

2020 ANNUAL REPORT of the PLANNING COMMISSION of ALLEDALE 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
- Ryan Kelley
- 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: 20
- Schut: 21
- Zeinstra: 20
- Zuniga: 20
- Adams: 22
- Westerling: 19
- Kelley: 19

Operations & Activity

Procedural Approvals and Documents

- Elected Officers of the Planning Commission
- 2020 Annual Work Program
- 2019 Annual Report

Site Plan Approvals

- Meadow Lake Site Condominiums – Preliminary Plan
- Raymond Building – Walgreen’s Planned Unit Development Major Amendment
- Trader’s View Planned Unit Development – Minor Amendment
- Allendale Crossings Planned Unit Development – Major Amendment
- Mini-Storage Depot – Site Plan
- Superior Allendale, LLC – Farmer’s Market

Site Plan Denials, Suspensions, or Withdrawals

- None

Special Use Approvals

- J&H Oil – Minor Amendment
- True Value – Major Amendment
- VanderMolen – Kennel
- 4334 Bliss Street – Mining application
- M-45, LCC – Automobile Filling Station and Convenience Store

Special Use Denials, Suspensions, or Withdrawals

- None

Zoning Map & Text Amendment Recommendations of Approval

- Map (Rezone)
 - None
- Text
 - Zoning Ordinance
 - Section 23.19 – Kennels
 - Table 3.07.B.1 – Essential Services
 - Section 3.14M – Condominium Project Approval, Site Condominium Projects
 - Section 3.14O2 – Condominium Project Approval, Street and Roads and Sidewalks
 - Section 4.01 – Zoning Districts
 - Section 12.05C – Development Requirements for All PUD's, Utilities
 - Section 15.05D – Area Regulations, Lot Area
 - Section 16.02A – Permitted Uses
 - Section 16.03T – Uses Requiring Special Approval
 - Section 23.03D – Automotive Uses, Farm Equipment, Construction Equipment and Vehicle Sales Lot

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- Section 23.08C – Removal of Topsoil, Sand, Gravel, or Other Minerals, Definitions
- Section 23.12A9 – Private Roads and Streets, General Provisions
- Section 29.01D – Procedure for Changes, Rezoning Evaluation Factors
- Subdivision Ordinance
 - Section 3.2(1)t – Requirements
 - Section 3.3(2) – Procedure
 - Section 5.3.1.g – Water Supply and Sanitary Sewer
 - Sections 5.3.1.h through m – Street Name Signs, Sidewalks and Crosswalks, Street Lighting, Greenbelts and Screen Plantings, Traffic Control Signs, Street Trees

Zoning Map & Text Amendment Recommendations of Denial

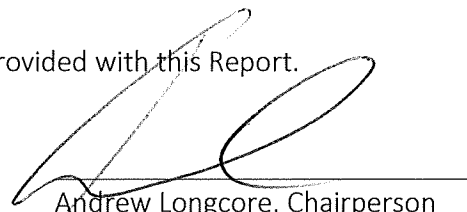
- Map (Rezone)
 - None
- Text
 - None

Other Amendments, Approvals, or Reviews

- Master Plan
- Allendale Charter Township Maintenance Building
- Allendale Charter Township Wastewater Treatment Building
- Allendale Charter Township Fire Station
- Allendale Charter Township Wastewater Treatment Building – Siding Modification
- Hidden Shores – Mining Extension

General Recommendations & Inquiries

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



Andrew Longcore, Chairperson
Allendale Charter Township Planning Commission