

2019 ANNUAL REPORT of the PLANNING COMMISSION of ALLENDALE CHARTER TOWNSHIP

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

Executive Summary

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

Membership & Meetings

Membership of the Planning Commission

- Andrew Longcore
- Duke Schut
- Bruce Zeinstra
- Sharon Kleinjans
- Tom Zuniga
- Rick Westerling
- Mark Adams

Officers of the Planning Commission

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

Meetings & Meeting Attendance

Regular Meetings: 22 <> Special Meetings: 0

- Longcore: 22
- Schut: 21
- Zeinstra: 19
- Zuniga: 18
- Adams: 21
- Westerling: 15
- Kelley: 1
 - Kleinjans: 7

Operations & Activity

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2019 Annual Work Program
- 2018 Annual Report

Site Plan Approvals

- Culver's Restaurant – Site Plan
- Dewpointe West Phase 3 – Final Plat
- Allendale Place – Planned Unit Development
- Fox Meadows – Site Condominium Amendment

Site Plan Denials, Suspensions, or Withdrawals

- Allendale Baptist Church – Planned Unit Development – Preliminary Plan – suspended by applicant
- Self-Storage Facility – Allendale Crossings Planned Unit Development Amendment – suspended by applicant
- Peppinos Parking Lot Expansion – Allendale Meadows Planned Unit Development Major Amendment – withdrawn by applicant

Special Use Approvals

- Natan Automotive – Home Occupation Auto Repair Facility
- JMM Developers – Mining Application

Special Use Denials, Suspensions, or Withdrawals

- Hop Family – Storage Units – suspended by applicant

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - Meadow Lake PUD – Rezone from PUD to R-1 Low Density One-Family Residential and R-2 Medium Density One and Two-Family Residential District
- Text
 - Zoning Ordinance
 - Section 3.14 – Condominium Project Approval
 - Section 3.18 – Marihuana Facilities and Establishments Prohibited
 - Section 21.04E – Parking Lot Construction Requirement
 - Section 21.06B – Table of Off-Street Parking Requirements
 - Section 21A.04GI(i) – Greenbelt Requirements, Off-Street Parking Area, Landscaping Requirements
 - Section 21A.03E – General Regulations
 - Section 23.06C – Design Standards for Major Residential Developments – Exposed Ground Surfaces
 - Section 23.06J – Design Standards for Major Residential Developments – Paved Streets and Parking Areas

- Section 24.05F7 – Final Site Plan Contents and Procedures – Landscape Plan
- Section 24.06L – Traffic Impact Study
- Article 25A – Small Cell Wireless Communication Facilities
- Subdivision Ordinance
 - Section 5.2 – Construction Plans
 - Section 5.3.1c – Required Improvements, Curb and Gutter
 - Section 5.3.1m – Required Improvements, Street Trees
 - Section 5.3.1g – Water Supply and Sanitary Sewage Systems

Zoning Map & Text Amendment Recommendations of Denial

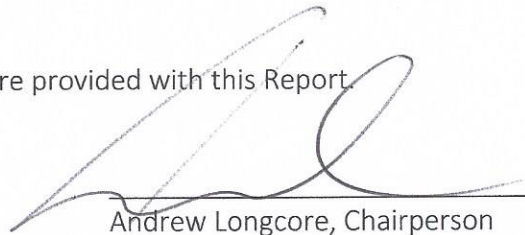
- Map (Rezone)
 - None
- Text
 - None

Other Amendments, Approvals, or Reviews

- Master Plan
- Allendale Charter Township Fitness Court Improvements
- Hidden Shores Annual Mining Review
- DeYoung Annual Mining Review

General Recommendations & Inquiries

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



Andrew Longcore, Chairperson
Allendale Charter Township Planning Commission