- Since it is not the policy of the Ottawa County Road Commission to designate paved shoulders as any special facility such as a bike path, Allendale Charter Township should continue to plan for off-road non-motorized facilities that are constructed for all users. When located within a County road right-of-way, non-motorized facilities are subject to construction standards adopted by the Ottawa County Road Commission
- Provide bike racks at key locations in the Township such as public facilities and parks to facilitate those traveling by bicycle

- Provide designated locations along major roads, such as Lake Michigan Drive, to accommodate for safe pedestrian crossings

Chapter Eight Implementation

Introduction

In order for the Master Plan to serve as an effective guide for the continued development of Allendale Charter Township, it must be implemented. Primary responsibility for implementing the plan rests with the Township Board, the Planning Commission, and the Township staff. This is done with a number of methods. These include ordinances, programs, and administrative procedures.

This implementation must come from the decisions of the Township Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of land.

The private sector, which includes individual landowners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Zoning and Land Use Regulations

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community plans. The zoning process consists of an official Zoning Map and accompanying Zoning Ordinance text. The official Zoning Map divides the community into different districts within which certain uses are permitted. The Zoning Ordinance text establishes permitted uses and regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses, among other physical and linear attributes. The Zoning Ordinance also sets forth procedures for special approval provisions and regulates accessory structures such as signs. These measures permit the Township to control the quality as well as type of development.

The Planning Commission and Township Board should periodically review and make any necessary revisions to the zoning regulations based on the Strategies of this plan to ensure that the Goals and Recommendations of the Master Plan are instituted. Further, the Zoning Ordinance requires systematic and frequent updates to address needs resulting from changing trends, case law and state statutes.

Relationship of Master Plan Classifications to Zoning Districts (Zoning Plan)

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the Township organizes and intends future improvements and uses. These classification terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map. In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Ordinance map, as shown in the table below, specific future uses are determined by numerous natural and man-made features of the landscape such as public utilities, topography, soils, road improvements, surrounding uses, existing densities, and etcetera, as well as other planning considerations such as compatibility, public safety, access, and etcetera. Consequently, while the land use classifications of the Master Plan Map are designed to serve as a guide for future uses, they are not considered to be a mandate for immediate improvements, public, private, or otherwise.

Ultimately, while the Master Plan Map identifies areas for future uses, the feasibility of a proposed use is determined by the aforementioned, and the Zoning Ordinance with its regulations regarding height, area, bulk, location, etcetera for each of its Zoning Districts.

Terminology

Table of Master Plan Classification Terms & Zoning Ordinance Map District Terms

Master Plan Map Classification Terms	Zoning Ordinance Map Districts
Agricultural (AG)	Agricultural and Rural (AG)
Rural Estate (RE)	Rural Estate (RE)
Low Density Residential (LDR)	Low Density One-Family Residential (R-1)
Moderate Density Residential (MOD)	Medium Density One and Two-Family Residential (R-2)
Medium Density Residential (MDR)	Low Density Multiple Family Residential (R-3) and Mobile Home Park (R-5)
High Density Residential (HDR)	Medium Density Multiple Family Residential/Office (R-4)
Office (OC)	Office (O)
General Commercial (GC)	General Commercial (G-C)
Service Commercial (C-3)	Service Commercial (C-3)
Industrial (I)	Industrial (I)

Relationship of Master Plan Map Classification Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the goals, recommendations, and strategies regarding future land uses within the Township. While the goals, recommendations, and strategies will likely always evolve, the intended uses related to the chapter titles will remain the same. Those chapter titles can generally be related to the Master Plan Map terms as provided in the table below.

Master Plan Map Classification Terms	Master Plan Chapters
Agricultural (AG)	Agricultural Uses
Rural Estate (RE)	Agricultural Uses
Low Density Residential (LDR)	Residential Uses
Moderate Density Residential (MOD)	Residential Uses
Medium Density Residential (MDR)	Residential Uses
High Density Residential (HDR)	Residential Uses
Medium Density Residential (MDR)	Residential Uses
Office (OC)	Commercial Uses
General Commercial (GC)	Commercial Uses
Service Commercial (C-3)	Commercial Uses
Industrial (I)	Industrial Uses

Master Plan Classification Terms

The following is a description of land use Classifications identified within this Master Plan.

Agricultural

The Agricultural Classification recognizes lands which are best suited for farming based on location, current utility served areas, soil type, parcel size, and active farm operations. This classification consists of agricultural land, but provides opportunities for very low density residential design, to preserve natural features and provide open space buffers between such areas and active farms thereby helping preserve rural character. Public water and sanitary sewer are not envisioned within this Classification. Agricultural lands are intended to provide for the continuation of existing agricultural uses while also allowing a gradual transition of certain lands to low density development.

Low Density Residential (LDR)

The Low Density Residential Classification comprises most of the residential land use component within Allendale Charter Township and correlates with the permitted density of the R-1 Zoning District. The LDR Classification recommends a density greater than Agricultural but less than the Moderate Density Residential Classification. LDR planned areas should be served by public water and sanitary sewer.

Moderate Density Residential (MOD)

The Moderate Density Residential Classification correlates with the permitted density of the R-2 Zoning District. The MOD Classification recommends a density greater than LDR but less than Medium Density Residential to provide a transition between use densities. MOD planned areas should be served by public water and sanitary sewer.

Medium Density Residential (MDR)

The Medium Density Residential Classification recommends a density greater than MOD but less than High Density Residential to provide significant clustering and transition between use densities. The MDR Classification correlates with the permitted density of the R3 Zoning District. MDR planned areas require connection to public water and sanitary sewer.

High Density Residential (HDR)

The High Density Residential Classification recommends the highest residential density within the Township to provide concentrated development and access to urban amenities and services. The HDR-Classification correlates with the permitted density of the R-4 Zoning District in which multifamily dwellings are the principal use. HDR planned areas are located in close proximity to Grand Valley State University and transient housing should not extend west of 52nd Avenue. HDR planned areas require connection to public water and sanitary sewer.

Commercial

Commercial Classification uses typically serve the local and regional market, are automobile-oriented, and benefit from increased visibility and accessibility. Commercial uses generate large volumes of traffic.

Outdoor display and storage of goods are also common characteristics of uses in this land use classification, although design standards should be developed to manage the intensity, location, and environmental impact of such displays. It is the intent of the Township that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This may include, but is not necessarily limited to, public water and sanitary sewer as well as roads.

Industrial

It is recognized that industrial development is important to the economy and tax base of the region. The areas designated for Industrial Classification are located for easy access and where utilities are either available or are in the process of being established. Similar to the Commercial Classification, it is intended that these parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This may include, but is not necessarily limited to, public water and sanitary sewer as well as roads.

Master Plan Map

Within Chapter Eight and the Appendix is the Master Plan Map of Allendale Charter Township.

Allendale Charter Township Master Plan Map

DRAFT

Legend

■ ■ ■ Future Streets

Proposed Classification

- Agriculture (AG)
- Rural Estate (RE)
- Low Density Residential (LDR)
- Moderate Density Residential (MOD)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Office (O)
- General Commercial (GC)
- Service Commercial (SC)
- Industrial (I)

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Appendix

Available within this appendix is the following data:

- Community Description
- Community Mapping
- Community Participation to Update Master Plan

Community Description

Social and Economic Characteristics

Population

It is important to understand the physical, social, and economic characteristics of the Township in order to understand our past, as well as guide future policy decisions. It should be noted that while this Plan was written in 2020, the 2020 US Decennial Census results are not anticipated to be released until Spring of 2021. Therefore, the US Decennial Census results included in this Appendix are from the 2010 Decennial US Census.

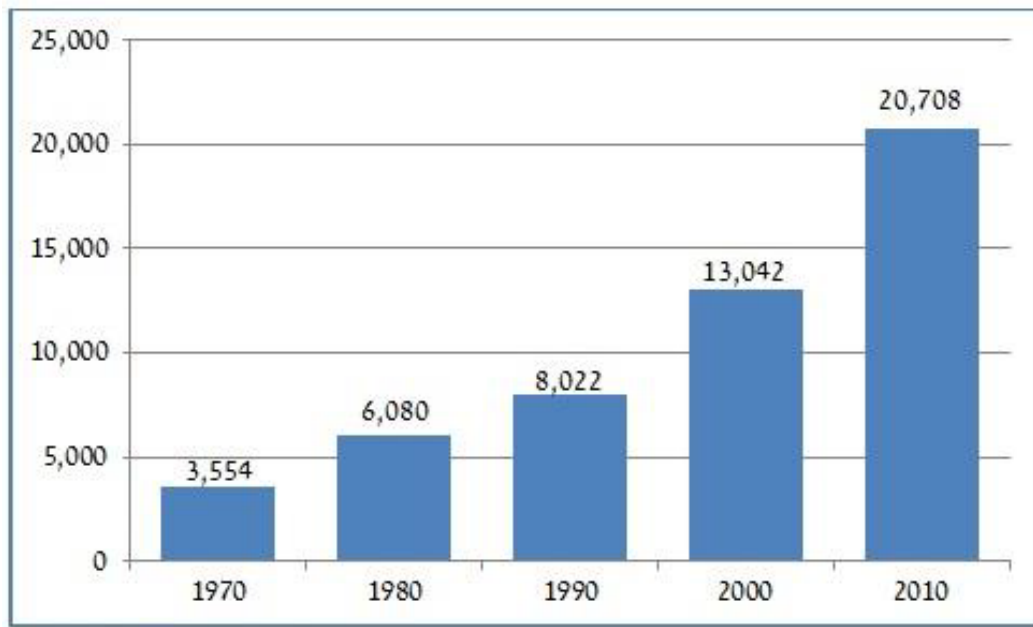
According to the 2010 US Census figures, the population of Allendale Charter Township is 20,708 persons. This is a population growth of 58.8% or an increase of 7,666 persons since the 2000 US Census. This growth is significantly higher than the growth experienced by Ottawa County as a whole, and a majority of the other surrounding Townships.

Table 1
Population of Allendale Charter Township, 1970-2010

Year	Population	% Change
1970	3,554	*
1980	6,080	71.07%
1990	8,022	31.94%
2000	13,042	62.58%
2010	20,708	58.78%

Source: US Decennial Census.

Figure 1
Population, Allendale Charter Township, 1970-2010



Source: US Decennial Census.

Table 2
Population of Allendale Charter Township, Ottawa County, State of Michigan, and Surrounding Townships, 1990-2010

	1990	2000	2010	2000-2010 Change (#)	2000-2010 Change (%)
Allendale Charter Township	8,022	13,042	20,708	7,666	58.8%
Blendon Township	4,740	5,721	5,772	51	1.0%
Georgetown Charter Township	32,672	41,658	46,985	5,327	12.8%
Polkton Charter Township	2,284	2,335	2,423	88	3.8%
Robinson Township	3,925	5,588	6,084	496	8.9%
Tallmadge Charter Township	6,293	6,881	7,575	694	10.1%
Ottawa County	187,768	238,314	263,801	25,487	10.7%
Michigan	9,295,297	9,938,444	9,883,640	-54,804	-0.005%

Source: US Census Bureau, Census 2010, Decennial Census.

Grand Valley State University

Allendale Charter Township is home to Grand Valley State University established in 1960, situated on 1,280 acres between Lake Michigan Drive and Pierce Street east of 48th Avenue. Classes are also offered at the University's Robert C. Pew Campus in Grand Rapids, Meijer Campus in Holland and through specialized centers at Muskegon, Traverse City, and Detroit. Total student enrollment for the Fall 2020 semester was 23,350 students as shown in Table 3 of this Appendix.

From 2010-2020, Grand Valley State University experienced a 5.3% decrease in growth or 1,312 students. It is important to note that the enrollment numbers include the Holland, Muskegon, Allendale, and Grand Rapids campuses.

Table 3
Student Enrollment, Grand Valley State University, 2010-2020

	2010	2020	Change 2010-2020 (#)	Change 2010- 2020(%)
GVSU Student Enrollment	24,662	23,350	-1,312	-5.3%

Source: Grand Valley State University website: www.gvsu.edu

Group Quarters

Group quarters include nursing homes, residential treatment homes, correctional facilities, university living centers, dormitories, and other group living arrangements. As evidenced in Table 4, the non-institutionalized population living in group quarters represents a significant portion of residents in Allendale Charter Township; adding 3,649 persons or 17.6% of the total population.

Table 4
Population of Group Quarters, Allendale Charter Township, 2000-2010

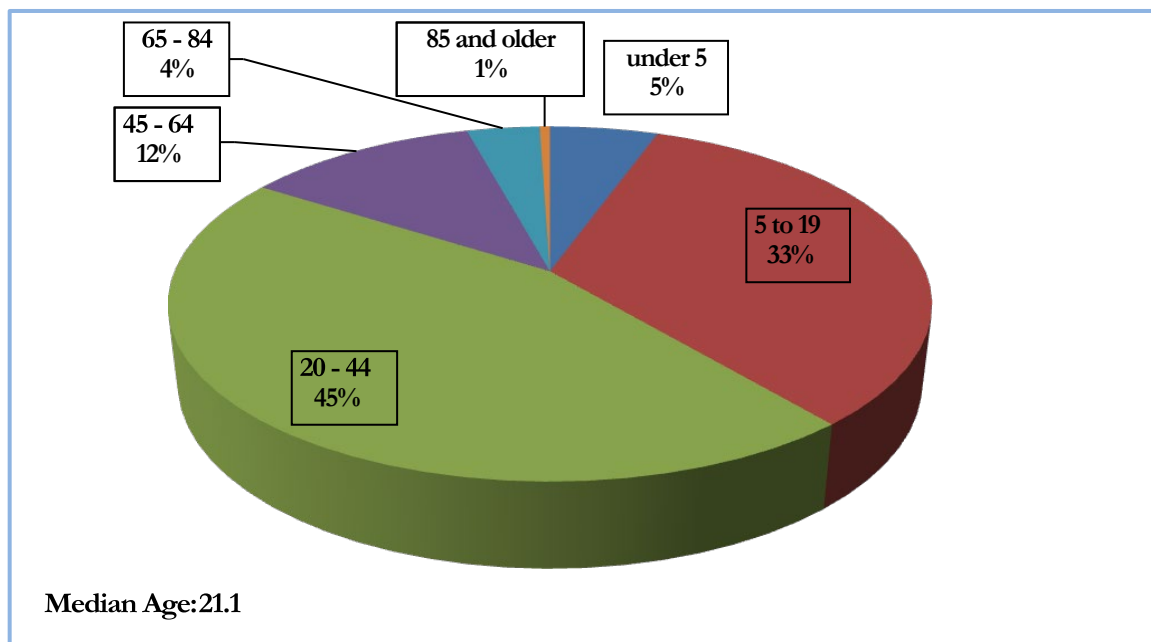
	2000	% of Total Population	2010	% of Total Population	Change 2000- 2010 (#)	Change 2000-2010 (%)
In group quarters	3,037	23.3%	3,702	17.9%	665	21.9%
- Institutionalized	57	0.4%	53	0.3%	-4	-7.0%
Non- institutionalized	2,980	22.80%	3,649	17.6%	669	22.5%

Source: US Decennial Census

Population Distribution by Age

Figure 2 illustrates the distribution of the population by age in 2010. The largest age group in Allendale Charter Township is the 20 to 44 year old age group which makes up 45% of the total population. Age distribution has remained constant from 2000 to 2010, with the exception of a comparatively significant growth of 15-24 year olds. This is most likely due to the increased enrollment of students entering GVSU. The age groups under 5 and 5 to 19 were the only groups to experience a small decrease of approximately 1%.

Figure 2
Population Distribution by Age, Allendale Charter Township 2010



Source: US Decennial Census, 2010.

Housing

The total number of housing units in Allendale Charter Township increased by 2,344 units or by 67.1%. Occupied housing units rose by 2,888 units from 2000 to 2010, while the total percentage of vacant housing units dropped from 5.3% in 2000 to 4.2% in 2010. These statistics not only suggest a strong residential development climate but also indicate an increase in overall housing occupancy rates. Owner occupied housing decreased by 16.5%, while renter occupied housing increased by 17.6%. This shift from owner occupied housing to renter occupied housing is more likely representative of the increase in student enrollment at GVSU and the respective increase in demand for temporary and flexible living arrangements.

Another trend evidenced from 2000 and 2010 US Census data is a decrease in family households and an increase in non-family households. Family households reduced by 11.8% while non-family

households increased by 11.8%. The average household size remained fairly constant while the average family size dropped from 3.4 to 3.28 or 3.8%.

The majority of owner occupied housing is valued in the \$150,000 to \$199,999 range and compromise approximately 38% of all owner occupied housing units. Collectively, owner occupied housing units valued from \$100,000 to \$299,999 make up over 80% of the total occupied housing units in Allendale Charter Township.

Table 5
Housing and Household by Type, Allendale Township, 2010

Housing/Household Type	Number	Percent
Total Households (Occupied Housing Units)	5,594	95.9%
Family Households	3,220	57.6%
Married Couple Families	2,606	46.6%
All Types with Children Under 18 Years	1,775	31.7%
Non-Family Households	2,374	42.4%
Average Household Size	3.04 Persons	-
Average Family Size	3.28 Persons	-
Vacant Housing Units (Includes Seasonal)	242	4.2%
Owner Occupied Housing Units	3,136	53.7%
Renter Occupied Housing Units	2,458	42.1%
Total Housing Units	5,836	100.0%

Source: US Decennial Census, 2010.

Table 6
Value of Owner-Occupied Housing Units*, Allendale Charter Township, 2010
Income and Employment

Value	Number	Percent
Less than \$50,000	322	9.25%
\$50,000 - \$99,999	114	3.27%
\$100,000 - \$149,999	804	23.1%
\$150,000 - \$199,999	1,317	37.83%
\$200,000 - \$299,999	695	19.97%
\$300,000 - \$499,999	166	4.77%
\$500,000 - \$999,999	30	0.86%
\$1,000,000 or more	33	0.95%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

*Number of units for which value was determined: 3,481

Income and Employment

Table 7 summarizes employment in Allendale Charter Township and compares it to employment in Ottawa County. According to the 5-year estimates of the American Community Survey from 2006-2011, Allendale Charter Township and Ottawa County carry the same unemployment rate of 5.2%, however, Ottawa County has approximately 10% more of the total population 16 years and over in the labor force.

The median household income is \$2,439 or 4.6% lower in Allendale Charter Township than Ottawa County. Mean household income and mean family income are also lower in Allendale than Ottawa County. The median family income is slightly higher in Allendale than Ottawa County.

Table 7
Employment Status, Allendale Charter Township and Ottawa County

	Allendale Township	Percent	Ottawa County	Percent
Total Population 16 Years and Over	16,029	*	199,821	*
- In Labor Force	9,712	60.59%	138,377	69.3%
- Employed	8,881	55.4%	127,930	64.0%
- Unemployed	831	5.2 %	10,334	5.2%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

Table 8
Income, Allendale Charter Township and Ottawa County

	Allendale Township	Percent	Ottawa County	Percent
Median Household Income	\$52,656	-	\$55,095	-
Mean Household Income	\$59,091	-	\$69,724	-
Median Family Income	\$66,491	-	\$65,474	-
Mean Family Income	\$75,325	-	\$80,370	-
- Families with Poverty Status*		4.0%		3.3%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010

*US Census Bureau, American Community Survey 3-Year Estimates 2008-2010.

Table 9
Occupations by Civilian Employed Population 16 Years and Over Allendale Charter Township

Occupation	Number	Percent
Management, professional, and related occupations	2,360	26.6%
Service occupations	1,990	22.4%
Sales and office occupations	2,428	27.3%
Natural resources, construction, and maintenance occupations	653	7.4%
Production, transportation, and material moving occupations	1,450	16.3%
Industry	-	-
Agriculture, forestry, fishing and hunting, and mining	255	2.9%
Construction	338	3.8%
Manufacturing	1,477	16.6%
Wholesale trade	227	2.6%
Retail trade	1,292	14.5%
Transportation and warehousing, and utilities	413	4.7%
Information	168	1.9%
Finance and insurance, and real estate and rental and leasing	363	4.1%
Professional, scientific, and management, and administrative and waste management services	318	3.6%
Educational services, and health care and social assistance	2,427	27.3%
Arts, entertainment, and recreation, and accommodation and food services	1,091	12.3%
Other services, except public administration	340	3.8%
Public administration	172	1.9%
Class of Worker	-	-
Private wage and salary workers	7,649	86.1%
Government workers	1,045	11.8%
Self-employed in own not incorporated business workers	187	2.1%
Unpaid family workers	0	0.0%
Total Civilian Employed Population 16 Years and Over	8,881	100.0%

Source: US Census Bureau, American Community Survey 5-year Estimates 2006-2010.

Community Mapping

Following are the community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below rather than establish a minimum relationship to the Master Plan.


1. **Master Plan Map** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Prime Farmland Map** – classifies areas of the Township on the basis of soil suitability for general agricultural crop production
3. **Soil Limitations and Groundwater Sensitivity** – illustrates soil limitations for Septic systems
4. **General Plan of Water System** – establishes existing public water system to illustrate feasibility of supporting a proposed use
5. **General Plan of Sanitary Sewer System** – establishes existing sanitary sewer system to illustrate feasibility of supporting proposed development
6. **Wetlands Map** – documents different classes of wetlands
7. **Parks and Trails Master Plan** – illustrates the Township’s existing and proposed pathways and greenspaces

MAP #1 – Master Plan Map


Allendale Charter Township Master Plan Map


DRAFT


Legend


 Future Streets


Proposed Classification


 Agriculture (AG)


 Rural Estate (RE)


 Low Density Residential (LDR)


 Moderate Density Residential (MOD)


 Medium Density Residential (MDR)


 High Density Residential (HDR)

 Office (O)

 General Commercial (GC)

 Service Commercial (SC)

 Industrial (I)



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00.250.511.5

Miles

MAP #2 – Prime Farmland Map

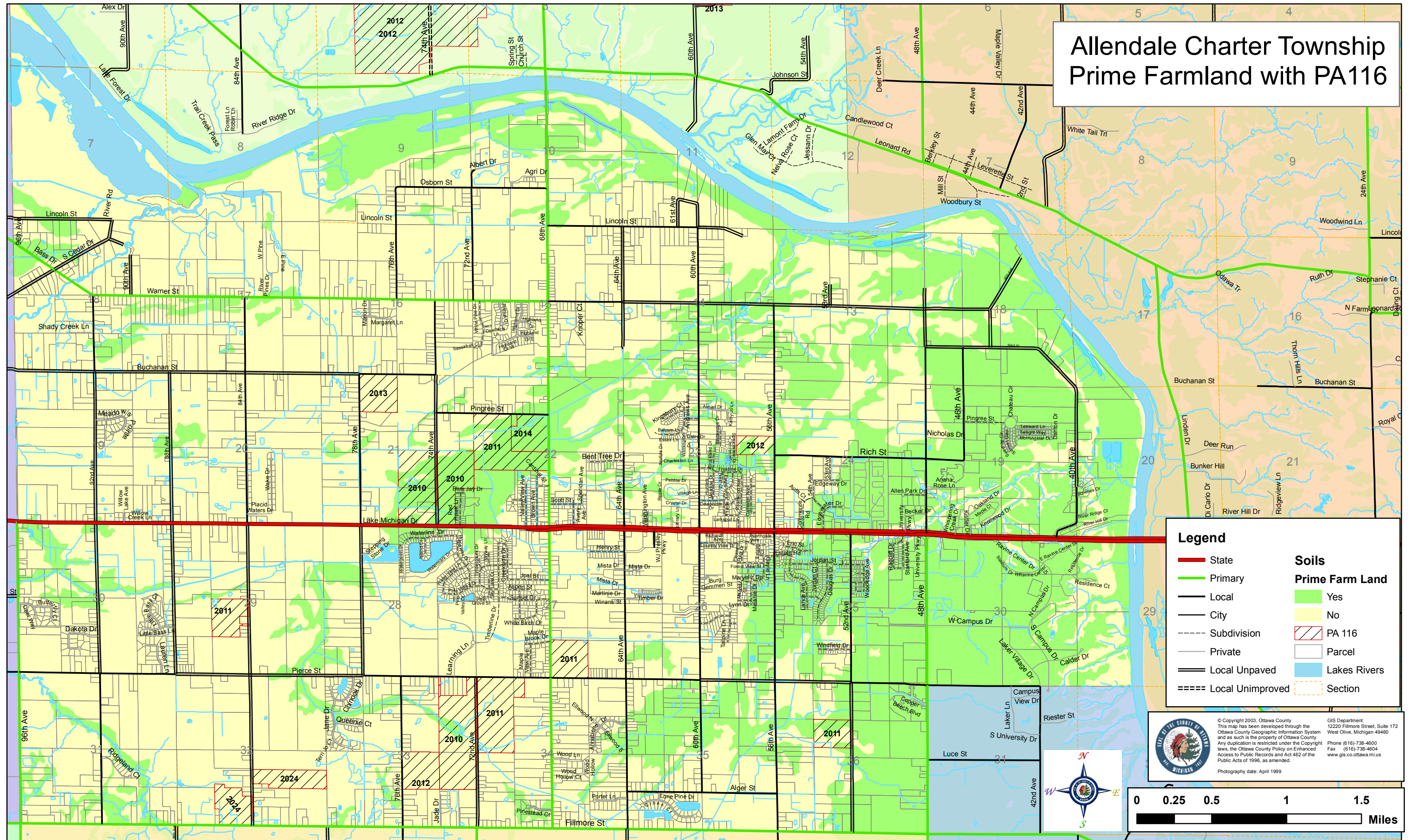
The Prime Farmland Map illustrates the location of prime farmland soils within Allendale Charter Township. These soils are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber, and oil seed crops and which produce the highest yields with minimal inputs of energy and economic resources. Certain areas may be prime farmland only when well drained or not flooded during growing season.

Most of this soil type is located in the eastern portion of the Township which is mostly developed with only a few active farm parcels. Prime farmland soil is also located in the central portion north of Lake Michigan Drive between 74th and 56th Avenues.

Map 2 also illustrates lands enrolled in the State of Michigan Farmland Open Space Preservation Program also known as P.A. 116. Under this program, property owners agree to relinquish their non-farm development rights for a period of at least 10 years in exchange for tax credits. The date of enrollment termination in the program is also shown.

Typically, a large amount of land enrolled with long termination dates is an indication that farming will be a major component of future land use in a community. In Allendale Charter Township there is a relatively small amount of land enrolled in the P.A. 116 program as a percentage of the total acres and most of these parcels will be coming out of the program in the next few years.

Allendale Charter Township Prime Farmland with PA116



MAP #3 – Soil Limitations and Groundwater Sensitivity

The Limitations and Groundwater Sensitivity Map illustrates limitations for septic systems. This map was based on the U.S. Department of Agricultural Soil Survey which lists the soil types within five feet of the surface. Consequently, onsite inspection would be needed to determine if a particular site would be suitable for a septic system. However, in planning areas for specific densities (minimum lot sizes) this type of soils map is useful. Larger lots should be planned for areas with moderate to severe septic system limitations as there will be a greater chance of locating an area or a lot which is suitable for a septic system.

In Allendale Charter Township the majority of land has severe limitations for septic suitability due to rapid or poor infiltration or septic effluent. Much of this area east of 78th Avenue is included within the Allendale Sanitary Sewer District.

Allendale Charter Township Soil Limitations and Groundwater Sensitivity

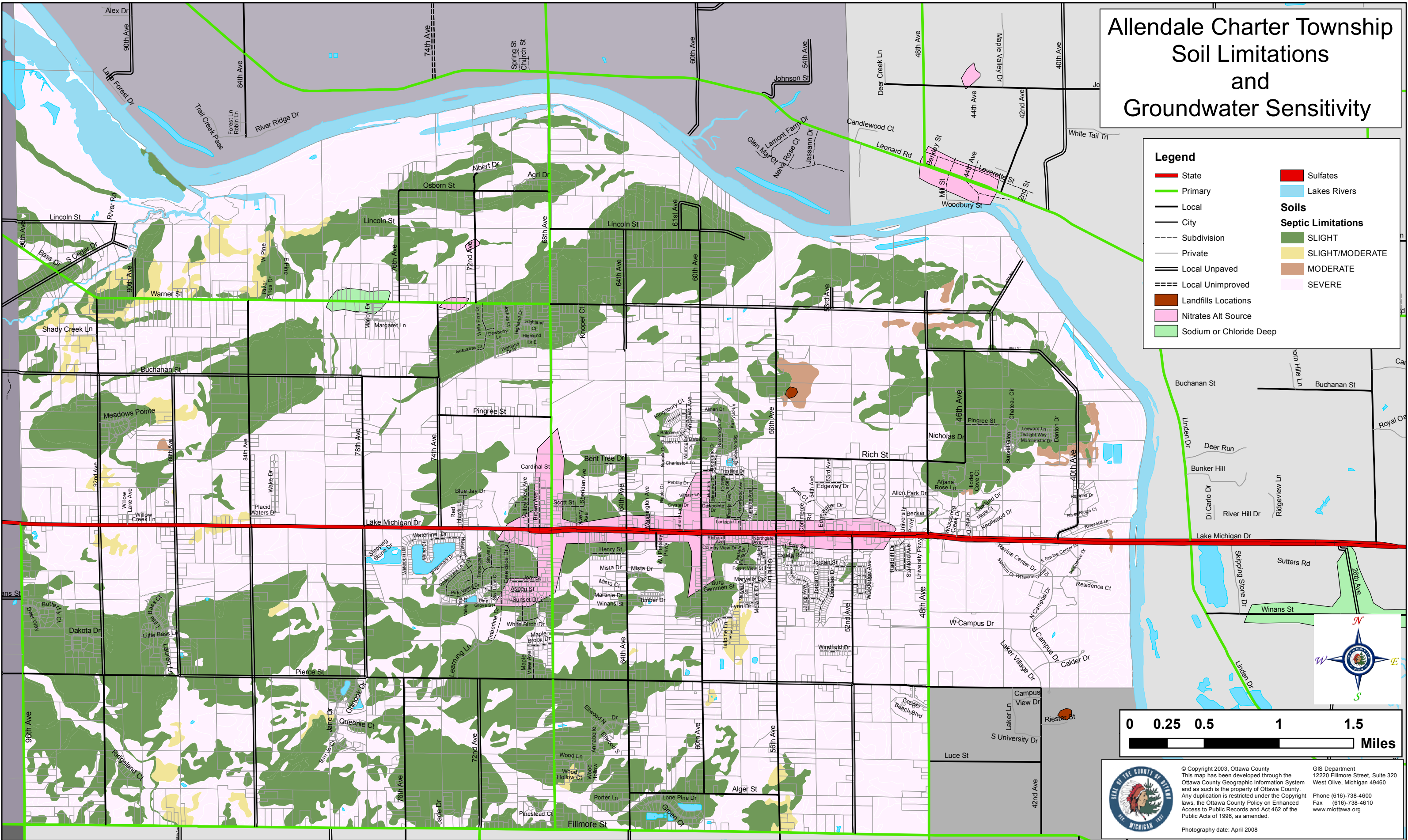
Legend

- State
- Primary
- Local
- City
- Subdivision
- Private
- Local Unpaved
- Local Unimproved
- Landfills Locations
- Nitrates Alt Source
- Sodium or Chloride Deep

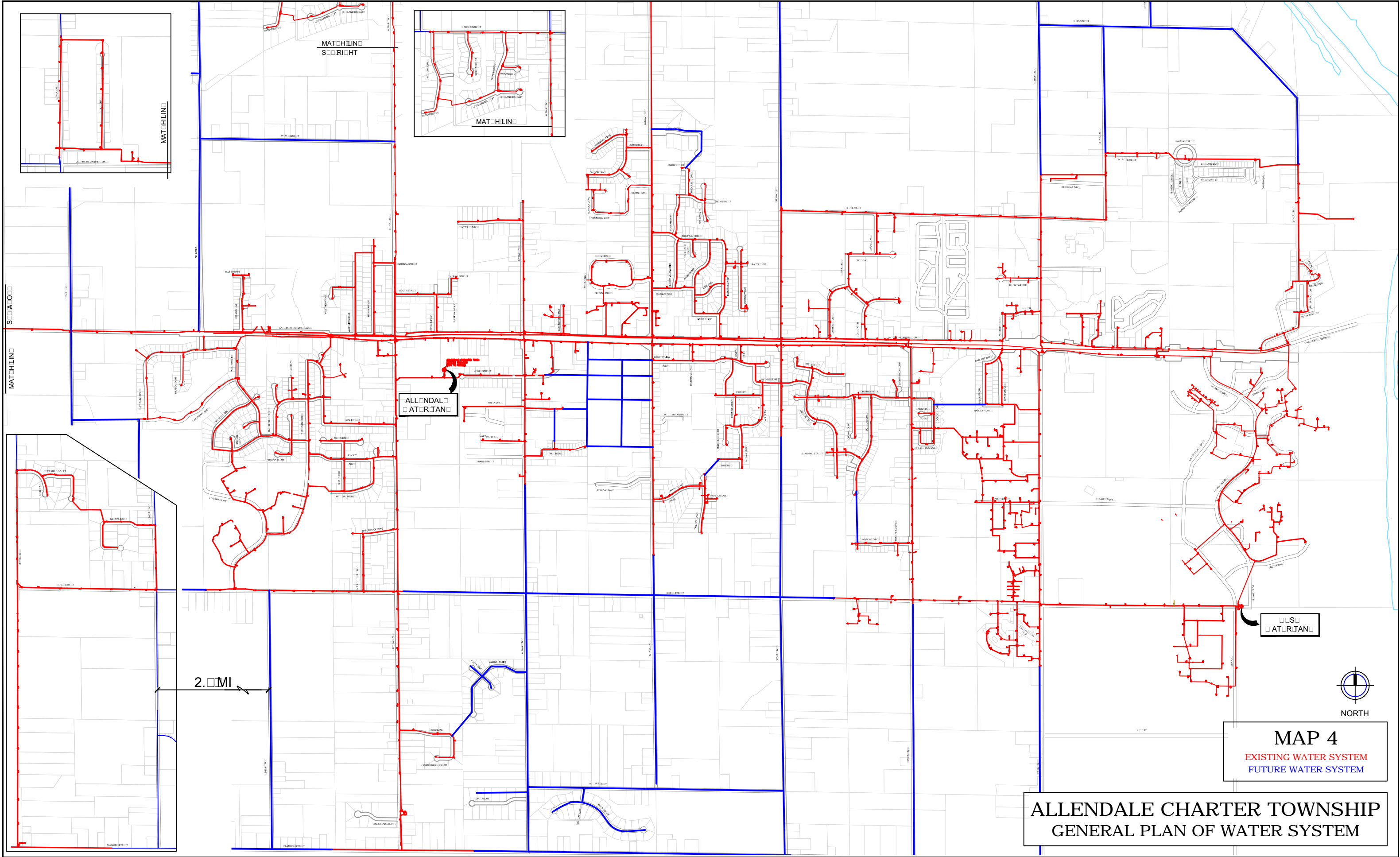
Soils**Septic Limitations**

- SLIGHT
- SLIGHT/MODERATE
- MODERATE
- SEVERE

- Sulfates
- Lakes Rivers



MAP #4 – General Plan of Water System



MAP #5 – General Plan of Sanitary Sewer System

Map #6 – Wetlands

The Wetlands Map shows the location of different classes of wetlands within the Township. Many of these wetlands are located adjacent to streams throughout the Township and along the Grand River. Wetlands not only provide natural habitat for wildlife, they also function as a filter for storm water that eventually finds its way to the surface water. The plant materials, in and near the edge of wetlands, filter the water by capturing many of the nutrients that are detrimental to the health of surface water.

The largest concentration of wetlands is associated with the Bass River basin in the northwestern portion of the Township. Other wetland pockets are scattered throughout, all typically associated with creeks and streams. Preservation of land abutting wetlands must also be recognized for its contribution to the natural landscape.

Floodplains are relatively flat stream valley floors, which are periodically overrun by the stream at high water after heavy rainfall or rapid snowmelt within the stream's watershed area. The Federal Emergency Management Agency determines the 100-year floodplain regions. In Allendale Charter Township the 100-year floodplain is located along the Grand River and a short distance upstream along two of the major creeks near the Grand River.

The Michigan Department of Environment, Great Lakes, and Energy regulates wetlands that are contiguous to lakes, streams, drains, and ponds, as well as those that are greater than five acres in size. Land containing regulated wetlands has limited development potential due to natural development constraints as well as wetland protection regulations.

The terrain within the Township is primarily flat with an elevation varying from 600 to 690 feet and an average elevation of 626 feet.

Surface Water. The most significant water feature in Allendale Charter Township is the Grand River. Its location forms the northern and eastern boundaries of the Township and its meandering path allows for an irregularly shaped boundary. Much of the land adjacent to the Grand River is within the 100 year floodplain. A series of tributaries feed the Grand River, the largest of which is the Bass River. Bass Creek, Little Bass Creek, and Ottawa Creek are among the other tributaries.

Allendale Charter Township Wetlands Map

Legend

State

Primary

Local

City

Subdivision

Private

Local Unpaved

Local Unimproved

Parcel

CLASS

Aquatic Bed

Emergent

Forested

Open Water/Unknown Bottom

Scrub-Shrub

Unconsolidated Bottom

Unconsolidated Shore

Lakes Rivers

N. W. I. 1983

N.W.I. 1983 Source
NW1 digital data files are records of wetlands location and classification as defined by the U.S. Fish & Wildlife Service. This dataset is one of a series available in county coverages containing ground planimetric coordinates of wetlands point, line, and area features and wetlands attributes. The digital data as well as the hardcopy maps that were used as the source for the digital data are produced and distributed by the U.S. Fish & Wildlife Service's National Inventory project.

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www.gis.co.ottawa.mi.us


Photography date: April 1999

Allendale Charter Township Master Plan Map - Wetlands

N.W.I. 1983 Source
NWI digital data files are records of wetlands location and classification as defined by the U.S. Fish & Wildlife Service. This dataset is one of a series available in county coverages containing ground planimetric coordinates of wetlands point, line, and area features and wetlands attributes. The digital data as well as the hardcopy maps that were used as the source for the digital data are produced and distributed by the U.S. Fish & Wildlife Service's National Inventory project.

DRAFT

Legend
- - - Future Streets
N. W. I. 1983
CLASS
Aquatic Bed
Emergent
Forested
Open Water/Unknown Bottom
Scrub-Shrub
Unconsolidated Bottom
Unconsolidated Shore
Proposed
Classification
Agriculture (AG)
Rural Estate (RE)
Low Density Residential (LDR)
Moderate Density Residential (MOD)
Medium Density Residential (MDR)
High Density Residential (HDR)
Office (O)
General Commercial (GC)
Service Commercial (SC)
Industrial (I)



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Photography date: April 1999

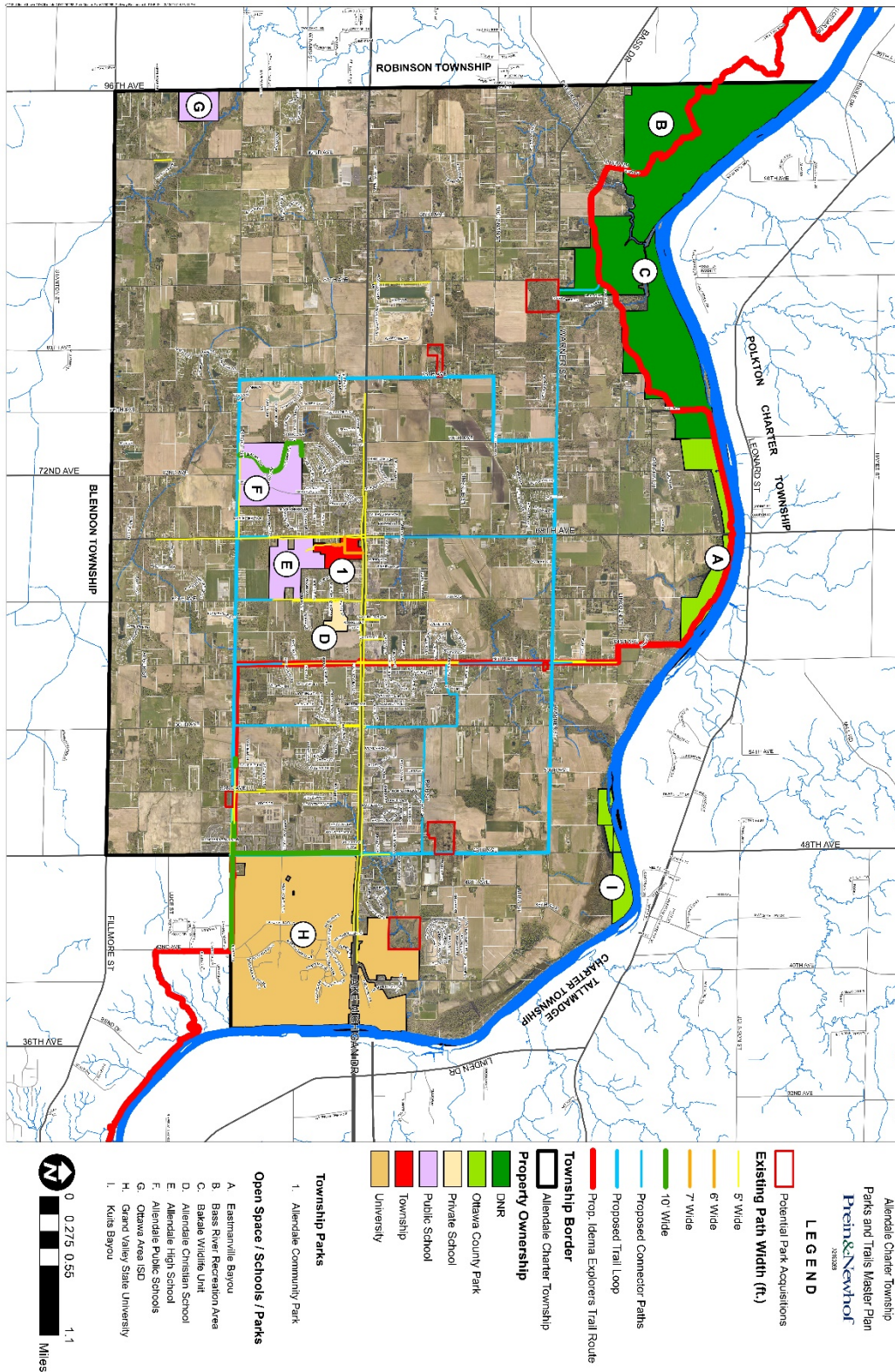
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Fax (616)-738-4604
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MAP #7 – Parks and Trails Master Plan

Appendix B

Allendale Charter Township Parks & Trails Master Plan






Community Participation to Update Master Plan








During the previous Master Plan update in 2013, the Planning Commission sought the opinions of Township residents through a citizen survey and through a community values discovery workshop. A total of 345 online surveys and 35 paper surveys were completed for a total of 378 surveys. The survey results are located on page xx of the Appendix. While the survey results were instrumental in composing the 2013 Master Plan, the Planning Commission also conducted a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Workshop in 2019 to provide the public an opportunity to provide further input during the 2020 Master Plan Update. The SWOT Workshop results are located on page xxi of this Appendix.

Allendale Master Plan Citizen Workshop Results of Workshop Held on November 16, 2011



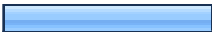
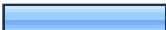

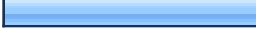
1. You are a: (check all that apply)

		Response Percent	Response Count
Township resident		85.4%	298
Business owner/manager		9.2%	32
GVSU student		14.9%	52
Other (please specify)			32
		answered question	349
		skipped question	29


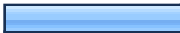









2. What are the most pressing issues facing Allendale Township? (Check no more than 3)

		Response Percent	Response Count
Availability of public transportation		26.1%	92
Not enough housing choices		6.5%	23
Traffic speeds on M-45		19.5%	69
Crime		4.8%	17
Maintaining the rural character of the Township		44.5%	157
Impact of GVSU		38.0%	134
The need for more business services and more shopping opportunities		61.2%	216
Other (please specify)			83
answered question			353
skipped question			25





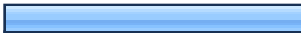
**3. Which of the following concerns you most regarding Grand Valley State University?
(Check no more than 3)**

		Response Percent	Response Count
Location of college student housing		36.8%	123
Too much college student housing		29.9%	100
Traffic		31.1%	104
Availability of public transportation		24.3%	81
Students not being part of the Allendale Township community		43.7%	146
Interaction between local businesses and college students		38.0%	127
Other (please specify)			55
		answered question	334
		skipped question	44



4. What would make Allendale Township a better place to live? (Check no more than 4)

		Response Percent	Response Count
More off –road trails for walking and biking		45.7%	161
Bicycle lanes on major streets		26.1%	92
More sidewalks on major streets		34.9%	123
More sidewalks in subdivisions		14.8%	52
More parks / Improve existing parks		29.0%	102
More and safer pedestrian crossing locations on M-45		31.8%	112
More access to the Grand River		18.2%	64
More police patrols		9.9%	35
Better north–south roadways		16.8%	59
Broader range of businesses and restaurants		54.8%	193
More community festivals, concerts, and similar events		35.8%	126
Other (please specify)			64
		answered question	352
		skipped question	26

5. Of the following, which would you be willing to support with additional property tax millage? (Choose all that apply)

		Response Percent	Response Count
Dedicated bus route on M-45 (GVSU to 68th)		35.0%	100
Increased police patrols		29.0%	83
Park facilities and programs		58.0%	166
Library		44.1%	126
Fire Department		44.8%	128
answered question			286
skipped question			92

6. Do you support the Town Center concept recommended in the 2003 Master Plan for the area north and south of M-45 between 64th Avenue and 60th Avenue? (See map below) (Family Fare, Heritage Town Square, Metro Health Office Building) The Town Center concept is a mix of schools, shops, plazas, different housing types, central open space arranged in a village-like pattern. This was strongly supported in 2003 by Township residents as a way to create an identity for the Township and a walkable community neighborhood. In preparing an update for the 2012 Township Master Plan the Planning Commission would like to know if this is still a viable concept.

		Response Percent	Response Count
Yes, I support this concept		75.7%	249
No, I do not support this concept		24.3%	80
answered question			329
skipped question			49





7. Please categorize the following in terms of importance:

	Important	Not As Important	Response Count
Preserving farmland	67.1% (214)	32.9% (105)	319
Improving/maintaining road conditions	90.6% (299)	9.4% (31)	330
Increasing rental housing opportunities for seniors and non - student residents	19.2% (61)	80.8% (256)	317
Improving fire protection	59.9% (190)	40.1% (127)	317
Improving police protection	53.6% (172)	46.4% (149)	321
Improving parks and recreation facilities	66.4% (215)	33.6% (109)	324
Enforcing zoning regulations	55.5% (178)	44.5% (143)	321
Enforcing rental housing maintenance regulations	68.6% (223)	31.4% (102)	325
Engaging GVSU as a community member	71.7% (236)	28.3% (93)	329
Establishing pedestrian and bike trails	69.2% (227)	30.8% (101)	328
Adding additional street lighting in subdivisions	34.9% (111)	65.1% (207)	318
Preserving rural character and views	66.6% (213)	33.4% (107)	320
Lowering the speed limit on M-45	26.9% (87)	73.1% (236)	323
Supporting local businesses	94.5% (312)	5.5% (18)	330
answered question			341
skipped question			37





8. Please indicate your rating of the overall performance for each of the following Township services

	Poor	Average	Good	Response Count
Police Protection/Response	1.2% (4)	40.4% (132)	58.4% (191)	327
Fire Protection/Response	0.9% (3)	34.2% (111)	64.9% (211)	325
Recreation Programs and Services	14.3% (47)	63.4% (208)	22.3% (73)	328
Zoning Enforcement	23.8% (77)	62.8% (203)	13.3% (43)	323
Code Enforcement	19.6% (62)	66.9% (212)	13.6% (43)	317
Library	6.1% (20)	48.5% (159)	45.4% (149)	328
Water Utility Services	4.7% (15)	60.6% (192)	34.7% (110)	317
Waste Water Treatment	9.7% (31)	61.0% (194)	29.2% (93)	318
answered question				333
skipped question				45

9. The parcels fronting on M-45 from just east of 56th Avenue to 64th Avenue are largely occupied by single family houses with a few undeveloped parcels. Should these parcels which front on M-45 be: (Choose one)

		Response Percent	Response Count
Planned for commercial, office and service uses		29.9%	100
Planned for residential uses such as multi-family, attached condominiums and townhouses		5.1%	17
Planned for a mix of commercial, office and residential uses		43.7%	146
Planned or retained for single family houses		21.3%	71
		answered question	334
		skipped question	44

**10. Future multi-family housing developments which primarily serve GVSU students should:
(Choose all that apply)**

		Response Percent	Response Count
Not be located west of 52nd Avenue		49.7%	165
Be located and designed to avoid conflicts with existing and planned single family housing		58.4%	194
Not be located west of 56th Avenue		25.6%	85
Be allowed to have a higher density with taller buildings in order to allow a greater concentration of students closer to the GVSU campus and reduce the need to extend student housing further west of existing locations		53.0%	176
answered question			332
skipped question			46

2019 Allendale Charter Township Master Plan Workshop Results Summary

Allendale Charter Township – Master Plan Update 2019

Public Input Workshop Results

Overview

The following information was obtained from a public workshop held at the Allendale Charter Township Hall on July 24, 2019. The public workshop was designed to elicit generalized public input for the Master Plan process. As such, attendees were provided a brief overview of the master planning and zoning processes, as well as the role of the Planning Commission in Allendale Charter Township. The fifteen (15) attendees then divided into two (2) groups to complete a SWOT Analysis and a prioritization of the SWOT results, as described below.

This report is categorized in the following three (3) parts, detailing the public input processes:

Part 1 –SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)

As aforementioned, at the public workshop the fifteen (15) attendees were divided into two (2) groups to complete a SWOT Analysis. Each group brainstormed the strengths, weaknesses, opportunities, and threats associated with the Township, compiling their thoughts through a group facilitator.

Part 2 –Prioritization of SWOT Results

Once each group completed their separate SWOT analyses at the public workshop, the responses of the groups were analyzed for common themes. If a strength, weakness, opportunity, or threat was common to both groups, it was added to a prioritized SWOT analysis. Workshop participants were then asked to rank those themes. For instance, as you will note below, there were six (6) common strengths identified from the separate group SWOT analyses. Participants were then asked to prioritize from those common strengths what they believed to be the top three (3) strengths in the Township. This methodology was also applied to the weaknesses, opportunities, and threats categories.

Part 3 – Comments

General comments were elicited from participants in a variety of ways. Comment sheets and comment post cards were provided to attendees at the public workshop to allow for additional input on the Master Plan. Also, contact information for providing comments was available through the Master Plan website and Facebook pages. The only comment received was in the form of a post card, which is detailed below.

Part 1 – SWOT Responses (Strengths, Weaknesses, Opportunities, Threats) – Group Exercise

Strengths

- Library
- School system (public & parochial)
- Proximity to Lake Michigan
- Growth of residential population
- Grand Valley State University
- Township Park/recreational opportunities
- Unique architecture; character of buildings
- Semi-rural character
- Quality of life
- Location & accessibility
- Opportunities for younger families
- Future utility expansions are well-planned
- Current tax rate
- Sidewalks along Lake Michigan Drive
- Music in the Park
- Partnerships among local organizations
- Lake Michigan Drive corridor design standards (lighting, parking setbacks)
- Township responsiveness
- Helpful community

Weaknesses

- Narrow streets with high rates of speed
- Attractiveness – should be more inviting
- Residents leave Allendale to go to work
- Lack of lodging
- Alcohol restrictions at events
- Lack of daycare options
- Government does not listen to community input
- Increased traffic due to new developments
- Student housing expanding past 52nd
- Lack of pedestrian access/safety
- Lack of Town Center
- Too many fast food restaurants
- Traffic & pedestrian safety along Fillmore/56th
- Lack of school summer programming
- Small businesses are geographically spread out (not concentrated in one (1) location for ease of shopping)
- Lack of public private partnerships
- Lack of complete sidewalks along 48th
- Lack of right turn lanes/traffic calming
- Lack of programming & activities (“a place to hang out”) for teenagers

Opportunities

- Small pop-up shops
- Public transit
- More traffic signals for better access to Lake Michigan Drive
- Slow traffic down
- Plan for Town Center in a better location
- Better commercial developments
- Pedestrian over-walks crossing Lake Michigan Drive
- Bike paths
- Buried utilities
- More parks, including a dog park
- Better communication and partnerships between Township and GVSU

- Coordinate more community events
- Seek larger employers
- Traffic calming measures along Lake Michigan Drive
- Expansion of bus service
- Complete planned network of sidewalks
- Create opportunities for small businesses
- Growth rate could be opportunity to expand Allendale services
- Public private partnership to create Town Square

Threats

- Traffic volume and speed
- Developments are typically closer to GVSU
- Over-regulation
- Lack of industry
- Lack of hospitality
- Lack of arts
- Growth rate needs to slow down and be managed

- Create smaller neighborhood commercial amenities (small markets, etc.)
- Bike path along Grand River
- Utilization of riverfront property
- Rezone areas for green space for parks/recreation/gardens/preservation
- Create environmentally-friendly ordinances
- Create regulations requiring green infrastructure

- Vacancies in multi-family rental properties
- Non-supportive business atmosphere
- Large-scale commercial development (big box stores)
- Increasing taxes
- Water supply & quantity

Part 2 – SWOT Responses (Strengths, Weaknesses, Opportunities, Threats) – Prioritized Responses

Strengths – participants given 3 votes to utilize

- Library (6 votes)
- School system (6 votes)
- Quality of life (6 votes)
- Central location (4 votes)
- Grand Valley State University (4 votes)
- Township Park/recreational opportunities (4 votes)

Key Finding: Participants found the library, school system, and quality of life to be the top strengths in Allendale Charter Township. Each strength received 20% of the participant vote.

Weaknesses – participants given 2 votes to utilize

- High speed limits (11 votes)
- Lack of Town Center (7 votes)
- Lack of pedestrian access/safety (3 votes)
- Restaurant types (3 votes)

Key Finding: Participants found the high speed limit to be the top weakness in Allendale Charter Township, receiving nearly 46% of the participant vote. The second top weakness identified in the Township is the lack of Town Center, receiving 29% of the participant vote. Given that speed limits are generally outside of the authority of the Township, the lack of Town Center was the primary weakness.

Opportunities – participants given 3 votes to utilize

- Pedestrian bridges (9 votes)
- Increased communication with GVSU (8 votes)
- Traffic calming (6 votes)
- Small business unity/support (5 votes)
- Create destination venues (5 votes)
- Parks/recreation (4 votes)
- Town Center concept location (3 votes)
- Expansion of busing (1 vote)

Key Finding: Providing pedestrian bridges was identified as the top priority, receiving nearly 22% of the participant vote. The second top opportunity identified was increased communication and partnership with Grand Valley State University, receiving nearly 20% of the participant vote.

Threats – participants given 1 vote to utilize

- Big box store(s) (10 votes)
- Non-supportive business atmosphere (5 votes)

Key Finding: Overwhelmingly, public workshop participants identified the top threat to Allendale Charter Township as big box stores locating in the community. Nearly 67% of the participant vote identified that as the top threat.

Summary of prioritized SWOT responses: Public workshop participants highly value the resources and quality of life that Allendale Charter Township currently offers, particularly with the potential for increasing the partnership between the community and Grand Valley State University. There appears to be preference for maintaining the rural character of the area though, by limiting big box store development, creating a Town Center, and focusing on vehicular safety and pedestrian accessibility within the community.

Part 3 – Comments

Post Cards – Distributed at Public Workshop

Name	Contact Information	Comment
Don Aneleya (last name illegible)	Not provided	I thought the workshop was conducted very well. The facilitator was very good at eliciting input from the attendees. I hope the Planning Commission considers the ideas generated at the workshop.

**PERFORMANCE RESOLUTION FOR
MUNICIPALITIES**

This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the _____
(County, City, Village, Township, etc.)

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.
3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.
4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.
5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.
7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.
8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the _____
(Name of Board, etc.)
of the _____ of _____
(Name of MUNICIPALITY) (County)
at a _____ meeting held on the _____ day
of _____ A.D. _____.

Signed _____

Title

Print Signed Name

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Head Assessor-Recommendation- Connor Galligan

Prepared by Lydale Weaver

On 5/9/2022

Board of Trustees:

We have reviewed internal applications for the Head Assessor position posted within the Township. Adam Elenbaas Township Supervisor, Jody Hansen Township Clerk, Kevin Yeomans Assistant Township Administrator, and Lydale Weaver HR Director were all part of the process, and we recommend Connor Galligan for the position.

Connor began working at the Township in 2017 as an intern. In that time, he has worked his way up through the Assessing Department. Through the interview process Connor displayed professionalism and his desire to become a head assessor with Allendale Charter Township. Connor currently has his (MAAO) certificate with the State of Michigan.

We recommend a starting rate of \$85,500. I look forward to the continued growth of Connor through Allendale Charter Township. Connor will be eligible for a 2.75% annual performance review for year-end 2022.

Respectfully,
Lydale Weaver
HR Director

Allendale Public Utilities

To: Allendale Board of Trustees

From: Chad E. Doornbos

Subject: GV Trunk Sewer Relocation

Date: May 9, 2022

Board of Trustees:

A second part of the Phase II expansion is the relocation of the Grand Valley trunk sewer. This is the sewer main that services Grand Valley State University and a small portion of customers along Lake Michigan Drive. The GV trunk sewer line lies in a creek bed that is subject to severe erosion and very limited access. In order to minimize the risk of environmental pollution, it was determined that the best course of action would be to completely remove the sewer line from the ravine and re-route it along Lake Michigan Dr. to 40th Ave. and then down to the Water Resource Recovery Facility (WRRF).

I am bringing to you a proposal for survey, modeling and partial design of the relocation of the Grand Valley trunk sewer line. I am requesting a budget amendment in the amount of \$230,000 to cover the cost of work needed and authorization to sign the approval at the next board meeting. As with engineering costs of the WRRF design, the costs for this part of the project could also be reimbursed by the Clean Water State Revolving Funds when disbursed.

Thank you,



Chad E. Doornbos
Superintendent of Public Utilities



April 20, 2022

Mr. Chad Doornbos
Superintendent of Public Utilities
Allendale Charter Township
6676 Lake Michigan Drive
Allendale, MI 49401

RE: Phase II – Collection System Upgrades, GV Trunk Sewer Relocation

Dear Chad:

We appreciate the opportunity to continue working with the Township on the proposed improvements to the Wastewater Treatment Plant Collection System. This letter provides some background information and outlines our approach for the preliminary design of Phase II focusing on the long-term needs of the wastewater collection system.

Project Understanding

This portion of Phase II of the project will address the needs of the collection system as described in the project plan dated July 2020. This project has two major components. The first, as identified in the project plan, is Sewer A. These are parallel trunk sewers of 12-inch and 21-inch diameter. These lines begin on Lake Michigan Drive (LMD) west of the 48th Avenue intersection. From that point, it flows northeasterly into the wastewater treatment plant (WWTP). The second component is Sewer B which is a 15-inch diameter pipe. It flows northerly from the Grand Valley State University (GVSU) campus, across LMD and joins with Sewer A, west of the WWTP. The following is a summary of our understanding of immediate needs based on our recent meetings and discussions with you:

1. Township population and wastewater flows have been increasing for decades and growth is projected to continue.
2. The GVSU campus and surrounding areas are developing with additional needs for Township utilities.
3. Sewer A is nearing capacity and has caused significant surcharging in the north and south branches of the collection system along 40th Avenue.
4. Portions of Sewer A are approaching the end of their service life.
5. Sewer B is now at capacity and needs additional volume to provide for campus expansion and other growth.
6. Sewer B is at risk of environmental contamination resulting from pipe exposure (i.e. zero cover) due to continued soil erosion and has limited access for an emergency repair scenario.

To satisfy the current needs of the Township, we propose the following improvements for Sewer A and Sewer B:

1. Replace the existing 14-inch Sewer A with a new 21" line (approximately 7,500 feet).
2. Inspect and rehabilitate the existing 21-inch Sewer A (approximately 11,100 feet).
3. Install a new lift station next to the existing booster station for Sewer B.
4. Install a new force main and gravity sewer (approximately 6,300 feet) from the lift station to the headworks building.

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

5. Provide tie-in connections for Knollwood Estates and Hightree Townhomes.

Scope of Services

For this portion of Phase II of the WWTP Expansion Project, we recommend dividing the design into two segments: Preliminary Design and Final (detailed) Design. This approach has been developed with the primary goal of maximizing the long-term value to the Township.

Our proposed scope of services for preliminary design is outlined below:

1. Topographic survey of the subject areas for both Sewers A and B.
2. Computer modeling of the hydraulic grade line at the convergence of all sewer lines at the intersection of 40th Avenue and the WWTP driveway.
3. Preliminary design of planned improvements for sewers A & B consisting of 50% completed design plans.

Upon your approval of the preliminary design, we will provide a proposed Scope of Services and Budget for Final Design with preparation of detailed Drawings and Specifications.

Budget

We propose to complete the Scope of Services for the preliminary design outlined above on an hourly basis plus expenses for an amount not-to-exceed **\$230,000**.

Authorization to proceed with this work can be given by returning a copy of this proposal signed where indicated. Please contact us if you have any questions. We look forward to working with you on this important project.

Sincerely,

FLEIS & VANDENBRINK



Bruce Pindzia, PE
Project Manager



Don DeVries, P.E.
Principal

WORK AUTHORIZATION

Fleis & VandenBrink Engineering, Inc. (F&V) is hereby authorized to perform Services as detailed in this proposal under the existing General Consultation Professional Services Agreement with F&V dated February 25, 1993.

ALLENDALE CHARTER TOWNSHIP

Chad Doornbos, Superintendent of Public Utilities

Date

Allendale Charter Township WWTP & Collection System Improvements

SRF Project Plan - Amendment

May 3, 2022



Prepared for the
**State of Michigan Clean Water
State Revolving Fund (SRF) Program**
Project no. 5730-01

Prepared by



Moore+Bruggink
Consulting Engineers

Engineering Clean Water 

(616) 363-9801

www.mbce.com


FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

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DRAFT

1.0 BACKGROUND INFORMATION

1.1 Reason for Amendment

This amendment is included because of a scope change for the Wastewater Treatment Plant (WWTP) portion. The solids dewatering portion of the project was removed and will be implemented at a future date. For the influent sewer portion, a new route was determined to be more environmentally and economically beneficial. Refer to the appendix by Fleis and VandenBrink for details on the influent sewer revisions. This amendment document will highlight these changes and the impacts they have on the project as a whole. Some of these impacts include:

- Capital Cost
 - These are described in each section, and in the combined **section 4.0**
- User Costs
 - These are described in the combined **section 4.0**
- Environmental Impacts
 - These are described in each individual section

2.0 WWTP SCOPE CHANGES

This section describes the changes to the project scope for the Wastewater Treatment Plant (WWTP) portion.

2.1 Deletion of the Solids Dewatering Portion

The original project plan included the installation of a solids dewatering facility, including a new building, dewatering machines, conveyors, and dumpster bays. Instead, the facility will push this off into a future project and continue their current solids disposal method. This includes pumping digested solids into their solids storage lagoons until they are emptied (every 3-5 years) and hauled off for land application.

This scope change has an impact on the following features of the original project plan:

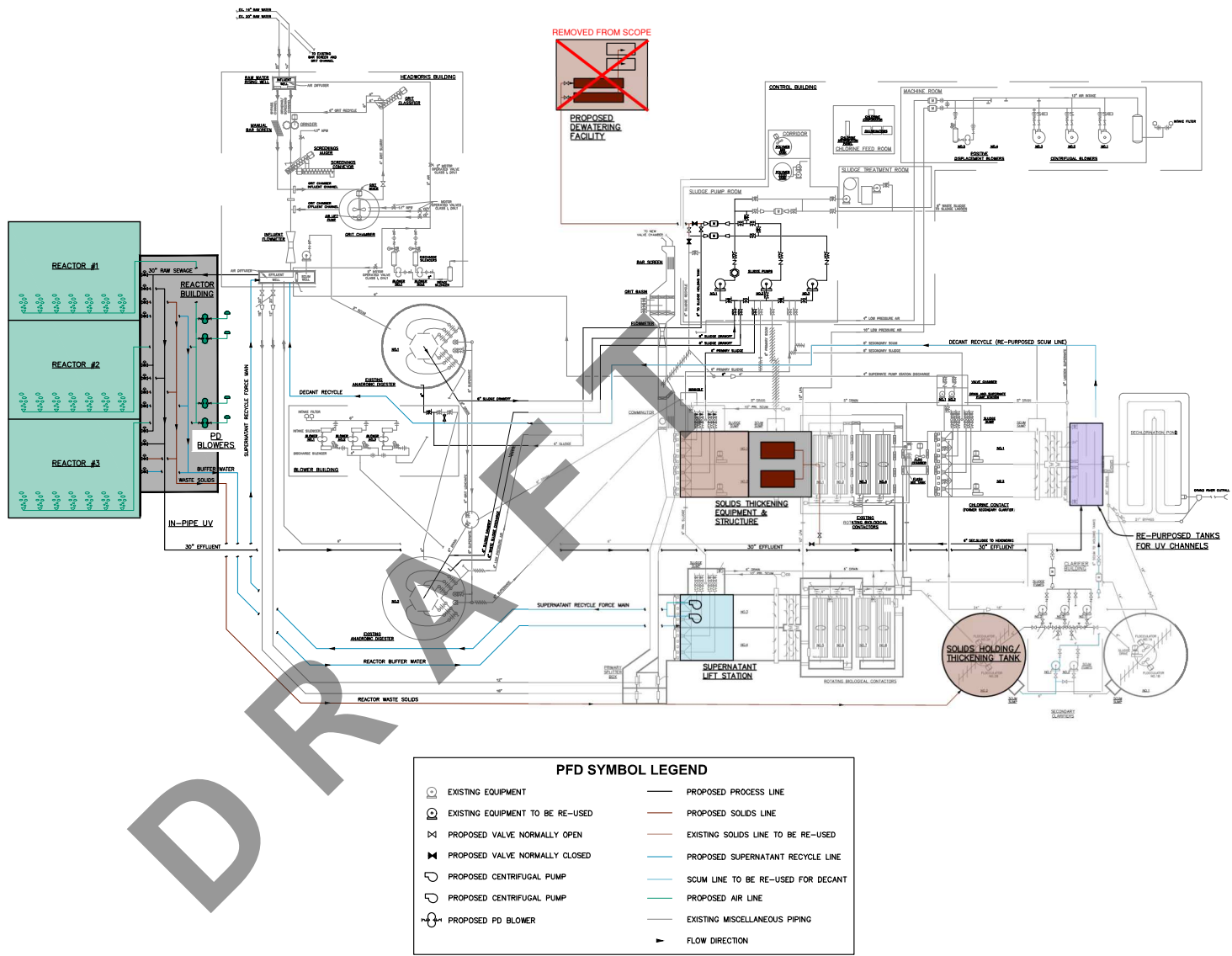
- Capital Cost for the WWTP Portion
 - Reduction from \$30,872,000.00 to \$29,133,000.00
 - The Dewatering portion was originally estimated at \$5,151,000.00
 - Other costs have increased since the original creation of the project plan, bringing the new total without dewatering to \$29,133,000.00. Refer to the table on the following page for details in the cost changes.
- Impacts for the WWTP Portion
 - There will be fewer direct construction impacts without the installation of the dewatering facility

The removal of the dewatering facility from the scope will have an impact on the environment. The solids will continue to be land applied rather than introduced into a landfill. This results in no change from their current disposal methods, although there will be less volume disposed because of the thickening equipment installed prior to digestion.

[illegible]

[illegible]

Figure 2 - WWTP Scope Changes - Process Flow Diagram



P:\190146.2 Alameda WWTP - Needs Conceptual Evaluation\CADD\DWG\190146.2_Conceptual PFD.dwg, 1/26/2029 4:54:47 PM, JAMOD, STUYVESANT

PLAN REVISIONS	
#	DATE
Moore+Bruggink Consulting Engineers 2020 Monroe Ave. Ann Arbor, MI 48106 (734) 335-9300 mbruggink@moore.com	
AQUA NEREDA CONCEPTUAL EVALUATION FOR THE ALLENDALE CHARTER TOWNSHIP WWTP OTTAWA COUNTY, MICHIGAN	
CONCEPTUAL PROCESS FLOW DIAGRAM	
FIELD SURVEY / DATE	N/A
PROJECT NO.	190146.2
DESIGN DRAWN BY:	JDS
DESIGNED BY:	B.H. / JDS
CHECKED BY:	B.H.
PLAN DATE	12/27/19
SHEET DESCRIPTION	C-2
SHEET NUMBER	2 OF 2



3.0 INFLUENT PRESSURE SEWER SCOPE CHANGES

Refer to the following pages from Fleis & VandenBrink.

DRAFT

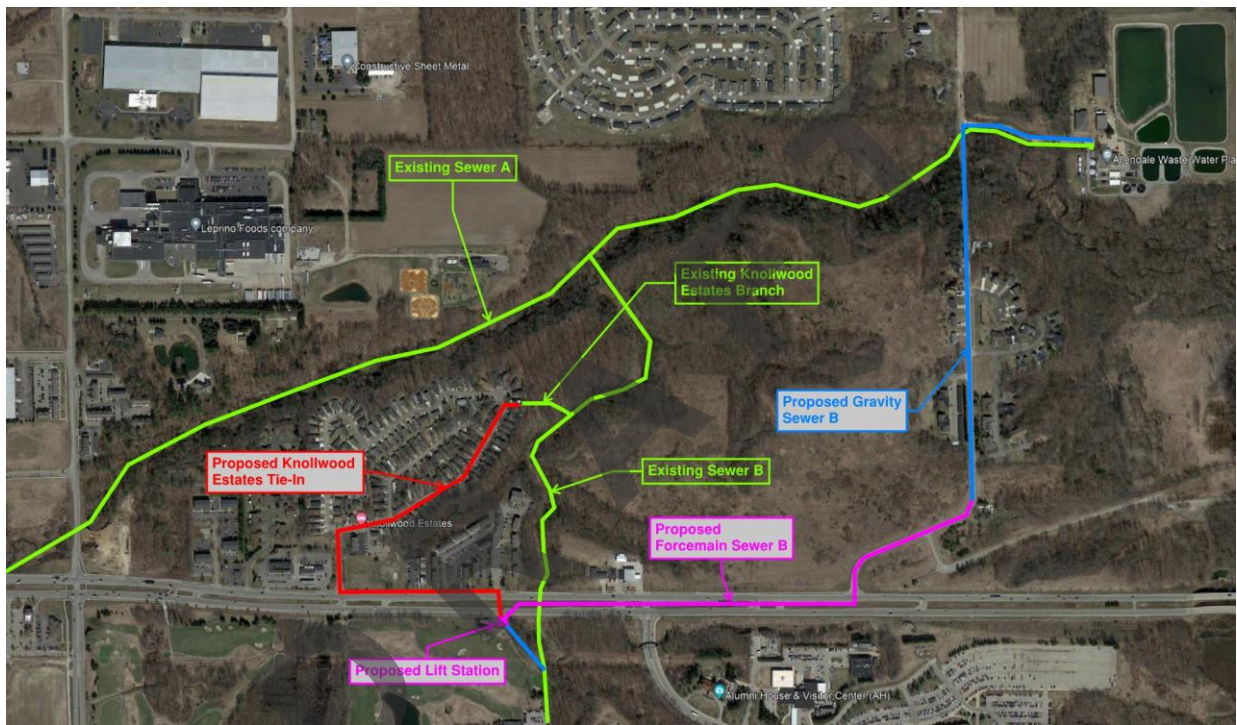
Appendix - Influent Pressure Sewer

DRAFT

This appendix is an amendment to the Allendale Charter Township WWTP & Collection System Improvements, SRF Project Plan as prepared by Moore and Bruggink Consulting Engineers and submitted on July 30, 2020. The content of this amendment is for revisions to the project plan regarding the influent pressure sewer as previously identified in Sections 1.5.3, 2.3, 2.4 and 3.2.

Map

The influent sanitary sewers as identified in the project plan are Sewer A which runs from Lake Michigan Drive (M-45) just west of 48th Ave., in the ravine all the way down to the treatment plant. Sewer B serves portions of the township south of M-45 and includes Grand Valley State University. It too runs along a ravine and ties into Sewer A at a valve chamber on its way to the treatment plant. Additionally, Knollwood Estates community has a branch that ties into Sewer B.

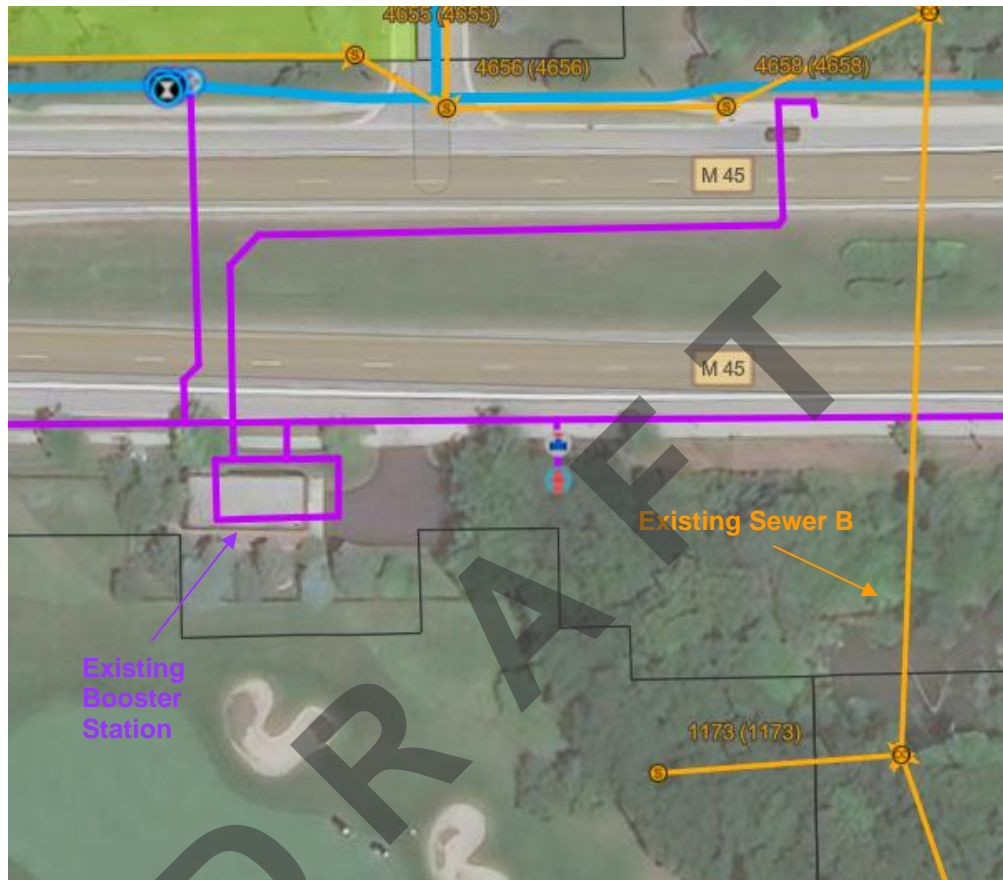


Lift Station

A new lift station is proposed to be located within current right-of-way on the south side of Lake Michigan Drive (M-45) at the current site of a township water booster station. The location selected for lift station provides multiple benefits to the township. Right-of-way is already owned, so there are no capital expenditures associated with land acquisition nor schedule impacts associated with parcel transfers. The township current operates a water booster station on the proposed parcel, and provides the benefit of already having water and electric sources to the site. The current structure for the booster station has available space within the building to house the controls for the lift station, and eliminates the need for an addition building on site for the lift station. The lift station will be able to be capped with a flat top and necessary vent pipes. No vertical building structure above existing grade for the lift station will be required. This is a positive solution and agreeable with Grand Valley State University's aesthetic concerns.

Additionally, the booster station houses an oversized back-up diesel generator that will be able to provide back-up power to the proposed lift station, and a new parking lot was recently installed in 2021 at the proposed lift station location as well which further reduces necessary capital costs associated with the project.

The current Sewer B line coming from the Grand Valley State University Campus is located adjacent to the proposed lift station as shown in the image below. At this location the existing sanitary sewer line is roughly ten feet deep and able to be routed to the sanitary lift station without difficulty. However, other lift station locations located on the north side of Lake Michigan Drive would require more extensive excavations to connect the existing sanitary sewer since the sewer line drops roughly thirty feet below existing grade as it traverses the local ravine.



Sanitary Sewer B Relocation

The proposed route for the Sewer B relocation from Grand Valley State University is from the lift station, east on Lake Michigan Drive in the median, and north on 40th Ave. before entering the treatment plant. Location in the median of Lake Michigan Drive is ideal to avoid existing underground utility conflicts which includes avoidance of the 54" water main from Lake Michigan that serves Grand Rapids.

Relocation of Sewer B out of its current location has positive environmental impacts by removing the sanitary main line out of the ravine where there are existing exposures to deterioration due to water current and undercutting of embankment material. Failures to Sewer B in its current location have potential environmental impacts through the creek's direct access to the Grand River located less than one mile away. Additionally, this is a progressive step by the township in reducing sanitary volume that combines with Sewer A which is also located in Ottawa Creek that dumps in the Grand River. This mitigates risk of raw sewage entering the Grand River through a pipe break.

Through installation of a new Sewer B that has direct access all the way to the treatment plant, the sewer capacity and resiliency is increased in an area of the township that expects future growth.

The current pressure Sewer A mainline has branch lines that tie into the main at 40th Ave. before entering the treatment plant. Due to the current pressure main design, Sewer A causes the branch

lines on 40th to back up and requires routine maintenance. By routing a new Sewer B line down 40th Ave. these branch lines can be disconnected from the existing Sewer A pressure main and tied into Sewer B to be carried into the treatment facility. This will reduce system maintenance and backup scenarios.

Knollwood Estates has a branch line that ties into Sewer B in an area proposed to be removed. To serve the community, the Knollwood Estates sewer line is proposed to be rerouted along the right-of-way out to Lake Michigan Drive and tied into the proposed Lift Station.

Sewer A

As previously identified in the project plan, Sewer A is proposed to receive rehabilitations to increase capacity where required and receive maintenance in areas which are deteriorated.

Cost Summary

Capital costs associated with the influent sewer modifications take the previous proposed modifications and update them to the current layout and account for updated pricing and market inflation conditions. Cost summary provided below.

Description	Qty	Unit	Unit Price	Price
Removal of Sewer B (GVSU Line)	3,350	LF	\$ 50	\$ 167,500
New Lift Station (GVSU)	1	EA	\$ 600,000	\$ 600,000
New Force Main	3,400	LF	\$ 300	\$ 1,020,000
New Gravity Sewer	3,000	LF	\$ 350	\$ 1,050,000
New Jack & Bore 12" Gravity Sewer	160	LF	\$ 250	\$ 40,000
Replace Portions of Sewer A	4,000	LF	\$ 400	\$ 1,600,000
Inspection & Rehab of Existing Sewer A	11,000	LF	\$ 75	\$ 825,000
Knollwood Estates Tie-In	1	LS	\$ 400,000	\$ 400,000
Roadway Repairs	1	LS	\$ 500,000	\$ 500,000
Contractor Overhead, MOB, Labor, etc.	1	LS	\$ 1,000,000	\$ 1,000,000
Construction Subtotal				\$ 7,202,500
Contingency and Escalation				\$ 1,786,000
Design and Construction Engineering, Survey, Inspection				\$ 1,348,000
Total Project Costs (2023)				\$ 10,340,000

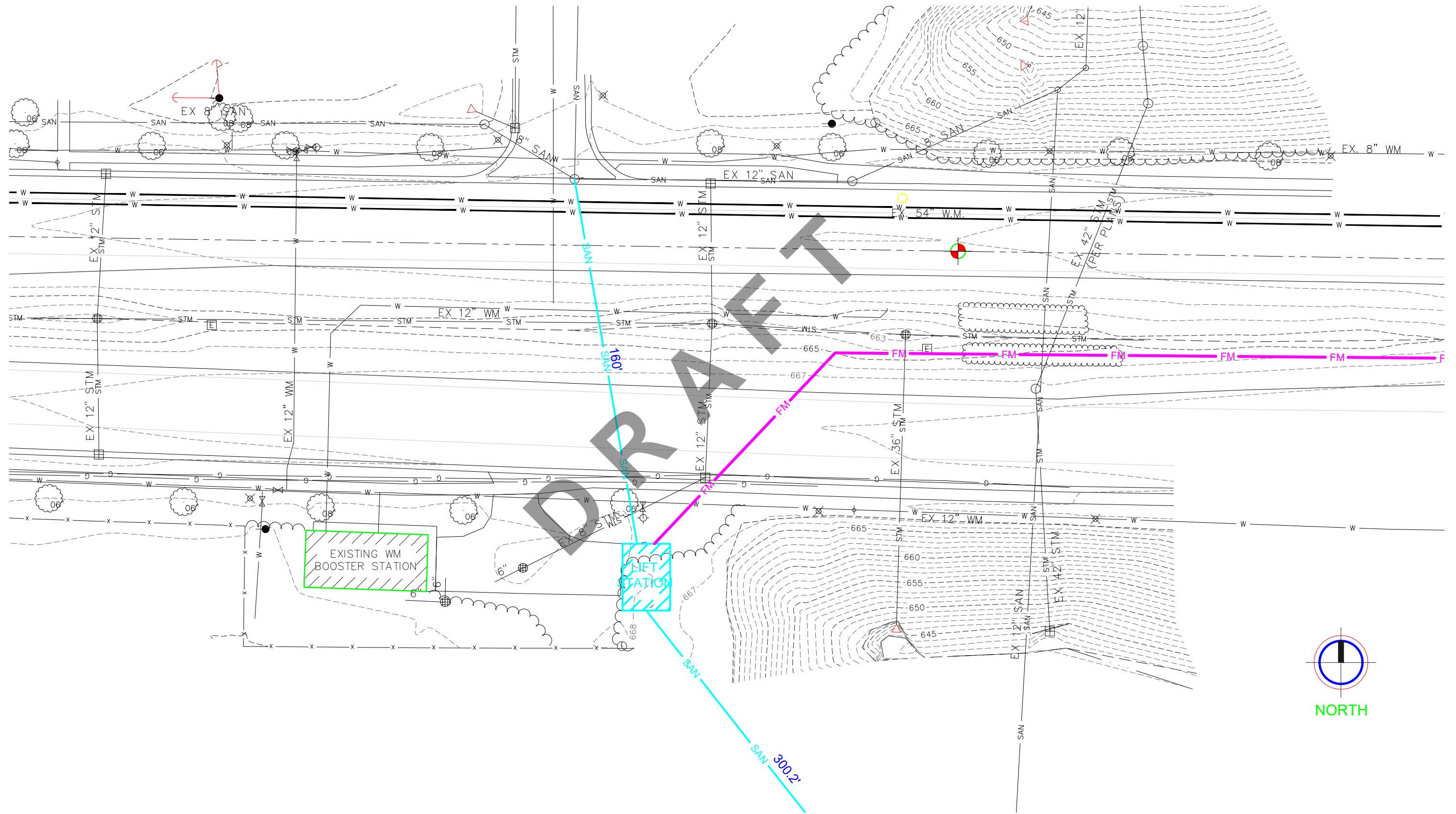
Summary of Changes Project Plan

Revisions of the sewer influent relocation plan from the of the Allendale Charter Township WWTP & Collection System Improvements, SRF Project Plan as prepared by Moore and Bruggink Consulting Engineers and submitted on July 30, 2020 include the following:

- Lift station location revised from north side of Lake Michigan Drive (M-45) to the south side of Lake Michigan Drive onto existing right-of-way.
- New Sewer B route previously planned to be conveyed west from lift station and into existing Sewer A, now proposed to be routed east from lift station following Lake Michigan Drive, along 40th Ave. right-of-way, and into the township treatment facility.
- Knollwood Estates sanitary system is proposed to be routed back to Lake Michigan Drive and into the new lift station. Previous proposal was to install new sewer through the ravine and tie into existing Sewer A.

Rehabilitation of existing Sewer A is still planned as previously proposed.

brant.mercer/M:/Proj853001-855000/853270 Allendale WRRF Ph II Influent Sewer/Cad/BDM Working
Files/853270_Civil_BDM.dwg



ALLENDALE CHARTER TOWNSHIP
OTTAWA COUNTY
**INFLUENT PRESSURE SEWER
RELOCATION**
LIFT STATION

F&V PROJECT NO. 853310



4.0 CUMULATIVE IMPACTS ON THE PROJECT PLAN

4.1 Capital Costs

The changes to the capital costs are as follows:

Table 2 – Revised Total Project Capital Cost Estimate

	Original Capital Estimate		Revised Capital Estimate	
Selected WWTP Alternative	\$	30,872,000.00	\$	29,133,000.00
Selected Influent Sewer Alternative	\$	9,000,000.00	\$	10,340,000.00
Total	\$	39,872,000.00	\$	39,473,000.00

4.2 Total User Costs

The impacts to the user costs were re-calculated with the revised capital cost estimates. With a 30-year period and 15,000 residents, the revised monthly user costs are \$7.31/month.