

2018 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
- Ken Knoper
- Mark Adams

Officers of the Planning Commission

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

Meetings & Meeting Attendance

Regular Meetings: 21 <> Special Meetings: 0

- Longcore: 21
- Schut: 20
- Zeinstra: 18
- Zuniga: 20
- Adams: 20
- Knoper: 20
- Kleinjans: 8

Operations & Activity

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2018 Annual Work Program
- 2018 Meeting Schedule
- 2019 Meeting Schedule
- 2017 Annual Report

Site Plan Approvals

- Kleinjans – Industrial facility
- Arby's Restaurant – Allendale Crossings Planned Unit Development
- McDonald's Restaurant – Edgewater Business Park, Unnamed Planned Unit Development
- LifeEMS – Conditional Rezoning for Ambulance Facility
- Wood View Estates – Final Plat
- Touch of Class Auto Wash – Major Amendment Site Plan
- Grand Villages – Planned Unit Development Major Amendment
- Springfield West – Site Condominium and Planned Unit Development
- Trader's View – Planned Unit Development and Private Road
- Skyline Fall Protection – Manufacturing facility and office

Site Plan Denials

- None

Special Use Approvals

- DeYoung – Mining facility

Special Use Denials

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - Hasbrouck – Rezone from Agricultural and Rural to Industrial
 - LifeEMS – Rezone from Agricultural and Rural to General Commercial
 - Hop Family, LLC – Rezone from Low Density One-Family Residential to General Commercial
- Text
 - Zoning Ordinance
 - Section 3.17 – Setbacks to Public Utilities
 - Section 9.02 – Permitted Uses
 - Section 9.03G – Uses Requiring Special Approval
 - Section 9.05A – Front Yard
 - Section 9.05B3 – Side Yard
 - Section 9.05D3 – Lot Area and Width
 - Section 9.06 – Minimum Floor Area

- Section 9.07 – Additional Regulations
- Section 14.02F – Restaurants, delicatessens, coffee houses including sit-down and carryout establishments excluding those with drive in or with drive through facilities
- Section 14.03D – Uses Requiring Special Approval
- Section 21.04B – Parking Lot Construction Requirement
- Section 21A.03E – General Regulations
- Section 21A.03G – General Regulations
- Section 21A.03H – General Regulations
- Section 21A.04A1 – Greenbelt Requirements
- Section 21A.04A4 – Greenbelt Requirements
- Section 21A.04F1 – Front Yard Landscaping
- Section 21A.04G – Off Street Parking Area Landscaping Requirements
- Section 21A.05 – Drive-up, Drive-in, and Drive-through Restaurants
- Section 21A.06 – Townhouse Developments, Multiple-Family Developments, Mobile Home Development Sites Designed for Twenty-Five (25) or More Dwelling Units, or Other Major Residential Developments
- Section 23.04 – Drive-up, Drive-in, and Drive-through Facilities
- Section 23.06I – Landscape Setback
- Section 3.13BB5 – Private Roads and Streets, AG Agricultural and Rural Zoning District
- Section 23.14C – Standards for Single-Family and Two-Family Structures
- Section 27.07 – Pre-Construction Meeting and Public Utilities
- 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

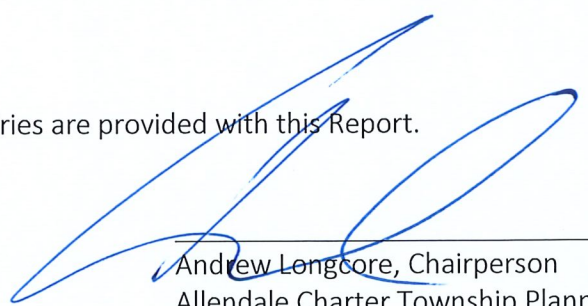
- Map (Rezone)
 - None
- Text
 - None

Other Amendments, Approvals, or Reviews

- Allendale Public Schools Early Childhood Center Site Plan
- Ottawa County Road Commission Booster Station Site Plan
- Pearline Self-Storage Cursory Review
- LifeEMS Cursory Review

General Recommendations & Inquiries

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



Andrew Longcore, Chairperson
Allendale Charter Township Planning Commission