

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

December 5, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call
3. Communications and Correspondence:
4. Approval of the November 21, 2022 Planning Commission Minutes
5. Approval of the Agenda
6. Public Comments for *non-public hearing items*
7. Public Hearings:
 - A. 2023 Master Plan
8. Site Plan Review:
9. New Business:
 - A. John Bakale Mining Application – 12943 76th Avenue & 12673 76th Avenue
10. Old Business:
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting December 19, 2022 at 7:00 p.m.



**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

November 7, 2022

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Longcore, Adams, Zuniga, Chapla, Nadda, Zeinstra
Absent: Westerling
Staff and Guests Present: Planner Greg Ransford, Chris Grzenkowicz, Andrew Shaw, Dan Nyenhuis, Eric DeYoung, Kelly Kuiper, Chad Koster, Michael Bosgraaf
3. Communications and Correspondence: None
4. Motion by Adams to approve the November 7, 2022, Planning Commission minutes as presented. Seconded by Zeinstra. **Approved 6-0**
5. Motion by Longcore to approve the November 21, 2022, Planning Commission agenda as presented. Seconded by Zuniga. **Approved 6-0**
6. Public Comments for *non-public hearing item*:
Chairperson Longcore opened the public comment section for non-public hearing items.
Seeing no comments, he closed the public hearing section.
7. Public Hearings: None
8. Site Plan Review:
 - A. ALDI Site Plan Application – 5316 Lake Michigan Dr.
 - Seeking 20,161 square foot assortment grocery store

Chris Grzenkowicz, representing the applicant, presented the project and noted that ALDI is requesting a waiver for a sidewalk on the south side of the property running from the building to Farmway Dr. that it could be 5 feet wide instead of the required 8 feet.

Planner Ransford reviewed his memo and reviewed the history of this project.

Mr. Zeinstra asked if a notation on the plan stating “future cross access” would be acceptable to show, then the easement could be created in the future. Commissioners opined that it would be acceptable but discussed how would this be followed through on in the future. Whether it would be in the title or a development agreement.

Mr. Zeinstra suggested the type of tree on the east side of the building be revised and that the number of trees on the north side be reduced.

A representative from ALDI will provide the Township with a sample access document they have used elsewhere.

Commissioners discussed the relief of the 8-foot sidewalk requirement. Consensus among Commissioners was that the 5-foot sidewalk would be sufficient.

Motion by Adams to approve the ALDI site plan with the following conditions:

 - Landscaping along the east side of the building will be revised by moving the White Pines to the east corner of the property and reduce the number of trees on the north side of the building.
 - Adding a notation on the plans for an easement for future cross access and confirmation with the Township Attorney on how to record this access.

- Correct the grading plans.
- Correct the note for painting the bollards.

Seconded by Zeinstra. **Approved 6-0**

9. New Business:

A. Map Amendment Applications

- Stillwater Capital – 11500 56th Ave.
- Seeking rezoning from Industrial to R-1

Kelly Kuiper, representing the applicant, presented the request for rezoning.

Planner Ransford reviewed his memo.

Commissioners discussed the highest and best use of the property, the wetlands on the remaining property and the roads.

Commissioners directed Planner Ransford to set the public hearing for this project.

- IMD Capital, LLC – 10222 52nd Ave., 10274 52nd Ave., 10320 52nd Ave.
- Seeking rezoning from RE to R-4

Chad Koster and Mike Bosgraaf introduced themselves as the applicants and Eric DeYoung, from Nederveld, presented the rezoning project. They would like to rezone to properties to construct upscale multi-family housing community.

Planner Ransford reviewed the memorandum he prepared.

Commissioners discussed potential density for the suggested use.

Commissioners opined that this would be a good fit for this area and directed Planner Ransford to schedule the public hearing.

10. Old Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section and seeing no comments he closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board had the budget public hearing. The Board discussed street light assessments, health insurance and a discussion with Chad Doornbos about a possible water and sewer agreement with a developer in Blendon Township.

13. Commissioner and Staff Comments:

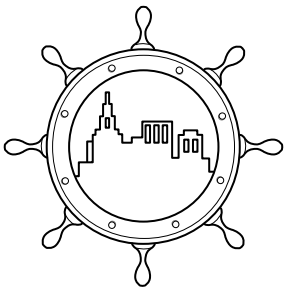
Mr. Nadda questioned how many more student apartments Allendale can handle?

14. Chairperson Longcore adjourned the meeting at 8:13 p.m.

Next meeting December 5, 2022, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern





Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Kevin Yeomans
616-821-4969
kevin@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 1, 2022
Re: Master Plan – Required Public Hearing

Pursuant to your direction at your November 7, 2022 meeting, the draft Allendale Charter Township Master Plan has been scheduled for a public hearing at your December 5, 2022 meeting. As you will recall, you directed us to perform the following prior to said hearing:

- Provide clarity to the Strategy bullet on page 5 within the Agricultural Uses Chapter
- Update the Appendix with the American Community Survey (ACS) data from the United States Census Bureau

In regards to the Strategy bullet within the Agricultural Uses Chapter, below is a copy of the previous language and the proposed, for your convenience.

Previous

Review the Agricultural and Rural Zone (AG) and Rural Estate Zone (RE) Districts and allow farming only in areas where appropriate

Proposed

Review the Agricultural and Rural Zone (AG) and Rural Estate Zone (RE) District provisions to minimize conflict between farming and other uses

In regards to the Appendix data, we were mistaken during the previous meeting and found that the previous draft of the Master Plan already contained the ACS data. As a result, no further changes were performed.

Public Hearing

As aforementioned, the required public hearing for the draft Master Plan has been scheduled for your December 5, 2022 meeting. Following said hearing, and depending on the extent of public comments that may compel revisions to the draft, the Planning Commission shall recommend the final plan to the Allendale Charter Township Board of Trustees for adoption.

A copy of the draft Master Plan, with the revision to the Agricultural Uses Chapter, is attached for your convenience. If you have any questions, please let me know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

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 Nadda – 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

**RESOLUTION
CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA, MICHIGAN**

**ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION
RESOLUTION TO APPROVE MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Allendale Charter Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Allendale Charter Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

TABLE OF CONTENTS

Introduction & Community Profile.....	1
Chapter One, Agricultural Uses.....	4
Chapter Two, Residential Uses.....	6
Chapter Three, Commercial Uses.....	9
Chapter Four, Industrial Uses.....	11
Chapter Five, Public & Recreational Facilities.....	13
Chapter Six, Public Utilities.....	17
Chapter Seven, Transportation.....	18
Complete Streets Analysis.....	21
Chapter Eight, Implementation.....	25
Appendix.....	i

APPENDICIES

- Community Description
- Community Mapping
 - Master Plan
 - Prime Farmland
 - Soil Limitations and Groundwater Sensitivity
 - General Plan of Water System
 - General Plan of Sanitary Sewer System
 - Wetlands
 - Parks and Trails Master Plan
- Community Participation to Update Master Plan

WHEREAS, on August 22, 2022, the Allendale Charter Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Allendale Charter Township Planning Commission held a public hearing on December 5, 2022 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Allendale Charter Township Planning Commission approves the Master Plan, as presented to the public on December 5, 2022.

The foregoing resolution was offered by _____; second offered by _____;

Upon roll call vote the following voted: "Aye": _____. "Nay": _____.

The Chairperson declared the resolution _____.

Tom Zuniga, Secretary

CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the _____ day of _____, 2022. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

Tom Zuniga, Secretary
Allendale Charter Township Planning Commission

**RESOLUTION
CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA, MICHIGAN**

**ALLENDALE CHARTER TOWNSHIP BOARD OF TRUSTEES
RESOLUTION TO ADOPT MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Allendale Charter Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Allendale Charter Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

TABLE OF CONTENTS

Introduction & Community Profile.....	1
Chapter One, Agricultural Uses.....	4
Chapter Two, Residential Uses.....	6
Chapter Three, Commercial Uses.....	9
Chapter Four, Industrial Uses.....	11
Chapter Five, Public & Recreational Facilities.....	13
Chapter Six, Public Utilities.....	17
Chapter Seven, Transportation.....	18
Complete Streets Analysis.....	21
Chapter Eight, Implementation.....	25
Appendix.....	i

APPENDICIES

- Community Description
- Community Mapping
 - Master Plan
 - Prime Farmland
 - Soil Limitations and Groundwater Sensitivity
 - General Plan of Water System
 - General Plan of Sanitary Sewer System
 - Wetlands
 - Parks and Trails Master Plan
- Community Participation to Update Master Plan

WHEREAS, on August 22, 2022, the Allendale Charter Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Allendale Charter Township Planning Commission held a public hearing on December 5, 2022 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township, and subsequently approved and recommended adoption to the Allendale Charter Township Board of Trustees on _____, 2022;

NOW, THEREFORE, IT IS RESOLVED, that the Allendale Charter Township Board of Trustees adopts the Master Plan, as presented to the public, on _____, 2022.

The foregoing resolution was offered by _____; second offered by _____;

Upon roll call vote the following voted: "Aye": _____. "Nay": _____.

The Supervisor declared the resolution _____.

Jody Hansen, Clerk

CERTIFICATE

I, the undersigned, the Clerk of the Board of Trustees of the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees at a regular meeting held on the _____ day of _____, 2022. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

Jody Hansen, Clerk
Allendale Charter Township

Table of Contents

Introduction & Community Profile.....	1
Chapter One, Agricultural Uses.....	4
Chapter Two, Residential Uses.....	6
Chapter Three, Commercial Uses.....	9
Chapter Four, Industrial Uses.....	11
Chapter Five, Public & Recreational Facilities.....	13
Chapter Six, Public Utilities.....	17
Chapter Seven, Transportation.....	18
Complete Streets Analysis.....	21
Chapter Eight, Implementation.....	25
Appendix.....	i

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) District provisions to minimize conflict between farming and other uses
- 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

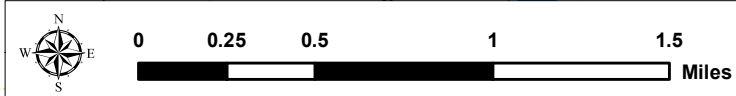
Legend
- - - Future Streets
Proposed Classification
Agriculture (AG)
Rural Estate (RE)
Low Density Residential (LDR)
Moderate Density Residential (MOD)
Medium Density Residential (MDR)
High Density Residential (HDR)
Office (O)
General Commercial (GC)
Service Commercial (SC)
Industrial (I)



Ottawa County
Where You Belong.

© Copyright 2003, Ottawa County
This map has been developed through the
Ottawa County Geographic Information System
and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright
laws, the Ottawa County Policy on Enhanced
Access to Public Records and Act 462 of the
Public Acts of 1996, as amended.
Photography date: April 1999

GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
www.gis.co.ottawa.mi.us



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 full results of the 2020 US Decennial Census are not anticipated to be released until 2023. Therefore, the US Decennial Census results included in this Appendix are from the 2020 Decennial US Census & 2020 American Community Survey 5-year Estimates.

According to the 2020 US Census figures, the population of Allendale Charter Township is 26,582 persons. This is a population growth of 28.37% or an increase of 5,874 persons since the 2010 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, 1970-2020

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%
2020	26,582	28.37%

Source: US Decennial Census.

Figure 1
Population, Allendale Charter Township, 1970-2020

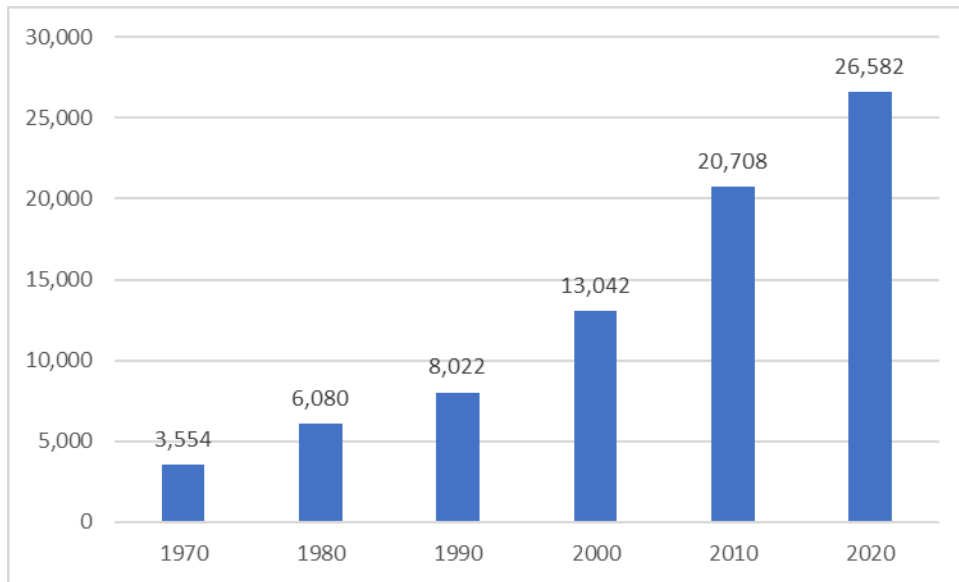


Table 2
Population of Allendale Charter Township, Ottawa County, State of Michigan, and Surrounding Townships, 2000-2020

	2000	2010	2020	2010-2020 Change (#)	2010-2020 Change (%)
Allendale Charter Township	13,042	20,708	26,582	5,874	28.37%
Blendon Township	5,721	5,772	7,081	1,309	22.68%
Georgetown Charter Township	41,658	46,985	54,091	7,106	15.12%
Polkton Charter Township	2,335	2,423	2,565	142	5.86%
Robinson Township	5,588	6,084	6,382	298	4.90%
Tallmadge Charter Township	6,881	7,575	8,802	1,227	16.20%
Ottawa County	238,314	263,801	296,200	32,399	12.28%
Michigan	9,938,444	9,883,640	10,077,331	193,691	1.96%

Source: US Census Bureau Census, 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 - 11	2020 - 21	Change 2010-2020 (#)	Change 2010-2020(%)
GVSU Student Enrollment	24,541	23,350	-1,191	-4.85%

Source: Grand Valley State University website: <https://www.gvsu.edu/ia/history-of-enrollment-degrees-awarded-7.htm>

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, 2010-2020

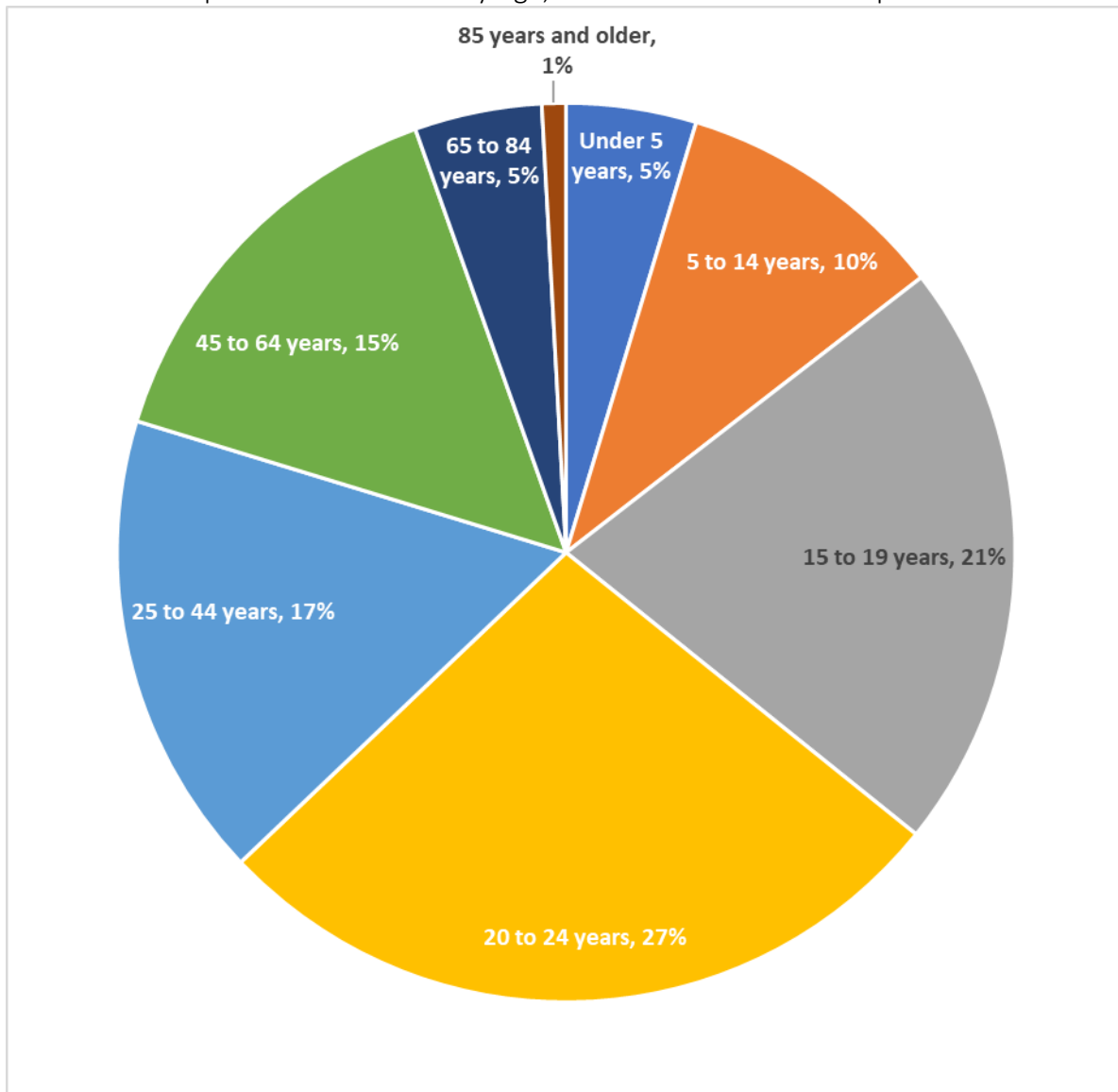
	2010	% of Total Population	2020	% of Total Population	Change 2010- 2020 (#)	Change 2010- 2020 (%)
In group quarters	3,702	17.90%	4,661	17.53%	665	21.90%
Institutionalized	53	0.30%	61	0.23%	-4	-7.00%
Non- Institutionalized	3,649	17.60%	4,599	17.30%	669	22.50%

Source: US Decennial Census

Population Distribution by Age

Figure 2 illustrates the distribution of the population by age in 2020. The largest age group in Allendale Charter Township is the 20 to 24 year old age group which makes up 27% of the total population. Age distribution has remained constant from 2010 to 2020, 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 2020



Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

Housing

The total number of housing units in Allendale Charter Township increased by 2,053 units or by 35.2%. Occupied housing units rose by 1,854 units from 2010 to 2020, while the total percentage of vacant housing units increased from 4.2% in 2010 to 5.5% in 2020. These statistics not only suggest a strong residential development climate but also indicate strong housing occupancy rates. Owner occupied housing increased by 0.4%, while renter occupied housing decreased by 1.79%. This could be a signal that the mix of owner occupied and renter occupied housing in Allendale is stabilizing. It could also be a skewed finding because many student renters went home during the COVID-19 Pandemic.

Another trend evidenced from 2010 and 2020 US Census data is a slight increase in family households and a slight decrease in non-family households. Family households increased by 1.25% while non-family households decreased by 1.25%. The average household size remained fairly constant while the average family size dropped from 3.28 to 3.25 or a reduction of 0.9%.

The majority of owner occupied housing is valued in the \$200,000 to \$299,999 range and comprise approximately 43.39% of all owner occupied housing units. Collectively, owner occupied housing units valued from \$150,000 to \$499,999 make up over 80% of the total occupied housing units in Allendale Charter Township.

Table 5
Housing and Household by Type, Allendale Township, 2020

	Estimate	Percent of Total Housing Units	Percent of Occupied Housing Units
Total Housing Units	7,889	100.00%	-
Total Households (Occupied Housing Units)	7,448	94.41%	100%
<i>Average Household Size</i>	2.96	-	-
Non-family Households	3,065	38.85%	41.15%
Family Households	4,383	55.56%	58.85%
<i>Average Family Size</i>	3.25	-	-
Married-Couple Family	3,337	42.30%	44.80%
Households with own children of the householder under 18 years	2,386	30.24%	32.04%
Owner Occupied Housing Units	4,268	54.10%	57.30%
Renter Occupied Housing Units	3,180	40.31%	42.70%

Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

Table 6
Value of Owner-Occupied Housing Units*, Allendale Charter Township, 2020
Income and Employment

Value	Number	Percent
Owner-occupied units	4,268	100%
Less than \$50,000	115	2.69%
\$50,000 to \$99,999	69	1.62%
\$100,000 to \$149,999	307	7.19%
\$150,000 to \$199,999	906	21.23%
\$200,000 to \$299,999	1,852	43.39%
\$300,000 to \$499,999	969	22.70%
\$500,000 to \$999,999	32	0.75%
\$1,000,000 or more	18	0.42%
Median (dollars)	\$ 227,900	-

Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

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 2020 American Community Survey, Allendale Charter Township and Ottawa County have similar percentages of their population in the labor force however, Allendale has a higher unemployment rate.

Allendale Charter Township has lower median and mean incomes than the county. With the median household income in Allendale Charter Township being \$13,668 (or 19.7%) lower than Ottawa County.

Table 7
Employment Status, Allendale Charter Township and Ottawa County

	Allendale Township		Ottawa County	
	Estimate	Percent	Estimate	Percent
Population 16 years and over	22,167	-	225,342	-
In labor force	15,469	69.78%	154,479	68.55%
Employed	14,335	64.67%	149,046	66.14%
Unemployed	1,134	5.12%	5,433	2.41%

Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

Table 8
Income, Allendale Charter Township and Ottawa County

	Allendale Township Estimate	Ottawa County Estimate
Median household income	\$ 55,646	\$ 69,314
Mean household income	\$ 67,419	\$ 87,410
Median family income	\$ 80,902	\$ 83,527
Mean family income	\$ 90,417	\$ 101,536
Families and people whose income in the past 12 months is below the poverty level	8%	4.9%

Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

Table 9

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

	Estimate	Percent
Civilian employed population 16 years and over	13,397	100%
OCCUPATION		
Management, business, science, and arts occupations	4,079	30%
Service occupations	3,216	24%
Sales and office occupations	3,246	24%
Natural resources, construction, and maintenance occupations	1,090	8%
Production, transportation, and material moving occupations	1,766	13%
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	191	1%
Construction	667	5%
Manufacturing	1,886	14%
Wholesale trade	288	2%
Retail trade	1,685	13%
Transportation and warehousing, and utilities	507	4%
Information	109	1%
Finance and insurance, and real estate and rental and leasing	566	4%
Professional, scientific, and management, and administrative and waste management services	847	6%
Educational services, and health care and social assistance	3,814	28%
Arts, entertainment, and recreation, and accommodation and food services	2,096	16%
Other services, except public administration	533	4%
Public administration	208	2%
CLASS OF WORKER		
Private wage and salary workers	11,785	88%
Government workers	1,176	9%
Self-employed in own not incorporated business workers	427	3%
Unpaid family workers	9	0%

Source: US Census Bureau, 2020 American Community Survey 5-year Estimates.

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

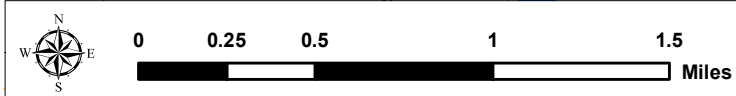
Legend
- - - Future Streets
Proposed Classification
Agriculture (AG)
Rural Estate (RE)
Low Density Residential (LDR)
Moderate Density Residential (MOD)
Medium Density Residential (MDR)
High Density Residential (HDR)
Office (O)
General Commercial (GC)
Service Commercial (SC)
Industrial (I)



Ottawa County
Where You Belong.

© Copyright 2003, Ottawa County
This map has been developed through the
Ottawa County Geographic Information System
and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright
laws, the Ottawa County Policy on Enhanced
Access to Public Records and Act 462 of the
Public Acts of 1996, as amended.
Photography date: April 1999

GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
www.gis.co.ottawa.mi.us



MAP #2 – Prime Farmland Map

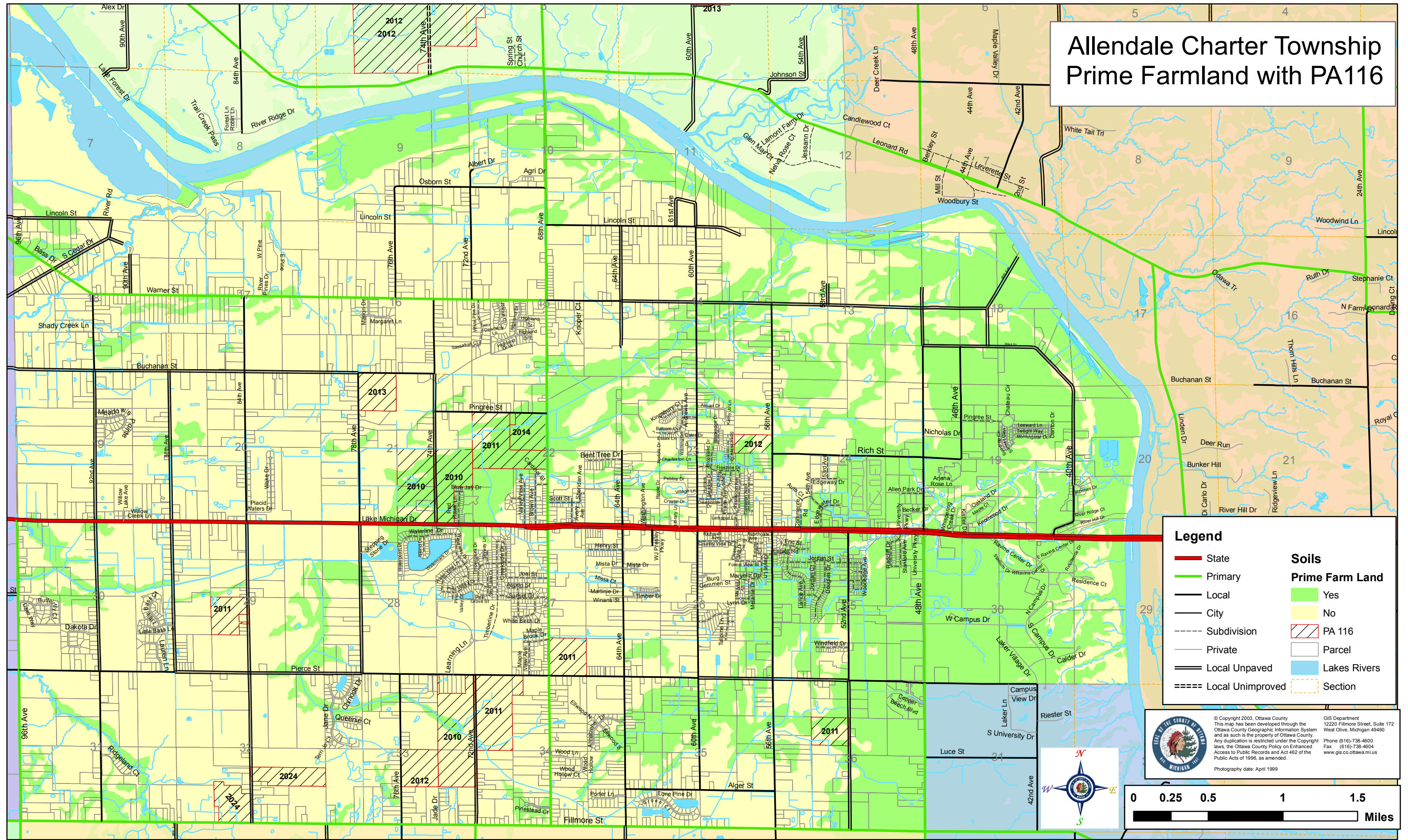
The Prime Farmland Map illustrates the location of prime farmland soils within Allendale Charter Township. These soils are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber, and oil seed crops and which produce the highest yields with minimal inputs 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




Legend

- State
- Primary
- Local
- City
- Subdivision
- Private
- Local Unpaved
- Local Unimproved

Soils

Prime Farm Land	
Yes	No
PA 116	Parcel
Lakes Rivers	Section



© Copyright 2003, Ottawa County
This map has been developed through the
Ottawa County Geographic Information System
and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright
laws, the Ottawa County Policy on Enhanced
Access to Public Records and Act 462 of the
Public Acts of 1996, as amended.
Photography date: April 1999

GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
www.gis.co.otawami.us



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

- Sulfates
- Lakes Rivers
- Soils**
- Septic Limitations**
- SLIGHT
- SLIGHT/MODERATE
- MODERATE
- SEVERE

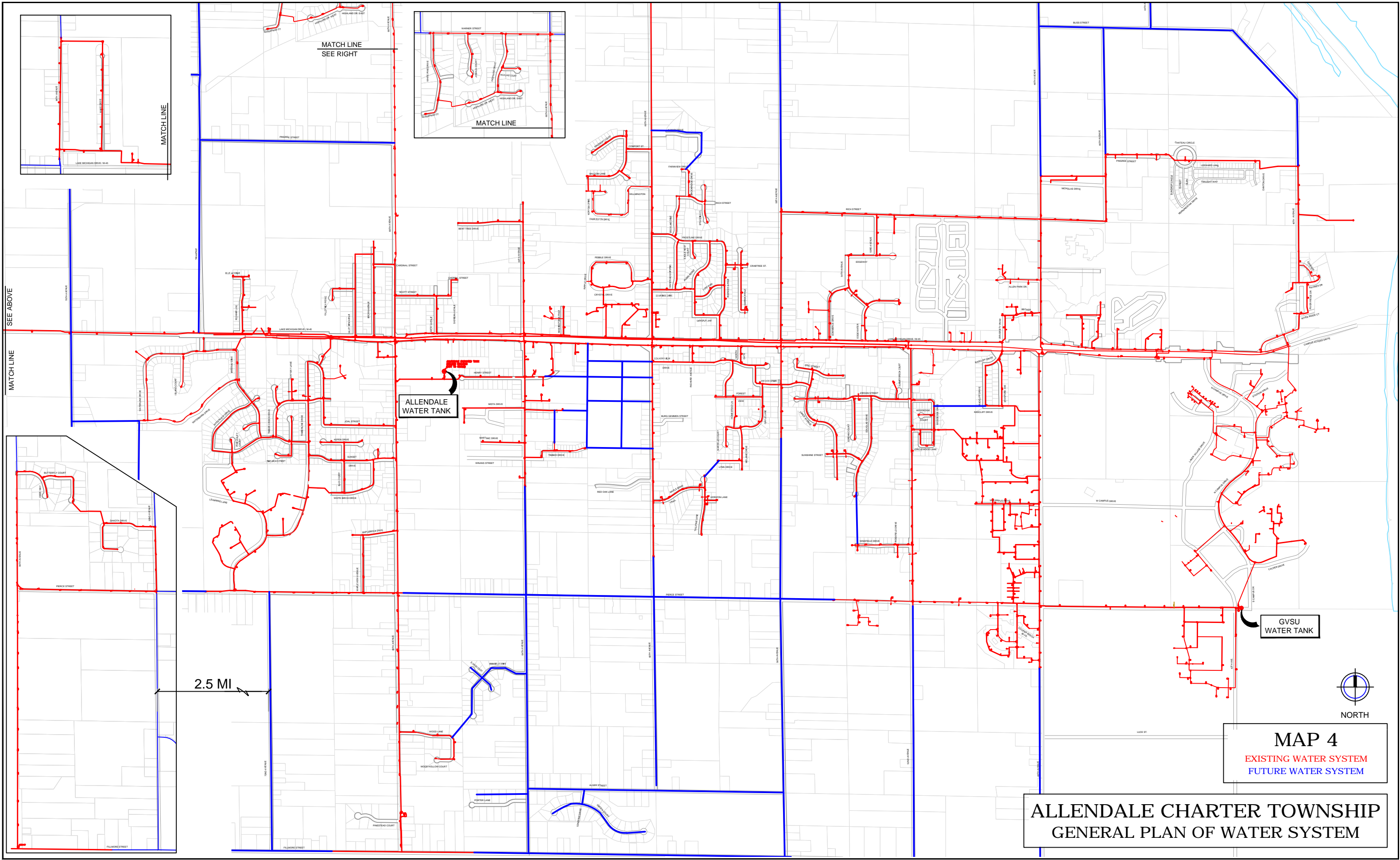


© Copyright 2003, Ottawa County
This map has been developed through the
Ottawa County Geographic Information System
and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright
laws, the Ottawa County Policy on Enhanced
Access to Public Records and Act 462 of the
Public Acts of 1996, as amended.

GIS Department
12220 Fillmore Street, Suite 320
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4610
www.mtottawa.org

Photography date: April 2008

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

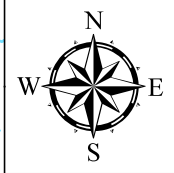
Unconsolidated Bottom

Unconsolidated Shore

Lakes Rivers

N. W. I. 1983

N.W.I. 1983 Source
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.



Ottawa County
Where You Belong

© Copyright 2003, Ottawa County
This map has been developed through the Ottawa County Geographic Information System and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright laws, the Ottawa County Policy on Enhanced Access to Public Records and Act 462 of the Public Acts of 1996, as amended.
Photography date: April 1999


GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
www.gis.co.ottawa.mi.us

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

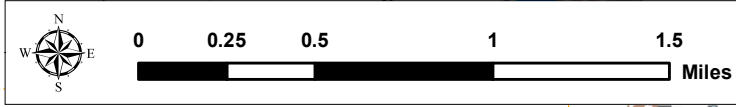
Legend
- - - Future Streets
N. W. I. 1983
CLASS
Aquatic Bed
Emergent
Forested
Open Water/Unknown Bottom
Scrub-Shrub
Unconsolidated Bottom
Unconsolidated Shore
Proposed Classification
Agriculture (AG)
Rural Estate (RE)
Low Density Residential (LDR)
Moderate Density Residential (MOD)
Medium Density Residential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



Ottawa County
Where You Belong.

© Copyright 2003, Ottawa County
This map has been developed through the
Ottawa County Geographic Information System
and as such is the property of Ottawa County.
Any duplication is restricted under the Copyright
laws, the Ottawa County Policy on Enhanced
Access to Public Records and Act 462 of the
Public Acts of 1996, as amended.
Photography date: April 1999

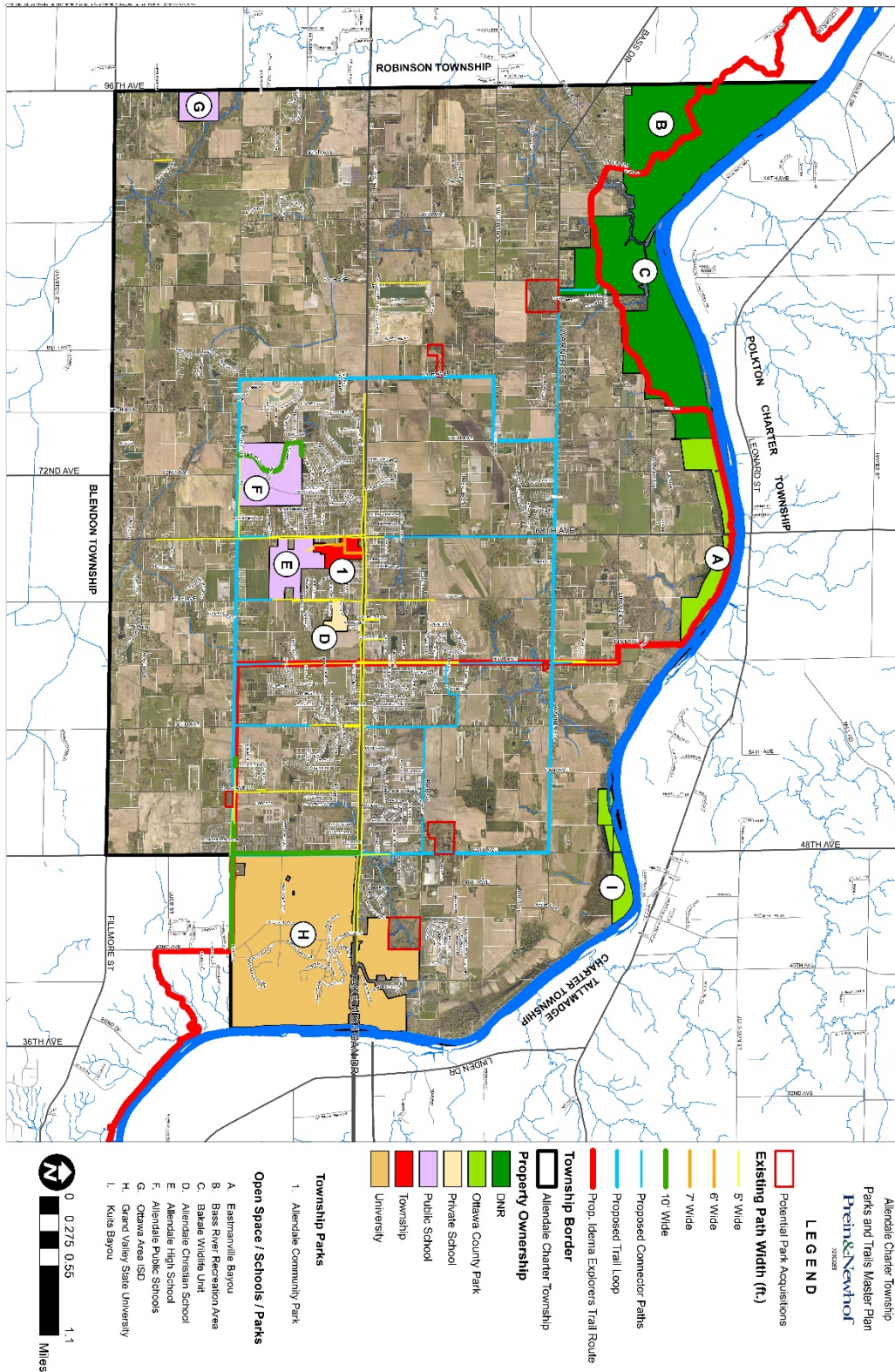
GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
www.gis.co.ottawa.mi.us



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

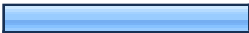



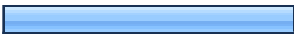

1. You are a: (check all that apply)

		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




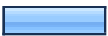




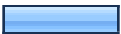


2. What are the most pressing issues facing Allendale Township? (Check no more than 3)

		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)

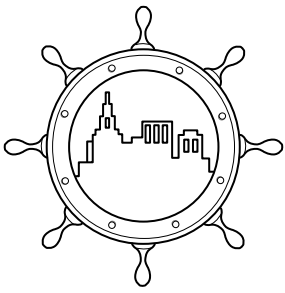
Key Finding: Overwhelmingly, public workshop participants identified the top threat to Allendale Charter Township as big box stores locating in the community. Nearly 67% of the participant vote identified that as the top threat.

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.



Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Kevin Yeomans
616-821-4969
kevin@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 1, 2022
Re: Bakale Mining Special Use Application – Preliminary Review

In accordance with Section 23.08 – Removal of Topsoil, Sand, Gravel, or Other Minerals of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a Special Use Application from John and Rebecca Bakale to excavate approximately 280,000 cubic yards of sand and gravel from 12943 76th Avenue and 12673 76th Avenue, parcel numbers 70-09-16-100-047 and 70-09-16-100-061, respectively, which will result in the formation of a pond. Parcel number 70-09-16-100-047 contains their personal dwelling and pole barn and is where the entirety of the excavation will occur. Parcel number 70-09-16-100-061 is currently vacant but contains the access road to enter and exit the site. The property is located within the Agricultural and Rural Zoning District.

As you know, the applicant was issued a permit to excavate a pond but the operations have become outside of the scope of a typical pond permit and therefore must receive mining approval to continue with excavations. In that regard, and as you additionally know, the Supervisor and Zoning Administrator issued a Temporary Administrative Approval permit to allow excavation to continue until the mining application process is complete, at which time the temporary permit will expire. A copy of said permit is attached for your convenience. Given that a significant amount of the excavation is complete, the applicant intends to complete excavation by October of 2023.

Preliminary Review Comments

Pursuant to your longstanding direction, we reviewed the proposed site plan and related documents as a preliminary plan review. While our review was comprehensive related to the ACTZO, our notations within this memorandum are not composed of the traditional final review format (i.e. site plan review standards, inclusion of all staff recommendations, and etcetera). Subsequent to our initial review, we provided our review comments to the applicant and received the attached in response. Below are our remaining observations for the Planning Commission and applicant to consider prior to final site plan review as well as other relevant notations regarding the proposed.

Section 23.08F3 – Requirements for Mining Permitted by the Planning Commission

The Planning Commission possesses the authority to require studies or information concerning the need for and the consequences of the mineral extraction. Studies may include, but are not necessarily limited to, an environmental impact, hydro-geological, engineering, traffic impact, and economic analysis impact on adjacent property values.

Further, if the excavation will result in the creation of a lake, a hydro-geological study may be required to determine the impact of the mining operation on nearby wells or water features. Unfortunately, but while we believe you retain this authority regardless of the size or identification of the body of water, the ACTZO does not provide a distinction between a pond and a lake. As you may know, any body of water with a surface area of five (5) acres or greater requires approval from the Michigan Department of Environment, Great Lakes, and Energy, which is typically recognized as a lake. The total surface area for the proposed pond is 4.9 acres.

Section 23.08F4c – Requirements for Mining Permitted by the Planning Commission

The first thirty (30) feet of entry road to and from the site shall be composed of asphalt, concrete, or a similar dustless hard surface. As you will note on the site plan, the applicant is proposing recycled asphalt and limestone for the entry road. Given that recycled asphalt and limestone is not identified as an acceptable material, the Planning Commission will need to determine if the proposed is appropriate. It is important to note that, despite 76th Avenue being paved, the Ottawa County Road Commission (OCRC) does not have any concerns with the proposed entry road materials. The OCRC noted in their plan review that there have not been any issues with tracking from the active site.

Section 23.08F4o – Requirements for Mining Permitted by the Planning Commission

The Planning Commission possesses the authority to require earth berms, landscaping, or both along all boundaries of the site which lack natural screening conditions through existing contours or evergreen growth. As a result, in combination with Section 24.06D, which we outline further below, the Planning Commission will need to determine if additional earth berms and/or landscaping is appropriate.

Article 21-A Landscaping Requirements

In the same regard as Section 23.08F4o above, the applicant is subject to the landscaping requirements of Article 21-A of the ACTZO. As you know, the Planning Commission possesses the authority to increase, decrease, or otherwise modify the landscaping requirements of Article 21-A, pursuant to certain criteria. Given this, the Planning Commission will need to determine if additional landscaping beyond the existing vegetation is appropriate, as the applicant does not propose to add any landscaping to the site and requests a waiver of those requirements.

Section 24.06C – Sidewalks and Pedestrian Circulation

Pursuant to your site plan standards for approval, the applicant is required to either install a sidewalk along the 76th Avenue property frontage or receive deferment from the Planning Commission. The applicant does not propose any sidewalk along 76th Avenue. As a result, a deferment of the sidewalk would be necessary in the instance the Planning Commission agrees with their proposal.

Section 24.06D – Landscaping and Buffering

Pursuant to your site plan standards for approval, the applicant is required to provide reasonable visual and sound privacy for adjacent dwelling units. As aforementioned, the applicant is not proposing any additional landscaping than what exists on site.

General Notations

- The applicant intends to conduct 80 truck trips per day
- The applicant indicates that they will water the haul road “routinely.” The Planning Commission should seek clarity regarding how routine watering will be conducted.
- The OCRC recommends a bond in the amount of \$50,000.00 for 76th Avenue from Warner Street to the property driveway to ensure repair and maintenance of the road

Township Department Reviews

Review comments are attached from the Township Engineer. No concerns have been received from the Superintended of Public Utilities or the Township Fire Department.

Public Hearing

Following your review of the proposed, a public hearing is required to be scheduled for final site plan consideration.

Planning Commission Considerations

As the Planning Commission performs their preliminary review of this request, the following warrant your review and consideration.

- Whether studies are necessary to determine the need for and consequences of the proposed excavation
- Whether the recycled asphalt and limestone for the first thirty (30) feet of the site entrance is appropriate
- Whether berms, Required Front Yard landscaping, or other landscaping is appropriate
- Deferment of the sidewalk along 76th Avenue and to what date or condition
- The frequency of watering of the haul road
- A \$50,000.00 bond with the OCRC as the beneficiary for maintenance and repair for 76th Avenue and Warner Street

The application has been scheduled for preliminary review at your December 5, 2022 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Nathan Koella, Lakeshore Environmental

October 11, 2022

Mr. Greg Ransford, MPA
Fresh Coast Planning
950 Taylor Avenue, Ste. 200
Grand Haven, MI 49417

RE: Bakale Mine Permit Application Review

Dear Greg:

Thanks for sending the application for review. It was received on Monday, October 10, 2022 and was dated October 3, 2022. It consisted of 14 pages on information referencing the site plan requirements of the Township, specifically Section 23.08 of the Zoning Ordinance regarding special land use requirements. The following comments are made for the Township's consideration:

1. F.1.e – The entire excavation will supply 280,000 cubic yards of sand and gravel. Of this amount, it is noted that 86,650 cubic yards (approximately 31%) have already been mined. No action required.
2. F.1.h – The applicant is proposing 80 truck trips per day or 8 truck trips per working hour. No action required.
3. F.1.k – The equipment to be utilized for mining includes long-reach excavators, front end loader, bulldozer, and dump truck(s). There is no mention of any other equipment to be used for the underwater excavation portions. The township should expect a fuel tank and water truck as well.
4. F.1.l.i – The haul road is noted as being no closer than 450 feet from the closest residence, but review of a current aerial photograph shows the haul road gate as being 300 feet away from the residence. The applicant should clarify.
5. F.1.l.ii and F.4.j – “The haul road will be routinely watered during the growing season to control dust.” The applicant needs to be more specific regarding frequency of watering and other measures of controlling dust.
6. The project is to be completed in one year. The applicant will remove approximately 2,000 cubic yards per day. Using 10-hour workdays as specified, the pond will be dug out in about 100 workdays. No action required.
7. F.1.p – The Township should confirm it has the proper insurance certificates on file.
8. F.2.b.iv – The single stockpile is noted as being 15 feet tall. The Township should expect more than one stockpile for this operation. Stockpiles will be needed for topsoil, clay (if any), wet sand, and dry sand.
9. Existing 4' chain link fencing secures 2 sides of the subject parcel. The Township should consider if this is adequate for security.
10. F.4.c – The Township requires the entry road to be partially paved but this is not noted on the plans. The applicant should revise the drawings as required.
11. F.4.d – The setbacks appear to comply with requirements. No action is required.
12. F.4.i - No processing of mined materials will be performed. No action is required.

In summary the Township should take the following actions:

- Expect some additional equipment to remain on site.
- Confirm the Contractor's insurance certificates are on file.
- Expect additional stockpiles on site.
- Consider whether adequate fencing has been provided.

Also in summary, the applicant should take the following actions:

- Clarify isolation distances as noted above.
- Specify what dust controls measures will be employed and the frequency of applications.
- Revise the drawings to indicate paving of the entry road as required.

If there are any questions on the above, feel free to call me at 616.260.4306 or email me at bpindzia@fveng.com. Thank you for this opportunity to support Allendale Charter Township.

Sincerely,

FLEIS & VANDENBRINK



Bruce Pindzia, P.E.
Project Manager

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission

Site Plan Review Application

Submission Date: 10/3/2022

Application for Site Plan Review in conjunction with which of the following:

- ☐ Site Plan Review Only
☐ PUD Rezoning
☒ Special Use Application
☐ Other: _____

Property Owner:	John Sr & Rebecca Dakele Trust		
Mailing Address:	12943 76th Ave, Allendale, MI 49401		
Phone Number:		Cell Phone:	
Email Address:	john@michignevergreenmasonry.com	Fax:	
Owner's Signature:	See physical copy submitted 10/3/2022		

Applicant Name: (if not owner)			
Mailing Address:			
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Applicant's Signature:			

Who is the responsible party for future invoices? Check one:

<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Applicant
--	------------------------------------

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

Contact:	Nathan C Kocilla		
Mailing Address:	803 Verhoeks St, Grand Haven, MI 49417		
Phone Number:		Cell Phone:	616-212-6259
Email Address:	natek@my-lei.com	Fax:	

Address of Property:		12943 76th Ave, Allendale, MI 49401			
Permanent Parcel Number: 70 - 09 - 16 - 100 - 047					
Legal Description of Property (or attach to the application):					
PART OF SEC 9 & 16 COM N 0D 55M 50S W 970.15 FT FROM S 1/4 COR SEC 9. TH N 0D 55M 50S W 66.07 FT, N 88D 19M 08S W 1416.7 FT, S 0D 50M E 1027.47 FT, E 66 FT, N 0D 50M W 661.84 FT, S 88D 19M 08S E 1018.23 FT, N 0D 55M 50S W 300 FT, TH S 88D 19M 08S E 333.03 FT TO BEG, ALSO S 67.08 FT OF W 1/2 OF SW 1/4, EXC E 66 FT, ALSO NW 1/4 OF NW 1/4 SEC 16. SEC 9 & 16 T7N R14W					
Lot Area:	53.87	Lot Depth:	4400'	Lot Width:	4350'
Current Zoning of Parcel:		AG	Current Use of Parcel:		Residential
Proposed Use of Parcel:					
Name of Proposed Development (if applicable):					
Name of Proposed Buildings to be constructed:					
Square feet of gross:				Square feet of usable floor area:	
Number of Permanent Employees (if applicable):					

- Please include 6 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401

Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330

www.allendale-twp.org

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

October 10, 2022

**RE: TEMPORARY ADMINISTRATIVE APPROVAL OF SOIL/SAND/GRAVEL REMOVAL AT
PARCEL 70-09-16-100-047**

Mr. John Bakale,

This letter serves as temporary conditional approval to excavate materials and remove them from the parcel referenced above. The conditions of this approval are listed below. ALL conditions must be met prior to the removal of materials from the site.

1. An active application must be in process with the Township to acquire a special use mining permit;
2. All neighbors with occupied dwellings within 300 feet of the excavation area must provide a written record stating they do not object to this temporary approval. Additionally, the neighbors to the north of the haul route leading to the public road must provide a written record stating they do not object to this temporary approval;
3. A gate must be installed at the entrance/exit of the haul route;
4. Dust control for the haul route and site must be in place and utilized;
5. The hours of operation shall be as follows:
 - a. Monday – Friday: 8:00am to 5:00pm
 - b. No weekends
 - c. No holidays
 - d. *The hours of operation pertain to the running of equipment, excavation, and transport of material

This temporary approval expires December 16, 2022.

Regards,



Adam Elenbaas
Township Supervisor



Steve Kushion
Zoning Administrator

For reference, the neighbors below are within the distances specified in Item #2. This page may be used as the "written record" described in Item #2, provided that each property owner signs below and has received a copy of the Temporary Administrative Approval letter from the Township dated October 10, 2022.

Shannon Coffee
7971 Warner St

Karan Van Timmeren
7782 Lincoln St

Franklin & Nancy Swartz
7740 Lincoln St

Ryan & Tara Bosch
7714 Lincoln St

Eric & Jessica Jones
7690 Lincoln St

David Walters
7670 Lincoln St

Aaron & Stacy Mockridge
12755 76th Ave

Section 23.08 - Removal of Topsoil, Sand, Gravel, or Other Minerals

F. Requirements for Mining Permitted by the Planning Commission. All mining activities not subject to the approval of the Zoning Administrator or otherwise exempted by this Ordinance in all zoning districts except the R2, R3 and all PUD districts shall be reviewed by the Planning Commission as a Special Land Use in accordance with the following procedures and conditions:

1. Application Requirements. An application for a special land use for mineral removal shall include the following:

a. Name of all of the owner(s) of the land from which removal is to be made or upon which mining operations will take place.

John Jr & Rebecca Bakale Trust

b. Name and address of the applicant(s)

John Jr & Rebecca Bakale

12943 76th Ave, Allendale, MI 49401

c. Name and address of the person, firm or corporation who will be conducting the actual removal and/or processing operation.

Schippers Excavating Inc.

9829 Lake Michigan Drive, West Olive, MI 49460

d. Location, size, and legal description of the area from which the removal is to be made.

Address: 12943 76th Ave, Allendale, MI 49401

Lot Area: 53.87 Acres

Lot Depth: ~1395'

Lot Width: ~1350'

Parcel #: 70-09-16-100-047

Address: 12673 76th Ave, Allendale, MI 49401

Lot Area: 30.53 Acres

Lot Depth: ~970'

Lot Width: ~1360'

Parcel #: 70-09-16-100-061

Legal Description: PART OF SEC 9 & 16 COM N 0D 55M 50S W 970.15 FT FROM S 1/4 COR SEC 9, TH N 0D 55M 50S D 66.07 FT, N 88D 19M 08S W 1416.7 FT, S 0D 50M E 1027.47 FT, E 66 FT, N 0D 50M W 661.84 FT, D 88D 19M 08S E 1018.23 FT, N 0D 55M 50S W 300 FT, TH S 88D 19M 08S E 333.03 FT TO BEG, ÚLSO S 67.08 FT OF W 1/2 OF SW 1/4, EXC E 66 FT, ALSO NW 1/4 OF NW 1/4 SEC 16. SEC 9 & 16 D7N R14W

e. A description of the type of mineral to be removed and an estimate of the total quantity and an annual quantity to be removed. This estimate shall be verified by a registered civil engineer or land surveyor.

Approximately 280,000 cyd of sand and gravel are to be mined. As of September 6, 2022, 86,650 cyds have been removed with an additional 193,350 cyds remaining to complete the project. Clay, if encountered, will be utilized to stabilize slopes and will not be removed from the Site.

f. If over 100,000 cubic yards of material is to be removed provide evidence to reasonable demonstrate that the amount of material proposed to be removed actually exists on the site.

Bakale's residential well log verifies 25 feet of sand and gravel below ground surface. This does not include the elevated hill where the pond is proposed. Soil borings completed for observation wells surrounding the pond verify a minimum of 20 feet of sand and gravel.

g. A description of the trucks to be used to transport the minerals described in cubic yard capacity and single or double bottom.

The trucks are single bottom with 25-cyd capacity.

h. Estimated number of truck trips per day. (A truck going in and coming out is two truck trips.)

The Site will have 80 truck trips per day. A trip generation study is not required as the amount of daily trips is less than 750.

i. The roads which will primarily be used to transport the minerals. (Haul route)

The haul route is approximately 2,100 feet long. It extends east from the excavation site through the existing agricultural field to 76th Avenue (Figure 2). From 76th Ave the trucks will travel south to Warner Street, then east to various projects located in Allendale. The closest residence to the haul route is 280 feet away.

j. The proposed hours and days of operation.

The proposed hours of operation will be 7:30 a.m. to 5:30 p.m., Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday. No hours of operation shall be permitted on Sundays and legal holidays.

k. A description of the types of equipment to be used in the mining operation.

The excavation will be accomplished utilizing one or more long-reach excavators, a loader, a bulldozer, and a dump truck.

l. A description of the methods to be used for dust control.

The material will be removed from the Site along a haul road located towards the center of the property that runs due east of the proposed pond to 76th Ave ~280 ft from the closest residence. The haul road will be watered as appropriate to climate concerns with dust.

m. State if materials such as asphalt and concrete will be brought into the site for crushing and mixing with on-site mining minerals. If so, describe the extent of this activity, the equipment to be used, and if additional permits are required from state or federal agencies.

No asphalt or concrete will be brought to the Site.

n. The estimated number of years to complete operations and number of phases.

The project will be complete by October 2023. Due to the small size of the proposed pond, the excavation will not occur in designated phases.

o. A description of the proposed use of the land following completion of mining activities.

The land use will not change. The residents of the property are building a pond for their personal use.

p. Proof of liability insurance with at least one million dollars of coverage.

The project will be completed by Schippers Excavating, who has insurance certificates on file with Allendale Charter Township.

2. Site Plan Requirements. Eight copies of the following site plans shall be submitted to the Township Clerk drawn at a scale not exceeding 1"=100' if the site is less than 50 acres and 1"=200' if the site is 50 acres or more. The plans shall be sealed by a registered civil engineer, landscape architect or registered land surveyor.

a. Provide a separate site plan showing the existing conditions of the property including:

i. A north arrow, scale and date;

Included in Figure 2 Site Plan.

ii. Property lines and dimensions of the parcel proposed for mineral removal including any buildings on the site and noting the area on which mineral removal operations and activities will take place;

Included in Figure 2 Site Plan.

iii. The location and width of all easements or rights-of-way on or abutting the property;

Included in Figure 2 Site Plan.

iv. Natural features of the site including wooded areas, wetlands, bodies of water and the location and direction of all water courses which may be affected by the mineral removal operations;

Included in Figure 2 Site Plan.

v. Existing elevations of the land at intervals of not more than 5 feet for the site and to a distance 50 feet beyond the boundaries of the site. Such elevations shall be based on USGS datum;

Included in Figure 2 Site Plan.

vi. A current aerial photograph, or other accurate drawing or plan, showing the lands included in the application, and all other parcels with addresses within 1000 feet thereof, and also showing the location of and distance to dwellings and other existing land uses.

Included in Figure 2 Site Plan.

vii. Estimated depth of the water table.

Included in Figure 4 Reclamation Plan.

viii. Zoning and property lines on adjacent parcels.

Included in Figure 2 Site Plan.

b. Provide a separate site plan which complies with the requirements Section 23.08.F.4 showing how the site is to be mined including:

i. The entire mining operation showing the limits of the mining operation and the setbacks from all property lines.

Included in Figures 2 and 3.

ii. Phasing of the mining operation including place of beginning and direction of mining. Phasing shall comply with the requirements of Section 23.08.F.4.m herein.

The proposed mining excavation plan is to begin at the northwest corner of the proposed pond and progress counterclockwise. Due to the small size of the proposed pond, the excavation will not occur in designated phases.

iii. Proposed final elevations at two foot contour elevations.

Included in Figure 5.

iv. Mineral processing, storage areas and stockpiling areas including the height of the stockpiles.

The approximate height of the stockpiles will be 15 feet. Included in Figure 3 Mining Plan.

v. Proposed fencing, gates, parking areas, temporary or permanent structures, drives, signs, truck washing facilities, soil erosion measures and other features of the proposed use; an illustration of the type of fencing and gate proposed shall also be provided;

A 6-foot-high galvanized wire fence currently exists on the north and west property boundaries. The existing gate is east of the site at the end of the haul road. Fencing is proposed for the entire mining area. Another gate is proposed east of the mining area at the parcel boundary. Included in Figure 3 Mining Plan.

vi. Roads for ingress to and egress from the lands, including on-site roads, acceleration and deceleration lanes, other areas to be used for movement of vehicles;

Included in Figure 3 Mining Plan.

vii. If a lake or pond is to be created, details of the same, including planned depth contours and the proposed slope into the lake for the first 30 feet from the shore.

The excavation above/below the water table will be graded to a 1:3 slope, with the exception of a 30-ft wide beach area which will have a 1:6 slope to a 5 foot depth. The location of the beach area is yet to be determined. Included on Figures 3, 4, and 5.

viii. Proposed or required landscaping and berms.

No landscaping or berms are proposed for the Site.

c. Provide a separate site reclamation plan which illustrates:

i. The condition of the site after completion of all mining activities demonstrating that it can be used for its intended purpose as recommended in the Township Master Plan or as currently zoned.

Included in Figure 4 Reclamation Plan.

ii. The final contour elevations at two foot contours, and also

Included in Figure 4 Reclamation Plan.

iii. Any water courses and any ponds or lakes including the final depth of the pond or lake and slopes into the lake for a distance of 30 feet.

Included in Figure 4 Reclamation Plan.

iv. Landscaping and plantings.

Included in Figure 4 Reclamation Plan.

3. Additional Information Required: The Planning Commission may require the applicant to provide studies or information concerning the need for and consequences of the proposed mineral extraction and removal. Such studies may include but need not be limited to the following: an environmental impact study, hydro-geological study, engineering data, traffic impact study, and economic analysis in particular the impact on the property values of nearby properties. The environmental impact study may include a site inspection to determine whether or not the land contains threatened or endangered species or habitat. Such study shall also consult the Michigan Natural Features Inventory. If a mineral removal operation will result in the creation of a lake or is proposed within 1000 feet of a lake, river, stream or a wetland regulated by the State of Michigan a hydro geological study may be required to determine the impact of the mining operation on nearby wells and nearby water features.

4. Operating and Site Reclamation Conditions All mineral mining activities which are approved for a special land use shall comply with all of the following conditions:

a. Driveways. Driveway access to a mineral removal site shall be only at the locations approved for such purpose in the special land use.

The applicant understands.

b.Truck Routes. Routes for truck movements to and from the removal site shall comply with the Allendale Township Truck Route Ordinance.

The applicant understands. Included in Figure 3 Mining Plan.

c.Entry Roads. The entry road or roads to and from a removal area shall be composed of asphalt, concrete, or similar dustless hard surface extending from the public road surface for a distance of at least 30 feet into the site unless a greater distance is required by the Commission. This entry road shall be swept at regular intervals to minimize dust.

The existing haul road is surfaced with a mix of recycled asphalt and limestone. This temporary haul road will be removed upon completion of the pond. The haul road is sufficiently compacted and graded to protect the existing shoulder and asphalt paving of 76th Avenue and will be watered routinely to control dust.

d.Setbacks. The following setbacks shall apply although the Planning Commission may require a greater setback if deemed necessary to protect adjoining properties or may allow a lesser setback based upon evidence that such lesser distance will not result in adverse effect upon nearby residents or properties

i. No cut or excavation shall be made closer than 25 feet to any street right-of-way line or property line and closer than 100 feet to a principle building on an adjoining property.

The applicant understands. Included in Figure 2 Site Plan.

ii. No machinery for mineral processing shall be located or used within 250 feet of any property or street line and shall, where practicable, be located at a lower level than the surrounding terrain to lessen visual and noise impact.

There is no mineral processing proposed on Site.

iii. Storage or stockpile area, equipment used for mineral mining or processing or interior truck access drive shall not be closer than 250 feet to a principal building or dwelling on adjoining or nearby lands Allendale Township Zoning Ordinance Standards existing at the time of the approval of the special land use.

The applicant understands. Included in Figure 3 Mining Plan.

iv. No cut or excavation shall be made within 100 feet of the banks of any stream or waterway unless previously approved, in writing, by the Michigan Department of Environmental Quality.

The applicant understands. Included in Figure 2 Site Plan.

e. Fencing and Signs. All phases in which mineral excavation or earth moving activities are taking place shall be fenced and gated at all times, so as to avoid hazards to persons who may enter the removal area. Such fencing shall be installed before any activity pertaining to the mining operation begins. Such fencing may be removed upon the completed reclamation of each phase. No trespassing signs shall be placed every 100 feet along all property lines. Fencing shall be at least four feet high and sturdily installed. Such fencing, shall, at a minimum be plastic or similar visible

material as may be approved by the Planning Commission. Gates shall be at least four feet in height and locked when operations are not occurring. The Planning Commission may require fencing along the perimeter of the property to restrict or deter access by motorized vehicles.

A 6-foot high galvanized wire fence currently exists on the north and west property boundaries. Fencing is proposed for the entirety of the site. Trespassing signs will be placed every 100 feet around the property boundary. Included in Figure 3 Mining Plan.

f. Entrance Gate. The entrance to the site shall have a gate which shall be located so there is room on the site to accommodate mining vehicles waiting outside the gate. The entrance gate shall be posted with the name and phone number of the mine operator and the approved hours of operation.

A 4 foot high gate exists east of the excavation site at the end of the haul road. Included in Figure 3 Mining Plan.

g. Hours of Operation. The hours of operation of any mining operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 1:00 p.m. on Saturday. No hours of operation shall be permitted on Sundays and legal holidays. In certain situations, this time period may be modified by the prior written consent of the Township Zoning Administrator, provided that such order shall not be effective for more than 72 hours. No mining uses or mining or processing-related activity of any kind shall occur outside of the permitted hours of operation.

The proposed hours of operation will be 7:30a.m. to 5:30 p.m., Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday. No hours of operation shall be permitted on Sundays and legal holidays.

h. Noise. Mining sites shall be operated in such a fashion that the noises of operation or equipment vibration cannot reasonably be considered disturbing to neighboring uses or users of land. Objectionable noises due to intermittence, beat, frequency, or shrillness shall be muffled so as not to become a nuisance to the owners or occupants of adjoining properties.

The applicant understands.

i. Crushing & Processing of Materials. Concrete, asphalt or other artificial minerals and natural minerals may be brought to and stored on a mineral removal site for processing into a usable product subject to the specific approval of the Planning Commission which may attach conditions for such processing including limiting the amount of material brought into the site, the location and size of stockpiles and when such material may be processed and removal of the processed product from the site. Additional permits may be required for such activities from county, state and federal agencies and copies of such permits shall be provided to the Township.

No material will be processed on the Site.

j. Dust Control. Interior access roads shall be maintained by the operator of the site so as to keep the dust arising from the use of said roads. Such maintenance shall be accomplished through the application of calcium chloride, brine, water, and/or similar dust retardant material. Application of oil is prohibited. Dust control measures used on public roadways are subject to the approval of the Ottawa County Road Commission.

The haul road will be watered routinely to control dust.

k. Drainage. Drainage on the mineral mining site shall be maintained in a manner which most closely approximates the natural drainage patterns. Measures shall be taken to avoid or mitigate the run off of surface water so that adjacent or nearby lands shall not be adversely affected by excessive surface water drainage, erosion or other effects.

All surface water and runoff will be directed into the proposed pond.

l. Topsoil. Topsoil shall be replaced on the site to a depth of not less than four inches unless it is demonstrated that there was less than four inches of topsoil on the site prior to any excavation in which case topsoil shall be replaced to the extent that it existed on the site prior to an excavation.

The applicant understands. Included in Figure 4 Reclamation Plan.

m. Phasing. If the mining operation is to occur in phases, topsoil shall be replaced and slopes shall be graded and stabilized in one phase before mineral removal operations or activities are commenced in another phase or area. Within each phase no more than five acres, at any time shall be cleared and actively mined at any time without reclamation occurring consistent with the approved reclamation plan. Provided however, that the Commission may require a lesser acreage if deemed necessary to avoid serious adverse consequences on adjacent properties. The area used for stockpiling excavated material shall not be included in the five acres. It is the intent of this section that site restoration and reclamation occur in unison with the mining process.
Allendale Township Zoning Ordinance Standards

Due to the small size of the proposed pond, the excavation will be completed in one phase (will not occur in designated phases).

n. Final Slopes. Final Slopes shall have a ratio of not greater than one foot of elevation to each four feet of horizontal distance. However, the Planning Commission may approve a ratio of one foot of elevation to each three feet of horizontal distance for portions of the site if it is demonstrated: that such slopes are necessary to blend with the grades on adjoining parcels; that they can be properly maintained and: that such slopes will still allow the land to be used in accordance with the recommendation of the Township Master Plan. If the mining operation creates a lake or a pond the slope from the shore into the water shall be one to six (rise to run) or flatter to a depth of five feet.

The applicant understands. Included in Figure 4 Reclamation Plan.

o. Screening. Earth berms, landscaping or both may be required by the Planning Commission along all boundaries of the site which lack natural screening conditions through existing contours or evergreen growth. Berms shall have slopes that are not in excess of one foot vertical to three feet horizontal and shall at a minimum be planted with grass. Berms which are constructed but which are intended to be removed before the completion of the entire mining activity are considered to be temporary and may have a steeper slope.

The applicant understands.

p. Lake. The creation or enlargement of a lake, in connection with reclamation of the site, shall be permitted only where the applicant demonstrates from engineering and hydro geological studies that the waters of the lake will not become polluted or stagnant due to depth, lack of fresh water inflow or other reason and that the creation of the lake will not adversely affect groundwater supplies for nearby uses. Any such lake shall be approved by those state and county agencies having jurisdiction. Construction of the lake shall not begin until written approvals from these agencies have been provided to the Township.

The proposed pond will be connected to the water table, where fresh groundwater will flow in one side of the pond and out the other (for simplicity) therefore diminishing stagnant water. No chemicals are proposed or currently used on site, thus pollution is not a concern. Due to the small size of the proposed pond, adverse effects on local groundwater supplies are not a concern. Additionally, no dewatering is proposed and all sand and gravel excavated will be stored in a stockpile and allowed to drain back into the aquifer before being trucked off site.

REVIEW COMMENTS

LEI has provided additional information below, which was requested by Allendale Charter Township on October 12, 2022. Most of the additional information has been added to the original figures submitted on October 4, 2022. A new figure package comprising of Figure 1 through 5 is summarized below and is attached to this document:

Figure 1 – Property Location

Figure 2 – Site Plan

Figure 3 – Mining Plan

Figure 4 – Reclamation Plan

Figure 5 – Proposed Pond Grading

Additional Comments Received 10/12/2022

Article 21-A – Landscaping Requirements

- Section 21A.04F – Please provide front yard landscaping. In anticipation of your desire to not install, you may formally request a waiver pursuant to Section 21A.02C of the Zoning Ordinance.

Section 23.08 – Removal of Topsoil, Sand, Gravel, Or Other Minerals

- F1e – Provide annual quantity to be removed and verify by the seal of a civil engineer on plan.

Included in Figure 2 Site Plan.

- F1i – The truck route is from 76th Avenue to where?

Trucks will generally be routed from 76th Avenue south to Warner Street, and then east to various projects located in Allendale. The closest residence to the haul route is 280 feet away, as illustrated in Figure 2.

- F1p – Provide

The project will be completed by Schippers Excavating, who has insurance certificates on file with Allendale Charter Township.

- F2a.ii – Provide dimensions of both the subject property and adjacent property (if internal truck road is not modified)

Included in Figure 2 Site Plan.

- F2a.iii – Show 76th Avenue

Included in Figures 2 and 3.

- F2a.vi – Provide for all parcels within 1000 feet (for both properties) and distance to dwellings and existing land uses

Included in Figure 2. The closest dwelling is approximately 240 feet south of the mining area. All parcels within ¼ mile of the Site are zoned as agricultural and rural.

- F2bi – The south setback is illegible. Please provide clearly.

Included in Figure 3 Mining Plan.

- F2bii – Provide place of beginning on the site plan drawing.

Included in Figure 3 Mining Plan.

- F2biii – Please improve the numbers identified to the contour lines. Consider a separate sheet for just the pond.

Included in Figure 5 Proposed Pond Grading.

- F2biv – Provide height of stockpile on site plan

Included in Figure 3 Mining Plan.

- F2bv – Provide fencing details, gate details, show on plan (both properties), show illustration
- Included in Figure 3 Mining Plan.

- F2bvi – Show to 76th Avenue

Included in Figures 2 and 3.

- F4a – Show all driveways

Included in Figure 3 Mining Plan.

- F4b – Show compliance with Truck Route. 76th Avenue to where?

Trucks will generally be routed from 76th Avenue south to Warner Street, and then east to various projects located in Allendale. The closest residence to the haul route is 280 feet away, as illustrated in Figure 2.

- F4c – Provide detail

The existing crushed concrete haul road is temporary and will be removed upon completion of the pond. The haul road is sufficiently compacted and graded to protect the existing shoulder and asphalt of 76th Avenue and will be watered routinely to control dust.

- F4di – Show setbacks to the south for principal buildings

Included in Figure 3 Mining Plan.

- F4diii – Provide setbacks of the stockpile area

Included in Figure 3 Mining Plan.

- F4e – Provide fencing for entire mining area and gate. Show trespassing sign locations.

Included Figure 3 Mining Plan.

- F4f – Provide entrance gate details

Included in Figure 3 Mining Plan.

- F4n – Provide cross section of final slopes

Article 24 – Site Plan Review

- Section 24.05D

- 3 – Provide to an extent of at least a quarter mile (of both properties)

Included in Figure 2 Site Plan.

- 4 – Provide

Included in Figure 1 Property Location.

- 6 – Provide acres and square feet (of both properties)

Included in Figure 2 Site Plan.

- 7 – Provide dimensions (of both properties)

Included in Figure 2 Site Plan.

- 8 – Provide for both properties

Included in Figure 3 Mining Plan.

- 10 – Show to 76th Avenue

Included in Figures 2 and 3.

- 11 – Provide

Included in Figures 2 and 3.

- 12 – Provide

All parcels within ¼ mile are zoned as agricultural and rural.

- 21 – Provide gate signage detail

The existing 'No Trespassing' signs on the property (more than 10) are sufficient as this residential property.

- **Section 24.05F – Provide 1-6, and 9, unless waiver is requested**

If a landscaping waiver is necessary then please consider this as a formal request for a waiver. The land immediately adjacent to 76th Avenue will be restored to its original planting (i.e. agricultural use) upon completion of the pond and removal of the haul road.

- **Section 24.06**

- C1 – Provide

No sidewalks are located where the haul road connects to 76th Avenue.

- L – Provide trip generation analysis

The site will have 80 truck trips per day. A trip generation study is not required as the number of daily trips is less than 750.

REVIEW COMMENTS

LEI has provided additional information below, which was requested by Allendale Charter Township on November 9, 2022. The additional information has been added to the original figures submitted on October 4, 2022.

Additional Comments Received 11/09/2022

- The overall depth of the excavation, from top of existing grade to bottom of pond, varies from 32 feet on the north to 42 feet on the south. The expected depth of water has been noted at 20 feet. There are over 14 residences which adjoin the subject property most of which can be found on the south and east sides of the subject mining. The applicant has noted existing fencing along the north and west property lines. No other fencing is proposed. The Planning Commission should consider if additional fencing is necessary for security purposes as required in Section 23.08 (F)(4)(e).

Fencing is proposed for entire mining area. Included in Figure 3 Mining Plan.

- Signage is noted as being required at 100-foot intervals. Existing signs have been previously installed and are noted as numbering "more than 10". The Planning Commission should consider whether additional signage is necessary given the depth of the excavation, stockpiles anticipated, and the number of adjoining residences,

No trespassing signs are proposed at 100-foot intervals around the site. Included in Figure 3 Mining Plan.

- The applicant states that watering of the haul road will be performed routinely. The Planning Commission should consider if the frequency of watering is adequately defined by (routinely). I would suggest greater clarification of the Township's expectation (i.e., as needed, weekly, daily, etc.).

The applicant understands.

- Noise is required by ordinance to be "reasonable". The Township may wish to consider clarifying the measure of "reasonable" as this could impact the numerous homes in the vicinity.

The applicant understands.

- As previously noted by myself and the Road Commission, the entrance road is required to be hard surfaced. Plans should be revised to reflect this. The Road Commission had additional comments which can be found in their email correspondence dated October 24, 2022.

The applicant understands. The current pavement (recycled asphalt) is the entire length of the haul road as noted in Figure 3 Mining Plan. We are in contact with the Road Commission to determine what is appropriate for this project.

- On Figure 4 – Reclamation Plan – I plotted this drawing on 24" x 36" paper. All of the noted scales appear wrong. The plan view has a scale of 1' = 100 feet not 200 feet. Cross Section A-A has scales of 20 feet (vertical) and 200 feet (horz) not the 40' and 400' as noted. Plans need to be revised.

This error has been corrected. Included in Figure 4 Reclamation Plan.

- I would agree that the driveway approach needs to be paved. Depending on the length of pavement being required, cobble should also be placed if necessary for a minimum combined length of 100 feet. A temporary driveway permit should be obtained from the Road Commission.

The applicant understands. We are in contact with the Road Commission to determine what is appropriate for this project.

- Truck traffic should use 76th Ave to Warner St. The Township should consider whether a bond will be required for 76th Ave from Warner St to the driveway to ensure maintenance and damage to the road, if any, are addressed. A bond amount of \$50,000 is recommended.

The applicant understands.

Section 23.08 – Removal of Topsoil, Sand, Gravel, Or Other Minerals

- F2a.vi – Provide for all parcels within 1000 feet (for both properties) and distance to dwellings and existing land uses

All parcels within 1,000 feet are zoned as agricultural and rural. A table listing the distances of dwellings to the site boundary is provided in Figure 2 Site Plan.

- F4c – Provide length of material surface. Also, the Planning Commission would need to authorize the proposed surface.

The current pavement (recycled asphalt) is the entire length of the haul road as noted in Figure 3 Mining Plan. We are in contact with the Road Commission to determine what is appropriate for this project.

- F4e – Provide fencing for entire mining area and gate. Show trespassing sign locations. Trespassing signs shall be located every 100 feet for the entire site.

Fencing is proposed to be installed as shown in Figure 3 Mining Plan.

- F4f – Provide entrance gate details for the required signage

Included in Figure 3 Mining Plan.

Article 24 – Site Plan Review

- Section 24.06

- C1 – Sidewalk is required to be constructed, however, you can request deferment of its construction. Please formally provide that request in your narrative.

No adjacent parcels to the haul road have a sidewalk. The applicant formally requests a deferment of the construction of a sidewalk.

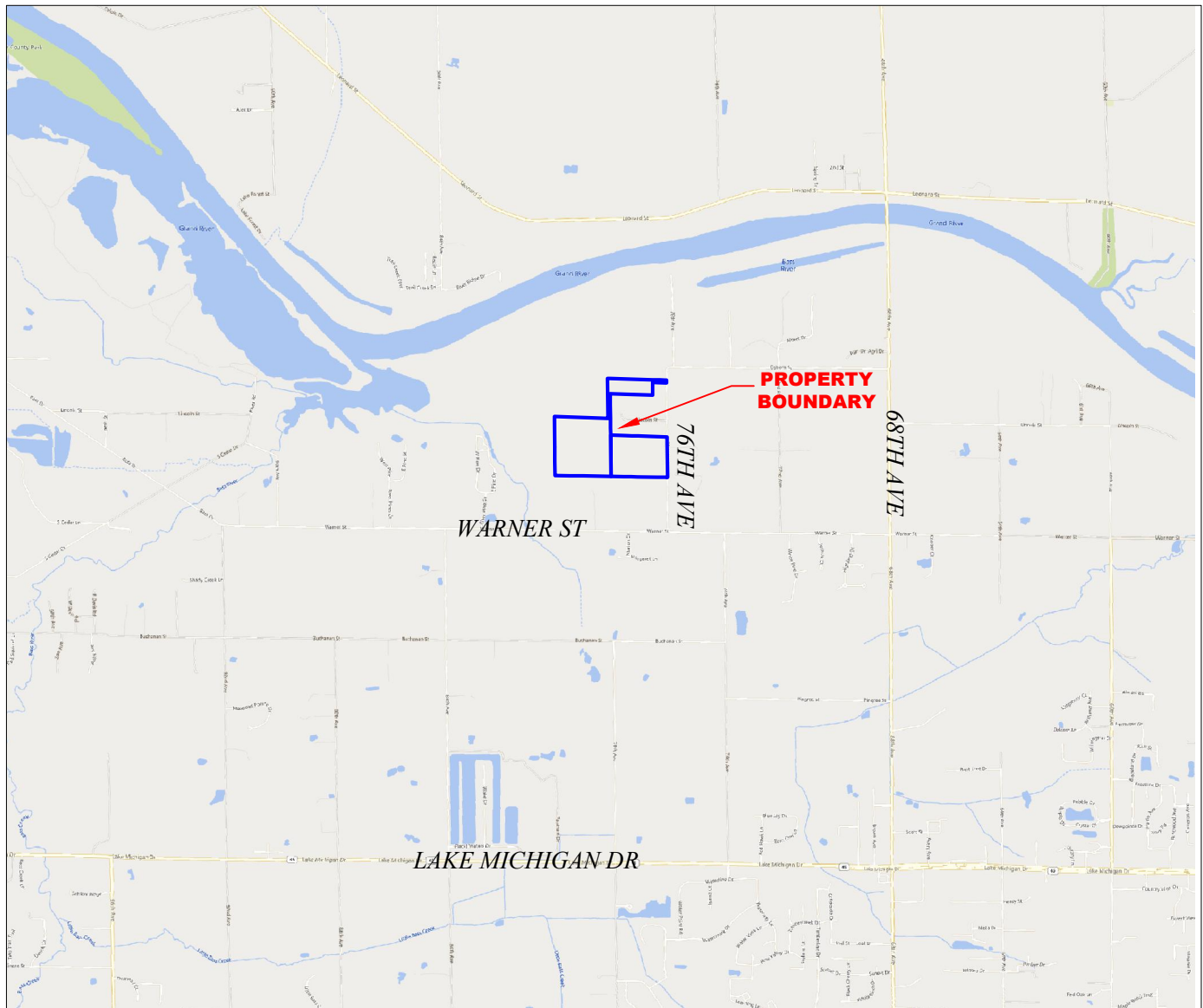
The additional information provided above should address the comments received from Allendale Charter Township. Please advise if there is further information required. Thank you for your consideration.

Sincerely,
Lakeshore Environmental, Inc.

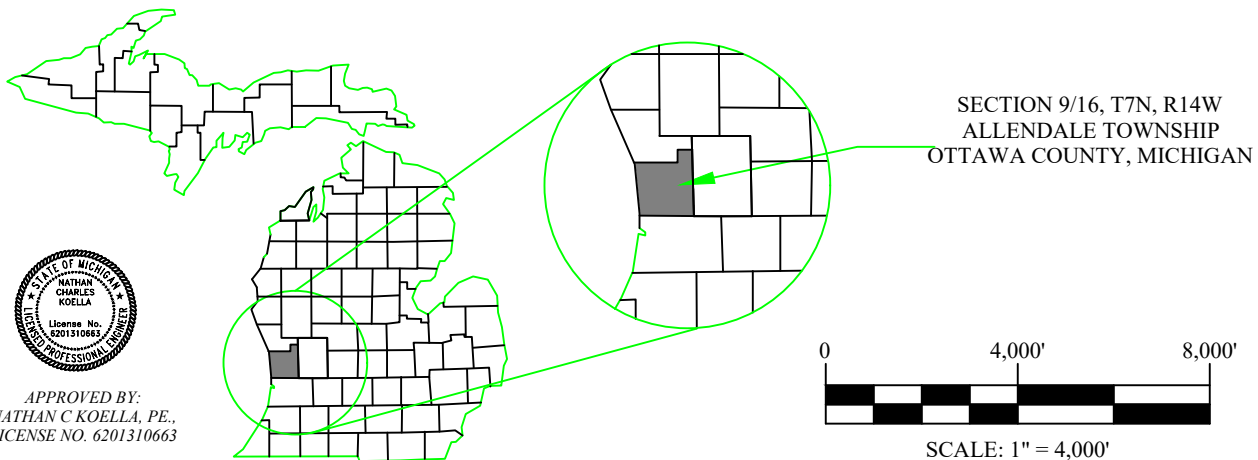


Nathan C. Koella, PE
Environmental Engineer
Email: NateK@My-LEI.com

Attachments: Figure 1 – Property Location
 Figure 2 – Site Plan
 Figure 3 – Mining Plan
 Figure 4 – Reclamation Plan
 Figure 5 – Proposed Pond Grading



NOTE:
PARCEL BOUNDARIES OBTAINED FROM OTTAWA COUNTY GIS
IMAGERY OBTAINED FROM BING



APPROVED BY:
NATHAN C KOELLA, PE.,
LICENSE NO. 6201310663



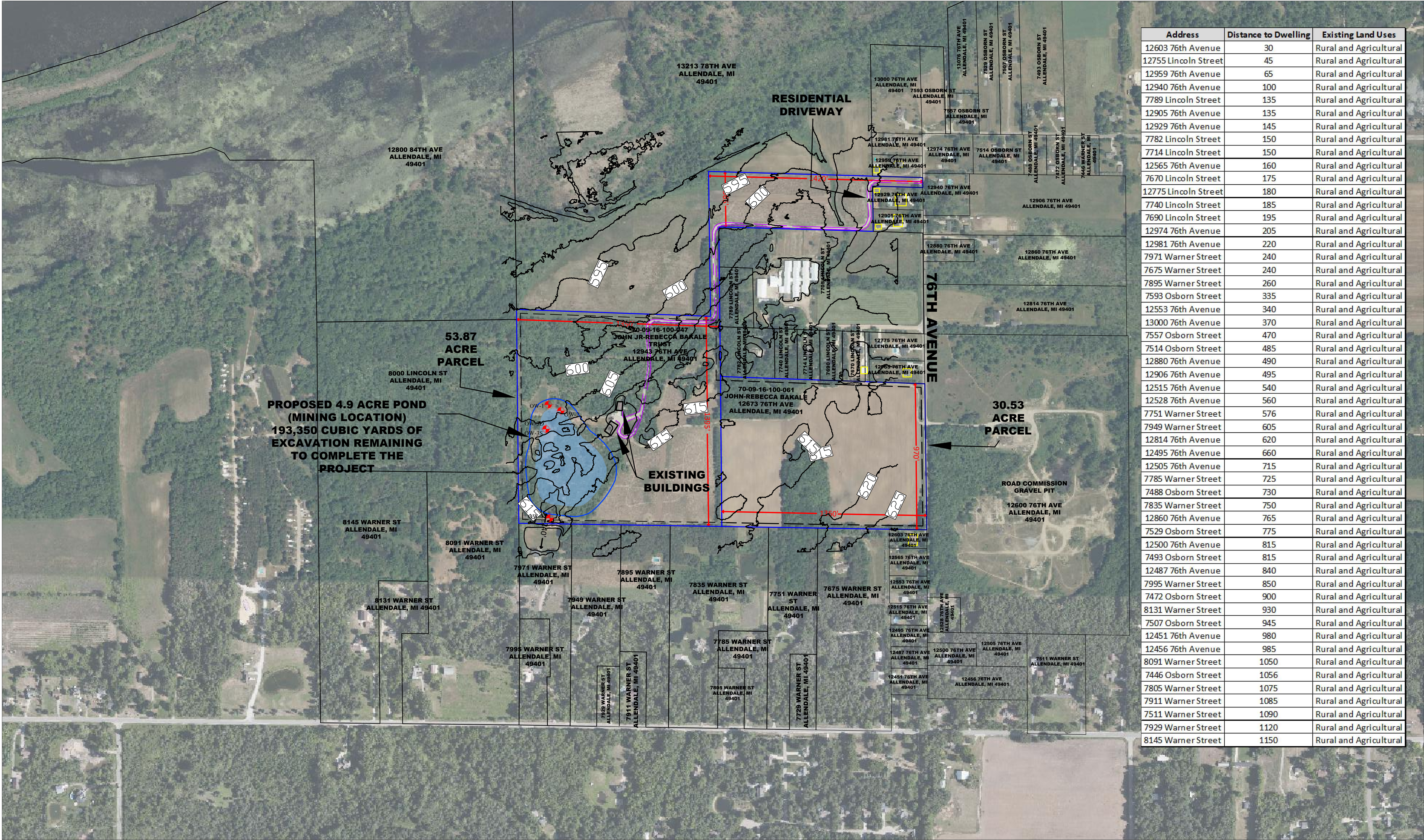
PROPERTY LOCATION
PARCEL #S 70-09-16-100-047, 70-09-16-100-061

12943 76TH AVENUE
ALLENDALE, MICHIGAN 49401

PROJECT 21-700

NOVEMBER 2022

FIGURE 1



Address	Distance to Dwelling	Existing Land Uses
12603 76th Avenue	30	Rural and Agricultural
12755 Lincoln Street	45	Rural and Agricultural
12959 76th Avenue	65	Rural and Agricultural
12940 76th Avenue	100	Rural and Agricultural
7789 Lincoln Street	135	Rural and Agricultural
12905 76th Avenue	135	Rural and Agricultural
12929 76th Avenue	145	Rural and Agricultural
7782 Lincoln Street	150	Rural and Agricultural
7714 Lincoln Street	150	Rural and Agricultural
12565 76th Avenue	160	Rural and Agricultural
7670 Lincoln Street	175	Rural and Agricultural
12775 Lincoln Street	180	Rural and Agricultural
7740 Lincoln Street	185	Rural and Agricultural
7690 Lincoln Street	195	Rural and Agricultural
12974 76th Avenue	205	Rural and Agricultural
12981 76th Avenue	220	Rural and Agricultural
7971 Warner Street	240	Rural and Agricultural
7675 Warner Street	240	Rural and Agricultural
7895 Warner Street	260	Rural and Agricultural
7593 Osborn Street	335	Rural and Agricultural
12553 76th Avenue	340	Rural and Agricultural
13000 76th Avenue	370	Rural and Agricultural
7557 Osborn Street	470	Rural and Agricultural
7514 Osborn Street	485	Rural and Agricultural
12880 76th Avenue	490	Rural and Agricultural
12906 76th Avenue	495	Rural and Agricultural
12515 76th Avenue	540	Rural and Agricultural
12528 76th Avenue	560	Rural and Agricultural
7751 Warner Street	576	Rural and Agricultural
7949 Warner Street	605	Rural and Agricultural
12814 76th Avenue	620	Rural and Agricultural
12495 76th Avenue	660	Rural and Agricultural
12505 76th Avenue	715	Rural and Agricultural
7785 Warner Street	725	Rural and Agricultural
7488 Osborn Street	730	Rural and Agricultural
7835 Warner Street	750	Rural and Agricultural
12860 76th Avenue	765	Rural and Agricultural
7529 Osborn Street	775	Rural and Agricultural
12500 76th Avenue	815	Rural and Agricultural
7493 Osborn Street	815	Rural and Agricultural
12487 76th Avenue	840	Rural and Agricultural
7995 Warner Street	850	Rural and Agricultural
7472 Osborn Street	900	Rural and Agricultural
8131 Warner Street	930	Rural and Agricultural
7507 Osborn Street	945	Rural and Agricultural
12451 76th Avenue	980	Rural and Agricultural
12456 76th Avenue	985	Rural and Agricultural
8091 Warner Street	1050	Rural and Agricultural
7446 Osborn Street	1056	Rural and Agricultural
7805 Warner Street	1075	Rural and Agricultural
7911 Warner Street	1085	Rural and Agricultural
7511 Warner Street	1090	Rural and Agricultural
7929 Warner Street	1120	Rural and Agricultural
8145 Warner Street	1150	Rural and Agricultural

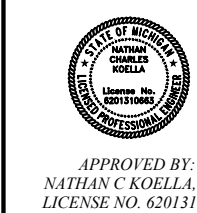
NOTE:
PARCEL BOUNDARIES OBTAINED FROM OTTAWA COUNTY GIS
AERIAL IMAGERY OBTAINED FROM BING MAPS
ZONING OF ALL PROPERTIES WITHIN 1/4 MILE OF PROPERTY IS AGRICULTURAL AND RURAL.

LEGAL DESCRIPTION OF ADDRESS 12943 76TH AVE, ALLENDALE MI # 70-09-16-100-047:
PART OF SEC 9 & 16 COM N 0D 55M 50S W 970.15 FT FROM S 1/4 COR SEC 9, TH N 0D 55M 50S D 66.07 FT, N 88D 19M 08S W 1416.7 FT, S 0D 50M E 1027.47 FT, E 66 FT, N 0D 50M W 661.84 FT, D 88D 19M 08S E 1018.23 FT, N 0D 55M 50S W 300 FT, TH S 88D 19M 08S E 333.03 FT TO BEG, ULSCO S 67.08 FT OF W 1/2 OF SW 1/4, EXC E 66 FT, ALSO NW 1/4 OF NW 1/4 SEC 16, SEC 9 & 16 D7N 14W

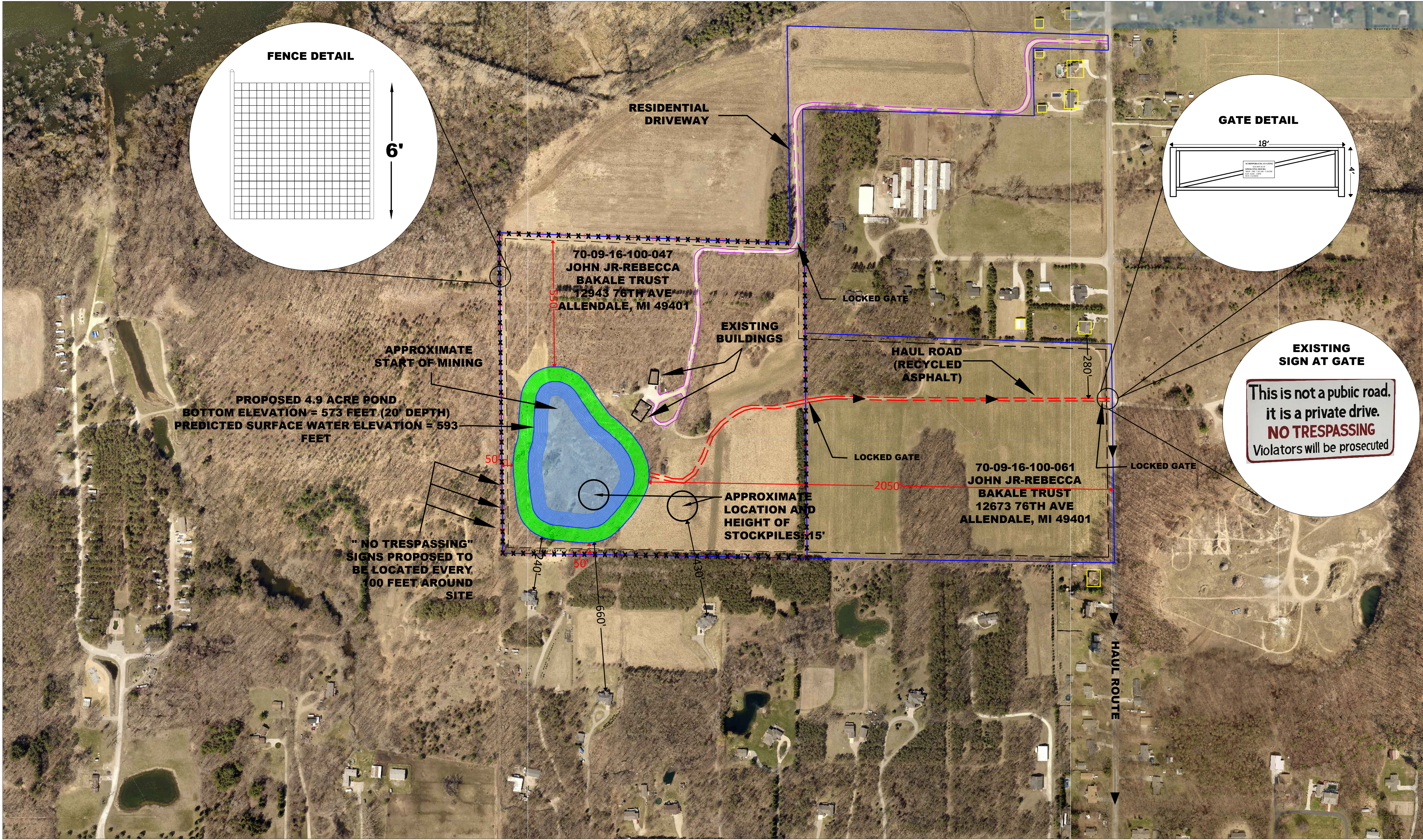
LEGEND

- 620 GROUND SURFACE CONTOURS (OTTAWA COUNTY GIS)
- PROPERTY LINE SETBACKS (25 FEET)
- OBSERVATION WELL LOCATION
- STRUCTURES WITHIN 100' OF PROPERTY BOUNDARY

APPLICANT CONTACT:
JOHN JR & REBECCA BAKALE TRUST
12943 76TH AVE
ALLENDALE, MI 49401
EMAIL: JOHN@MICHIGANEVERGREENNURSERY.COM



SITE PLAN		
PARCEL #S 70-09-16-100-047, 70-09-16-100-061		
12943 76TH AVE, ALLENDALE, MI 49401		
PROJECT 21-700	NOVEMBER 2022	FIGURE 2



NOTE:
PARCEL BOUNDARIES OBTAINED FROM OTTAWA COUNTY GIS
AERIAL IMAGERY OBTAINED FROM OTTAWA COUNTY 2021
ZONING OF ALL PROPERTIES WITHIN 1/4 MILE OF PROPERTY IS AGRICULTURAL AND RURAL

LEGAL DESCRIPTION OF ADDRESS 12943 76TH AVE, ALLENDALE MI # 70-09-16-100-047:
PART OF SEC 9 & 16 COM N 0D 55M 50S W 970.15 FT FROM S 1/4 COR SEC 9, TH N 0D 55M 50S D 66.07 FT, N 88D 19M 08S W 1416.7 FT, S 0D 50M E 1027.47 FT, E 66 FT, N 0D 50M W 661.84 FT, D 88D 19M 08S E 1018.23 FT, N 0D 55M 50S W 300 FT, TH S 88D 19M 08S E 333.03 FT TO BEG, ULSCO S 67.08 FT OF W 1/2 OF SW 1/4, EXC E 66 FT, ALSO NW 1/4 OF NW 1/4 SEC 16, SEC 9 & 16 67N R14W

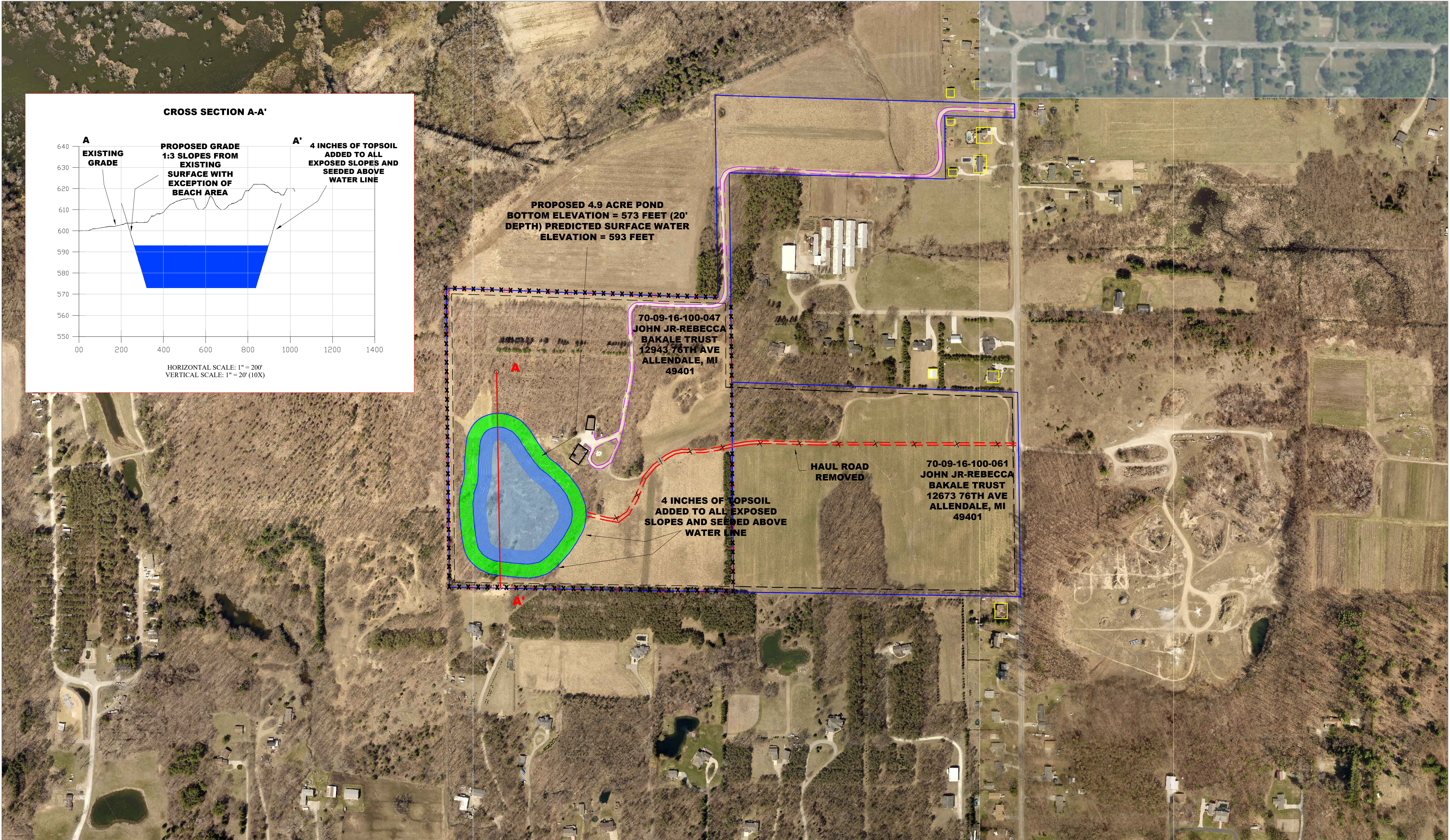
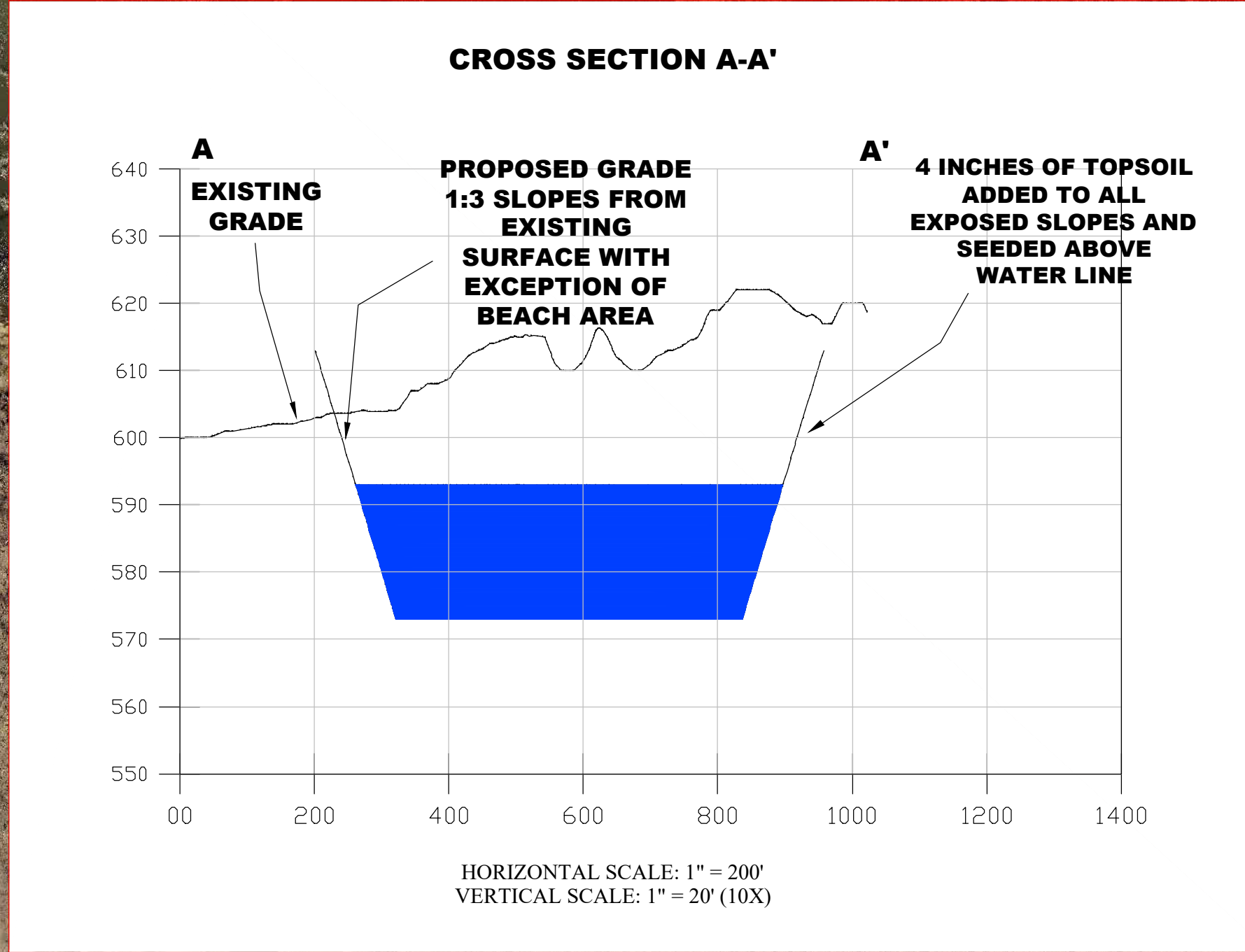
- LEGEND
- PROPOSED POND CONTOURS
 - PROPERTY LINE SETBACKS (25 FEET)
 - STRUCTURES WITHIN 100' OF PROPERTY BOUNDARY

APPLICANT CONTACT:
JOHN JR & REBECCA BAKALE TRUST
12943 76TH AVE
ALLENDALE, MI 49401
EMAIL: JOHN@MICHIGANEVERGREENNURSERY.COM



MINING PLAN		
PARCEL #S 70-09-16-100-047, 70-09-16-100-061		
12943 76TH AVE, ALLENDALE, MI 49401		
PROJECT 21-700	NOVEMBER 2022	FIGURE 3

DRAWN BY: TJW



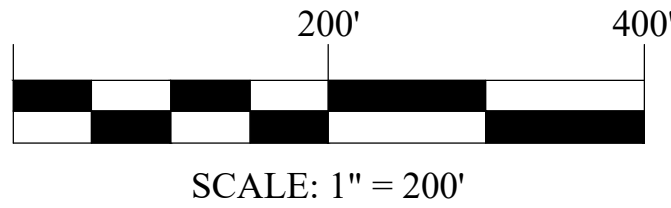
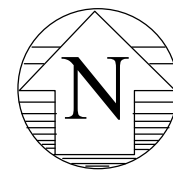
NOTE:
PARCEL BOUNDARIES OBTAINED FROM OTTAWA COUNTY GIS
AERIAL IMAGERY OBTAINED FROM OTTAWA COUNTY 2021
DEPTH TO WATER TABLE IS 10 - 28 FEET, DEPENDING ON TOPOGRAPHY

LEGAL DESCRIPTION OF ADDRESS 12943 76TH AVE, ALLENDALE MI # 70-09-16-100-047:
PART OF SEC 9 & 16 COM N 0D 55M 50S W 970.15 FT FROM S 1/4 COR SEC 9, TH N 0D 55M 50S D 66.07 FT, N 88D 19M 08S W 1416.7 FT, S 0D 50M E 1027.47 FT, E 66 FT, N 0D 50M W 661.84 FT, D 88D 19M 08S E 1018.23 FT, N 0D 55M 50S W 300 FT, TH S 88D 19M 08S E 333.03 FT TO BEG, ULSO S 67.08 FT OF W 1/2 OF SW 1/4, EXC E 66 FT, ALSO NW 1/4 OF NW 1/4 SEC 16. SEC 9 & 16 D7N R14W

LEGEND

- PROPOSED POND CONTOURS
- PROPERTY LINE SETBACKS (25 FEET)
- STRUCTURES WITHIN 100' OF PROPERTY BOUNDARY

APPLICANT CONTACT:
JOHN JR & REBECCA BAKALE TRUST
12943 76TH AVE
ALLENDALE, MI 49401
EMAIL: JOHN@MICHIGANEVERGREENNURSERY.COM



SCALE: 1" = 200'

DRAWN BY: TJW



RECLAMATION PLAN		
PARCEL # 70-09-16-100-047, 70-09-16-100-061		
12943 76TH AVE, ALLENDALE, MI 49401		
PROJECT 21-700	NOVEMBER 2022	FIGURE 4

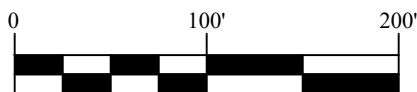


AERIAL IMAGERY OBTAINED FROM OTTAWA COUNTY 2021

LEGEND

- PROPOSED POND CONTOUR (4.9 ACRES)
- PROPERTY LINE SETBACKS (25 FEET)

DWN BY: TJW



SCALE: 1" = 100'



PROPOSED POND GRADING
PARCEL #S 70-09-16-100-047, 70-09-16-100-061

12943 76TH AVENUE
ALLENDALE, MICHIGAN 49401

PROJECT 21-700 NOVEMBER 2022 FIGURE 5