

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

June 5, 2023

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 May 15, 2023 Planning Commission Minutes
5. Approval of the Agenda
6. Public Comments for *non-public hearing items*
7. Public Hearings:
 - A. Emerald Springs – Planned Unit Development Minor Amendment and Private Road Special Use Application
8. Site Plan Review:
9. New Business:
 - A. Great Lakes Excavating Service – Special Use Amendment Application – 5015 Warner Street Mining Site
 - B. JMM Developers – Special Use Amendment Application – 11910 & 12084 46th Avenue Mining Site
10. Old Business:
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting June 19, 2023 at 7:00 p.m.



**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

May 15, 2023

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call:
Present: Adams, Zuniga, Nadda, Zeinstra
Absent: Westerling, Jacquot
Staff and Guests Present: Planner Greg Ransford, Jack Barr, Becky Page, Chris Miller, Duke Schut, Marcel VanderLaan
3. Communications and Correspondence: None
4. Motion by Zeinstra to approve the May 1, 2023, Planning Commission Minutes as presented. Seconded by Nadda. **Approved 4-0**
5. Motion by Adams to approve the May 15, 2023, Planning Commission Agenda as presented. Seconded by Zeinstra. **Approved 4-0**
6. Public Comments for *non-public hearing item*:
Chairperson Adams opened the public comment section for non-public hearing items.
Seeing no comments, Chairperson Adams closed the public comment section.
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. Emerald Springs – Planned Unit Development Minor Amendment and Private Road Special Use Application.

Planner Ransford reviewed his memo regarding the changes to the previously approved application.

Mick McGraw presented the project and noted the changes that they have proposed to the previous approval and explained the improvements to the plans for the proposed private road.

Mr. Nadda asked Mr. Ransford if the Planning Commission had the authority to approve the changes to the road without the applicant going to the ZBA for a variance, and Planner Ransford assured them that it would be in the purview of the Planning Commission grant that relief as this project was previously approved with these standards.

Consensus among the Commissioners was that maintaining the asphalt valley gutter on the road as was previously approved is a minor amendment to the current application. And Planner Ransford will schedule the public hearing for the Private Road Special Land Use.
 - B. Allendale Christian School Special Use Application – 11050 64th Ave. – Building addition of approximately 24,384 square feet and related parking lot.

Mr. Zeinstra recused himself from the discussion of this application.

Becky Page, from Holland Engineering, introduced the proposed building addition to the Allendale Christian School.

Planner Ransford reviewed his memo.

Commissioners discussed the plan to remove the ball field, and that the agreement between the Township and the school has expired, so the removal of the ball field is not an issue.

Commissioners opined that the parking lot off Henry Street is acceptable and is screened sufficiently by the proposed landscaping.

The Commissioners discussed the possibility of a traffic study but are still waiting on information from the Trip Generation Data that the Township Engineer is reviewing to determine if a full Traffic Impact Study is necessary. However, consensus was reached that a formal Traffic Impact Study will be required, despite the information being reviewed by the Township Engineer, since traffic has historically been a concern as a result of the school.

Commissioners directed Planner Ransford to set the public hearing after he receives information on the Traffic Impact Study.

C. Polymer Packaging – 5285 Edgewater Dr. – Building addition of approximately 16,170 square feet.

Mr. Zeinstra rejoined the discussion.

Jack Barr from Nederveld, representing the applicant, introduced the project.

Planner Ransford reviewed the memo that was prepared for this project.

Commissioners discussed the proposed deferred parking and concurred that the deferred parking is acceptable.

The proposed landscaping was also discussed and decided by the Commissioners to be sufficient for the site.

Motion by Zeinstra to approve the proposed site plan with the condition of Fire Department approval along with the approval of other necessary reviewing agencies. Seconded by Zuniga. **Approved 4-0**

10. Old Business:

A. Outdoor Venues Text Amendment discussion

Planner Ransford presented the proposed changes to the Amendment.

Mr. Zeinstra wondered if the Commission should get input from law enforcement and the fire department? Commissioners thought that was a good idea and directed Planner Ransford to reach out.

Commissioners also discussed firing ranges and decided to add a statement that any firing ranges would need to be approved by the Planning Commission, even if the site has previously been approved as an outdoor venue, and without such approval it is then prohibited at that venue. Commissioners directed Planner Ransford to make the changes and then seek review from law enforcement, the fire department and legal.

11. Public Comments:

Seeing no public present, Chairperson Adams opened and closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board approved a resolution to commence Eminent Domain proceedings for water and sewer improvements and that the Fire Department open house was a success.

13. Commissioner and Staff Comments

Mr. Zuniga wondered what is going on with the lot next to Station 45 and the bus that is for sale. Mr. Ransford replied that Supervisor Elenbaas is having discussions with the landowner.

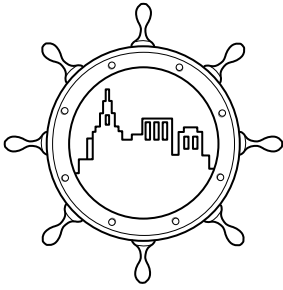
Mr. Zuniga also questioned the sheds for sale on Fillmore and Mr. Ransford will investigate it.

14. Meeting adjourned at 8:09 p.m.

Next meeting June 5, 2023, at 7:00 p.m.

Minutes respectfully submitted by Kelli McGovern





Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
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
616-821-4696
kevin@freshcoastplanning.com

Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: May 30, 2023
Re: Emerald Springs Planned Unit Development Amendment – Private Road Special Use

Attached is a Special Use application from Nederveld on behalf of Signature Land Company to amend the Emerald Springs (formerly 6138 Lake Michigan Drive) Planned Unit Development (PUD) for the purpose of establishing private roads rather than public roads. As you know, at your May 15, 2023 meeting, you concluded that all other proposed amendments to the PUD were minor in nature.

We have reviewed the final site plan materials and do not have any additional observations or findings to provide since your initial plan review. As you know, you were satisfied with the initial plans, as presented, and therefore did not provide any direction to the applicant to revise the plans for final submission.

Special Use Standards

As you are aware, you must review the request in accordance with your standards provided for special use approval in Section 20.06 – Standards of the Allendale Charter Township Zoning Ordinance (ACTZO). In that regard, below is a copy of said Standards as well as our response to each in italic font, in an effort to assist you with your review of the request.

Section 20.06 STANDARDS.

No special land use shall be approved by the Planning Commission unless the Commission finds:

- A. That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.

We believe the Planning Commission concluded during its PUD review that the special land use will not be detrimental. Given that the final plan has not changed since the initial plan, we expect that the special land use will not be detrimental to the public health, safety, or general welfare. As a result, this standard appears to be met.

However, pending comments received during the public hearing and after reviewing the final plan, the Planning Commission may disagree with our conclusion.

- B. That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.

We do not believe the special land use will be injurious to the use and enjoyment of other property in the immediate vicinity. However, pending comments received during the public hearing, the Planning Commission

may disagree with our conclusion. Further, and although not found necessary during the initial review, the Planning Commission possesses the authority to require other relevant studies to determine if any negative impacts may result from the proposed use.

- C. That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We do not believe the special land use will impede the normal and orderly development and improvement of the surrounding property, particularly given that the request was previously found appropriate during the PUD process. As a result, this standard appears to be met.

- D. That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

No changes are proposed to the utilities or drainage for the site. The access road merely becomes private rather than public. As a result, this standard appears to be met.

- E. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

We believe adequate measures have been taken to ensure the minimization of traffic congestion in public streets as a result of the Traffic Impact Study that was conducted during the PUD process. Given that the special use allows a private road in place of a public road, we do not believe any further effects will occur to the overall traffic expectations. As a result, this standard appears to be met.

- F. That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in Article 23.

We believe the proposed special land use conforms to the applicable regulations of the district in which it is located as well as those provided in Article 23 of the ACTZO. As a result, this standard appears to be met.

Site Plan Review Standards

As you are further aware, Section 24.06 – Standards for Approval of the ACTZO provides your standards of review when deliberating regarding a site plan application. In that regard, below, in part, is a copy of said Standards for Approval. While we would ordinarily provide our response to each in an effort to assist you with your review of the request, we anticipate that exercise is unnecessary given your previous review and approval of the overall PUD. As you are further aware, each standard is very lengthy and provides guidance and authority to the Planning Commission. Given this, rather than providing the entirety of each standard within this memorandum, we have only included the subtitle. If you require the entirety of any standard, please let us know and we will provide it to you.

Section 24.06 STANDARDS FOR APPROVAL

Prior to approving a site plan, the Planning Commission shall require that the following standards and requirements be satisfied. If these standards and all other requirements of applicable Township ordinances are met, the site plan shall be approved.

- A. General Access Requirements
- B. Environmental Considerations

- C. Sidewalks and Pedestrian Circulation
- D. Landscaping and Buffering
- E. Lighting
- F. Utility Service
- G. Outdoor Features
- H. Waste Disposal Facilities
- I. The location and dimensions of all existing and proposed structures on the subject property
- J. Building Appearance
- K. Site plans shall conform to all applicable requirements of County, State and Federal statutes and approval may be conditioned on the applicant receiving necessary County, State and Federal permits before final site plan or an occupancy permit is granted
- L. Traffic Impact Study

Township Department Reviews

No further comments have been received from township staff since the initial plan review.

Planning Commission Considerations and Draft Motion

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration. They are listed in no particular order:

Considerations

- Special Use Standards pursuant to Section 20.06 of the ACTZO
- Site plan standards pursuant to Section 24.06 of the ACTZO

Draft Motion

Given your favorable review of the initial plans at your May 15, 2023 meeting, and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to approve the site plan as presented, finding that the proposed private roads meet the site plan standards of Section 24.06 and the special use standards of Section 20.06 of the Allendale Charter Township Zoning Ordinance. The additional minor amendments requested, which include a reduction of lots to 98 in total, a reduction of lot width at the front yard setback to 50 feet, and the use of asphalt valley gutters for the private road, are authorized by this motion as represented on the site plan. The site plan includes:

- A two page Planning Commission Application dated April 15, 2022;
- A two page letter regarding Emerald Springs – Proposed Amended Planned Unit Development 6138 Lake Michigan Drive, Allendale Township, Ottawa County, Michigan letter dated April 26, 2023;
- A one page Emerald Springs PUD Amendment Overview;
- Sheet C-200, Titled: Emerald Springs Amended Final PUD – Existing Conditions Plan, project number 18201950, dated 2023.04.26;
- Sheet C-201, Titled: Emerald Springs Amended Final PUD – Site Layout Plan, project number 18201950, dated 2023.04.26;
- Sheet C-300, Titled: Emerald Springs Amended Final PUD – Grading & Utilities Plan, project number 18201950, dated 2023.04.26;
- Sheet C-400, Titled: Emerald Springs Amended Final PUD – Road Profiles, project number 18201950, dated 2023.04.26;

- Sheet L-200, Titled: Emerald Springs Amended Final PUD – Landscape Plan, project number 18201950, dated 2023.04.26 and;
- A six page Emerald Springs Agreement for Maintenance and Repair of Private Roads document

with the following conditions:

1. The applicant shall satisfy the content of the Township Engineer review emails dated May 1, 2023.
2. The applicant shall satisfy the content of the Township Superintendent of Public Utilities email dated May 2, 2023.
3. Review and approval are required from the Ottawa County Water Resources Commissioner's Office prior to construction.
4. [Insert Condition, if necessary]

The application has been scheduled for final review and public hearing at your June 5, 2023 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
Rick Pulaski, Nederveld



via electronic submittal

April 26, 2023

Mr. Gregory Ransford
Allendale Charter Township
6676 Lake Michigan Drive
PO Box 539
Allendale, MI 49401

RE: Emerald Springs - Proposed Amended Planned Unit Development
6138 Lake Michigan Drive, Allendale Township, Ottawa County, Michigan

Dear Mr. Ransford:

Signature Land Company is requesting approval to amend the Planned Unit Development (PUD) for Emerald Springs in Allendale Township. The proposed amendment would allow for private roads, a pedestrian pathway leading to the property north of Emerald Springs, an increase in the minimum lot width, a decrease in the overall number of lots, and would allow for asphalt valley gutter curbs. These items are explained in further detail with the enclosed Site Plan Set and Narrative Statement.

Based on comments received from Allendale Township Staff and Allendale Township consultants over the past several months, we have updated and revised our previous Site Plan Set for the proposed amendment as noted below, and we are providing an electronic copy of the plan set for staff and consultant review.

In response to the Township Planner Review Comments from June 2022, we offer the following:

- Proposed road profiles detailing storm sewer, sanitary sewer, watermain, and road grades are now provided.
- The proposed road profiles show that the roads in Emerald Springs meet the slope requirements for private roads in Allendale Township (ie, no roads exceed seven percent and no approaches to street intersections exceed four percent).

In response to the Township Supervisor's review from May 2022, we offer the following:

- Sidewalks on both sides of the emergency street connection to Timber Drive are now provided. The sidewalks will be located in a sidewalk easement (outside the right-of-way for the emergency access path).
- A cross-section for the emergency access pathway is now depicted on the plan set.

In response to the Township Engineer's review from June 2022, we offer the following:

- As noted above, sidewalks on both sides of the emergency street connection to Timber Drive are now provided.
- Sidewalks are now depicted on the proposed road cross-section.
- Access path lighting details will be provided to the Township Planner for detailed plan review in the corresponding phase (currently anticipated to be Phase 4).

- Zoning exhibit north arrow has been clarified.
- The emergency access pathway is proposed to crown at the center, directing runoff to the rear yard collection points north and south of the road (Emerald Springs side) and to the existing ditch (Traders Creek Landing side). Further construction drawing details will be provided in the corresponding phase (currently anticipated to be Phase 3).
- Street trees are now depicted as at least 10 feet away from public utilities. Fire hydrants, manholes, service boxes, and valve boxes have five feet of clearance from trees and landscaping.

These items are being submitted for consideration at the regular Planning Commission meeting on May 15, 2022.

Should you have any questions or need additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Pulaski", with a stylized, cursive script.

Rick Pulaski, P.E.
Director of Planning

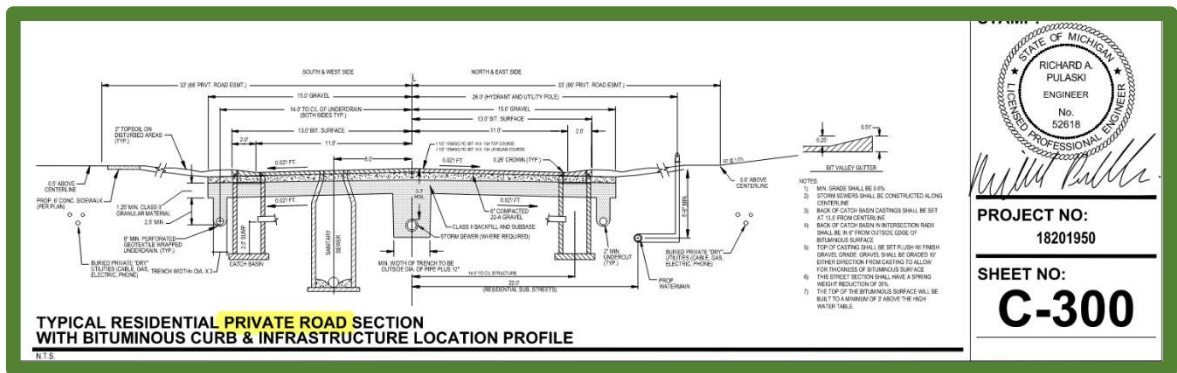
Emerald Springs PUD Amendment

OVERVIEW

Emerald Springs (formerly known as “6138 Lake Michigan Drive PUD”) was approved by the Allendale Charter Township Board in November 2021.

The applicant, Signature Land Development Corporation, is requesting a Planned Unit Development Amendment for the following:

- The roads in the project will all be private roads. This was depicted in the November 2021 PUD plan set as an option that the applicant could choose if desired (see snippet from plan below).



- The number of lots has decreased. There were 99 lots proposed in the November 2021 PUD, and now 98 lots are proposed.
- The minimum lot width at the front yard setback has increased from 50 feet (minimum) to 52 feet (minimum).
- Roads are proposed with valley gutter curbing.
- The stub street to the north property line was eliminated; and a 25 ft easement for pedestrian/sidewalk access is proposed. This, too, was noted as an option available to the applicant (see snippet from plan below).

B) PRIVATE ROADS:

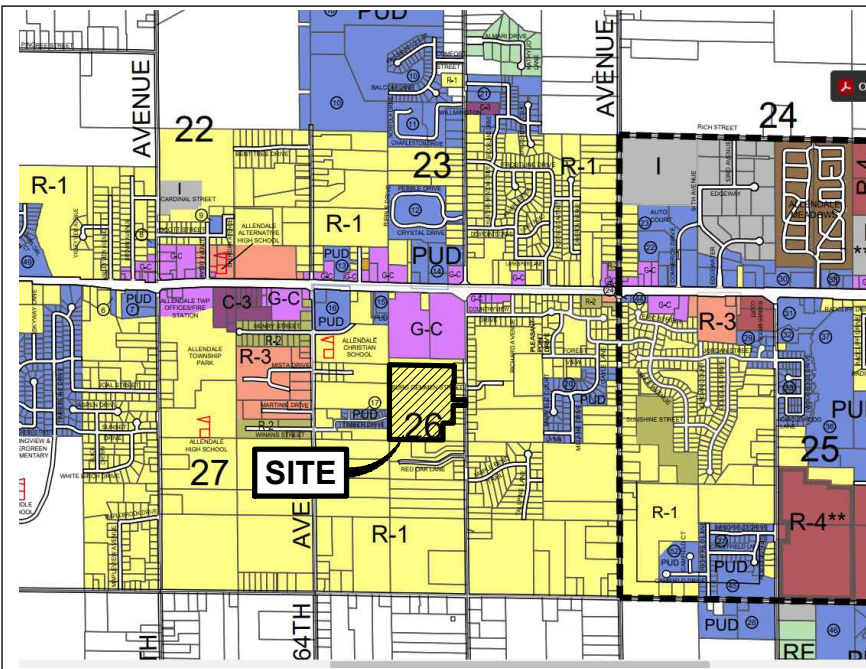
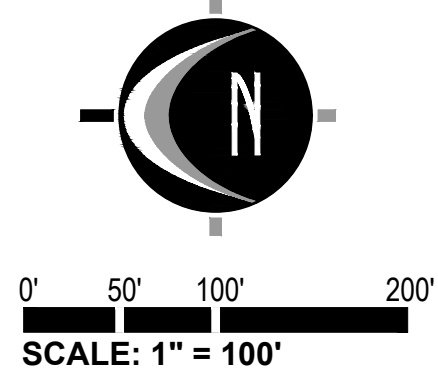
IF THE ROADS IN THE DEVELOPMENT ARE BUILT AS PRIVATE ROADS, THEN NO ROAD CONNECTION WILL BE MADE TO THE NORTH. HOWEVER, A PEDESTRIAN WALKWAY ON A 20-FOOT EASEMENT WILL BE PROVIDED AND PAID FOR BY THE DEVELOPER AT A LOCATION TO BE AGREED UPON BETWEEN THE TOWNSHIP AND THE DEVELOPER AND THIS CHANGE SHALL BE CONSIDERED A MINOR AMENDMENT.

All other provisions of the 2021 PUD Approval remain as approved by Allendale Charter Township.

The project will be developed as a platted subdivision per Allendale subdivision design requirements and State of Michigan requirements. The Tentative Preliminary Plat, Final Preliminary Plat, and Final Plat will be submitted separately at a later date.

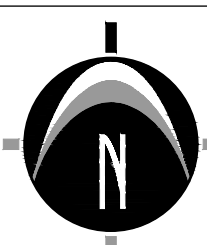
PROPERTY DESCRIPTION

Part of the Northwest 1/4 of Section 26, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S00°52'00"E 2626.36 feet along the North and South 1/4 line of said Section 26 to the Center of said Section 26; thence N89°39'58"W 399.90 feet along the East and West 1/4 line of said Section to the Point of Beginning; thence continuing N89°39'58"W 914.56 feet along said East and West 1/4 line; thence N01°02'13"W 1272.00 feet along the West line of the East 1/2 of the Northwest 1/4 of said Section; thence S89°59'53"E 1118.18 feet; thence S00°52'00"E 282.00 feet along the West line of Ponshair's Subdivision, as recorded in Liber 25 of Plats, on Page 20, Ottawa County Records; thence S89°08'00"W 17.00 feet; thence S00°52'00"E 300.00 feet; thence N89°08'00"E 217.00 feet; S00°52'00"E 100.00 feet along said North and South 1/4 line; thence S89°08'00"W 217.00 feet; thence S00°52'00"E 296.04 feet; thence N89°39'58"W 182.95 feet parallel with the East and West 1/4 line of said Section; thence S00°52'00"E 300.00 feet to the Point of Beginning. Contains 31.53 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 60th Avenue over the most Easterly 33.00 feet thereof.

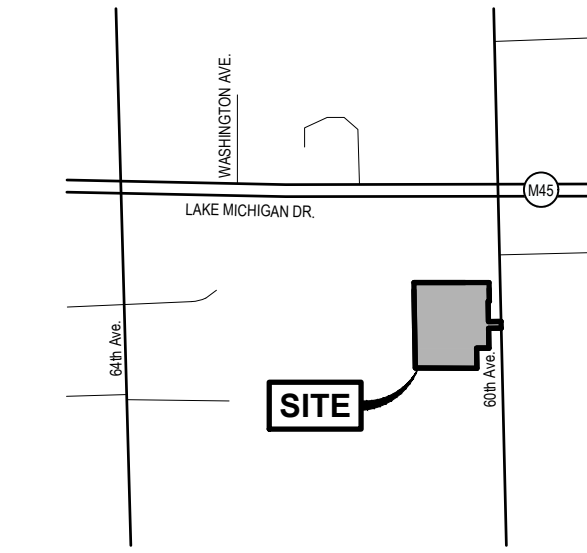


ZONING CONTEXT EXHIBIT

N.T.S.



AG	AGRICULTURAL AND RURAL	PUD	PLANNED UNIT DEVELOPMENT
RE	RURAL ESTATE	O	OFFICE
R-1	LOW DENSITY ONE-FAMILY RESIDENTIAL	G-C	GENERAL COMMERCIAL
R-2	MEDIUM DENSITY ONE- AND TWO-FAMILY RESIDENTIAL	CS	SERVICE COMMERCIAL
R-3	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	I	INDUSTRIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE	SA	SCHOOL
R-4	MOBILE HOME PARK		
GO	GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)		



LOCATION MAP

NOT TO SCALE



www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Granite Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Signature Land Company
Michael McGraw

1188 East Paris Ave SE, Suite 100
Grand Rapids, MI
Phone: 616.455.0200

REVISIONS:

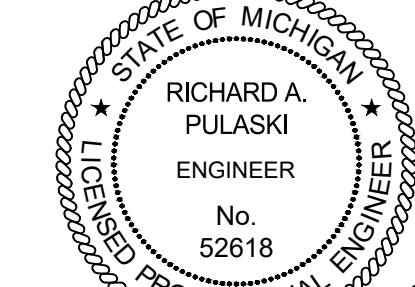
Title: Revised Per Comments	Drawn: JW	Checked: RP	Date: 2023.03.31
Title: Revised PUD Submittal	Drawn: JW	Checked: RP	Date: 2023.04.26

EMERALD SPRINGS
AMENDED FINAL PUD

Existing Conditions Plan

6138 LAKE MICHIGAN DRIVE
PART OF THE NORTHWEST 1/4 OF SECTION 26, T7N, R14W,
ALLEDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:

18201950

SHEET NO:

C-200

(M-45)

LAKE MICHIGAN DRIVE

ZONED G-C
CATHOLIC DIOCESE OF
GRAND RAPIDS
70-09-26-100-013
11147 60TH AVE

ZONED G-C
ALLEDALE TOWNSHIP
70-09-26-100-092
6138 LAKE MICHIGAN DRIVE

ZONED G-C
ALLEDALE CHRISTIAN SCHOOL
70-09-26-100-091
11050 64TH AVENUE

ZONED R-1
ALLEDALE CHRISTIAN SCHOOL
70-09-26-100-087
11050 64TH AVE

60TH AVE

BURG-GEMMEN
DR

LYNN DR

PROPOSED SITE

VINE LEAF
CIRCLE

ZONED PUD [17]

ZONED R-1
GOLDEN ASSOCIATES
70-09-26-300-013
10764 64TH AVE

ZONED R-1
GOLDEN ASSOCIATES
70-09-26-300-013
10764 64TH AVE

PREPARED FOR:

Signature Land Company
Michael McGraw

1188 East Paris Ave SE, Suite 100
Grand Rapids, MI
Phone: 616.455.0200

REVISIONS:

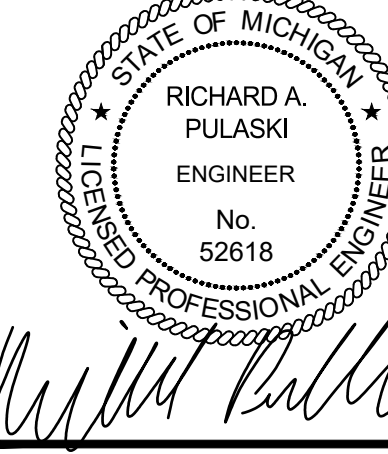
Title: Revised Per Comments
Drawn: JW Checked: RP Date: 2023.03.31
Title: Revised PUD Submittal
Drawn: JW Checked: RP Date: 2023.04.26

**EMERALD SPRINGS
AMENDED FINAL PUD**

Site Layout Plan

6138 LAKE MICHIGAN DRIVE
PART OF THE NORTHWEST 1/4 OF SECTION 26, T7N, R14W,
ALLEDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:
18201950

SHEET NO:
C-201

GENERAL NOTES

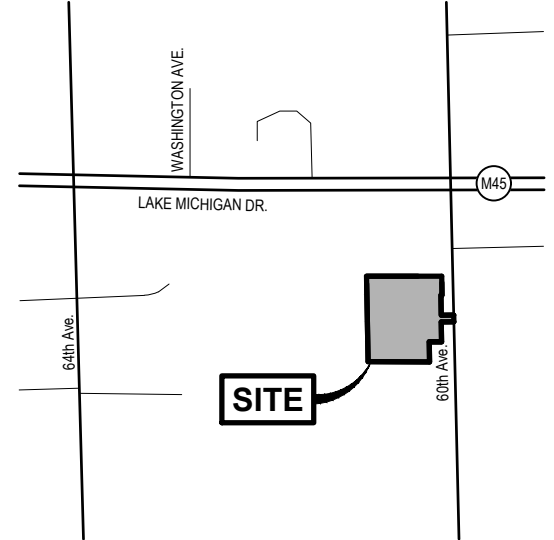
- CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)
- FUTURE LAND USE DESIGNATION: MDR (MEDIUM DENSITY RESIDENTIAL)
(EQUIVALENT TO EXISTING R-3 STANDARDS)
- SUMMARY OF PROPOSED LAND USE:
 - GROSS SITE AREA = 31.5 ACRES (1,373,010 SQ. FT.)
 - AREA OF STORMWATER DETENTION(POND) = 216,748 SQ. FT.
 - ZONING OF PARCELS TO NORTH = G-C
ZONING OF PARCELS TO WEST = R-1 & PUD
ZONING OF PARCELS TO THE SOUTH AND EAST = R-1
 - TOTAL PROPOSED UNITS = 98 SINGLE-FAMILY LOTS
 - OPEN SPACE PROVIDED = 5.1 ACRES (222,300 SQ. FT.)

SITE REGULATING REQUIREMENTS

- PROPOSED PUD SINGLE-FAMILY LOTS**
- MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 52 FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORES
 - FRONT YARD SETBACK = 20 FT., 24 FT FOR LOTS THAT CONTAIN A SIDEWALK
 - SIDE YARD SETBACK = 5 FT.
 - REAR YARD SETBACK = 25 FT.
 - MIN. LOT AREA = 7,125 S.F.

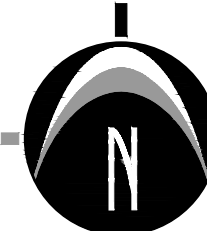
- DENSITY COMPUTATION**
- | | |
|--------------------------------|----------------------------|
| SITE AREA | = 31.5 ACRES |
| POND AMENITY(4.9 ACRESx50%) | = 2.4 ACRES |
| NET DEVELOPMENT ACREAGE | = 29.1 ACRES |
| MDR DWELLING UNITS PER ACRE | = 7.26 DWELLING UNITS/ACRE |
| TOTAL ALLOWABLE DWELLING UNITS | = 228 DWELLING UNITS |

- THIS SITE WILL BE SERVICED BY PUBLIC SANITARY SEWER, PUBLIC WATERMAIN, AND STORM SEWER. SANITARY SEWER WILL BE EXTENDED FROM BOTH TIMBER DRIVE AND 60TH AVENUE INTO THE SITE. WATERMAIN WILL BE EXTENDED FROM BOTH TIMBER DRIVE AND 60TH AVENUE INTO THE SITE TO PROVIDE A LOOPED CONNECTION. SANITARY SEWER, WATERMAIN, AND STORM SEWER WILL GENERALLY BE PLACED WITHIN THE PROPOSED RIGHT-OF-WAYS FOR THE PROJECT AT STANDARD DEPTHS AND STANDARD SIZES. PLANS SHALL BE SUBJECT TO TOWNSHIP ENGINEER AND ALLEDALE UTILITIES DEPARTMENT REVIEW AND APPROVAL.
- UTILITIES TO SITE: THE AMENITY POND WILL PROVIDE STORMWATER DETENTION FOR THE SITE. STORMWATER WILL ALSO BE CAPTURED VIA CATCH BASINS WITHIN THE ROADWAY. ELECTRIC AND GAS UTILITIES WILL BE PLACED UNDERGROUND IN COMPLIANCE WITH TOWNSHIP STANDARDS.
- OPEN SPACE REQUIREMENTS PER ALLEDALE TOWNSHIP ORDINANCE: THERE IS NO DEFINED MINIMUM CALCULATION OF DEDICATED OPEN SPACE REQUIREMENT REQUIRED WITHIN A SINGLE FAMILY PUD. THE PROPOSED DEVELOPMENT, HOWEVER, PROVIDES A ROUGHLY 4.9 ACRE POND AS AN AMENITY. NO DISTURB AND TREE PROTECTION AREA 63,197 SQ. FT.
- LANDSCAPING: 1 STREET TREE PER LOT WILL BE PROVIDED. FINAL SPECIES TO BE DETERMINED. SPECIES AND TREE SIZE SHALL COMPLY WITH ALLEDALE TOWNSHIP ORDINANCE. DEVELOPER RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPING AND TO PROVIDE AMENITY STRUCTURES IN OPEN SPACE AREAS WITHOUT FURTHER PLANNING COMMISSION OR TOWNSHIP BOARD REVIEW.
- STREET LIGHT LOCATIONS TO BE APPROVED BY CONSUMERS ENERGY.
- BUFFER AREAS: LOTS 1-5 AND LOTS 24-31 WILL CONTAIN "BUFFER AREAS" ON RECORDED DOCUMENTS AT OTTAWA COUNTY REGISTER OF DEEDS. SUCH BUFFER AREAS SHALL BE LEFT IN A NATURAL, UNALTERED STATE. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN SUCH AREAS. NO VEGETATION SHALL BE REMOVED, EXCEPT FOR DISEASED OR DEAD VEGETATION. INCIDENTAL ACTIVITIES ARE PERMITTED WITHIN THE BUFFER AREAS, CONSISTING OF INITIAL CONSTRUCTION ACTIVITIES, INSTALLATION AND MAINTENANCE OF UTILITIES, AND OTHER ACTIVITIES REQUIRED TO PROTECT THE HEALTH SAFETY, AND GENERAL WELFARE.
- FINAL C.B.U. MAIL LOCATIONS TO BE DETERMINED IN COORDINATION WITH UNITED STATES POSTAL SERVICE.



LOCATION MAP

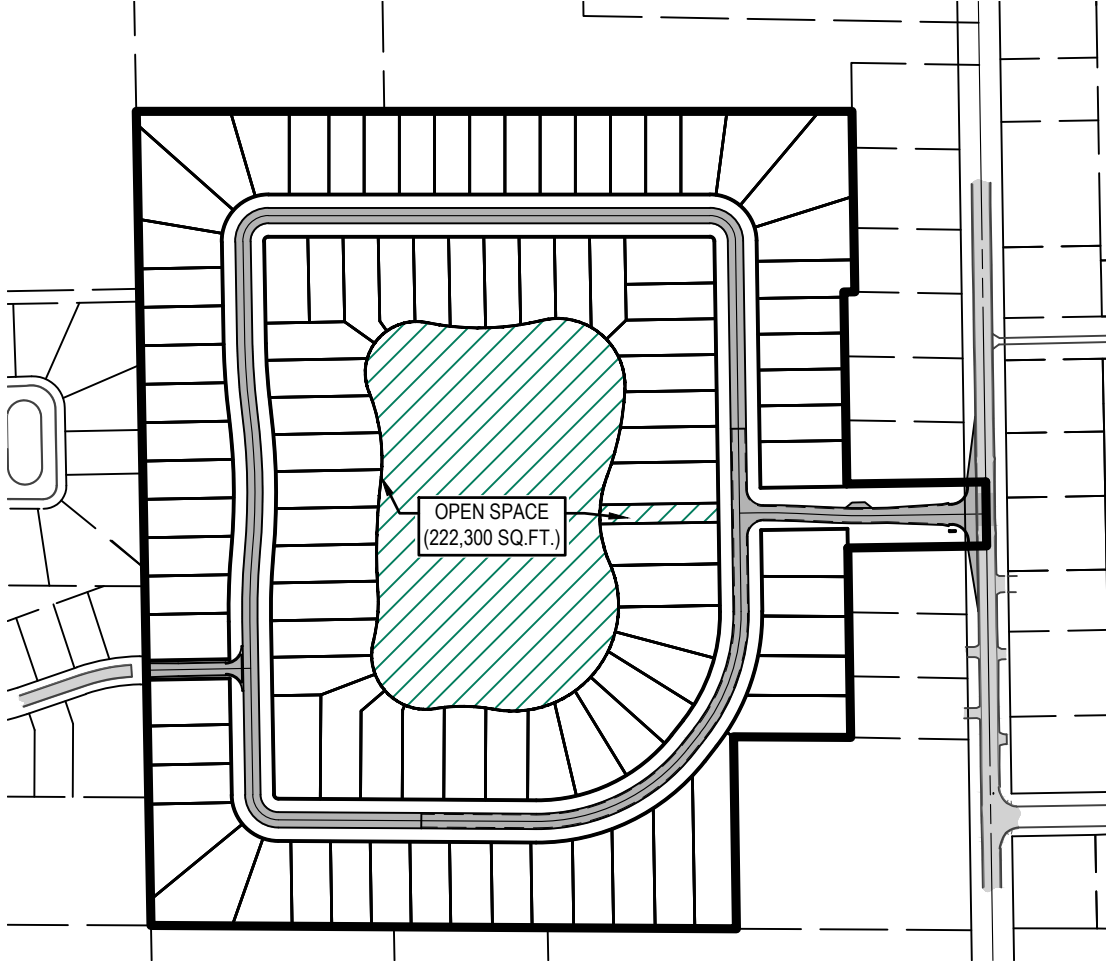
NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED STREET LIGHT

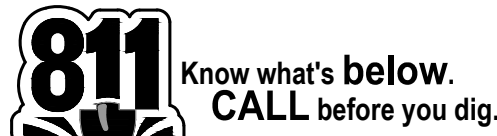
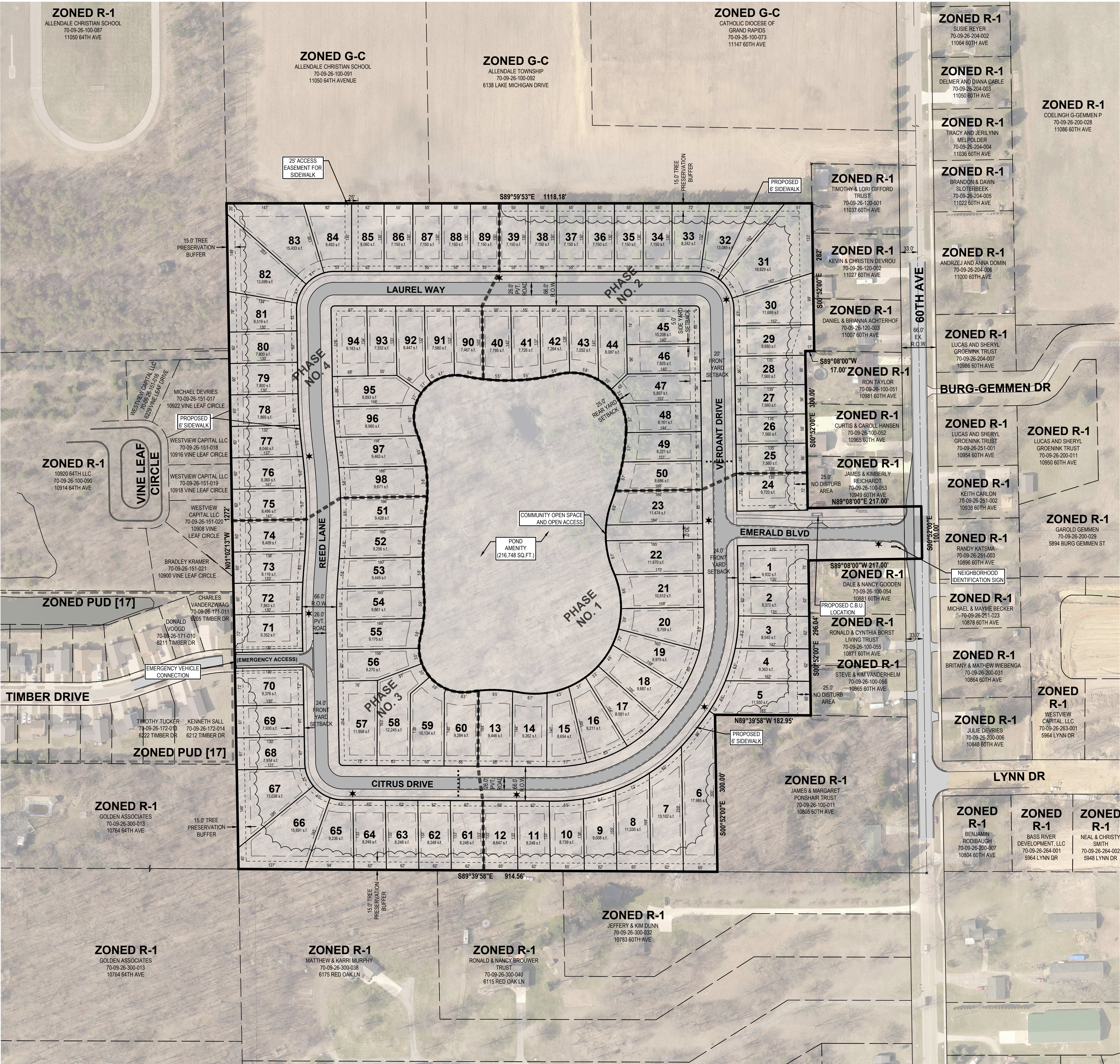


OPEN SPACE EXHIBIT

NO SCALE

DESCRIPTION OF PROPOSED PUD

Part of the Northwest 1/4 of Section 26, Town 7 North, Range 14 West, Allegdale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence South 00 degrees 52 minutes 00 seconds East 2626.36 feet along the North and South 1/4 line of said Section 26 to the center of said Section 26; thence North 89 degrees 39 minutes 58 seconds West 399.90 feet along the East and West 1/4 line of said Section to the Point of Beginning; thence continuing North 89 degrees 39 minutes 58 seconds West 914.56 feet along said East and West 1/4 line; thence North 01 degree 02 minutes 13 seconds West 1272.00 feet along the West line of the East 1/2 of the Northwest 1/4 of said Section; thence South 89 degrees 59 minutes 53 seconds East 1118.18 feet; thence South 00 degrees 52 minutes 00 seconds East 282.00 feet along the West line of PONSNAIR'S SUBDIVISION, as recorded in Liber 25 of Plats, on Page 20, Ottawa County Records; thence South 89 degrees 08 minutes 00 seconds West 17.00 feet; thence South 00 degrees 52 minutes 00 seconds East 300.00 feet; thence North 89 degrees 08 minutes 00 seconds East 217.00 feet; South 00 degrees 52 minutes 00 seconds East 100.00 feet along said North and South 1/4 line; thence South 89 degrees 08 minutes 00 seconds West 217.00 feet; thence South 00 degrees 52 minutes 00 seconds East 296.04 feet; thence North 89 degrees 39 minutes 58 seconds West 182.95 feet parallel with the East and West 1/4 line of said Section; thence South 00 degrees 52 minutes 00 seconds East 300.00 feet to the Point of Beginning.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

PREPARED FOR:

Signature Land Company
Michael McGraw

1188 East Paris Ave SE, Suite 100
Grand Rapids, MI
Phone: 616.455.0200

REVISIONS:

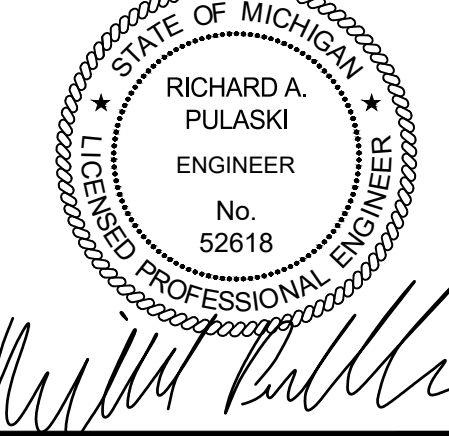
Title: Revised Per Comments
Drawn: JWN Checked: RP Date: 2023.03.31
Title: Revised PUD Submittal
Drawn: JWN Checked: RP Date: 2023.04.26

**EMERALD SPRINGS
AMENDED FINAL PUD**

Grading & Utilities Plan

6138 LAKE MICHIGAN DRIVE
PART OF THE NORTHWEST 1/4 OF SECTION 26, T7N, R14W,
ALLEDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:
18201950

SHEET NO:
C-300

ZONED R-1
ALLEDALE CHRISTIAN SCHOOL
70-09-26-100-087
11050 64TH AVE

ZONED G-C
ALLEDALE CHRISTIAN SCHOOL
70-09-26-100-091
11050 64TH AVENUE

ZONED G-C
ALLEDALE TOWNSHIP
70-09-26-100-092
6138 LAKE MICHIGAN DRIVE

ZONED G-C
CATHOLIC DIOCESE OF
GRAND RAPIDS
70-09-26-100-073
11147 60TH AVE

ZONED R-1
SUSIE REYER
70-09-26-204-002
11064 60TH AVE

ZONED R-1
DELMER AND DIANA CABLE
70-09-26-204-003
11050 60TH AVE

ZONED R-1
TRACY AND JERILYN
MELPOLDER
70-09-26-204-004
11036 60TH AVE

ZONED R-1
BRANDON & DAWN
SLOTTERBEK
70-09-26-204-005
11022 60TH AVE

ZONED R-1
COELINGH G-GEMMEN P
70-09-26-200-028
11086 60TH AVE

ZONED R-1
TIMOTHY & LORI GIFFORD
TRUST
70-09-26-120-001
11037 60TH AVE

ZONED R-1
KEVIN & CHRISTEN DEVROU
70-09-26-120-002
11027 60TH AVE

ZONED R-1
DANIEL & BRIANNA ACHTERHOF
70-09-26-120-003
11007 60TH AVE

ZONED R-1
ANDRZEJ AND ANNA DOMIN
GROENINK TRUST
70-09-26-204-006
11000 60TH AVE

ZONED R-1
LUCAS AND SHERYL
GROENINK TRUST
70-09-26-204-007
10966 60TH AVE

ZONED R-1
LUCAS AND SHERYL
GROENINK TRUST
70-09-26-251-001
10954 60TH AVE

ZONED R-1
KEITH CARLON
70-09-26-251-002
10938 60TH AVE

ZONED R-1
RANDY KATZMA
70-09-26-251-003
10896 60TH AVE

ZONED R-1
MICHAEL & MAYME BECKER
70-09-26-251-023
10878 60TH AVE

ZONED R-1
BRITANY & MATHEW WEBBENGA
70-09-26-200-031
10864 60TH AVE

ZONED R-1
JAMES & MARGARET
PONSHAIR TRUST
70-09-26-100-011
10805 60TH AVE

ZONED R-1
JEFFERY & KIM DUNN
70-09-26-300-032
10785 60TH AVE

ZONED R-1
RONALD & NANCY BROUWER
TRUST
70-09-26-300-040
6115 RED OAK LN

ZONED R-1
MATTHEW & KARRI MURPHY
70-09-26-300-038
6175 RED OAK LN

ZONED R-1
GOLDEN ASSOCIATES
70-09-26-300-013
10764 64TH AVE

ZONED R-1
GOLDEN ASSOCIATES
70-09-26-300-013
10764 64TH AVE

ZONED PUD [17]

TIMBER DRIVE

ZONED PUD [17]

SEE SHEET C-400 FOR
ALL ROAD CENTERLINE
PROFILES

COMMUNITY OPEN SPACE
AND POND ACCESS
POND
AMENITY
(216,748 SQ. FT.)

PHASE NO. 1

PHASE NO. 2

PHASE NO. 3

PHASE NO. 4

PHASE NO. 5

PHASE NO. 6

PHASE NO. 7

PHASE NO. 8

PHASE NO. 9

PHASE NO. 10

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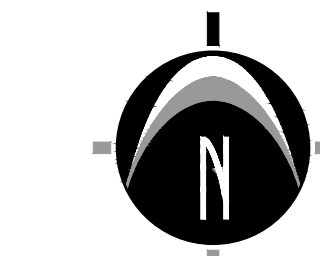
PHASE NO. 161

PHASE NO. 162

PHASE NO. 163

PHASE NO. 164

PHASE NO. 165



0' 50' 100' 200'
SCALE: 1" = 100'

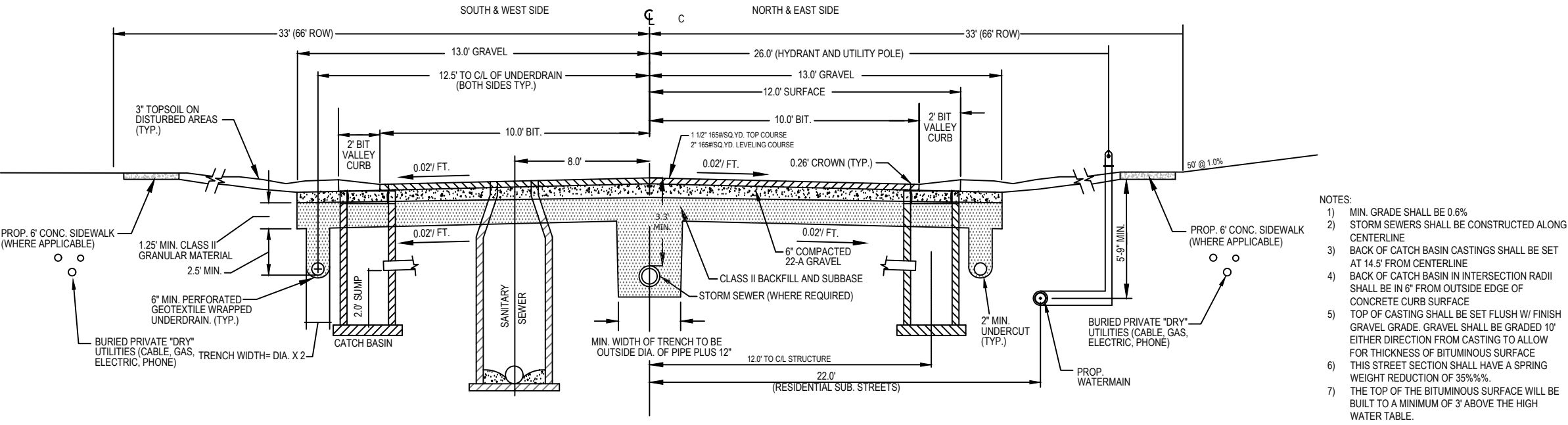
LOCATION MAP

NOT TO SCALE



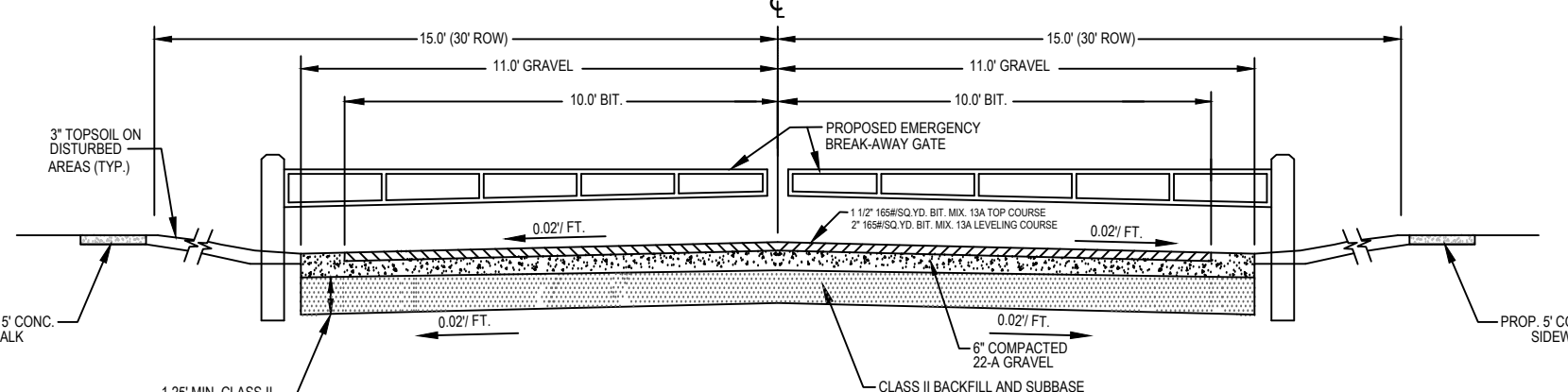
LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. 12" TO 30" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN



TYPICAL PRIVATE ROAD CROSS SECTION

N.T.S.



EMERGENCY ACCESS ROAD CROSS SECTION

N.T.S.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
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Signature Land Company
Michael McGraw

Title: Revised Per Comments		
Drawn: JW	Checked: RP	Date: 2023.03.3
Title: Revised PUD Submittal		
Drawn: JW	Checked: RP	Date: 2023.04.2



SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



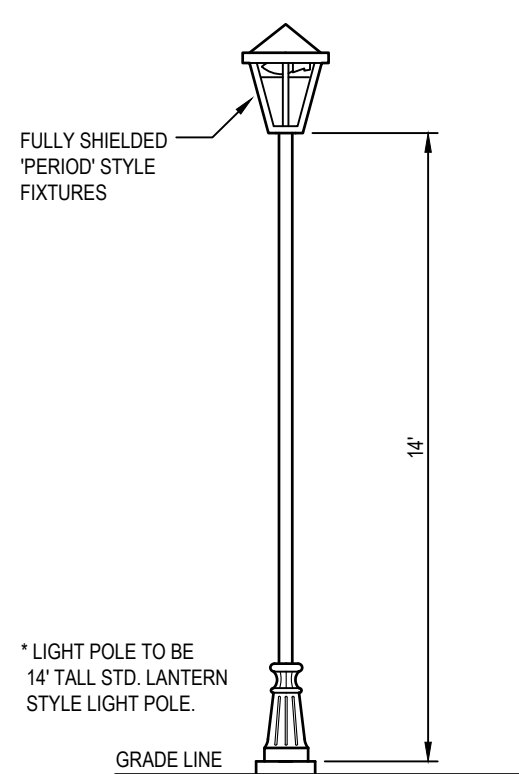
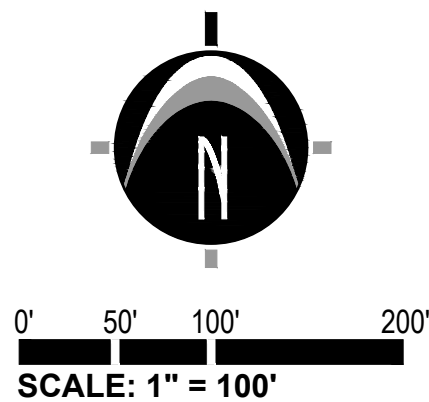
SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

SHEET NO:

C-400



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OF AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
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DRAFT
Emerald Springs
Agreement for Maintenance and Repair of Private Roads

This Agreement is made this -_____ day of _____, 2022 by Signature Land Development Corporation, a Michigan corporation, of 1188 East Paris Avenue, Grand Rapids, Michigan 49546.

WHEREAS, Signature Land Development Corporation, a Michigan corporation, is the “Owner” and “Developer” of the land described in Attachment A to this document, which Developer intends to develop as a plat to be known as Emerald Springs;

WHEREAS, there will be private roads providing access to and benefiting the lot owners in the Emerald Springs plat, as shown on Exhibit B and,

WHEREAS, the Owner of the lots described in Attachment A & B desires to provide for and obligate the future homeowners and any successors-in-interest to maintain, upkeep, snowplow and repair the private roads so it is safe for travel at all times and to assure that the costs thereof are paid and to share in other decisions concerning the same.

WHEREAS, the Owner will establish a Michigan nonprofit corporation to be known as Emerald Springs Homeowners Association for the purpose of maintaining the private roads and any other common spaces in the Emerald Springs plat, and every lot owner will be obligated to be a member of the association and pay association fees for said purposes.

IT IS THEREFORE, MUTALLY AGREED AS FOLLOWS:

1. Right of Way. The 66 foot wide private road easement established for the benefit of the parcels described in Attachments A & B is legally described in Attachment C, as the easement.
2. The easement shall be used for adjoining driveway, private roads and utility purposes only. The parties agreed that the easement shall be maintained so as to permit year-round access for vehicle and pedestrian traffic from 60th Avenue to the parcels described in Attachment A & B.
3. The easement and private road shall be jointly maintained by the lot owners of the parcels described in Attachment A, with the owner of each parcel paying one-ninety eighth (1/98) of the reasonable costs of maintaining and repairing the private roads located within the easement. The owners of each lot shall also pay one-ninety eighth (1/98) of the reasonable

costs of snowplowing the private roads, once four (4) or more inches of snow has fallen. No maintenance, repair, upgrading of the road or snowplowing work shall be done until the Board of Directors for the Emerald Springs Homeowners Association agree on the Company doing the work, and the extent of the work being done.

Further, the owners of each of the parcels described in Attachment A agree that they shall maintain, repair and snowplow the private road right-of-way so as always to be in compliance with the requirements of all applicable Allendale Charter Township ordinances, and also so as to assure the private road shall be safe for travel at all times. The owners of all of the above-stated lands shall be jointly and severally liable and responsible for maintaining the entire length of the private road within the easement and to maintain the same in full compliance with all Allendale Charter Township ordinance requirements. This Agreement shall be enforceable by the Allendale Charter Township Board, in the Board's discretion.

4. If the private roads are not maintained in compliance with the requirements of all applicable Allendale Charter Township ordinances, all of the owners of parcels utilizing or benefited by the private road shall be deemed to consent to a special assessment district being created by the Allendale Charter Township Board to maintain or upgrade the private road. Alternatively, the Allendale Charter Township Board, at its option, can improve and maintain the road so that it meets the requirements of this ordinance; and maintain the road so that it meets the requirements of this ordinance; and the Township Board can charge the owners of all parcels that utilize or are benefited by the private road for the reasonable costs thereof, plus an administrative fee of ten (10) percent of the total cost of the repairs and maintenance with such costs secured by either placing a lien on the benefited properties or by placing the costs on the tax roll. Any person purchasing a parcel having frontage on the private road shall be deemed to have petitioned for the repair and maintenance of the private road in accordance with the current edition of the Allendale Charter Township Zoning Ordinance and Michigan Act 188 of 1954.
5. The undersigned agree that should additional parcels be developed and seek to utilize or be benefited by the private road, the owners of such seek to utilize or be benefited by the private road, the owners of such lands shall enter into a recordable agreement whereby they accept and agree to be bound by all the terms of this Road Maintenance Agreement.
6. The owners of the parcels described in Attachment A, and any of them and also the Township of Allendale Charter, shall have the right to enforce the restrictions and provision of this agreement by all lawful means, including legal proceeding in Ottawa County Circuit Court or other courts having jurisdiction.
7. All owners of the private road, all those who utilize the private roads, and all persons securing a building permit to construct a building serviced by the private road, agree that by applying for and securing a permit for building a building that utilizes the private road, they shall indemnify and will save and hold the Township (as well as its officers, agents and employees) harmless from any and all claims, causes of action, costs, or damages for personal injury and/or property damage arising out of the use of the private road or the failure to properly construct, maintain, repair, and/or install a private road or any appurtenances thereto.

8. All owners of the private road described in Attachment A are hereby notified that no public funding is available or will be used to construct, reconstruct, maintain, repair, improve or snowplow the private road.
9. The owners of the private roads described in Attachment A are hereby notified by provision that the owners of any and all of the property with rights to use the private road shall refrain from prohibiting, restricting, limiting or in any manner interfering with the normal ingress and egress and use by other private owners who use the private road. This provision shall also apply to other family members, guests, invitees, trades persons, emergency vehicles and others bound to or returning from any of the properties having a right to use the private road.
10. The easement and all of the terms and conditions of this Agreement shall run with the land and shall be binding upon and shall benefit all of the owners of the parcels described in Attachment A and their heirs, successors and assigns.

SIGNATURE LAND DEVELOPMENT CORPORATION

Michael R. McGraw
Vice President

STATE OF MICHIGAN
COUNTY OF KENT

The foregoing instrument was acknowledged before me this _____ day of _____ 2022, by Michael R. McGraw, Vice President, Signature Land Development Corporation, a Michigan corporation, on behalf of the company.

Shelly R. Godfrey
Notary Public, Kent County, Michigan
My commission expires: 4/5/2023

Drafted By:
Kathleen Adams
Signature Land Development Corp.
1188 East Paris Ave, Suite 100
Grand Rapids, MI 49546

ATTACHMENT A
Legal Description

ATTACHMENT B
Proposed Lots

ATTACHMENT C
Easement Description

Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.
- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.
- **Three separate plans are required:**
 - 1) A site analysis plan
 - 2) A site plan
 - 3) A landscape plan

A checklist is provided for each plan on the following pages.
- Site plans shall be drawn at a scale of not more than 1"=20' if the site is less than two acres; 1"=40' if the site is less than six acres; and 1"=100' if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.
- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.
- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

- ☒ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
- ☒ A sketch illustrating the location of the site within the Township
- ☒ Existing buildings and structures
- ☒ Current zoning of site and all abutting properties
- ☒ Current use of site
- ☒ Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site
- ☐ Swales and existing drainage patterns
- ☒ Existing strands of trees, tree lines and individual large trees.
- ☒ Water bodies, streams, creeks and wetlands on the site and within 50' of subject property
- ☒ Base flood elevation data (if applicable)

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

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

GENERAL INFORMATION

- ☒ Name of development
- ☒ Date on which the site plan was prepared
- ☒ North arrow and scale
- ☒ Architect, landscape architect, engineer, or professional surveyor who prepared the plan
- ☒ Name ☒ Address ☒ Professional seal

PROPERTY INFORMATION

- ☒ Legal description based upon the most current survey
- ☒ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
- ☒ A sketch illustrating the location of the site within the Township
- ☒ The size in acres and square feet of the subject property
- ☒ Property line dimensions and bearings
- ☒ Current zoning of site and all abutting properties
- ☒ Location and use of existing structures within 100 feet of the boundary of the subject property
- ☒ Proposed contour lines at not less than two feet intervals
- ☒ Percentage of site covered by impervious surface

BUILDINGS AND USES

- ☒ Location of existing and proposed buildings including: ___ Use ___ Length ___ Width ___ Height ___ Square Footage
- ☒ Roof top equipment (Sec. 24.06.G.2)
- ☒ Setback of buildings from all property lines
- ☒ Architectural elevation drawings and exterior building materials (Sec. 24.06.J) **(previously submitted)**

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

- ☒ Utility easements
- ☒ Water lines
- ☒ Sanitary sewer lines
- ☒ Storm drainage lines
- ☒ Ditches and swales
- ☒ Retention and/or detention areas
- ☒ Fire hydrants
- ☒ Catch basins
- ☒ Septic tank and drain fields and water wells if applicable
- ☒ Transformers and above ground utilities

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

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

- ☒ Proposed streets
- ☒ Abutting streets
- ☒ Rights-of-way
- ☐ Service drives
- ☒ Driveways / curb cuts
- ☒ Curbs and gutters
- ☒ Access easements serving the site
- ☒ Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
- ☐ Traffic control signs
- ☐ Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

- ☒ Location, dimensions and surface type of all sidewalks, bike paths and other walkways
- ☐ Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21)

- ☐ Number and dimensions of spaces and aisles
- ☐ Computations to show number of spaces required
- ☐ Distance to nearest property line
- ☐ Barrier free parking spaces and sidewalk ramps
- ☐ Type of parking area surface
- ☐ Curbs and gutters
- ☐ Loading areas

LIGHTING (Article 24.06.E)

- ☒ Location of exterior lights including building lights
- ☒ Height
- ☒ Type of fixture

OTHER REQUIRED INFORMATION

- ☐ Waste disposal facilities (Sec. 24.06.H)
- ☐ Outdoor storage (Sec. 24.06.G)
- ☒ Signs (Article 22)
- ☒ For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:
 - ☒ The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
 - ☒ The number of dwelling units proposed (by type) and the number of bedrooms for each type
 - ☒ Typical lot size dimensions if detached housing is contemplated
 - ☒ Typical elevation views of the front and side and rear of each type of building

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- X Proposed density of the net residential site
- X Proposed phasing
- na Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.
- _____ The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features
- _____ The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping
See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

- X Name, address and seal of landscape architect who prepared the plan
- X Number of plants, type, size, location and spacing for:
- X greenbelts;
- X front yard along all streets abutting property;
- na Parking lots (Sec. 21A.04.G);
- X Computations for all required landscaping
- X Underground irrigation system (Sec. 21A.03.E)
- X Berms, walls and fences
- X Landscaping for multi-family buildings see also Sec. 23.06.I
- X Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

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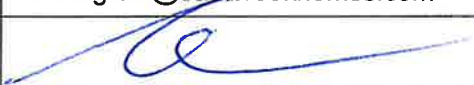
Planning Commission


Application

Submission Date: April 15, 2022

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

- | | |
|--|---|
| <input type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Zoning Amendment (including PUD) |
| <input type="checkbox"/> New PUD Development | <input type="checkbox"/> Special Use Application |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: <u>Amend PUD</u> |

Property Owner:	Red Three Land Investments		
Mailing Address:	1188 East Paris Avenue SE; Ste 100, Grand Rapids, MI 49546		
Phone Number:	616-455-0200	Cell Phone:	
Email Address:	mmcgraw@eastbrookhomes.com	Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Signature Land Development Corporation ATTN: Michael McGraw		
Mailing Address:	1188 East Paris Avenue SE; Ste 100, Grand Rapids, MI 49546		
Phone Number:	616-455-0200	Cell Phone:	616-745-5028
Email Address:	mmcgraw@eastbrookhomes.com	Fax:	
Applicant's Signature:			

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

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

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

Contact:	Nederveld, Inc. ATTN: Rick Pulaski		
Mailing Address:	217 Grandville Avenue SW; Ste 302, Grand Rapids, MI 49503		
Phone Number:	616-575-5190	Cell Phone:	
Email Address:	rpulaski@nederveld.com	Fax:	
Address of Property:	6138 Lake Michigan Drive, Allendale, Michigan		

Permanent Parcel Number: 70 - 09 - 26 - 100 - 071				
Legal Description of Property (or attach to the application):				
see attached				
Lot Area:		Lot Depth:		Lot Width:
Current Zoning of Parcel:	PUD	Current Use of Parcel:	vacant	
Proposed Use of Parcel:	Planned Unit Development			
Name of Proposed Development (if applicable):		Emerald Springs		
Name of Proposed Buildings to be constructed:		n/a		
Square feet of gross:	n/a	Square feet of usable floor area:	n/a	
Number of Permanent Employees (if applicable):	n/a			

- Please include 5 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:			

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Resolution 2011-2
Zoning Escrow Fee Policy

At a regular meeting of the Township Board of the Charter Township of Allendale, Ottawa County, Michigan, held at the Township Hall located at 6676 Lake Michigan Dr., Allendale Charter Township, Ottawa County, Michigan, on February 14, 2011.

Present: Alkema, Kraker, Modderman, Hoekstra, Knoper, Meyer, Morren

Absent: none

The following resolution was offered by Morren and seconded by Hoekstra.

Resolution establishing Zoning Escrow Fee Policy
to provide for reimbursement to Township for Expenses in zoning proceedings
and other zoning reviews

WHEREAS, Section 406 of the Michigan Zoning Enabling Act (MCL 125.3406) authorizes the Township to require the payment of reasonable fees for zoning permits; and

WHEREAS, the Allendale Charter Township Zoning Ordinance provides that certain fees to be paid to the Township for various zoning applications shall be established by Township Board resolution (see, for example: Section 3.06 related to Moving Buildings; Section 3.10 related to Temporary Buildings; Section 3.14 related to Condominium Projects; Section 20.03 related to Special Use Permits; Section 24.08 related to Site Plan Review; Section 27.04 related to Permits for Erecting or Altering Buildings and Structures; Section 28.03 related to the Zoning Board of Appeals; and Section 29.01 related to Rezoning Requests); and

WHEREAS, the cost to the Township in reviewing applications for various zoning approvals may differ greatly between different applications, can be significant especially when there are additional and at time extraordinary out-of-pocket expenses (e.g., for engineering, planning, and/or legal review) above and beyond what is associated with the typical review of minor projects, and cannot always be accurately predicted at the time an application is made; and

WHEREAS, the Township Board believes that it is reasonable and appropriate that the actual cost and expenses associated with reviewing such applications, except for routine expenses, should be properly borne by the applicant rather than by the taxpayers of the Township; and

WHEREAS, the Township Board intends that zoning review fees and escrow amounts be reasonably proportionate to the costs incurred by the Township for the particular application processed, and that such fees and escrow amounts be used to defray the costs of processing applications and administering the Township Ordinances under Michigan law; and

WHEREAS, the Township Board intends to establish the basic application fees and escrow accounts for zoning applications as permitted by law;

THE ALLENDALE CHARTER TOWNSHIP BOARD RESOLVES THAT:

1. The Township Board hereby adopts the Basic Fee Schedule set forth below, which fees are considered to cover only the Township's consideration of the application at regularly scheduled Planning Commission, Zoning Board of Appeals, and/or Township Board meetings and publication and mailing of notice of hearing, as applicable.

BASIC APPLICATION FEE SCHEDULE

Zoning Board of Appeals Requests	\$250.00
Special Land Use Permits	\$250.00
Rezoning Requests	\$400.00
Planned Unit Development Requests	\$600.00
Special Meeting requests	\$500.00

The basic application fee schedule set is intended to cover the following general expenses incurred by the Township.

- a. Hearings held at regular Planning Commission, Zoning Board of Appeals, and Township Board meetings to consider zoning applications;
 - b. Publication of legal notices in the *Advance Newspaper*, or another newspaper of general circulation within the Township designated by the Township Supervisor;
 - c. Mailing of legal notices to all property owners and occupants as may be required by the Zoning Ordinance or statute;
 - d. Basic review by the Building Official and/or Zoning Administrator;
 - e. Drafting of an ordinance amending the Zoning Ordinance and Map, special land use permits, and records of variance, if applicable.
2. The Township Board hereby adopts the Escrow Account Schedule set forth below, which fees shall be in addition to the fees required by the Basic Fee Schedule and shall be considered necessary to cover the additional costs and expenses incurred by the Township in processing zoning applications, as set forth below.

ESCROW ACCOUNT SCHEDULE

An Escrow Account may be established for each of the following matters.

- a. P.U.D. Projects;
- b. Site Plan Reviews;
- c. Special Land Uses;
- d. Subdivision Plat Reviews;
- e. Site Condo Reviews;

- f. Private Road Approvals;
- g. Open Space Development; and
- h. Other applications when Township staff and/or officials determine the need for Establishing an Escrow Account based on the potential for exceptional or unusual costs being incurred by the Township.

An Escrow Account shall be established and maintained in the trust and agency fund of the Township as provided in this Resolution where, in the opinion of the Planning Commission Chair, the Zoning Board of Appeals Chair, or the Township Supervisor, it is likely that advice from consultants will be required in order to properly consider the application, or where it otherwise appears that the application will involve unusual preparation, assistance, or expenses of implementation on part of the Planning Commission, the Zoning Board of Appeals, or the Township Board.

The Escrow Account shall be used to pay for and cover all expenses directly incurred by the Township (including the Planning Commission, the Zoning Board of Appeals, and the Township Board), in processing, considering, reviewing and approving or denying applications. These additional expenses include, but are not limited to, the following:

- a. Special meetings, including subcommittee meetings, at which the application is reviewed or considered;
- b. Additional meetings deemed necessary due to of lack of information provided by the applicant, or any other cause attributable to the applicant;
- c. Legal services provided to the Township, including but not limited to review of application by Township attorney, attendance at meetings and/or public hearings, and preparation of appropriate documentation, including but not limited to opinion letters, approving resolutions or ordinances;
- d. Planning services provided by the Township Planner, including but not limited to review of application by Township Planner, and preparation of appropriate documentation, including but not limited to planning reports;
- e. Engineering services provided by Township Engineer, including but not limited to review of application by Township engineer, and preparation of appropriate documentation, including but not limited to engineering reports;
- f. Additional notices of public hearing(s) or meeting(s);
- g. Traffic studies;
- h. Environmental impact studies;
- i. Review and consideration of proposed private roads;
- j. Obtaining a court reporter and/or recording devices, including transcription costs; and
- k. Other similar services and expenses.

When an Escrow Account is required, it shall be established at the time the application is filed. No application shall be processed by the Township prior to the Basic Fee set forth in Section 1 of this Resolution being paid and the Escrow Account being established.

The Township Supervisor, or the Supervisor's designee, shall determine the amount of the initial deposit required based on an amount reasonably estimated to be sufficient to cover the expected costs and expenses to be incurred by the Township and paid from the Escrow Account as provided below. The initial deposit shall not be less than \$1,500.00, and the amount required to be deposited shall be increased in increments of \$500.00. Factors for determining the initial amount of the Escrow Account shall include, but not be limited to, such variables as project size, location, cost of providing public services, environmental impact studies, time constraints, traffic studies, and other issues deemed relevant by the Supervisor or the Supervisor's designee.

At no time prior to the Township's completion of review and process of the application shall the Escrow Account Balance be allowed to drop below \$500.00. If an Escrow Account balance does drop below \$500.00, the Township Supervisor or the Supervisor's designee shall notify the applicant. The applicant must deposit an additional amount of at least \$500.00, or such greater amount as determined by the Township Supervisor or the Supervisor's designee to be reasonably necessary to cover the anticipated remaining and/or future expenses, to be paid from the Escrow Account. Any additional deposits into the Escrow Account required by the Supervisor or the Supervisor's designee must be deposited promptly to the Township in order to continue processing the application. No further review or processing of the application shall occur until the Escrow Account has been re-established to the appropriate level as determined by the Supervisor or the Supervisor's designee. If an additional deposit into an Escrow Account is required as provided in this Resolution and has not been deposited, the matter will be removed from the current agenda of the Planning Commission, the Zoning Board of Appeals, or the Township Board, as applicable, and the matter will be adjourned until such time as the required fees are deposited into the Escrow Account, or an appeal of the matter has been decided in favor of the applicant.

The Township may draw funds from the applicant's Escrow Account to reimburse the Township for expenses incurred by the Township directly related to the review and processing of the application, or to distribute the funds to pay its agencies or agents upon verification of the expenses incurred. The Township Treasurer shall maintain records regarding Escrow Accounts and shall authorize the disbursement of Escrow Account funds in writing. Such Escrow Account funds shall be accounted for separately in the trust and agency fund, utilizing individual identifying numbers for each such account. Any excess funds will be refunded by the Township to the applicant, without interest.

No final approval, building permit, certificate of use and occupancy permit, or other similar approvals will be granted or issued by the Township unless all required fees have been deposited into the Escrow Account, except as otherwise determined by the Township Board for good cause.

In the event an applicant objects to the reasonableness or the amount of an Escrow Account, including but not limited to the amount of the initial deposit required, the

amount of additional deposits required, or how the Township has applied the funds from the Escrow Account, the aggrieved applicant may appeal the Township's determination regarding the matter to the Township Board. All such appeals shall be in writing and shall be made not later than thirty (30) days after receipt of the disputed Escrow Account billing or of the decision of the Supervisor or the Supervisor's designee. The Township Board shall establish a date and time to hear the appeal and shall permit the applicant or the applicant's agent to appear before the Township Board at a regularly scheduled Board meeting to object to and appeal the decision of the Supervisor or the Supervisor's designee. The Township Board may affirm, modify, or reverse the decision of the Supervisor or the Supervisor's designee.

3. All fees established by this resolution shall be effective immediately.
4. All resolutions in conflict in whole or in part with this resolution are hereby revoked to the extent of such conflict.

Yes: Alkema, Kraker, Modderman, Hoekstra, Knoper, Meyer, Morren

No: none


Resolution declared adopted on February 14, 2011.



Candy Kraker
Allendale Charter Township Clerk

CERTIFICATE

I, Candy Kraker, the Township Clerk of the Charter Township of Allendale, Ottawa County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting held on the 14th day of February, 2011. I do further hereby 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 said Act.


Candy Kraker,
Township Clerk

Escrow Fee Policy Explanation

The purpose of this memo is to provide information to planning and zoning applicants regarding the Allendale Charter Township policy that calls for applicants to reimburse to the Township the actual costs for Township review of planning and zoning applications.

Many townships have adopted such a policy, and the Allendale Charter Township Board did so on February 14, 2011. The cost of Township review of planning and zoning applications can be significant, depending upon the complexity of the matter, the area of land involved and other factors. These costs do, however, differ greatly among various applications and cannot always be accurately predicted at the time the planning and zoning applications are filed.

The Township's general fund can no longer bear the cost of review expenses, and so the Township Board has adopted a resolution specifying that such costs and expenses are to be reimbursed to the Township by the individual applicants who are seeking project approvals. In this way, the actual costs of review and consideration of planning and zoning applications is borne by the persons who are seeking approval, rather than by the taxpayers.

Who is Affected by this Policy?

All applicants for rezoning, planned unit development approval, site condominiums, private road approval, site plan approval, granting of variances and other types of planning and zoning applications.

What Expenses are to be Paid by Applicants?

Costs and expenses for consideration of zoning applications include the basic application fee that is paid to the Township for initial consideration of an application at meetings of the Planning Commission, the Zoning Board of Appeals, the Township Board and other meetings, if any. In addition, the expenses include the costs actually incurred by the Township for the review of applications for zoning approvals, variances, special land use approvals, site plan reviews, planned unit developments, platted subdivisions, site condominiums and similar requests.

How are these Expenses Calculated?

Basic application fees are established by Board resolution from time to time; other expenses will equal the Township's actual expenses incurred in reviewing the application, including the costs of subcommittee meetings, special meetings, review by Township attorney, Township planner, Township engineer, traffic studies, environmental impact studies, notice of additional hearings and similar services or expenses.

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What is the Procedure for Payment?

At the time of filing a planning and zoning application, the applicant will pay \$1500 into a Township escrow account.

If the funds in the escrow account become depleted, the applicant must make an additional deposit sufficient to cover any deficit and to re-establish a balance of at least \$500, or such greater amount as determined by the Township Supervisor or the Supervisor's designee, to be reasonably necessary to cover the anticipated remaining and/or future expenses.

The monies paid into the escrow account are solely for the purpose of reimbursing the Township's actual expenses, and so any excess funds remaining in the account after all services have been fully performed will be promptly refunded to the applicant.

If the balance of the expenses incurred exceeds the amount remaining in escrow following final action by the Township, the Township will send the applicant an invoice for such additional fees, and the Township will issue no further permits or certificates of occupancy until the outstanding fees are paid in full. In addition, if the expenses are unpaid for a period of 14 days, stop work orders or other actions to halt work on a development project may be issued.

We hope that the above explanation will be helpful to you. We believe that this policy will serve the Township well and be beneficial to all Township residents and taxpayers. Thank you for your prompt attention to this policy of the Township, and if at any time you have questions about the matter, please let us know.

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Project Name: Emerald Springs

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ THE ESCROW POLICY ADOPTED BY THE ALLENDALE TOWNSHIP BOARD AND AGREE TO THE TERMS SET FORTH IN THE POLICY. I UNDERSTAND THAT BREAKING THE TERMS OF THIS POLICY BY NOT PAYING INVOICES SENT BY THE TOWNSHIP FINANCE DEPARTMENT MAY SUBJECT THE PROJECT TO A STOP WORK ORDER.

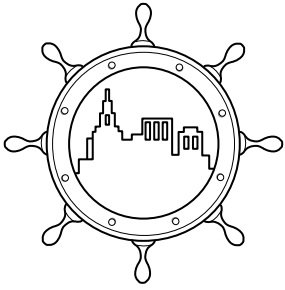
☒ By checking this box, I acknowledge that I have received a copy of the Escrow Policy.


Applicant or Authorized Agent Signature

4/15/2022
Date

Michael McGraw
Applicant or Authorized Agent Name

04/15/2022
Date



Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
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
616-821-4696
kevin@freshcoastplanning.com

Alexis Sorrell
616-773-4638
alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission

From: Gregory L. Ransford, MPA

Date: May 30, 2023

Re: 5015 Warner Street Mining Special Use Application Amendment – 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 Great Lakes Excavating Service to amend their existing special use permit at 5015 Warner Street, parcel number 70-09-13-200-006. The amendment seeks to expand the excavation area to the north of each resulting pond and to a depth between five and 15 feet. The reason for the excavation area increase is because of larger areas of clay than anticipated within the area of the ponds. The total excavation will result in the same amount of cubic yards removed as currently approved. The newly proposed excavation areas will not impact the water table. The property is located within the Agricultural and Rural Zoning District.

As you will recall, in August of 2021 you authorized an amendment that allowed the processing of material on site. The remainder of the current special use permit remains unchanged.

As previously approved, following the conclusion of the mining operation, the applicant will accommodate eight (8) future parcels on the property.

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. We do not have any site plan observations for the Planning Commission and applicant to consider prior to final site plan review. Our only items of note are three items of discretion provided by the ACTZO to the Planning Commission.

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

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.

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

Further, 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 beyond previous conditions of approval.

Article 21-A Landscaping Requirements and Section 24.06D – Landscaping and Buffering of the ACTZO

In the same regard as Section 23.08F4o above, the applicant is subject to the landscaping requirements of Article 21-A and 24.06D of the ACTZO. While the landscaping requirements of Article 21-A are fairly limiting, prior to directing the applicant to include landscaping in compliance with said Article, we felt it was appropriate to receive direction from the Planning Commission. 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. The Planning Commission will need to determine if additional landscaping beyond the existing vegetation is appropriate. As you may recall, no additional landscaping has been required during previous amendment requests.

Township Department Reviews

All Township Departments are generally satisfied with the proposed plans.

Public Hearing

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

Planning Commission Considerations

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

- Whether additional extraction studies are necessary
- Whether additional landscaping is necessary

The application has been scheduled for preliminary review at your June 5, 2023 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
Kelly Kuiper, Great Lakes Excavating Service



April 10, 2023

Mr. Gregory Ransford
Planning Consultant
Allendale Charter Township
6676 Lake Michigan Drive
PO Box 539
Allendale, MI 49401

RE: Amendment to Special Land Use
5015 Warner Street, Allendale, MI 49401 (PPN: 70-09-13-200-006)

Dear Mr. Ransford:

Included with this cover letter is a submittal package for a proposed amendment to the mining special land use at 5015 Warner Street. The proposed amendment includes expanding the excavation area due to the unique soil composition in the original limits of excavation. Please note that although the area of excavation is expanding, the original reclamation plan will remain identical. Further commentary on the details of the amendment is included in an enclosed memo. Each package includes:

1. Application
2. Escrow Agreement
3. Amendment details memo
4. Revised site plan set (scaled, 24x36)

For your reference, the special land use for mining was first applied for and approved in early 2021 and amended in August 2021 to include processing (screening) of the material on site.

These items are being submitted for consideration at the next regular Planning Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 485-5321 or kmkuiper@outlook.com.

Thank you,

A handwritten signature in black ink that reads "Kelly Kuiper". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kelly Kuiper
Director of Development

Allendale

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Planning Commission

Application

Submission Date: 2/13/23

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

- | | |
|--|--|
| <input type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Zoning Amendment (including PUD) |
| <input type="checkbox"/> New PUD Development | <input type="checkbox"/> Special Use Application |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: <u>Amendment to Special Use</u> |

Property Owner:	HSCM INC		
Mailing Address:	11304 Edgewater Dr Ste A, Allendale, MI 49401		
Phone Number:	(616) 893-1930	Cell Phone:	
Email Address:	curtis@moranpropertiesmi.com	Fax:	
Owner's Signature:			

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:	Jack Barr, P.E. - Nederveld, Inc.		
Mailing Address:	217 Cesar E. Chavez Ave SW, Suite 302, Grand Rapids, MI 59503		
Phone Number:	(616) 575-5190	Cell Phone:	
Email Address:	jbarr@nederveld.com	Fax:	
Address of Property:	5015 Warner St, Allendale, MI 49401		

Permanent Parcel Number: 70 - 09 - 13 - 200 - 006					
Legal Description of Property (or attach to the application):					
Lot Area: 59.05 ac		Lot Depth: 2,000 ft.		Lot Width: 1,500 ft.	
Current Zoning of Parcel: AG		Current Use of Parcel: Mining			
Proposed Use of Parcel:		Mining, to be reclaimed as residential land divisions			
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 5 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:			

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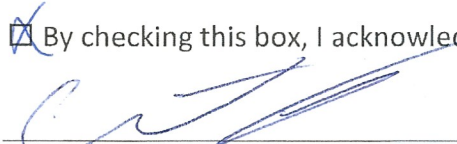
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Project Name: Waver Sun Amendment

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ THE ESCROW POLICY ADOPTED BY THE ALLENDALE TOWNSHIP BOARD AND AGREE TO THE TERMS SET FORTH IN THE POLICY. I UNDERSTAND THAT BREAKING THE TERMS OF THIS POLICY BY NOT PAYING INVOICES SENT BY THE TOWNSHIP FINANCE DEPARTMENT MAY SUBJECT THE PROJECT TO A *STOP WORK ORDER*.

☒ By checking this box, I acknowledge that I have received a copy of the Escrow Policy.


Applicant or Authorized Agent Signature

2/17/23
Date

Curtis Moran
Applicant or Authorized Agent Name

2/17/23
Date

Warner Ponds
Special Land Use Amendment
April 10, 2023

RE: Description of Amendment

The previously approved two (2) ponds will continue to ultimately exist in their same location, shape, and depth. The two (2) ponds will remain at 4.99 acres each. Originally, soil borings at the site estimated that the two ponds would total approximately 252,000 cubic yards of sand and stone. However, after almost two (2) years since excavation began, we are finding that there are larger pockets of clay than anticipated and the stratification of soils is much more varied. In order to meet the original expectation of the project for the Township and our customers, the property owner has worked with Jack Barr of Nederveld to design an area behind the two ponds that can be over-excavated. Specifically, the newly outlined area will be mined up to a maximum depth of 15 feet (we anticipate between five and 15 depending on location). We will not hit the water table based on our previous soil borings in this area and the clay lens. In addition, we do not have an EGLE permit, therefore, we cannot create open water greater than the area of the existing two (2) ponds based on their regulations and requirements. If the GLEES team hits clay or water, excavation will be immediately stopped in that location. In addition, the entirety of the area may not be over-excavated. The plans have been drawn to show the area that will potentially be over-excavated to achieve our original amount of sand and stone.

All suitable material (fine sand, and small stone primarily) will be stockpiled, processed if necessary, and either sold or placed within the building envelopes of the future homesites. Any unsuitable material will be placed back within the area delineated for the over-excavation (along with the unsuitable material from the original pond area) to bring the final grade of this area back to the original existing grade elevation. With this change, the ponds can be dug to the same depth and provide the same aesthetic feature for the future homesites, and the future homesites (at the front of the lots along Warner) can be maintained with quality material, while unsuitable material is collected within the unbuildable area of the sites. This amendment request allows the original intent of the project to be delivered upon and does not ultimately change the reclamation plan for the site.

REVISIONS:			
Title: Submittal			
Drawn: BEM	Checked: RJB	Date: 01.26.202	
Title: Township Planner			
Drawn: BEM	Checked: RJB	Date: 02.12.202	
Title: P.C. Comments			
Drawn: BEM	Checked: RJB	Date: 03.17.202	
Title: P.C. Comments			
Drawn: BEM	Checked: RJB	Date: 04.28.202	
Title: Township Comments			
Drawn: BEM	Checked: RJB	Date: 06.16.202	
Title: Township Comments			
Drawn: BEM	Checked: RJB	Date: 07.06.202	
Title: Township Comments			
Drawn: BEM	Checked: RJB	Date: 08.10.202	
Title: Revised Grading			
Drawn: MH	Checked: RJB	Date: 03.20.202	

MORAN - 5015 WARNER ST.

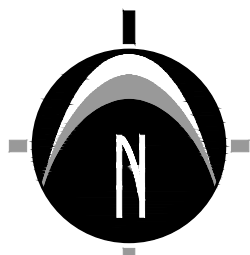
Existing Conditions Plan

PART OF THE NORTHEAST 1/4 OF SECTION 13, T7N, R14W,
N1/2 E21N, S49, OTTAWA COUNTY, MICHIGAN.

SHEET NO:
C-101



LOCATION MAP
NOT TO SCALE



0' 100' 200' 400'

SCALE: 1" = 200'

SOIL BORINGS

- SB 1
0'-1' Topsoil
1'-11' Sand
- SB 2
0'-1' TOPSOIL
1'-7' SAND
- SB 3
0'-1' TOPSOIL
1'-4' SAND
- SB 4
0'-1' TOPSOIL
1'-15' SAND
- SB 5
0'-1' TOPSOIL
1'-4' SAND
- SB 6
0'-1' TOPSOIL
1'-24' SAND
- SB 7
0'-1' TOPSOIL
1'-6' SAND
- SB 8
0'-1' TOPSOIL
1'-7' SAND
- SB 9
0'-1' TOPSOIL
1'-10' SAND

TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title, Commitment No. 913638, dated December 14, 2020.

TITLE DESCRIPTION

Land in the Township of Allendale, Ottawa County, MI, described as follows:

The West 1/2 of the Northeast 1/4 of Section 13, Town 7 North, Range 14, West and the West 11 acres of the East 1/2 of the Northeast 1/4, Section 13, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan,

EXCEPT the following three (3) parcels

Parcel M - West: That part of the West 1/2 of the Northeast 1/4 of Section 13, Town 7 North, Range 14 West, described as commencing on a point on the West line of said Northeast 1/4, which lies North 0 degrees 0 minutes East 1515.53 from the Southwest corner of said Northeast 1/4; thence North 0 degrees 0 minutes East 471.97 feet; thence North 90 degrees 0 minutes East 468.0 feet; thence South 0 degrees 0 minutes West 235 feet, thence South 90 degrees 0 minutes West 13 feet, thence South 0 degrees 0 minutes West 236.97 feet, thence South 90 degrees 0 minutes West 455 feet to the point of beginning.

Parcel H - East: That part of the West 1/2 of the Northeast 1/4 of Section 13, Town 7 North, Range 14 West, Allendale Township, Oshtemo County, Michigan, described as: Commencing at the Southwest corner of said North 1/4 1/4, thence North 00 degrees 00 minutes 00 seconds East 1987.5 feet along the West line of said North 1/4 1/4, thence North 90 degrees 00 minute East 530.0 feet to the place of beginning for this description; North 90 degrees 00 seconds East 461.47 feet; thence South 0 degrees 00 minutes 00 seconds West 471.97 feet; thence South 90 degrees 00 minutes 00 seconds West 461.47 feet; thence North 0 degrees 00 minutes 00 seconds East 471.97 feet to the place of beginning.

Parcel O (Kuiit's Bayou - Ottawa County Park): That part of the West 91 rods of the Northeast 1/4 of Section 13, Town 7 North, Range 14 West, lying North of a line 1987 feet North and running East and West at a 90 degree angle to the West line thereof.









SCHEDULE B - SECTION II NOTES

- 8 Rights of others over that portion of the land used as ingress and egress to other lands, as disclosed by instrument recorded in Liber 613, page 708 and Liber 785, page 244 and Instrument No. 2009-0036528. **The easement described in this document is shown on this survey.**
- 9 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 660, page 776. **The easement described in this document is shown on this survey.**
- 10 Easement in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 241, page 336. **The easement described in this document is shown on this survey.**

SURVEYOR'S NOTES

- 1) **Final Zone Classification:** **An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260400, Parcel Number 0231E, with an Effective Date of 12/16/2010, shows this parcel to be located in Zone X and AE. No field surveying was performed to determine this zone.**
- 2) **Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.**
- 3) **NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.**

LEGEND

	Benchmark / Control Point		Iron - Set		Phone Riser
	Culvert		Iron - Found		Utility Pole
	Hand Hole		Mailbox		OH ——— Overhead Utility

BENCHMARKS

BENCHMARK "A" ELEV. = 622.85 (NAVD88)
Set large spike (± 1.0 above ground level) in Northwest side of power pole marked with #5096.
Pole found on South side of Warner Street, East of the drive to house #5115.

BENCHMARK "B" ELEV. = 633.02 (NAVD88)
Set large spike (± 1.0 above ground level) in West side of second power pole on the North side of Warner Street, East of drive to house #5115.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

REVISIONS:

Title: Submittal	Checked: RJB	Date: 01.26.2021
Drawn: BEM	Checked: RJB	Date: 02.12.2021
Title: P.C. Comments	Checked: RJB	Date: 03.17.2021
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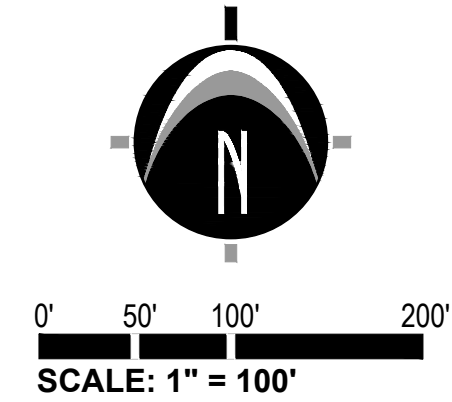
STAMP:

PROJECT NO:
20202117

SHEET NO:
C-201

GENERAL NOTES

- SUMMARY OF PROPOSED LAND USE
 - 5015 WARNER STREET
70-09-13-200-006
 - ZONING: AG
 - TOTAL ACREAGE: 59.05 AC.
 - PROPOSED POND ACREAGE:
POND A = 4.99 AC.
POND B = 4.99 AC.
 - TOTAL EXCAVATED MATERIAL:
POND A TOTAL = 107,709 C.Y.
APPROX. 6,165 C.Y. TOPSOIL
APPROX. 101,544 C.Y. SAND
 - POND B TOTAL = 157,320 C.Y.
APPROX. 6,858 C.Y. TOPSOIL
APPROX. 150,462 C.Y. SAND
 - SETBACKS
CUT/EXCAVATION SETBACK: 25' FROM ALL PROPERTY LINES
PROCESSING/MACHINERY SETBACK: 250' FROM ANY BUILDINGS ON ADJACENT PROPERTY
STORAGE/STOCKPILE SETBACK: 250' FROM A PRINCIPAL BUILDING
- HOUR OF OPERATION:
MON-FRI: 7AM TO 6PM
SATURDAY: 8AM TO 1PM
- MAINTENANCE OF WARNER STREET:
 - ALL TRUCKS SHALL BE ROUTED EAST ON WARNER STREET, THEN SOUTH ON 48TH AVENUE TO LAKE MICHIGAN DRIVE.
- PROPOSED MINERAL REMOVAL TO BE CONDUCTED BY 'WET MINING.' NO DE-WATERING OF THE SITE WILL BE REQUIRED.
- THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL NOT RESULT IN WIND-BLOWN SAND, DUST OR SOIL THAT WOULD MIGRATE OFF-SITE. SITE WILL BE SPRAYED AS NEEDED.
- FOUR FOOT HIGH FENCING WILL BE ERECTED AROUND CURRENTLY MINED AND STOCKPILING AREAS OF THE MINERAL REMOVAL OPERATION.
- THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL BE OPERATED IN SUCH A FASHION THAT THE NOISES OF OPERATION CANNOT REASONABLY BE CONSIDERED DISTURBING FOR NEIGHBORS. OBJECTIONABLE NOISES SHALL BE MUFFLED EXCEPT FOR WARNING DEVICES EMITTING SOUND FOR WARNING PURPOSES AS REQUIRED BY LAW.



LOCATION MAP

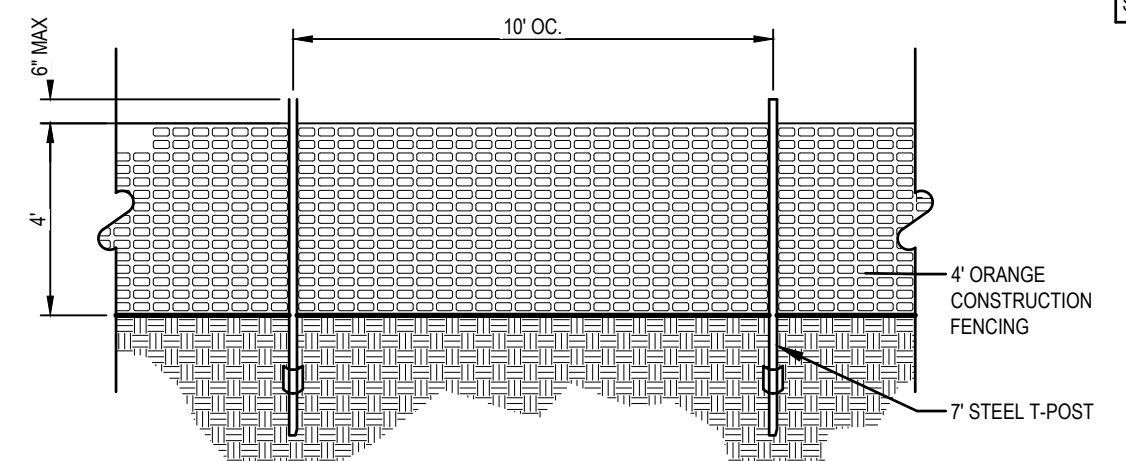
NOT TO SCALE

LEGEND

- EXISTING GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROPOSED NORMAL WATER LINE
- MINERAL REMOVAL AREA / LIMITS OF DISTURBANCE
- SILT FENCING
- STOCKPILE AREA
- 4' SAFETY FENCE
- ZONING SETBACK LINE

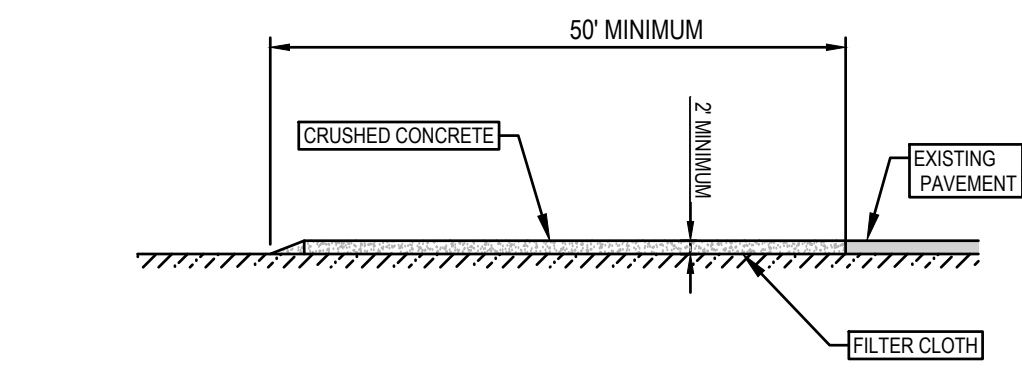
MAIN ENTRANCE ACCESS GATE DETAIL

N.T.S.



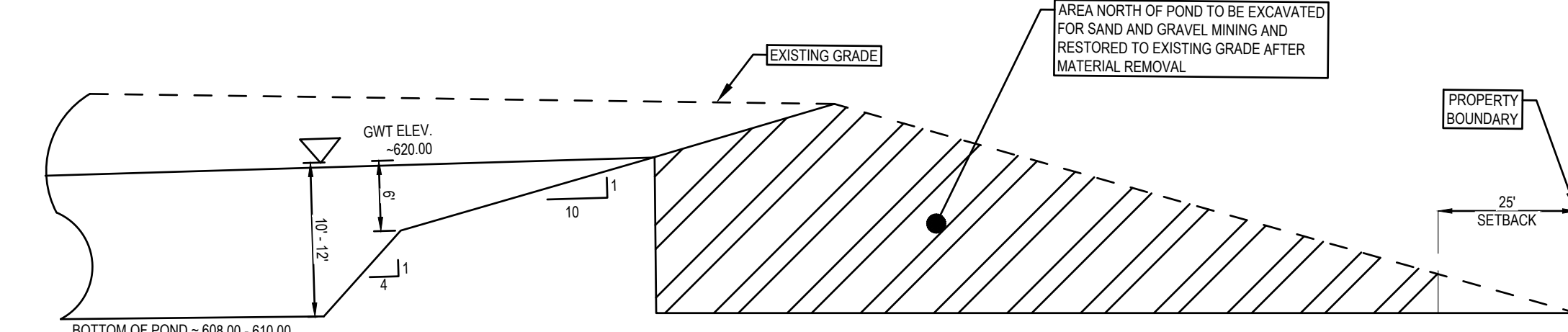
4' SAFETY FENCE DETAIL

N.T.S.



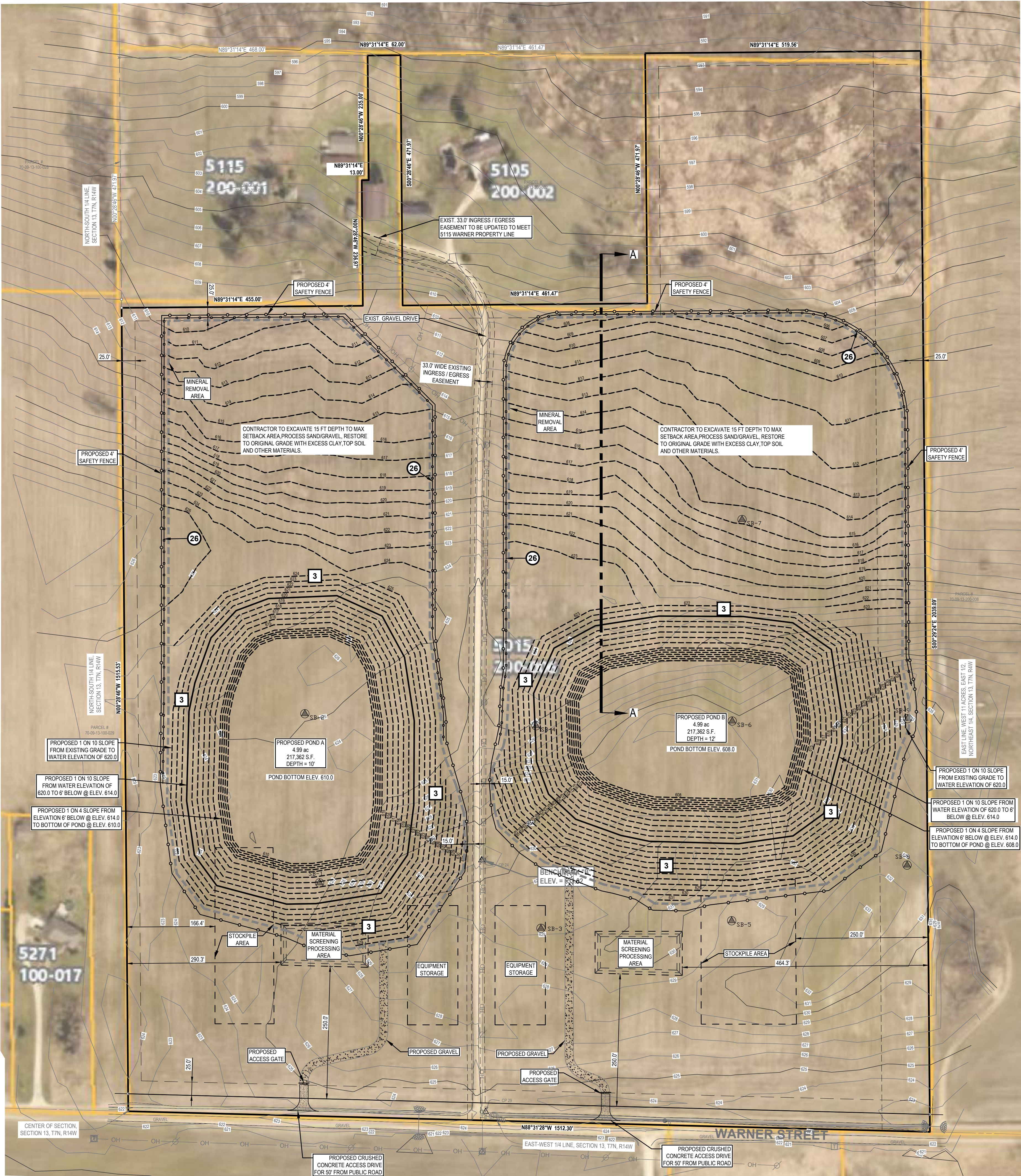
ACCESS ROAD CROSS SECTION

N.T.S.



CROSS SECTION OF POND A-A

N.T.S.

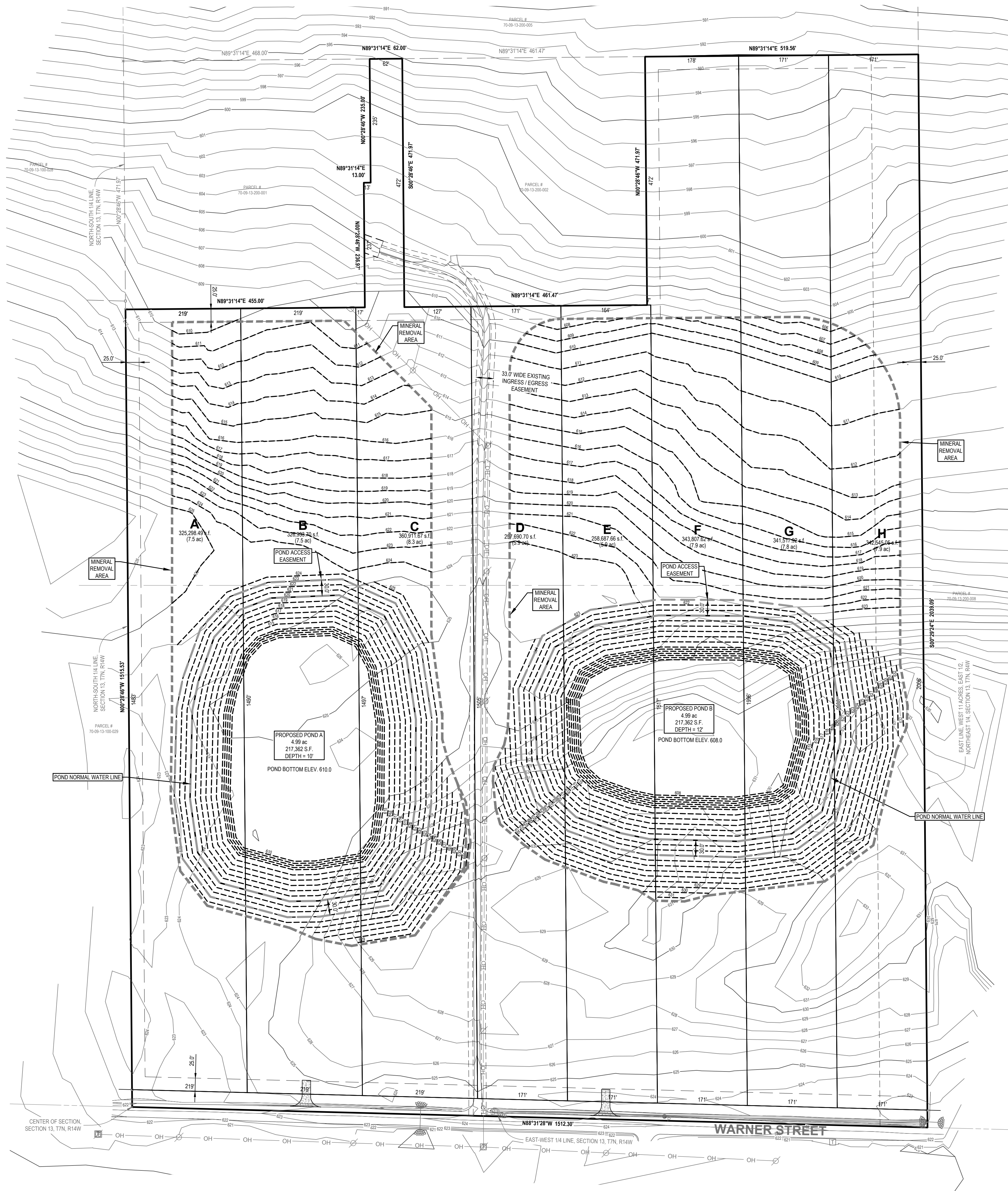
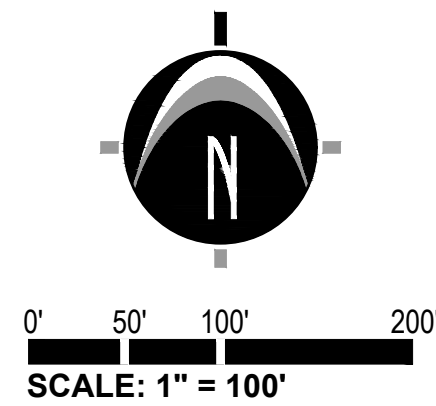


[illegible]

Reclamation Plan

PART OF THE NORTHEAST 1/4 OF SECTION 13, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SHEET NO:
C-700



- 1) THE PROPERTY SHALL BE RESTORED WITHIN 9 MONTHS OF COMPLETION OF THE SAND EXCAVATION & POND CONSTRUCTION.
- 2) ALL DISTURBED AREA SHALL BE RESTORED WITH A MINIMUM OF 4" DEPTH TOPSOIL & SEED.
- 3) ALL TEMPORARY SILT FENCE SHALL BE REMOVED.
- 4) THE POND SLOPES SHALL BE SURVEYED ABOVE AND BELOW THE WATER LINE TO CONFIRM THE FINAL POND SHAPE AND SLOPES ARE IN ACCORDANCE WITH THE APPROVED PLAN & WITH TOWNSHIP SPECIAL LAND USE APPROVED CONDITIONS.
- 5) ALL STOCK PILES SHALL BE REMOVED FROM THE PROPERTY.
- 6) TEMPORARY DRIVEWAY SHALL BE REMOVED FROM THE PROPERTY.
- 7) ALL CONSTRUCTION / EXCAVATION EQUIPMENT SHALL BE REMOVED FROM THE PROPERTY.

EXISTING GRADE CONTOUR

PROP. GRADE CONTOUR

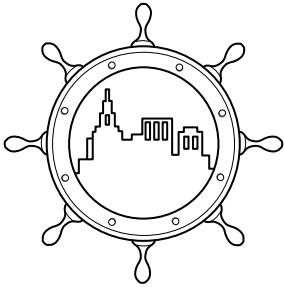
PROPOSED NORMAL WATER LINE

MINERAL REMOVAL AREA / LIMITS OF DISTURBANCE

ZONING SETBACK LINE

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OF AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
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Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
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

616-821-4696

kevin@freshcoastplanning.com

Alexis Sorrell

616-773-4638

alexis@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission

From: Gregory L. Ransford, MPA

Date: May 30, 2023

Re: JMM Developers, LLC Mining Special Use Application Amendment – 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 Great Lakes Excavating Service to amend the existing special use permit held by JMM Developers, LLC at 12084 46th Avenue, parcel number 70-10-18-300-016, and 11910 46th Avenue, parcel number 70-10-19-100-021. The property is located within the Agricultural and Rural Zoning District.

As you will recall, in April of 2021 you authorized an increase in the amount of excavation and the formation of a body of water larger than the original approval in 2019. In addition, in June of 2022 you authorized the applicant to process sand, gravel, and stone on-site. The current amendment request seeks to increase the pond area from 18.45 acres to 20.37 acres for the purpose of aesthetic shape. The total excavation will increase from 774,196 cubic yards to approximately 806,490 cubic yards. The remainder of the current special use permit remains unchanged.

As previously approved, following the conclusion of the mining operation, the applicant will accommodate eleven (11) future parcels abutting the body of water.

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. We do not have any site plan observations for the Planning Commission and applicant to consider prior to final site plan review. Our only items of note are three items of discretion provided by the ACTZO to the Planning Commission.

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

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.

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

Further, 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 beyond previous conditions of approval.

Article 21-A Landscaping Requirements and Section 24.06D – Landscaping and Buffering of the ACTZO

In the same regard as Section 23.08F4o above, the applicant is subject to the landscaping requirements of Article 21-A and 24.06D of the ACTZO. While the landscaping requirements of Article 21-A are fairly limiting, prior to directing the applicant to include landscaping in compliance with said Article, we felt it was appropriate to receive direction from the Planning Commission. 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. The Planning Commission will need to determine if additional landscaping beyond the existing vegetation is appropriate. As you may recall, no additional landscaping has been required during previous amendment requests.

Township Department Reviews

All Township Departments are satisfied with the proposed plans.

Public Hearing

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

Planning Commission Considerations

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

- Whether additional extraction studies are necessary
- Whether additional landscaping is necessary

The application has been scheduled for preliminary review at your June 5, 2023 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
Kelly Kuiper, Great Lakes Excavating Service

NEDERVELD

www.nederveld.com

800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302

Grand Rapids, MI 49503

Phone: 616.575.5190

ANN ARBOR

CHICAGO

COLUMBUS

HOLLAND

INDIANAPOLIS

ST. LOUIS

PREPARED FOR:

Miles Ulberg Builders

Miles Ulberg

6564 Warner St

Allendale, MI 49401

REVISIONS:

Title: Township Special Use Submittal	Drawn: BEM	Checked: RJB	Date: 01.15.2021
Title: Review Comments	Drawn: BEM	Checked: RJB	Date: 02.02.2021
Title: Review Comments	Drawn: BEM	Checked: RJB	Date: 03.08.2021
Title: Township Special Use Re-Submittal	Drawn: BEM	Checked: RJB	Date: 06.28.2021
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Title: Review Comments	Drawn: BEM	Checked: RJB	Date: 04.15.2022
Title: Review Comments	Drawn: JW	Checked: JB	Date: 05.27.2022
Title: Owner Applicant changes	Drawn: MH	Checked: JB	Date: 03.13.2023

12084 AND 11910 46TH AVE

GIS Data Plan

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T7N, R13W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN

ROGER JACK BARR II

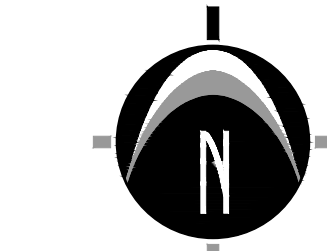
ENGINEER

No. 41990

REGISTERED PROFESSIONAL ENGINEER

PROJECT NO:
19200719

SHEET NO:
C-101



0' 100' 200' 400'
SCALE: 1" = 200'

DRAINAGE FLOW
DIRECTION



This map data is represented as "best information" and is not intended to be used as a legal document. It is intended to be used as a guide only. The user is responsible for verifying the accuracy of the information and for obtaining any necessary permits or approvals. The user is also responsible for obtaining any necessary insurance coverage. The user is not to be held liable for any damages or losses resulting from the use of this map data.

811 Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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Title: Review Comments			
Drawn: JW	Checked: JB	Date:	05.27.2022
Title: Owner/ Applicant changes			
Drawn: MH	Checked: JB	Date:	03.13.2022

PART OF SW FRL 1/4 COM SW SEC COR, TH N OD 49M 07S W 1345.38 FT, S 89D 12M 03S E 1337.61 FT & S OD 59M 49S E 419.03 FT TO PT OF BEG, TH S 89D 12M 03S E 1313.98 FT, S OD 51M 29E 927.23 FT, N 89D 10M 52S W 1311.74 FT, TH N OD 59M 49S W 926.94 FT TO BEG. SEC 18 T7N R13W 27S AC

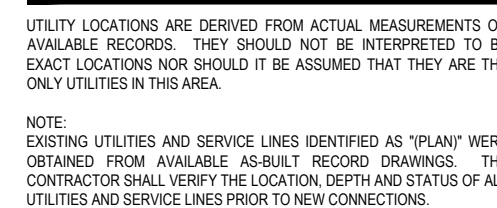
EXISTING GRADE CONTOUR

AREA OF DISTURBANCE

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DEMOLITION IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION TESTS AT AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE. ONLY INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL UTILITIES SHOWN SHOULD BE PLANNED WITH EXTREME CARE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE TOWNSHIP AND BY THE TOWNSHIP REPRESENTATIVE AT THE PLANNING BOARD MEETING, THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE ANY WORK BEGINS.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T7N, R13W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SHEET NO:
C-201



PREPARED FOR:

Miles Ulberg Builders
Miles Ulberg

6564 Warner St
Allendale, MI 49401

REVISIONS:

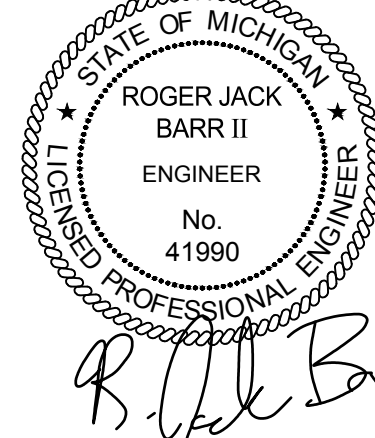
Title: Township Special Use Submittal	Drawn: BEM	Checked: RJB	Date: 01.15.2021
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Title: Review Comments	Drawn: JW	Checked: JB	Date: 05.27.2022
Title: Owner Applicant changes	Drawn: MH	Checked: JB	Date: 03.13.2023

12084 AND 11910 46TH AVE

Site Layout, S.E.S.C. & Grading Plans

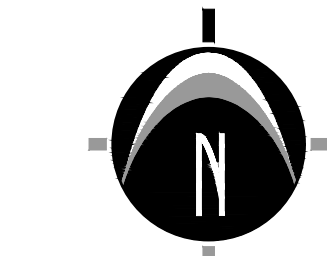
PART OF THE SOUTHWEST 1/4 OF SECTION 18, T7N, R13W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

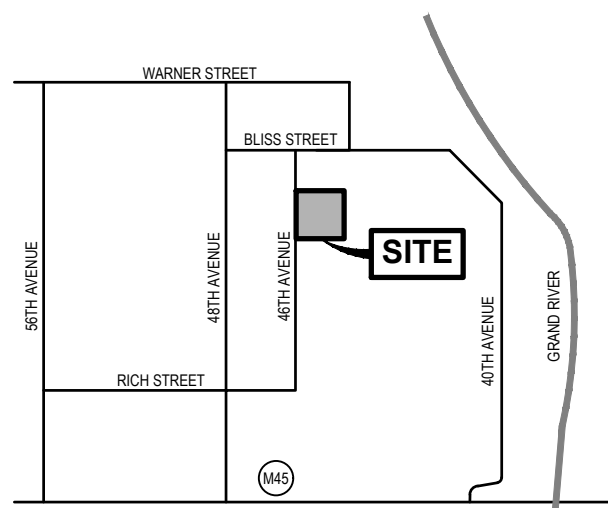


PROJECT NO:
19200719

SHEET NO:
C-205



0' 50' 100' 200'
SCALE: 1" = 100'



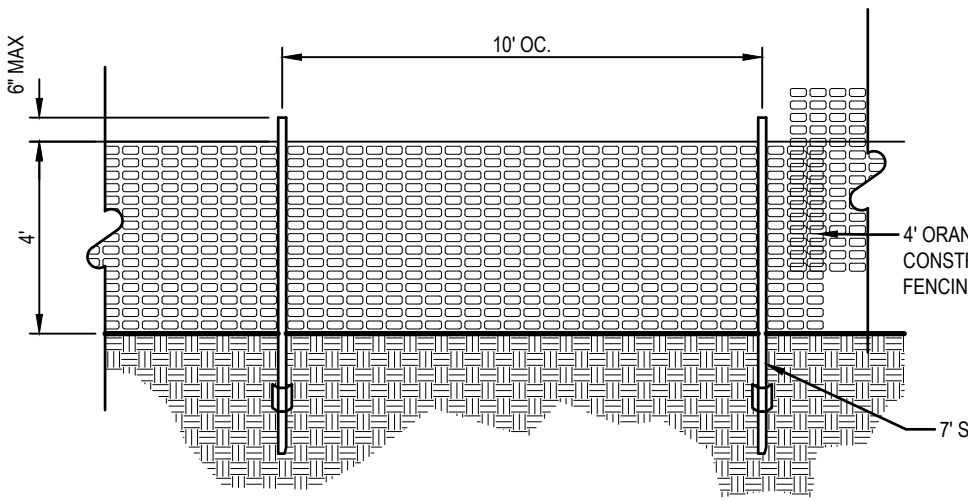
LOCATION MAP
NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. LIMITS OF GRADING
- PROP. #1 SAFETY FENCE
- SILT FENCE
- STOCKPILE AREA LIMIT
- PROCESSING BOUNDARY

GENERAL NOTES

- SUMMARY OF PROPOSED LAND USE:
 - a) 12084 46th Avenue, Allendale, MI 49401, 70-10-18-300-016
 - b) ZONING: AG
 - c) TOTAL ACREAGE (EXCL. R.O.W.): 48.89 (2,129,630.4 S.F.)
 - d) PROPOSED POND ACREAGE: 20.12 AC.
 - e) TOTAL EXCAVATED MATERIAL: 806,490 CU. YDS.
 - f) SETBACKS:
 - CUT/EXCAVATION SETBACK: 25' FROM ALL PROPERTY LINES
 - PROCESSING MACHINERY SETBACK: 100' FROM PRINCIPLE BUILDING ON ADJOINING PROPERTY
 - STORAGE/STOCKPILE SETBACK: 250' FROM ALL PROPERTY LINES
 - 250' FROM A PRINCIPLE BUILDING
- HOURS OF OPERATION:
 - MON-FRI: 7AM TO 6PM
 - SATURDAY: 8AM TO 1PM
- ALL TRUCKS SHALL BE ROUTED SOUTH ON 46TH AVENUE TO RICH STREET TO 48TH AVENUE PER THE ALLENDALE TOWNSHIP TRUCK ROUTE ORDINANCE.
- THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL NOT RESULT IN WIND-BLOWN SAND, DUST OR SOIL THAT WOULD MIGRATE OFF-SITE. SITE WILL BE SPRAYED AS NEEDED.
- FOUR FOOT HIGH FENCING WILL BE ERCTED AROUND CURRENTLY MINED AND STOCKPILING AREAS OF THE MINERAL REMOVAL OPERATION.
- THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL BE OPERATED IN SUCH A FASHION THAT THE NOISES OF OPERATION CANNOT REASONABLY BE CONSIDERED DISTURBING FOR NEIGHBORS. OBJECTIONABLE NOISES SHALL BE MUFFLED EXCEPT FOR WARNING DEVICES EMITTING SOUND FOR WARNING PURPOSES AS REQUIRED BY LAW.
- MINING MATERIAL AND STRIPPED TOPSOIL TO BE STOCKPILED WITHIN THE PROPOSED POND AREA AND IN INDICATED STOCKPILE AREAS, WITH STRIPPING AND MINING BEING CONDUCTED FROM EAST TO WEST. BOTH MATERIALS WILL BE SOLD AND MOVED FROM THE SITE BY THE YARD AS MARKET DEMANDS. STOCKPILES TO NOT EXCEED 20 FEET IN HEIGHT (AS MEASURED FROM ORIGINAL GRADE).
- ANY CHANGE OF THE NATURAL CONTOUR OF THE LAND, BOTH DURING MINERAL REMOVAL OPERATIONS AND AT THE TIME OF ABANDONMENT BY COMPLETION, SHALL BE MAINTAINED AS SAFE TO ALL TRESPASSERS AND ANY OTHER PERSONS HAVING REASON TO BE WITHIN THE AREA OF ACTIVITY.
- AS THE NATURAL RESOURCES ARE BEING REMOVED, THE PROPERTY SHALL BE RESTORED BY THE REPLACEMENT OF TOPSOIL WHERE FEASIBLE, AND ALL EXCAVATION SHALL BE SLOPED TO A GRADIENT WITH NOT MORE THAN A 3-FOOT HORIZONTAL/1 FOOT VERTICAL SLOPE AND THE CONTOUR BE CAUSED TO BLEND AS NEARLY AS POSSIBLE WITH THE NATURAL SURROUNDINGS. THE MINERAL REMOVAL AREA SHALL BE PLANTED WITH A SUITABLE GROUND COVER SUFFICIENT TO CONTROL EROSION. 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 ANY EXCAVATION.
- THE PROPOSED EARTH CHANGE SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY OF OTTAWA REGULATIONS, ORDER AND PERMIT APPROVAL REQUIREMENTS.
- NO TRESPASSING SIGNS TO BE PLACED EVERY 100 FEET ALONG PROPERTY LINES.
- THE APPLICANT WILL COORDINATE WITH THE OTTAWA COUNTY ROAD COMMISSION REGARDING MAINTENANCE OF 46TH AVENUE.
- ALL MINERAL MATERIAL TO BE MINED WILL BE SAND. R. JACK BARR, PE #41990 STATE OF MICHIGAN HEREBY CERTIFIES THE MATERIAL TYPE AND VOLUME CALCULATIONS.
- BACKHOLE EXCAVATION WAS CONDUCTED ON THE SITE IN JUNE 2019 TO CONFIRM THE MINERAL MATERIAL TYPE AND DEPTH.
- NO SIDEWALK ALONG 46TH AVENUE IS PROPOSED. THE APPLICANT REQUESTS DEFERRAL OF SAID SIDEWALK.
- NO PRIVACY SCREENING OR FENCING IS PROPOSED.



4' SAFETY FENCE DETAIL

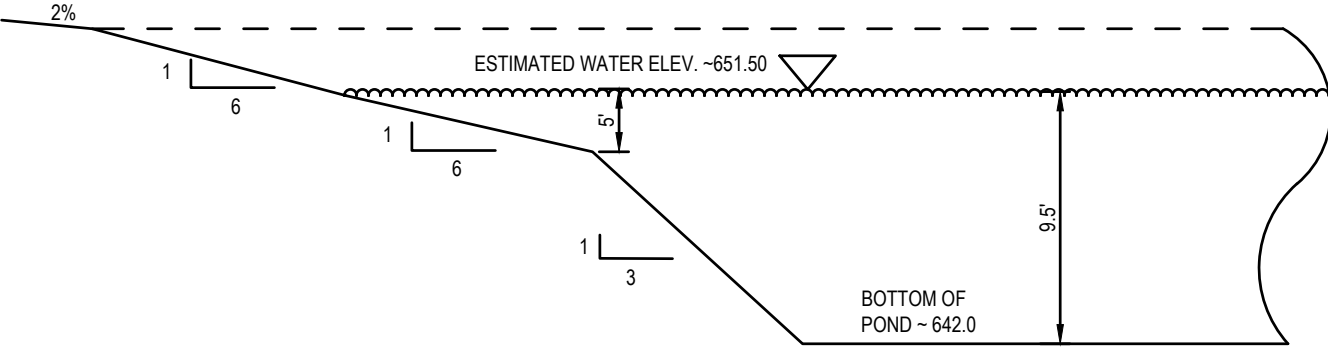
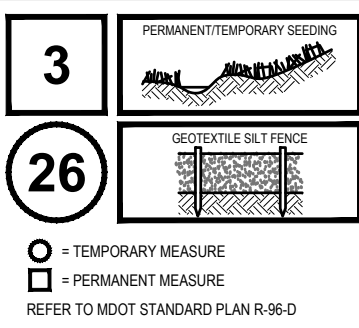
N.T.S.

MOBILE SCREEN PLAN DETAILS

- SCREEN PLANT WILL SEPARATE STONE FROM THE SAND
- A LOADER WILL BE USED TO PLACE MATERIAL INTO A HOPPER FROM A STOCKPILE
- SAND WILL FALL THROUGH THE SCREEN AND STONE WILL BE SEPARATED
- THE SCREEN PLANT WILL OPERATE AT 85 DECIBELS MEASURED AT 50-FEET
- THE SCREEN PLANT WILL BE PLACED AT LEAST 350-FEET EAST OF THE 46TH AVENUE RIGHT-OF-WAY AND 700-FEET FROM THE CLOSEST RESIDENCE
- THE SCREENING OF MATERIAL WILL SHORTEN THE OVERALL MINING DURATION BY 12-18 MONTHS BY ALLOWING A VARIETY OF MATERIALS TO BE SOLD

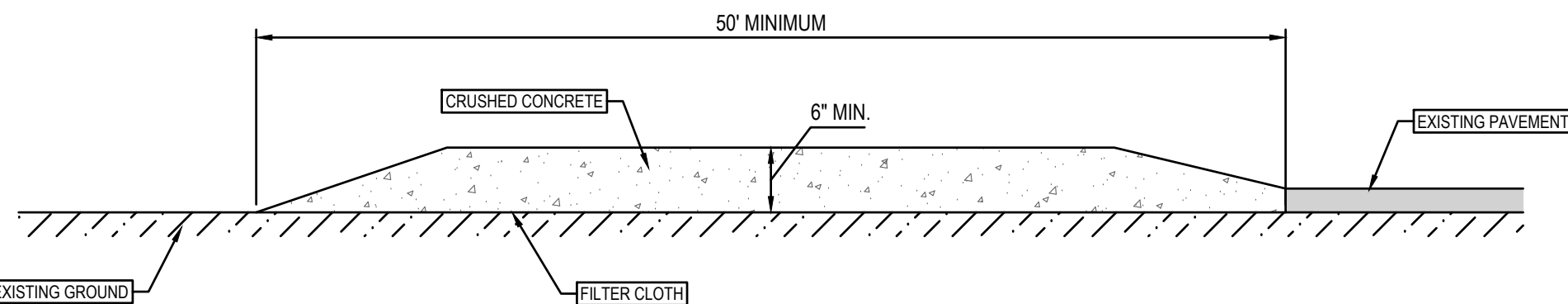
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SEISC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



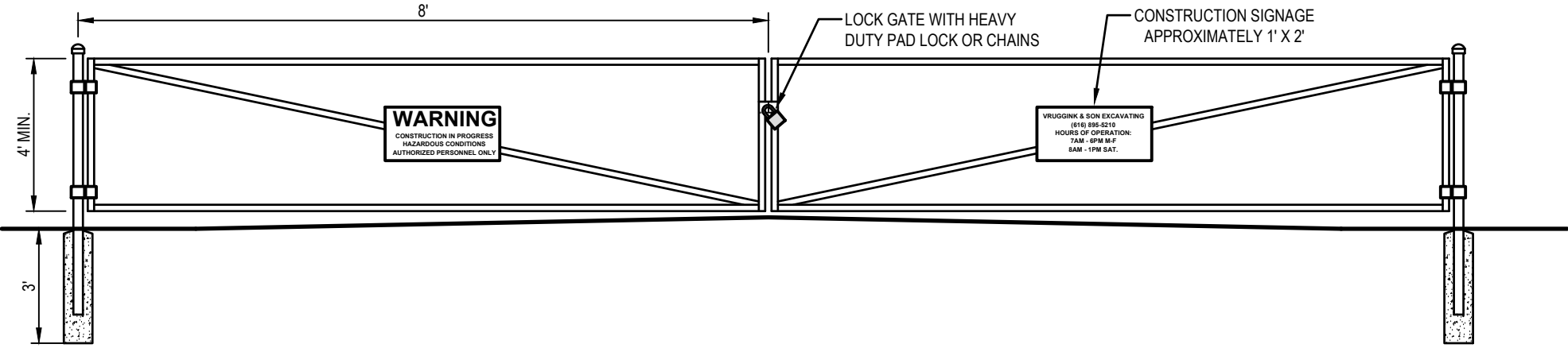
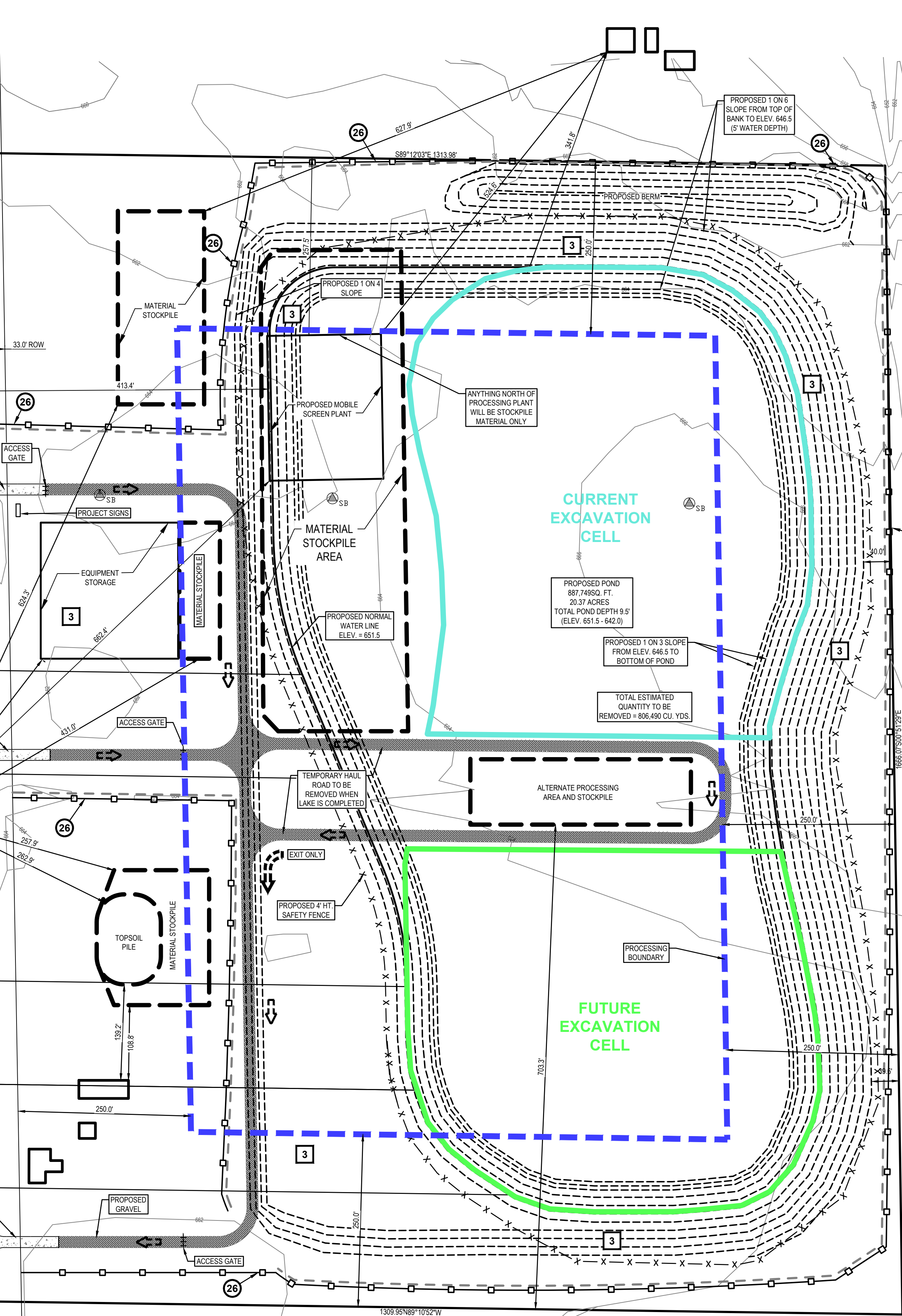
CROSS SECTION OF POND

N.T.S.



ACCESS ROAD CROSS SECTION

N.T.S.



MAIN ENTRANCE ACCESS GATE DETAIL

N.T.S.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANT" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Miles Ulberg Builders
Miles Ulberg

6564 Warner St
Allendale, MI 49401

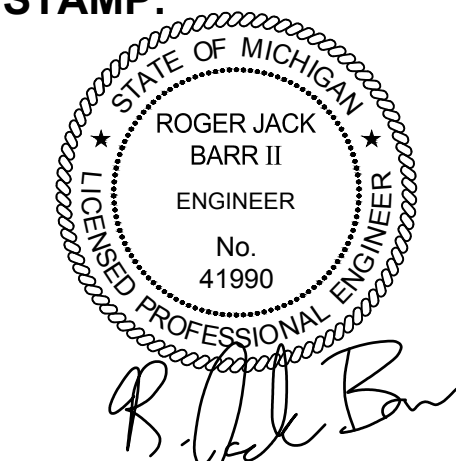
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12084 AND 11910 46TH AVE

Reclamation Plan

PART OF THE SOUTHWEST 1/4 OF SECTION 18, T7N, R13W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

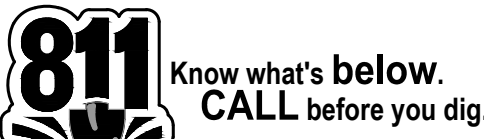
STAMP:



ROGER JACK
BARR II
ENGINEER
No.
41990

PROJECT NO:
19200719

SHEET NO:
C-700



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
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March 21, 2023

Mr. Gregory Ransford
Planning Consultant
Allendale Charter Township
6676 Lake Michigan Drive
PO Box 539
Allendale, MI 49401

RE: Special Land Use Amendment – JMM Developers
11910 & 12084 46th Avenue, Allendale Township, Ottawa County, Michigan

Dear Mr. Ransford:

Included with this cover letter, please find six (6) copies of a submittal for an amendment to the existing special land use permit that is on record for mining at 11910 and 12084 46th Avenue. The amendment seeks to add a small portion of additional excavated area to the site to provide a more aesthetically pleasing pond shape for the future homesites. An electronic copy of the submittal package has also been submitted. Each package includes:

1. Special Land Use Application
2. Revised Project Description
3. Revised Site Plan Set (to scale, 24x36)

These items are being submitted for consideration at the next regular Planning Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 485-5321 or kmkuiper@outlook.com.

Thank you,



Kelly Kuiper
Great Lakes Excavating

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission

Application

Submission Date: March 21, 2023

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

- | | |
|--|--|
| <input type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Zoning Amendment (including PUD) |
| <input type="checkbox"/> New PUD Development | <input checked="" type="checkbox"/> Special Use Application <i>Amendment</i> |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

Property Owner:	JMM Developers LLC (Matt DeYoung, Josh Vrugink, Miles Ulberg)		
Mailing Address:	7300 Fillmore Street, Allendale, MI 49401		
Phone Number:	(616) 218-2230	Cell Phone:	
Email Address:	matthd43@hotmail.com	Fax:	
Owner's Signature:	<i>Miles Ulberg</i>		

Applicant Name: (if not owner)	Great Lakes Excavating Service		
Mailing Address:	3471 146th Avenue, Zeeland, MI 49464		
Phone Number:	(616) 240-0962	Cell Phone:	
Email Address:	glesinc2@gmail.com	Fax:	
Applicant's Signature:	<i>Kelly Kuiper</i>		

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

Property Owner	x	Applicant
----------------	---	-----------

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

Contact:	Jack Barr, P.E. - Nederveld, Inc.		
Mailing Address:	217 Grandville Ave SW, Suite 302, Grand Rapids, MI 49503		
Phone Number:	(616) 575-5190	Cell Phone:	
Email Address:	jbarr@nederveld.com	Fax:	

Address of Property:		11910 & 12084 46th Avenue			
Permanent Parcel Number: 70 - 10 - 19 - 100 - 021 (11910) and 70-10-18-300-016 (12084)					
Legal Description of Property (or attach to the application):					
Included					
Lot Area:		50.15 ac	Lot Depth:		1,314 ft (west/east)
			Lot Width:		1,666 ft (north/south)
Current Zoning of Parcel:		AG	Current Use of Parcel:		Single family dwelling & Vacant
Proposed Use of Parcel:		Sand and aggregate mining to create aesthetic lake with 11 future land divisions			
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

PROJECT DESCRIPTION

11910 & 12084 46th Avenue

Updated March 21, 2023

Request – Updated March 21, 2023.

The special land use request for 11910 & 12084 46th Avenue proposes an aesthetic pond totaling **20.37 acres** in size (increase from 18.45 acres previously) with a total proposed excavation of approximately **806,490 cubic yards** (increase from 774,196 cubic yards previously) of sand and aggregate. The sand and aggregate produced by this pond will aid in the booming West Michigan construction industry, specifically in the immediate Ottawa County area for road and home construction. This sand is used extensively for sub-base, pipe trench backfill, and as structured material for new building construction.

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

JMM Developers LLC
Joshua Vrugink
7300 Fillmore Street
Allendale, MI 49401

Name and address of the applicant.

Kelly Kuiper
Great Lakes Excavating Service
3471 146th Avenue
Zeeland, MI 49464

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

Great Lakes Excavating Service
3471 146th Avenue
Zeeland, MI 49464

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

The excavation is to take place at 11910 & 12084 46th Avenue in Allendale Township, two parcels containing approximately 48.89 acres. The legal descriptions are as follows:

11910 46th Avenue (70-10-19-100-021)

PART OF E 1/2 OF NW 1/4 COM N 1/4 COR, TH S 88D 54M 35S W 1311.72 FT, S 0D 05M 07S E 730 FT, N 88D 54M 35S E 1313.3 FT, TH N 0D 05M 07S W 730.04 FT TO BEG. SEC 19 T7N R13W

12084 46th Avenue (70-10-18-300-016)

PART OF SW FRL 1/4 COM SW SEC COR, TH N 0D 49M 07S W 1345.38 FT, S 89D 12M 03S E 1337.61 FT & S 0D 59M 49S E 419.03 FT TO PT OF BEG, TH S 89D 12M 03S E 1313.98 FT, S 0D 51M 29E 927.23 FT, N 89D 10M 52S W 1311.74 FT, TH N 0D 59M 49S W 926.94 FT TO BEG. SEC 18 T7N R13W 27.93 AC.

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.

The proposed pond will total 20.37 acres in size (increase from 18.45 acres) and will result in a total cut of approximately 806,490 cubic yards (increase from 774,196 cubic yards) of sand and aggregate. The

proposed annual quantity to be removed is approximately 100,000 cubic yards. This estimate has been verified by a registered civil engineer.

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

Soil borings and backhoe excavations have been performed on site and verified by a professional engineer.

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

Conventional 15 cubic yard dump trucks and 50 cubic yard lead and train trucks will be utilized.

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

The excavated sand and aggregate leaving the site will be based on market demand, therefore, the number and loaded weight of the trucks to be utilized may vary greatly. On average, approximately fifteen (15) trucks or ten (10) lead and train trucks per day will haul sand from the site.

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

Trucks leaving the site will head south on 46th Avenue to Rich Street to 48th Avenue, which is a designated truck route per the Allendale Township Truck Route Ordinance.

The proposed hours and days of operation.

The hours and days of 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 per the special use standards in Section 23.08.F.4.g.

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

The proposed pond will be constructed with standard excavating equipment such as excavators, clam shells or cranes and draglines, and no dewatering of the site is proposed. In addition, an inline screen, sand wash plant, and stacking conveyors are used for the processing on site. The details for this equipment includes:

1. 2021 5x16-3DR Incline Screen. (serial number: V700560-1001) Sound Decibel Level - 90-95dB @ 1 meter, approximately 16 ft x 5 ft
2. 2021 Finespro100 Sand Wash Plant. (serial number: N100700-1011) Sound Decibel Level -90-95dB @ 1 meter, approximately 5 ft x 6 ft
3. 022 Schurco Slurry Fresh Water Pump. (serial number: 1001) Sound Decibel Level - 85dB @ 1 meter, approximately 1 ft x 2 ft
4. 2021 350kw Gillette Generator. (serial number: SD-19-300) Sound Decibel Level - 80dB @ 1 meter, approximately 16.5 ft x 6 ft
5. 2021 Cross tech 60x30 Stacking conveyors. (serial numbers: 6030-0216 / 6030-0217) Sound Decibel Level – Unknown, up to two (2) on site, approximately 30 ft x 60 ft

As previously noted, all of the equipment is mobile and able to be moved within the indicated processing area on the revised site plan. This is for ease of stockpiling and loading trucks. All of the equipment will maintain required setbacks from property lines and all equipment is able to meet the maximum decibel requirements at property lines. Crushing continues to not be included as part of the project.

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

Windblown dust and sand will be minimized by watering the site as need during dry/windy conditions. In addition, the first 50 feet of the haul road will be constructed with crushed concrete so as to minimize tracking onto 46th Avenue (however, 46th Avenue is a gravel road).

State if materials such as asphalt and concrete will be brought into the site for crushing and mixing with on-site mining minerals.

Materials such as asphalt and concrete will not be brought into the site for mixing with on-site mining minerals. Also, as previously stated, no crushing is proposed as part of the processing request.

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

The proposed pond totals approximately 806,490 cubic yards (increase from 774,196 cubic yards previously) of sand and approximately 100,000 cubic yards is proposed to be removed annually. Therefore, the estimated number of years to complete the pond is eight (8) years. Based on the date of the original special land use, the project is still anticipated to be completed in this time frame.

A description of the proposed use of the land follow completion of mining activities.

The pond will serve as an aesthetic addition to for 11910 & 12084 46th Avenue and the eleven (11) proposed future land divisions.

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

Proof of liability insurance for Great Lakes Excavating with at least one million dollars of coverage was provided to the Township as part of the previous special land use amendment application process.