

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 20, 2021

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call
3. Received for Information:
4. Approval of the September 7, 2021 Planning Commission Minutes
5. Approval of the Agenda
6. Public Comments for *non-public hearing items*
7. Public Hearings:
 - A. Biltmore LLC / 52nd and 56th Avenue Map Amendment Request – Seeking to rezone 70-09-25-300-050 & 70-09-25-300-060 from R-1 to R-2
8. Site Plan Review:
9. Old Business:
 - A. M&S Storage – 5280 & 5240 Edgeway Drive
 - Eight mini-storage buildings
 - B. Work Program – Item #10
10. New Business:
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting October 4, 2021 at 7:00 p.m.



**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 7, 2021

7:00 p.m.

1. Meeting Called to Order
2. Roll Call
Present: Adams, Westerling, Schut, Zuniga, Zeinstra, Longcore
Absent: Kelley
Staff Present: Planner Greg Ransford
3. Received for Information: No information received
4. Motion by Schut to approve the August 16, 2021 Planning Commission Minutes as presented.
Seconded by Adams. **Approved 6-0**
5. Motion by Longcore to approve the September 7, 2021 Planning Commission Agenda as presented.
Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and he closed the public comment section.
7. Public Hearings: None
8. Site Plan Review:
 - A. M&S Storage – 5280 & 5240 Edgeway Dr.
 - Eight mini-storage buildings

Planner Ransford and the applicant introduced the project consisting of adding eight mini-storage buildings to the three-existing mini-storage buildings.

Mr. Schut brought up concerns regarding the fencing materials on the east side of the property that backs up to residential property and other Commissioners agreed that they would prefer that it would be vinyl for future appearances.

Mr. Zeinstra would like to see more evergreen trees to help screen the outdoor storage from the residential property next door.

Consensus between the applicant and the Commissioners is that the applicant will put vinyl fencing on the east side and chain link on the south side without slats and that all fencing will be 6 feet tall and well-maintained. Consensus was reached that east elevation of Building F was acceptable. In addition, the fence between the new and existing buildings should be removed from the plans; Building H setback should be changed from 10 feet to 15 feet from the north property line; the buildings' layouts should match between the site plan and the landscape plan and all tables should be updated accordingly; landscaping should be increased at the southeast corner; Black Hill Spruce or a similar evergreen should replace those proposed along the east property line so their mature height and width is not too great, and the evergreen trees should be grouped in three by each building light on the east side of Building F, shifting the maples accordingly; and a plan note that new electrical and phone lines shall be buried underground.

There was discussion between Planner Ransford and the Commissioners regarding the setback requirements.

Motion by Schut to postpone action for Site Plan Approval for M&S Storage pending the corrections to the site plan in regards to what was discussed. Seconded by Zuniga. **Approved 6-0**

9. Old Business:

A. Work Program – Items #2 and #9

Discussion amongst Commissioners regarding Item #2 on the Work Program - Draft language requiring major development to be located within the township sanitary sewer district. This is in response to a request from the Public Utilities Department. Consensus was reached that this is satisfied and can be removed from the Work Program.

Discussion regarding Item #9 on the Work Program - Allow General Commercial uses within the Industrial District. Direction was provided to Ransford to schedule a text amendment at the next appropriate meeting.

The Commission directed Planner Ransford to include open space developments and mining operations on the Work Program.

10. New Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section. No comments were made, and he closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board approved a new cost recovery ordinance for emergency services, approved some property for a 10-year farmland preservation, and set a public hearing for Truth in Taxation.

13. Commissioner and Staff Comments

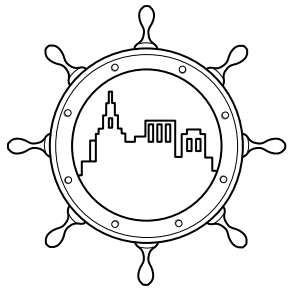
Planner Ransford informed the Commissioners that Metro Health tried to put a sign in an island on Becker Dr. in the right-of-way, but Zoning Administrator Steve Kushion saw the plans and checked with Planner Ransford to see if that was approved, which it wasn't, so he did not approve the sign application.

14. Adjourn

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

Next meeting September 20, 2021 at 7:00 p.m.





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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 16, 2021
Re: Biltmore, LLC Zoning Map Amendment (Rezoning) Application – Final Review

Attached is a Zoning Map Amendment application from Don De Groot on behalf of Biltmore, LLC to rezone approximately 57 acres of vacant property located at 10681 52nd Avenue and 10460 56th Avenue, parcel numbers 70-09-25-300-050 and 70-09-25-300-060, respectively, from the Low Density One-Family Residential (R-1) Zoning District to the Medium Density One- and Two-Family Residential (R-2) Zoning District. As you know, you performed a preliminary review of this request and found it favorable at your August 16, 2021 meeting. Additionally attached is the related Zoning Map Amendment Ordinance for your consideration.

Below we provide our summary of the application as well as an overview of its relationship to the Allendale Charter Township Master Plan (ACTMP) and the Allendale Charter Township Zoning Ordinance (ACTZO) as we provided for your August 16, 2021 meeting. Given your support of the request during your preliminary review, our memorandum is drafted to support a recommendation of adoption.

Application

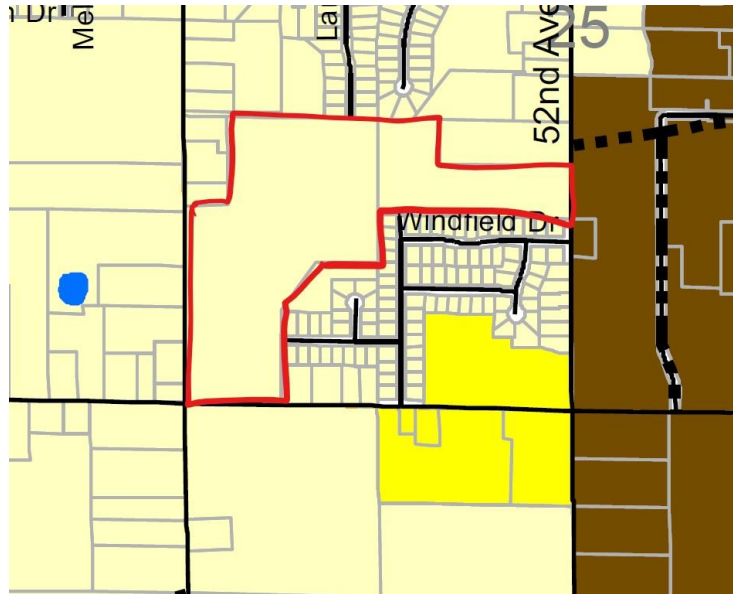
As you will recall, the applicant approached the Planning Commission at its June 7, 2021 meeting to inquire about accommodating the subject property within the Moderate Density Residential (MOD) Classification within the draft Master Plan Map, to which the Planning Commission agreed. As you know, that draft Master Plan Map has not yet been adopted. Despite that draft, we advised the applicant that our review and the deliberations of the Planning Commission cannot be based on a map that is only a draft. Consequently, our review within this memorandum and your deliberations shall be limited to the current ACTMP.

Master Plan Considerations

Future Land Use Map

The Allendale Charter Township Master Plan and its Map, adopted on July 22, 2013, provides for the subject property within the Low Density Residential (LDR) Classification, which is consistent with the corresponding R-1 Zoning District identified within the related Zoning Plan. As noted above, the subject property is currently located within the R-1 Zoning District. Consequently, the property is currently zoned as intended by the Master Plan Map. Given that the applicant requests rezoning to the R-2 Zoning District, we provide relevant provisions from both the LDR Classification as well as the MOD Classification to assist with your review.

For your convenience, below is a snapshot of the Master Plan Map for the subject parcel and surrounding properties. (Legend: Tan = LDR, Yellow = Medium Density Residential, Brown = HDR, Red Outline = Subject Property)



LDR Low Density Residential Classification

Chapter 3 – Goals and Strategies of the Master Plan does not provide any significant guidance for the LDR Classification. As a result, we do not provide any provisions for your consideration.

Chapter 5 – Future Land Use, Low Density Residential (page 56) of the Master Plan provides:

- That LDR property should be located within the boundaries of the public water and sanitary sewer service areas.
 - According to Map 4 – Allendale Charter Township General Plan of Water System and Map 5 – Allendale Charter Township General Plan of Sanitary Sewer System of the ACTMP, both utilities are located adjacent to the subject property.
- That a minimum lot size of 15,000 square feet and a minimum width of 100 feet (2.9 units per acre) should be provided within this classification
 - Surrounding lots appear to be between 10,000 to 12,000 square feet in area
- That sidewalks should exist along streets and provide connection to adjoining subdivisions, both of which are present within adjacent developments
 - Given the requirements of the ACTZO for residential developments, sidewalks and streets will likely exist and connect with adjacent developments.

MOD Moderate Density Residential Classification

Chapter 3 – Goals and Strategies of the Master Plan does not provide any significant guidance for the MOD Classification. As a result, we do not provide any provisions for your consideration.

Chapter 5 – Future Land Use, Master Plan Concept (page 53) indicates that intensive land uses should be located within the boundaries of the water and sanitary sewer areas

- Again, according to Map 4 – Allendale Charter Township General Plan of Water System and Map 5 – Allendale Charter Township General Plan of Sanitary Sewer System of the ACTMP, both utilities are located adjacent to the subject property.

Chapter 5 – Future Land Use, Moderate Density Residential (page 57) of the Master Plan provides:

- That a minimum lot size of 10,000 square feet and a minimum width of 80 feet (4.35 units per acre) should be provided within this classification
- MOD property would be served by public water and sanitary sewer
 - Again, according to Map 4 – Allendale Charter Township General Plan of Water System and Map 5 – Allendale Charter Township General Plan of Sanitary Sewer System of the ACTMP, both utilities are located adjacent to the subject property.
- The MOD designation provides a choice in lot size, which equates directly to price
- The density and single-family houses are compatible with nearby LDR areas
 - The subject property is entirely adjacent to LDR areas, which consist of single-family dwellings on lots that appear to be between 10,000 to 12,000 square feet in area

Zoning Ordinance Considerations

Text of the Zoning Ordinance

As you know, your review of the ACTZO is limited to the surrounding uses and the potential uses that would be permitted on the subject property, in the instance the rezoning is recommended for adoption and subsequently approved by the Allendale Charter Township Board of Trustees. Below we highlight surrounding uses as well as permitted and special uses that could occur on the subject property, if rezoned.

Surrounding Uses

Immediately surrounding the subject property are single-family dwellings and limited amounts of farmland. As aforementioned, single-family lots appear to be between 10,000 to 12,000 square feet in area.

Permitted and Special Uses within the R-2 Zoning District

For your convenience, below are the available permitted uses and special uses that could be conducted on the subject property in the event the R-2 Zoning District is approved, which the Planning Commission will need to consider during the public hearing.

Sec. 8.02 PERMITTED USES.

Land or buildings in the R-2 Zone may be used for the following purposes only:

- One single-family dwelling on each lot.
- Two family dwellings are prohibited in the R-2 Zoning Districts as of the effective date of this amended Section 8.02.B. However, two family dwellings which existed in the R-2 Zone as of this effective date shall be considered to be legal non-conforming uses and if damaged beyond one half of their replacement value may be rebuilt or restored to their original condition and location prior to such damage without receiving approval from the Zoning Board of Appeals as contained in Section 26.04 of this Ordinance.
- Permitted accessory uses and buildings as regulated by Section 3.11.
- Home occupation as an accessory use, as regulated in Section 23.07.
- Adult foster care, small group home, licensed under Act 218 of the public acts of 1979, as regulated in Section 23.11.

Sec. 8.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the planning commission, subject to compliance with the procedures and standards established in article 20 of the ordinance.

- Elementary and secondary schools and colleges which may include on campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side

and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot

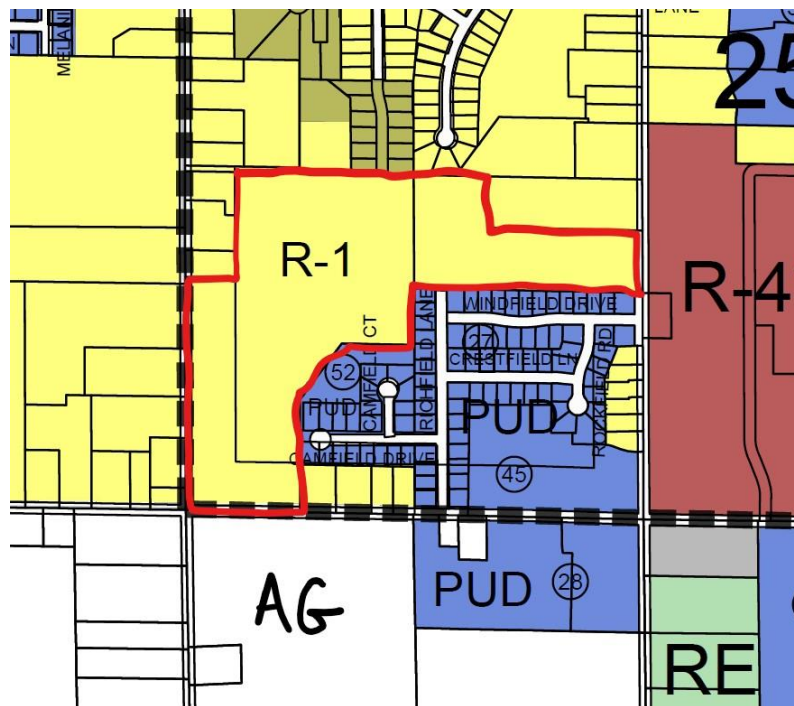
- B. Parks, playgrounds, community centers, governmental, administration, or service buildings owned and operated by a governmental agency or a nonprofit group if found to be essential to service the neighborhood or community at this location. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- C. Churches and synagogues and other buildings used principally as places of worship, provided the building or structure is at least twenty-five (25) feet from any residentially zoned lot. Accessory uses, including parsonages, preschools, and similar uses are also permitted.
- D. Convalescent or nursing homes.
- E. Cemeteries.

Minimum Lot Area and Lot Width

Also for your convenience, the Planning Commission should consider the minimum lot area and minimum lot width allowed by the R-2 Zoning District. For lots served by public sewer the minimum lot area is 10,000 square feet and the minimum lot width is 80 feet.

Map of the Zoning Ordinance

For your convenience, below is a snapshot of the Zoning Ordinance Map for the subject parcel and surrounding properties. (Legend: White = AG Agricultural and Rural District / Yellow = R-1 Low Density One-Family Residential District / Blue = PUD Planned Unit Development / Burgundy = R-4 Medium Density Multiple Family Residential Office / Green = RE Rural Estate / Red Outline = Subject Property)



Rezoning Evaluation Factors

In accordance with Section 29.01D – Procedure for Changes of the ACTZO, the applicant has responded to the standards contained therein. Below is a copy of said section with our responses in italic font to assist with your review.

Section 29.01D – REZONING EVALUATION FACTORS.

In considering a request for a district change, the Planning Commission and Township Board should evaluate the extent that the request meets the following:

1. Consistency with the Master Plan text and its maps.

Please see our Master Plan Considerations section above.

2. Compatibility with the existing zoning districts as well as existing and possible future uses in those zoning districts.

Please see our Zoning Ordinance Considerations section above

3. The capability of the land to support the uses permitted by the requested zoning district and whether the uses permitted are capable of being adequately served by the following (a through e):

We believe the land is capable to support the uses permitted by the R-2 Zoning District given its area, road frontage, and public utility access.

- a. The existing transportation network.

The subject property abuts three main public roads as well as two road ends. Given this, we believe the property will be adequately served by the transportation network.

- b. Utilities.

As aforementioned, public utilities are available at the property. Given this, we believe the subject property will be adequately served by utilities.

- c. The environment.

We are not aware of any characteristics of the environment that would prevent the subject property from supporting the permitted uses. As a result, we believe the property will be adequately served by the environment.

- d. Other public improvements.

We believe the subject property will be adequately served by other public improvements such as electricity, cable, and etcetera.

- e. Relevant governmental agencies.

While the rezoning does not include a site plan, we anticipate that other governmental agencies, such as the Allendale Charter Township Fire Department, will be able to adequately serve the property at such time of application for development, particularly because those agencies are included in the review process.

Recommendation

As aforementioned, pending comments received at the public hearing and as a result of the above Master Plan and Zoning Ordinance considerations, the request may be consistent with the provisions of the ACTMP, it appears to be compatible with the ACTZO and surrounding uses, and it appears capable of supporting the permitted and special uses of the R-2 Zoning District. Further, the request appears to meet your Rezoning Evaluation Factors, pending your review and deliberation regarding the same. Given your preliminary review in favor of the R-2 Zoning District, and pending comments received at the public hearing, we believe a recommendation of adoption is appropriate.

The application has been scheduled for a public hearing at your September 20, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Don De Groot, Exxel Engineering

ORDINANCE NO. _____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ALLENDALE CHARTER TOWNSHIP
ZONING ORDINANCE BY REZONING CERTAIN LAND TO THE R-2
MEDIUM DENSITY ONE AND TWO FAMILY RESIDENTIAL ZONING
DISTRICT.

THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, AND STATE OF
MICHIGAN, ORDAINS:

Section 1. Amendment. The Zoning Ordinance and Map of the Charter Township of Allendale, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Allendale pursuant to Article 4, shall be amended so the following land shall be rezoned to the R-2 Medium Density One and Two Family Residential Zoning District. The land is in the Charter Township of Allendale, Ottawa County, Michigan, and are described as follows:

PART OF SW 1/4 BEG SW SEC COR, TH N 1368.43 FT, E 299.9 FT, N 613 FT, S 88D 32M 42S E 1042.62 FT, S 0D 07M 52S E 994.8 FT, N 88D 31M 32S W 671.85 FT, S 0D 03M 29S E 994.66 FT, TH N 88D 30M 50S W 672.38 FT TO PT OF BEG, ALSO COM SW COR LOT 12 SPRINGFIELD WEST, TH N 89D 22M 55S W 20 FT & N 0D 42M 13S W 179.35 FT TO PT OF BEG, TH N 36D 11M 16S E 410.8 FT, S 89D 23M 40S W TO PT N 0D 42M 13S W OF BEG, TH S 0D 42M 13S E TO BEG. SEC 25 T7N R14W. 70-09-25-300-060

AND

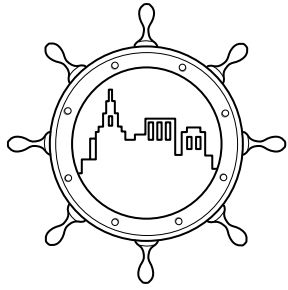
PART OF SW 1/4 COM N 0D 48M 05S W 1326.78 FT FROM S 1/4 COR, TH N 89D 23M 54S W 1343.23 FT, N 0D 44M 10S W 663.17 FT, S 89D 24M 24S E 437.47 FT, S 0D 48M 05S E 300 FT, S 89D 24M 24S E 905 FT, TH S 0D 48M 05S E 363.38 FT TO BEG. SEC 25 T7N R14W 14.21 AC. 70-09-25-300-050

Section 2. Effective Date. This amendment to the Allendale Charter Township Zoning Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan on _____, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2021, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2021, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the _____ as

required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Adam Elenbaas
Township Supervisor

Jody Hansen
Township Clerk



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bwerschem@gmail.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 16, 2021
Re: M&S Storage Phase 2 Site Plan – Final Review – Resubmission

Pursuant to your direction at your September 7, 2021 meeting, attached are revised final site plan materials from Glen Carlson of M&S Storage to establish Phase 2 of his self-storage facility located at 5240 Edgeway Drive, parcel number 70-09-24-300-071, which is located within the Industrial Zoning District. As you know, the applicant seeks to construct eight (8) self-storage buildings as well as drive areas, sidewalk, landscaping, exterior lighting, and other related improvements.

Planning Commission Direction

As you know, at your September 7, 2021 meeting you directed the applicant to perform the following changes to the submission and reached consensus on certain elements of the site plan materials:

- Install vinyl fencing on the east property line
- Install chain link on the south side of the property without slats
- All fencing will be 6 feet tall and well-maintained
- The elevation of Building F is acceptable
- The fence between the new and existing buildings should be removed from the plans
- Building H setback should be changed from 10 feet to 15 feet from the north property line
- The building layouts should match between the site plan and the landscape plan and all tables should be updated accordingly
- Landscaping should be increased at the southeast corner
- Black Hill spruce or a similar evergreen should replace those proposed along the east property line so their mature height and width is not too great, and the evergreen trees should be grouped in three by each building light on the east side of Building F, shifting the maples accordingly
- A plan note that new electrical and phone lines shall be buried underground

We believe the applicant has satisfied your direction. Our only item of note is the applicant was unable to update the photometric plan to match the new setback for building H in time for your upcoming meeting. Given the backlog of labor needs, we felt it was appropriate to allow the applicant to proceed. As a result, we recommend that approval is conditioned on the photometric plan being revised accordingly prior to construction.

Planning Commission Considerations

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

- A condition that the photometric plan is updated accordingly
- A condition that the Township Engineer and the Township Fire Inspector are satisfied with the final plans

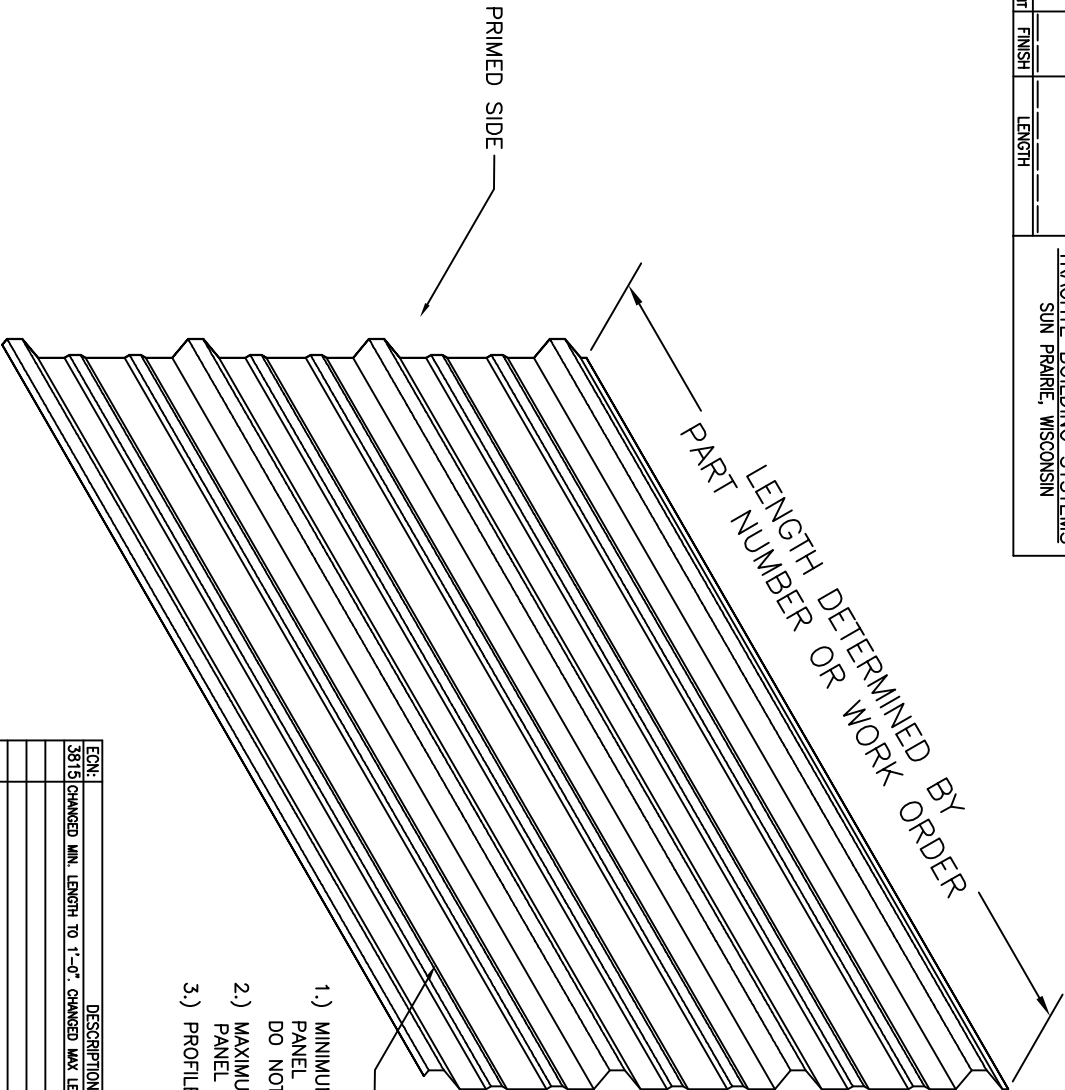
The application has been scheduled for review at your September 20, 2021 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

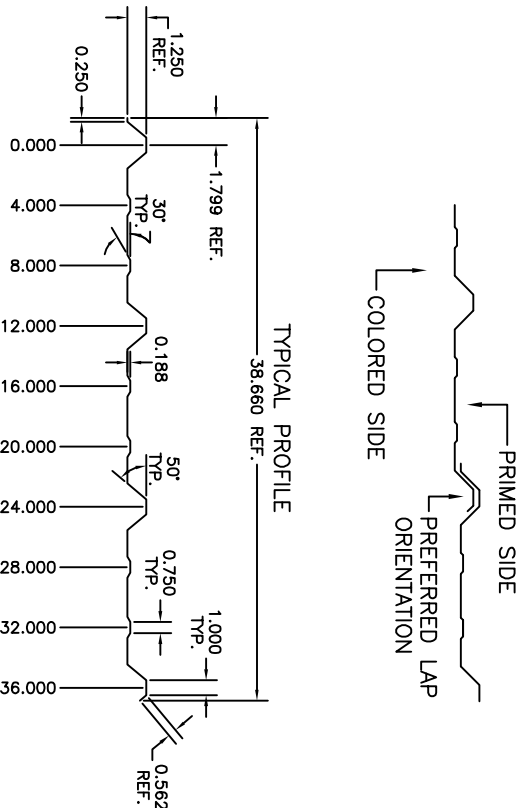
Attachments

cc: Adam Elenbaas, Supervisor
Dave Hanco, Feenstra & Associates

DRAWING NUMBER			TRACHTE BUILDING SYSTEMS	
17			SUN PRAIRIE, WISCONSIN	
COMPONENT	FINISH	LENGTH		



- 1.) MINIMUM LENGTH THAT CAN BE AUTOMATICALLY SHEARED IS 1'-0" (12.000) Δ
PANEL LENGTHS SHORTER THAN 12.000 WILL HAVE TO MANUALLY MEASURED
DO NOT CREATE PANELS SHORTER THAN 8.00 INCHES.
- 2.) MAXIMUM LENGTH OF PANEL IS 51'-6" (618.000) Δ
PANEL LENGTH TOLERANCE IS +/- .250
- 3.) PROFILE DIMENSIONS ARE NOMINAL. FOR REF. ONLY



OVER LAP RIBS SHOULD BE FORMED AS IDENTICAL AS POSSIBLE FOR A GOOD FIT

ECON:	DESCRIPTION:	REV:	DATE:	BY:	MATERIAL:	TRACHTE BLDG. SYSTEMS
3615	CHANGED MIN. LENGTH TO 1'-0" CHANGED MAX LENGTH TO 51'-6"	A	10/01/20	JWF	STEEL	COMPONENT: A- PANEL
						FINISH: 2-DIGIT CODE
						SHEET: 1 OF 1
						DRAWN BY: JEB
						DATE: 11/04/04
						SCALE: 1:10 or as noted
						PER CHART UNLESS NOTED
						ANGLES 90° UNLESS NOTED
						BENDLINES ARE REF. UNLESS NOTED
						TEL. CHART
						0.00 +/- 0.032
						17
						DRAWING NUMBER
						COMPONENT
						FINISH
						LENGTH

USED COMMONLY FOR WALLS

☆☆☆☆☆ 0

[View Q&A](#)

Lafayette 6-ft H x 8-ft W Black Steel Pressed Point Decorative Fence Panel

Item #498068 Model #58280248

Lafayette 3-rail panel, 6-ft installed height

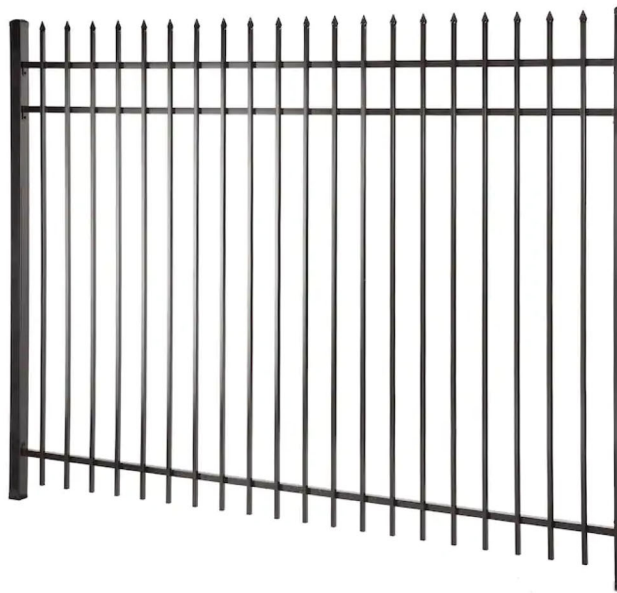
1-in, 16 gauge rails

5/8-in, 18 gauge pickets



THIS ITEM IS CURRENTLY UNAVAILABLE

Please check later - it'll be ready for purchase again soon.



FREE | **IN-HOME
CONSULTATION**

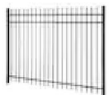
Schedule your appointment now to get started.

[SCHEDULE NOW](#)

Feedback

OVERVIEW

- Lafayette 3-rail panel, 6-ft installed height
- 1-in, 16 gauge rails
- 5/8-in, 18 gauge pickets
- Welded steel construction
- Galvanized for additional rust resistance
- Durable black powder coat finish
- An all-purpose design, it is popular for a variety of residential and commercial applications
- The pointed tops add an extra layer of security



Lafayette 6-ft H x 8-ft W Black Steel
Pressed Point Decorative Fence Panel

[Overview](#)

[Specifications](#)

[Reviews](#)

[Questions & Answers](#)

[Product Features](#)

6' x 50' Galvanized 11.5-Gauge Chain-Link Fence Fabric

Model Number: M-23811572 | Menards® SKU: 1715295



PRICE

11% MAIL-IN REBATE Good Through 8/14/21

\$166.99

\$18.37

FINAL PRICE

\$148⁶² each

You Save \$18.37 with Mail-In Rebate

Height: 6'

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Pick Up At Store

18 In-Stock at [WYOMING](#)
[Check Another Store for Availability](#)



Shipping & Delivery

Available

Description & Documents

This 6' x 50' 11.5 Gauge Knuckle-Knuckle (KK) Chain-Link Fabric is great for residential fencing applications.

Shipping Dimensions: 72.00 H x 14.25 W x 14.25 D
Shipping Weight: 103.0 lbs

Features

- 72" tall
- 50' roll
- Galvanized before weaving (GBW) to aid in eliminating burrs and sharp surfaces
- Top and bottom of fabric ends knuckled (bent over) to eliminate sharp edges

Specifications

Product Type	Chain-Link Fence Fabric	Color/Finish	Galvanized Steel
Overall Height	72 inch	Material	Steel
Overall Width	50 foot	Mesh Size	2-3/8 inch
Gauge	11.5	Coating Material	Zinc
Weight	102.75 pound	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](#)

Yardworks® Richmond 6 x 8 White Privacy Vinyl Fence Panel

(Actual Size 69-1/2"H x 89-3/8"W)

Model Number: CMCFWL1118 | Menards® SKU: 1728651



EVERYDAY LOW PRICE

11% MAIL-IN REBATE

Good Through 9/11/21

FINAL PRICE

\$119.99

\$13.20

\$106⁷⁹

each

You Save \$13.20 with Mail-In Rebate

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Pick Up At Store

13 In-Stock at [WYOMING](#)
[Check Another Store for Availability.](#)

Delivery

Available

Description & Documents

This low-maintenance vinyl fence panel features a unique design that securely locks pickets into place providing strength and complete privacy. Its fastener-free connection between pickets and rails provides a clean and stylish neighbor-friendly appearance that is the same on both sides. The routed post design allows fence rails to securely lock into place without brackets or hardware. To complete your fence project you will also need the 5 x 5 - 8' Routed Post (#1728652).

Shipping Dimensions: 92.10 H x 14.50 W x 8.00 D
Shipping Weight: 50.0 lbs

Brand Name: **Yardworks**

Features

- Designed for use with the 5" x 5" - 96" Richmond Routed Post (#1728652).
- Coordinating Gate Kit: Richmond Gate Kit (SKU #1728653) will transform a panel into a custom walk-through gate. Panel and Gate kit sold separately.
- Features a neighbor-friendly design that is the same on both sides.
- Made of durable, low-maintenance vinyl
- Post and post caps are sold separately.
- Limited Lifetime Warranty

Specifications

Product Type	Vinyl Privacy Fence Panel	Material	Vinyl
Thickness	1-1/2 inch	Special Features	UV Resistant
Overall Height	69-1/2 inch	Weight	48 pound
Overall Width	89-3/8 inch	Color/Finish	White
Top Style	Flat	Installed Height	72 inch
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](#)®

1/1



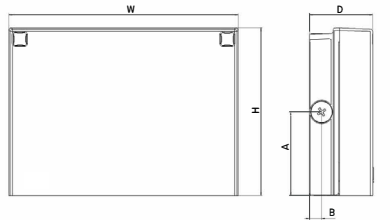
WPX LED Wall Packs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	MVOLT 120V - 277V	(blank) None
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²
WPX2 LED	6,000 Lumens, 47W	50K 5000K	E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 06/17/21

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

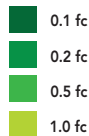
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

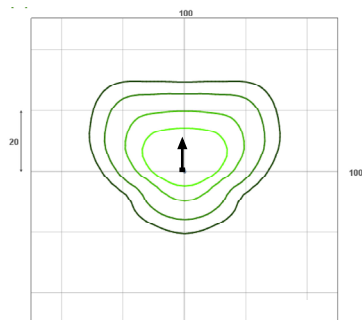
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

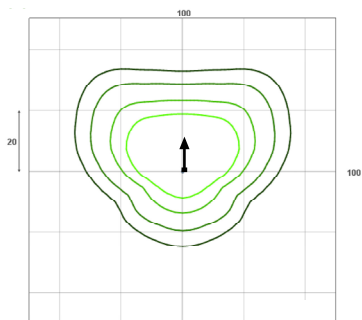
LEGEND



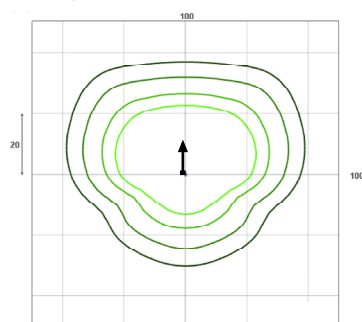
WPX1 LED P1



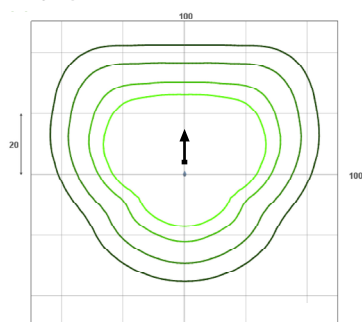
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

STORM SEWER CALCULATIONS

PROJECT: **M & S Storage - Phase 2**

DATE: August 3, 2021



7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050




Structure Information

Structure	Type	RIM	INV	Drainage Area	C Factor	T _c (Min)	I (10 Year)	Q Inlet (cfs)	Cum Q (cfs)
8.0	FES		656.84	0.25	0.5	15.00	3.8	0.48	0.48
7.2	CB	658.30	655.14	0.22	0.9	15.00	3.8	0.75	0.75
7.1	CB	658.30	654.44	0.15	0.9	15.00	3.8	0.51	1.26
7.0	CB	658.30	653.84	0.07	0.75	15.00	3.8	0.20	1.94
6.2	CB	658.30	654.84	0.26	0.9	15.00	3.8	0.89	0.89
6.1	CB	658.30	654.14	0.18	0.9	15.00	3.8	0.62	1.51
6.0	CB	658.30	653.54	0.1	0.75	15.00	3.8	0.29	3.74
5.2	CB	658.00	654.54	0.26	0.9	15.00	3.8	0.89	0.89
5.1	CB	658.00	653.84	0.18	0.9	15.00	3.8	0.62	1.51
5.0	CB	658.00	653.24	0.1	0.75	15.00	3.8	0.29	5.54
4.2	CB	657.60	654.24	0.26	0.9	15.00	3.8	0.89	0.89
4.1	CB	657.60	653.54	0.18	0.9	15.00	3.8	0.62	1.51
4.0	CB	657.60	652.94	0.1	0.75	15.00	3.8	0.29	7.34
3.5	FES		656.42	1	0.5	15.00	3.8	1.90	1.90
3.4	CB	658.80	655.21	0.24	0.9	15.00	3.8	0.82	2.72
3.3	CB	658.50	654.39	0.26	0.9	15.00	3.8	0.89	3.61
3.2	CB	657.20	653.68	0.29	0.9	15.00	3.8	0.99	4.60
3.1	CB	657.20	653.12	0.18	0.9	15.00	3.8	0.62	5.22
3.0	CB	657.20	652.64	0.11	0.75	15.00	3.8	0.31	12.87
2.2	CB	656.80	653.64	0.35	0.9	15.00	3.8	1.20	1.20
2.1	CB	656.80	652.94	0.24	0.9	15.00	3.8	0.82	2.02
2.0	CB	656.80	652.34	0.13	0.75	15.00	3.8	0.37	15.26
1.0	CB	654.80	650.77	0	0.9	15.00	3.8	0.00	15.26
X	CB	655.86	650.55	0	0.9	15.00	3.8	0.00	15.26

Pipe Information

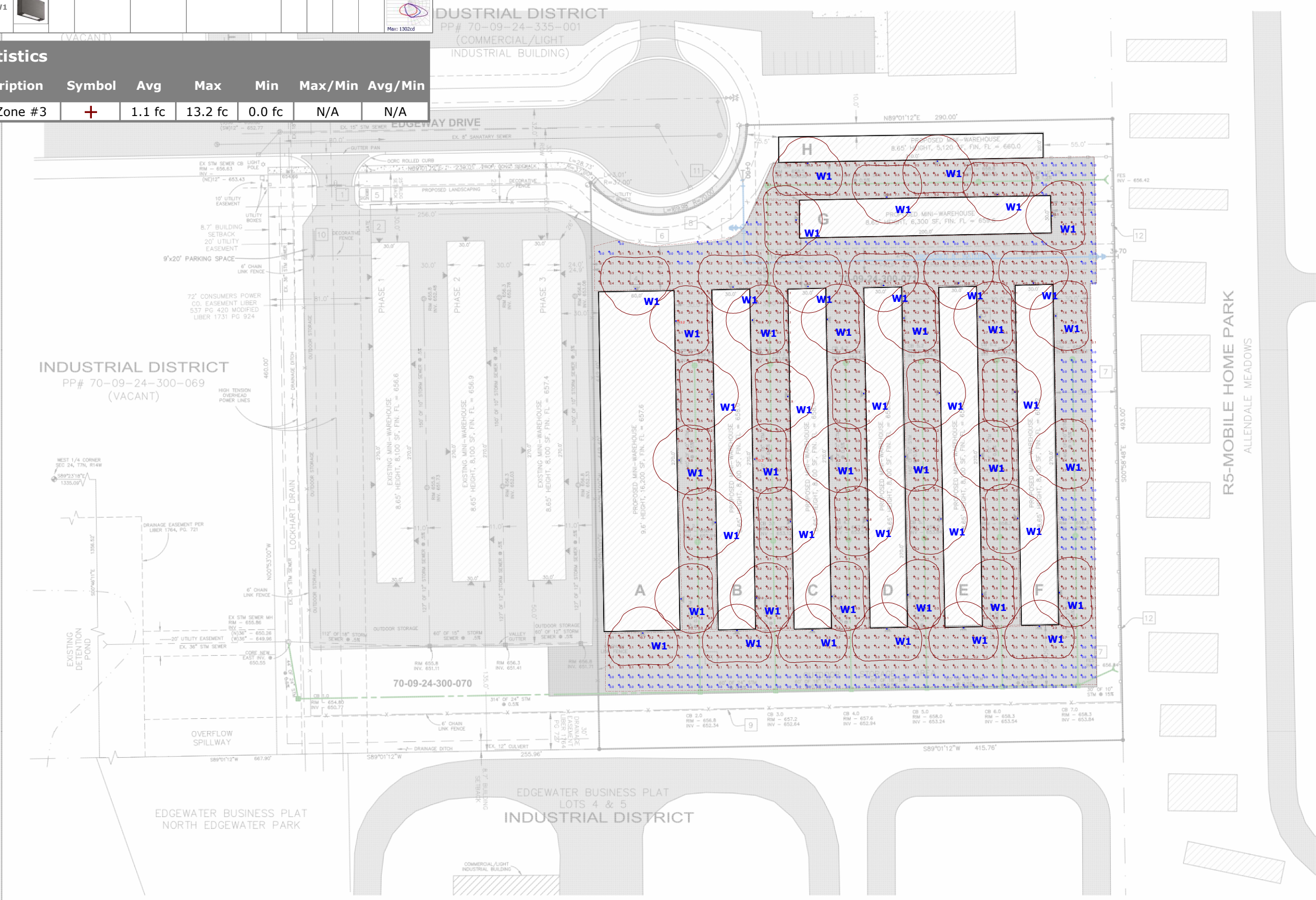
$$Q = S^{0.5} D^{2.67} / (2.18n) =$$

Pipe	Size (in)	From	To	Begin Elev	End Elev	Length (ft)	Slope	Mannings	Q (cfs)	Capacity (cfs)	% Full
8.0	10	8.0	7.0	656.84	653.84	30	0.1000	0.012	0.48	7.43	6
7.2	10	7.2	7.1	655.14	654.44	140	0.005	0.012	0.75	1.66	45
7.1	12	7.1	7.0	654.44	653.84	119	0.005	0.012	1.26	2.70	47
7.0	12	7.0	6.0	653.84	653.54	60	0.005	0.012	1.94	2.70	72
6.2	10	6.2	6.1	654.84	654.14	140	0.005	0.012	0.89	1.66	54
6.1	12	6.1	6.0	654.14	653.54	119	0.005	0.012	1.51	2.70	56
6.0	15	6.0	5.0	653.54	653.24	60	0.005	0.012	3.74	4.90	76
5.2	10	5.2	5.1	654.54	653.84	140	0.005	0.012	0.89	1.66	54
5.1	12	5.1	5.0	653.84	653.24	119	0.005	0.012	1.51	2.70	56
5.0	18	5.0	4.0	653.24	652.94	60	0.005	0.012	5.54	7.98	69
4.2	10	4.2	4.1	654.24	653.54	140	0.005	0.012	0.89	1.66	54
4.1	12	4.1	4.0	653.54	652.94	119	0.005	0.012	1.51	2.70	56
4.0	18	4.0	3.0	652.94	652.64	60	0.005	0.012	7.34	7.98	92
3.5	12	3.5	3.4	656.42	655.21	101	0.012	0.012	1.90	4.19	45
3.4	15	3.4	3.3	655.21	654.39	164	0.005	0.012	2.72	4.90	55
3.3	15	3.3	3.2	654.39	653.68	142	0.005	0.012	3.61	4.90	74
3.2	18	3.2	3.1	653.68	653.12	140	0.004	0.012	4.60	7.14	64
3.1	18	3.1	3.0	653.12	652.64	119	0.004	0.012	5.22	7.14	73
3.0	24	3.0	2.0	652.64	652.34	60	0.005	0.012	12.87	17.20	75
2.2	10	2.2	2.1	653.64	652.94	140	0.005	0.012	1.20	1.66	72
2.1	12	2.1	2.0	652.94	652.34	119	0.005	0.012	2.02	2.70	75
2.0	24	2.0	1.0	652.34	650.77	314	0.005	0.012	15.26	17.20	89
1.0	24	1.0	X	650.77	650.55	44	0.005	0.012	15.26	17.20	89

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	W1		46	Lithonia Lighting	WPX1 LED P2 40K Mvlt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 volts	1	2913	1	24.42	 Max: 1302cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.1 fc	13.2 fc	0.0 fc	N/A	N/A



BENCH
ELEVATION
Flange bolt
and 53rd s

PROPE

Part of the Township, 0 feet, S00°4' thence N00°28.73' feet, S68°44'07" to the beg PARCEL NO CONTAINS: IMPERVIOUS

Part of the Township, 0 feet, S00°4' thence N00°Southeaste S44°10'05" to the left, N89°01'12" feet to the PARCEL NO CONTAINS: IMPERVIOUS

ZONING

SETBACKS:
FRONT: 2'
SIDE: H
REAR: H

MAXIMUM H
MAXIMUM LO
PARKING RE
1 spac
1 spac

DRIVEWAY R
CURB

SITE P

- 1 EXISTING
- 2 EXISTING
- 3 BITUMIN 1- 1- 6" 12
- 4 WALL P MOUNT
- 5 EXISTING MA
- 6 FRONT
- 7 BUFFER
- 8 6' HIGH
- 9 6' HIGH
- 10 9'x20'
- 11 PROPOS
- 12 6' HIGH

ALLIANCE TO
LAKE MICHIGAN
DRIVE

LEGEND

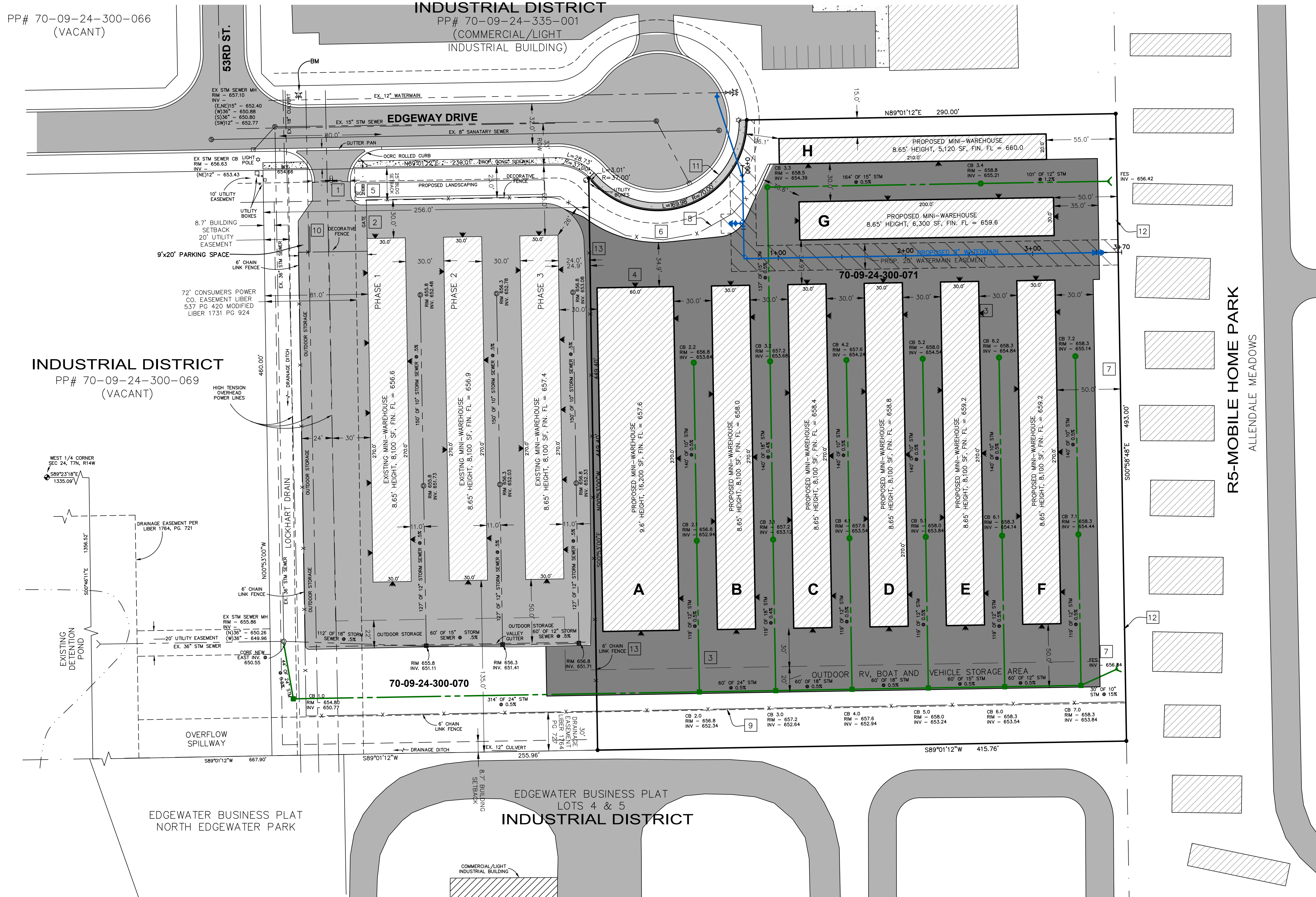
SECTION CORNER

1 of 1

PP# 70-09-24-300-066
(VACANT)

INDUSTRIAL DISTRICT
PP# 70-09-24-335-001
(COMMERCIAL/LIGHT
INDUSTRIAL BUILDING)

INDUSTRIAL DISTRICT
PP# 70-09-24-300-069
(VACANT)



BENCHMARK:

ELEVATION 659.01
Flange bolt under the "E" in "EJW" on hydrant at Northeast corner of Edgeway drive and 53rd street.

PROPERTY DESCRIPTION:

Part of the Northeast 1/4 of the Southwest 1/4, Section 24, T7N, R14W, Allendale Township, Ottawa County, Michigan described as: Commencing S89°23'18"E 1335.09 feet, S00°46'01"E 1356.52 feet and N89°01'12"E 667.9 feet from the West 1/4 corner; thence N00°53'W 460.00 feet; thence N89°01'12"E 230.01 feet; thence Southeasterly 28.73 feet along a 37 feet radius curve to the right, the cord of which bears S88°44'07"E 28.01 feet; thence S00°53'E 449.40 feet; thence S89°01'12"W 255.96 feet to the beginning.
PARCEL NO: 70-09-24-300-070
CONTAINS: 117,656 SF OR 2.7 ACRES
IMPERVIOUS: 79.8%

Part of the Northeast 1/4 of the Southwest 1/4, Section 24, T7N, R14W, Allendale Township, Ottawa County, Michigan described as: Commencing S89°23'18"E 1335.09 feet, S00°46'01"E 1356.52 feet and N89°01'12"E 923.86 feet from the West 1/4 corner; thence N00°53'W 449.40 feet; thence Southeasterly 3.01 feet along a 37 foot radius curve to the right (chord bearing S44°10'05"E 3.01 feet); thence Northeasterly 169.99 feet along a 70 foot radius curve to the left (chord bearing N68°35'20"E 131.19 feet); thence N89°01'12"E 290.00 feet; thence S00°58'48"E 493.00 feet; thence S89°01'12"W 415.76 feet to the beginning.
PARCEL NO: 70-09-24-300-071
CONTAINS: 195,584 SF OR 4.49 ACRES
IMPERVIOUS: 84%

ZONING REQUIREMENTS:

SETBACKS: INDUSTRIAL
FRONT: 25 Feet
SIDE: 15 Feet
REAR: 25 Feet (50 Feet to Mobile Home Park)

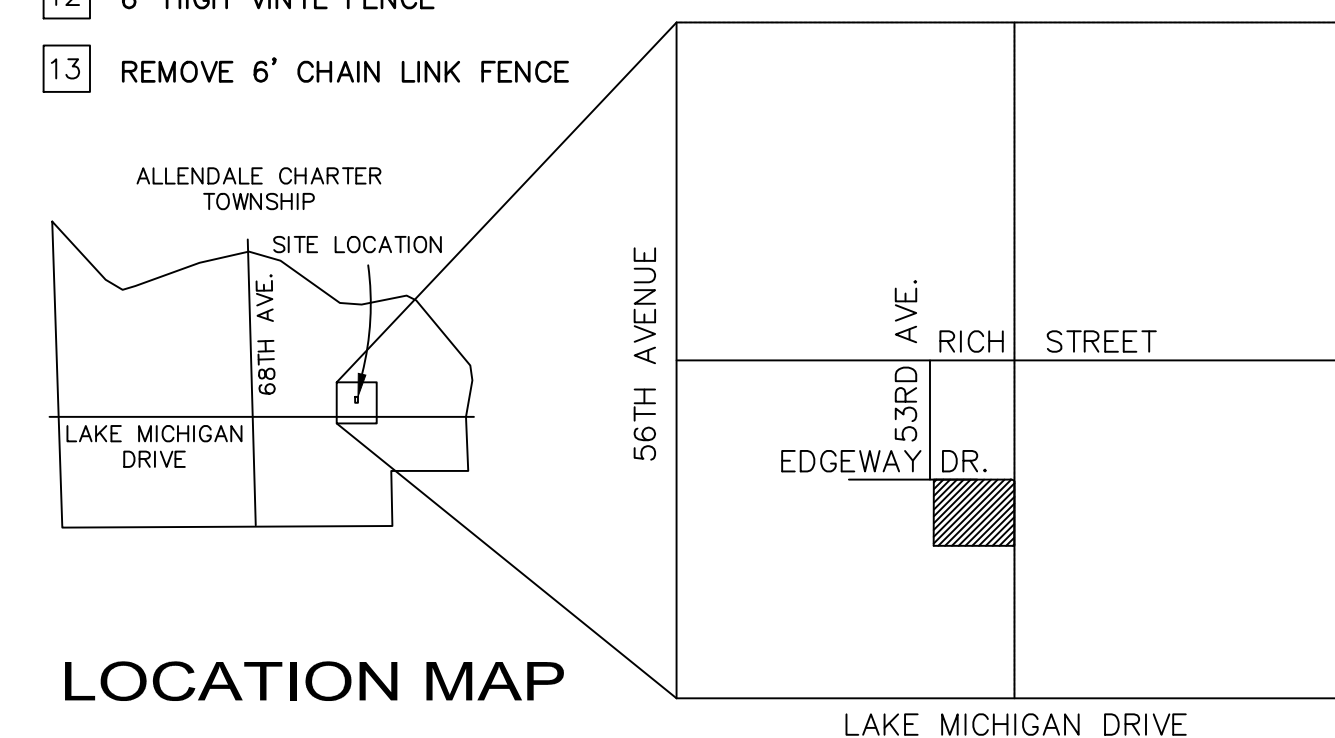
MAXIMUM HEIGHT: 35 Feet
MAXIMUM LOT COVERAGE: 50%

PARKING REQUIREMENTS:
1 space per 2,000 square feet GFA
1 space proposed.

DRIVEWAY REQUIREMENTS
CURB OPENING: 30 Feet

SITE PLAN KEY NOTES:

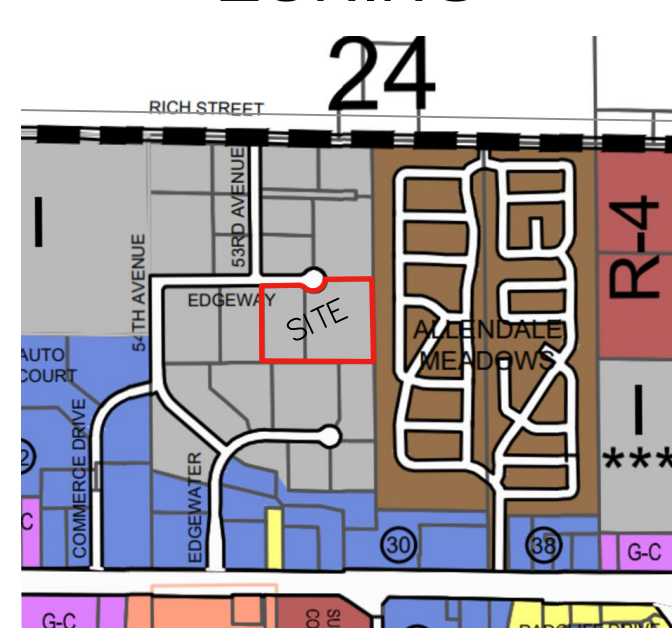
- EXISTING KEYPAD
- EXISTING GATE
- BITUMINOUS PAVEMENT
1-1/2" 36A TOP COURSE
1-1/2" 13A BASE COURSE
6" 22A GRAVEL BASE
12" SAND SUBBASE
- WALL PACK, WALL MOUNTED LIGHT (TYP.)
MOUNTING HEIGHT OF 8 FT, FULL CUTOFF
- EXISTING GROUND MOUNTED SIGN PER TOWNSHIP ORDINANCE
MAX AREA = 48 SF, MAX HEIGHT = 3 FT.
- FRONT LANDSCAPING (SEE LANDSCAPING PLAN)
-PROVIDE UNDERGROUND IRRIGATION FOR ALL LANDSCAPED AREAS
-PLACE PLANTS PER LANDSCAPING PLAN
- BUFFER YARD (SEE LANDSCAPING PLAN)
- 6' HIGH DECORATIVE FENCE
- 6' HIGH CHAIN LINK FENCE
- 9'x20' PARKING SPACE
- PROPOSED 5' SIDEWALK
- 6' HIGH VINYL FENCE
- REMOVE 6' CHAIN LINK FENCE



1/4 MILE LAND USE



ZONING

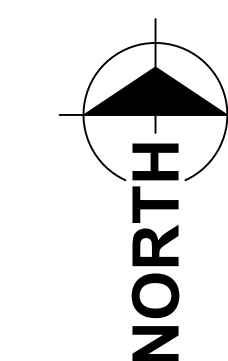
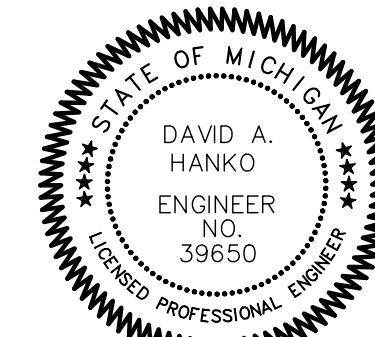


ZONING DISTRICT LEGEND

[R2] AGRICULTURAL AND RURAL	[PUB] PLANNED UNIT DEVELOPMENT
[RE] RURAL ESTATE	[OFF] OFFICE
[R1] LOW DENSITY ONE-FAMILY RESIDENTIAL	[GC] GENERAL COMMERCIAL
[R2] MEDIUM DENSITY ONE- AND TWO-FAMILY RESIDENTIAL	[SC] SERVICE COMMERCIAL
[R3] LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	[IND] INDUSTRIAL
[R4] MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE	[SCH] SCHOOL
[R5] MOBILE HOME PARK	
[G] GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)	

NOTE:

ELECTRIC AND PHONE LINES SHALL BE BURIED.



SCALE: 1" = 40'

LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN
	PROPOSED BLACKTOP	
	PROPOSED CONCRETE	
	EXISTING BLACKTOP	
	EXISTING CONCRETE	
	BUILDING	

SITE PLAN M & S STORAGE 5280 & 5240 EDGEWAY DR.

FOR: GLENN CARLSON
CARLSON VENTURES LLC
3609 32ND SE
KENTWOOD, MI 49512
616-550-2180

PART OF THE NE 1/4, SW 1/4, SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN



C1
REV 9/14/21
4/29/2021

PP# 70-09-24-300-066
(VACANT)

INDUSTRIAL DISTRICT

PP# 70-09-24-335-001
(COMMERCIAL/LIGHT
INDUSTRIAL BUILDING)

INDUSTRIAL DISTRICT

PP# 70-09-24-300-069
(VACANT)

BENCHMARK:

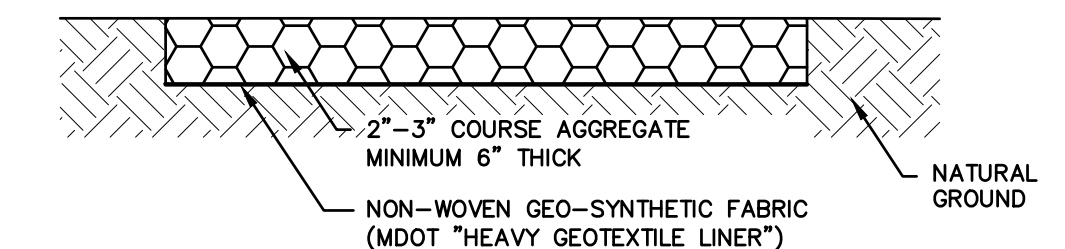
ELEVATION 659.01
Flange bolt under the "E" in "EdW" on hydrant at Northeast corner
of Edgewater drive and 53rd street.

SOIL EROSION KEY NOTES:

- 1 GRADING LIMITS
- 2 SILT FENCE
- 3 PLACE SILT SACKS IN CATCH BASIN (23 PROP)
- 4 CONSTRUCTION ENTRANCE AND EXIT FOR SITE
- 5 SOIL TYPE 10a - IOSCO LOAMY SAND

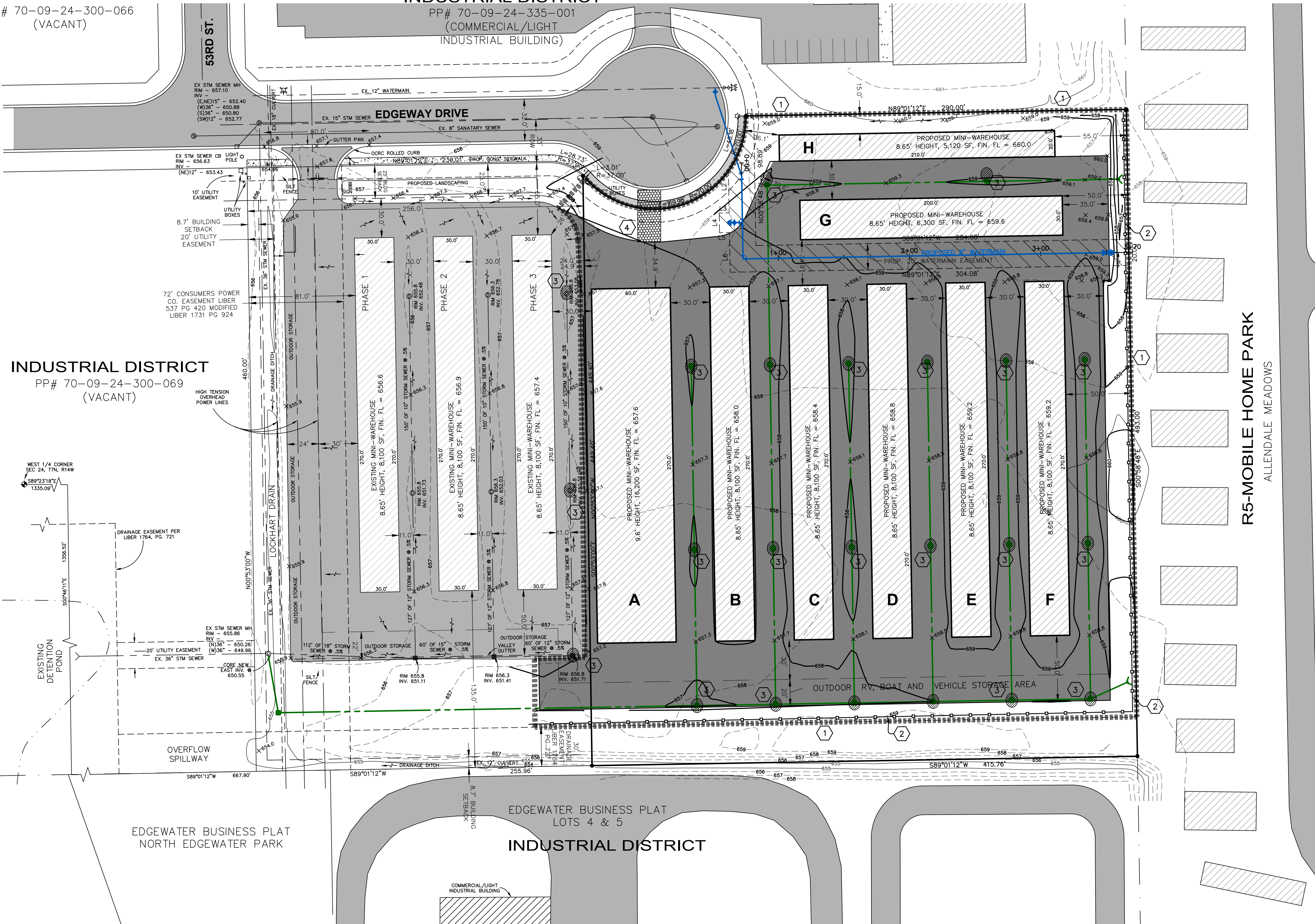
SOIL EROSION CONTROL NOTES

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
2. RE-SPREAD A MINIMUM OF 4" OF TOPSOIL OVER ALL GRADED AREAS. SEED AND FERTILIZE USING DRILL (MDOT ROADSIDE MIX).
3. SILT FENCE SHALL BE TOED IN 6" AND STAKED EVERY 6' O/C.
4. PROTECT NEW & EXISTING STORM INLETS BY PLACING A SILT SACK INSIDE THE CATCHBASIN.
5. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL.
6. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
7. STREET SWEEPING SHALL BE COMPLETED DAILY ON AN AS NEEDED BASIS THROUGHOUT CONSTRUCTION.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND ALL OTHER PERSONS PARTICIPATING IN, CAUSING OR BEING FACTUALLY OR LEGALLY RESPONSIBLE FOR ANY EARTH CHANGE TO PROVIDE SOIL EROSION AND SEDIMENTATION CONTROL TO ADEQUATELY PREVENT SOIL FROM BEING ERODED AND DISCHARGED ONTO ADJACENT PROPERTIES, OR INTO A STORMWATER DRAINAGE SYSTEM, A PUBLIC STREET OR RIGHT-OF-WAY, WETLAND, CREEK, STREAM, WATER BODY, OR FLOODPLAIN. NON-COMPLIANCE WITH THIS WILL RESULT IN VIOLATION NOTICES WITH RE-INSPECTION FEES.

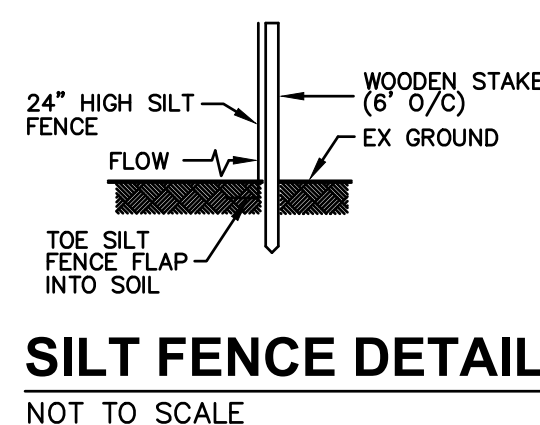


CONSTRUCTION EXIT DETAIL

NOT TO SCALE

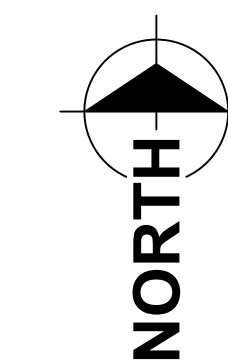
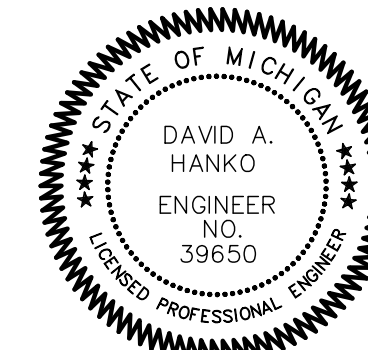


SCHEDULED ACTIVITY	2021			2022						
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
CLEAR TREES AND BRUSH										
INSTALL TEMP. EROSION CONTROLS										
STRIP TOPSOIL										
ROUGH GRADE SITE										
STORM SEWER										
BUILDING CONSTRUCTION										
PARKING AND DRIVES										
TOPSOIL, SEED, & LANDSCAPE										
FINAL RESTORATION & CLEANUP										



SILT FENCE DETAIL

NOT TO SCALE



SCALE: 1" = 40'

LEGEND	
T	TOWN
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
POB	POINT OF BEGINNING
PROPOSED BLACKTOP	
PROPOSED CONCRETE	
EXISTING BLACKTOP	
EXISTING CONCRETE	
BUILDING	
SECTION CORNER	
SET CAPPED IRON	
FOUND IRON OR NAIL	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
HYDRANT	
VALVE	
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
WALL MOUNTED LIGHT	
PEDESTAL	
TRANSFORMER	
SIGN	

GRADING AND SOIL EROSION PLAN M & S STORAGE 5280 & 5240 EDGEWAY DR.

FOR: GLENN CARLSON
CARLSON VENTURES LLC
3609 32ND SE
KENTWOOD, MI 49512
616-550-2180

PART OF THE NE 1/4, SW 1/4, SECTION 24, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN



C2

REV 9/09/21
4/29/2021

STONECRAFT – FARMLEDGE HUDSON



StoneCraft – Farmledge Hudson
CONTACT



Your Name (required)

[Privacy](#) - [Terms](#)



A **BORAL**® Brand

Technical Data

INGREDIENTS	Lightweight Aggregate, Portland Cement, Mineral Oxide Colors
COST	The installed cost of StoneCraft is approximately 1/3 to 1/2 the cost of natural stone.
CODE ACCEPTABILITY & CERTIFICATION	<div>  <p>Mineral Composition Units Surface Burning Characteristics</p> <p>Flame Spread 0 Smoke Developed 0 546T</p> </div> <div>  <p>ICC-ES Legacy Report ER-3568 ICC-ES Legacy Report ERS-2826</p> </div>
COLOR RETENTION	Only permanent mineral oxide colors are used. No undesirable color change can be observed, even after years of weathering.

StoneCraft is designed to meet or exceed building code requirements.
Independent testing confirms compliance with ICC-ES Acceptance Criteria for Precast Stone Veneer as follows:

FREEZE-THAW DURABILITY	Tested in accordance with ASTM C67, less than 3% weight loss.
SHEAR BOND (ADHESION)	Tested in accordance with ASTM C482, greater than 50 psi shear bond strenght.
ABSORPTION	Tested in accordance with section 3.1.4 and 4.6 of ICC-ES Acceptance Criteria 51.
DENSITY	Tested in accordance with ASTM C567. Shipping weight is approximately 9-11 pounds per square foot.
THERMAL RESISTANCE	Tested in accordance with ASTM C177-71. R factor = .473 at 1.387 inches thick.
COMPRESSIVE STRENGTH	Tested in accordance with ASTM C192 and C39. Compressive strength is greater than 1800 psi.
TENSILE STRENGTH	Tested in accordance with ASTM C190.
FLEXURAL STRENGTH	Tested in accordance with ASTM C348.

Local building codes may vary by area, always check with your local building authorities before installing stone.

8300 County • Holmesville, OH 44633
888.580.6448 ~ FAX 800.228.3124
www.stonecraft.com



A **BORAL**® Brand

Stonecraft Industries
8300 County Road
Holmesville, OH

Tel: (888) 580-6448
e-mail: customercare@stonecraft.com
website: www.stonecraft.com

SECTION 04 73 00

MANUFACTURED MASONRY VENEER

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SECTION HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI), AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT. (NUMBERS AND TITLES REFERENCED ARE BASED ON *MASTERFORMAT*, 2004 EDITION).

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING SECTIONS 01 25 13–PRODUCT SUBSTITUTION PROCEDURES, 01 33 00–SUBMITTAL PROCEDURES, 01 62 00–PRODUCT OPTIONS, 01 66 00–PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00–CLEANING AND WASTE MANAGEMENT, 01 77 00–CLOSEOUT PROCEDURES, AND 01 78 00–CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS A CLOSED PROPRIETARY SPECIFICATION.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES AND SHOULD BE DELETED FROM FINAL COPY.

GREY HIGHLIGHTED GREEN TEXT AND NOTES RELATE TO LEED® PROJECTS AND CAN BE DELETED IF THE PROJECT IS NOT INTENDED TO ATTAIN LEED® CERTIFICATION. CREDIT REFERENCES REFER TO LEED® FOR NEW CONSTRUCTION, V2.2.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G. [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G. _____.

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY “OR” WITHIN A BOX, E.G.

OR

BOLD FACE TEXT IDENTIFIES OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE INCLUDED OR DELETED DEPENDING ON PROJECT REQUIREMENTS. CONVERT THE BOLD FACE TEXT TO REGULAR TEXT WHEN INCLUDING THESE PARAGRAPHS OR FEATURES. WHEN DELETING A PARAGRAPH, BE CERTAIN THAT ALL SUBPARAGRAPHS ARE ALSO DELETED.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes: Portland cement based manufactured [stone] [and] [brick] veneer and trim.
- B. Related Sections:

INCLUDE ALL DIVISION 01 SECTIONS CONTAINING LEED® REQUIREMENTS.

- 1. ____-____-____. Wall Framing.
- 2. ____-____-____. Wall Sheathing.
- 3. 07 60 00-Flashing and Sheet Metal.
- 4. 07 92 00-Joint Sealants.
- 5. 09 24 00-Portland Cement Plastering.
- 6. 10 30 00-Fireplaces and Stoves.

INCLUDE APPROPRIATE LANGUAGE BELOW IF PRODUCTS SPECIFIED IN THIS SECTION ARE TO BE BID AS ALTERNATES. OTHERWISE DELETE FOLLOWING PARAGRAPH.

C. Alternates:

- 1. Reference Section 01 23 00-Alternates.

1.02 REFERENCES

- A. American National Standards Institute (ANSI):
 - 1. ANSI A118.4 Specifications for Latex-Portland Cement Mortar.
 - 2. ANSI A118.15 Specifications for Improved Latex-Portland Cement Mortar
- B. American Society for Testing and Materials (ASTM):
 - 1. ASTM C39 – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
 - 2. ASTM C67 – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
 - 3. ASTM C144 – Standard Specification for Aggregate for Masonry Mortar.
 - 4. ASTM C177 – Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.
 - 5. ASTM C207 – Standard Specification for Hydrated Lime for Masonry Purposes.
 - 6. ASTM C270 – Standard Specification for Mortar for Unit Masonry.
 - 7. ASTM C482 – Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
 - 8. ASTM C567 – Standard Test Method for Determining Density of Structural Lightweight Concrete.
 - 9. ASTM C847 – Standard Specification for Metal Lath.
 - 10. ASTM C 932 – Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
 - 11. ASTM C979 – Standard Specification for Pigments for Integrally Colored Concrete.
 - 12. ASTM C1032 – Standard Specification for Woven Wire Plaster Base.
 - 13. ASTM C1059 – Standard Specification for Latex Agents for Bonding Fresh To Hardened Concrete.

14. ASTM D226 – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
15. ASTM C1063 –Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
16. ASTM C1329 Standard specification for Portland cement
17. ASTM C578 – Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation
18. ASTM C1289 – Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board
19. ASTM E2556/E2556M – Standard Specification for Vapor Permeable Flexible Sheet Water-Resistive Barriers Intended for Mechanical Attachment
20. ASTM C1670 Standard Specification for Adhered Manufactured Stone Masonry Veneer Units.
21. ASTM C1780 Standard Practice for Installation Methods for Adhered Manufactured Stone Masonry Veneer.

C. Other Standards:

1. UBC Standard No. 14-1, Kraft Waterproof Building Paper
2. ICC AC38 Acceptance Criteria for Water Resistive Barriers
3. UU-B-790 Building Paper, Vegetable Based, Kraft , waterproofed, water repellent and fireproof

D. International Code Council (ICC):

1. ESR Report.

E. **LEED®: US Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System™.**

F. Underwriter's Laboratory (UL): Building Materials Directory.

G. .

1.03 SUBMITTALS

A. Reference Section 01 33 00–Submittal Procedures; submit following items:

1. Product Data.
2. Samples:
 - a. Standard sample board consisting of small-scale pieces of veneer units showing full range of textures and colors.
 - b. Full range of mortar colors.
3. Verification Samples: Following initial sample selection submit “laid-up” sample board using the selected stone and mortar materials and showing the full range of colors expected in the finished Work; minimum sample size: 3 by 3 feet (1 by 1 m).
4. Quality Assurance/Control Submittals:
 - a. Qualifications:
 - 1) Proof of manufacturer qualifications.
 - 2) Proof of installer qualifications.
 - b. Regulatory Requirements: Evaluation reports.
 - c. Veneer manufacturer's installation instructions.
 - d. Installation instructions for other materials.

5. **LEED® Submittals:**

- a. Credit MR 4.1, 4.2 Recycled Content: Provide percentage of recycled content (post-consumer and pre-consumer).
- b. Credit MR 5.1, 5.2 Regional Materials:
 - 1) Provide distance between Project site and extraction site.
 - 2) Provide distance between Project site and final manufacturing location.

MANUFACTURED MASONRY CAN ALSO CONTRIBUTE TO CREDIT EA 1 FOR OPTIMIZING ENERGY PERFORMANCE AND CREDITS ID 1.1-1.4 FOR INNOVATION IN DESIGN, HOWEVER, NO SPECIFIC SUBMITTALS ARE REQUIRED IN THIS SECTION.

- B. Closeout Submittals: Reference Section 01 78 00–Closeout Submittals; submit following items:
 - 1. Maintenance Instructions.
 - 2. Special Warranties.

1.04 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Manufacturer Qualifications: Stonecraft Industries .
 - 2. Installer Qualifications: Experienced mason familiar with installation procedures and related local, state and federal codes masonry.
- B. Certifications:
 - 1. **ICC Evaluation Service – Evaluation Report ESR-2826.**
 - 2.
 - 3.
 - 4. **LARR – Research Report RR25589**
 - 5.
 - 6. **UL – Classification listing in Building Materials Directory: UL F8022.**
- C. Field Sample:

COMPLETE FOLLOWING SUBPARAGRAPH TO INCLUDE DESIRED DETAILS SUCH AS CORNERS, TRIM, MORTAR JOINTS AND JOINT DETAILS ABUTTING OTHER MATERIALS.

- 1. Prepare [4 by 4 foot (1200 by 1200 mm)] [__ by __ foot (____ by ____ mm)] sample at a location on the structure as selected by the Architect. Use approved selection sample materials and colors. Include _____.
- 2. Obtain Architect’s approval.
- 3. Protect and retain sample as a basis for approval of completed manufactured stone work. Approved sample may be incorporated into completed work.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Reference Section 01 66 00–Product Storage and Handling Requirements.
- B. Follow manufacturer’s instructions.

1.06 PROJECT/SITE CONDITIONS

- A. Environmental Requirements: When air temperature is 40 degrees F (4.5 degrees C) or below, consult local building code for Cold-Weather Construction requirements.

1.07 WARRANTY

- A. Special Warranty: Manufacturer's standard warranty coverage against defects in materials when installed in accordance with manufacturer's installation instructions.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Stonecraft Industries

8300 County Road, Holmeville, OH

Tel: (800) 925-1491

Website: www.stonecraft.com

- B. Product: [_____ veneer] [Veneer types as shown on Drawings].

- C. Substitutions: None Allowed.

2.02 MATERIALS

- A. Stone Veneer:

SELECT DESIRED PROFILE FROM THE STONECRAFT WEBSITE [PRODUCTS](#) DROP DOWN MENU; CLICK ON "STONE VENEER" THEN CLICK ON THE APPROPRIATE REGION. INSERT PROFILE BELOW.

1. Profile: _____. Include matching corner pieces.

SELECT DESIRED STONE ACCENTS FROM THE STONECRAFT WEBSITE [PRODUCTS](#) DROP DOWN MENU; CLICK ON "STONE ACCENTS." INSERT DESIRED ACCENTS BELOW AND INSERT TEXTURE IF REQUIRED. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. Stone Accents: _____.

a. Color: ☐ ☐ ☐ [As shown on Drawings].

b. Texture: _____.

- B. Veneer Unit properties: Precast veneer units consisting of portland cement, lightweight aggregates, and mineral oxide pigments.

1. Compressive Strength: ASTM C 192 and ASTM C 39, 5 sample average: greater than 2,100psi (12.4MPa), no single test less than 1800 psi.
2. Shear Bond: ASTM C 482: 50 psi (345kPa), minimum.
3. Freeze-Thaw Test: ASTM C 67: Less than 3 percent weight loss and no disintegration.
4. Thermal Resistance: ASTM C 177: 0.445 at 1.5inches thick
5. Weight per square foot: ASTM C1670, less than 15 pounds, saturated.
6. Linear Drying Shrinkage: Less than 0.10%, ASTM C1670,

EDIT MATERIALS PER BUILDING CODE REQUIREMENTS. DELETE FROM THIS SECTION IF SPECIFIED IN OTHER SECTIONS.

- C. Weather Barrier: [ASTM D 226, Type 1, No. 15, non-perforated asphalt-saturated felt paper] [UBC Standard 14-1, kraft waterproof building paper] or [UBC Standard No. 14-1, Kraft Waterproof Building Paper] or [ICC AC-38, synthetic house wrap]

- D. Reinforcing: [ASTM C 847, 2.5lb/yd² (1.4kg/m²) galvanized expanded metal lath] [ASTM C 847, 3.4lb (1.8 kg/m²) galvanized 3/8" rib lath] [ASTM C 1032, 17 gauge (1.3 mm) woven wire mesh] [ASTM C933 welded wire] complying with code agency requirements for the type of substrate over which stone veneer is installed.
- E. Mortar:
 - 1. Cement: Portland cement complying with ASTM C 1329.
 - 2. Lime: ASTM C 207.
 - 3. Sand: ASTM C 144, natural or manufactured sand.
 - 4. Color Pigment: ASTM C 979, mineral oxide pigments.
 - 5. Water: Potable.
 - 6. Pre-Packaged Latex-Portland Cement Mortar: ANSI A118.4 or ANSI A118.15.
- F. Water Repellent: Water based silane or siloxane masonry water repellent

2.03 MORTAR MIXES

- A. Standard Installation (Grouted Joints):
 - 1. Mix mortar in accordance with ASTM C 270, Type S.
 - 2. Polymer modified mortar complying with ANSI A118.4 or ANSI A118.15
 - a. Add color pigment in grout joint mortar in accordance with pigment manufacturer's instructions not to exceed 10% by weight of cement.

OR

- A. Jointless/Dry-Stacked Installation:
 - 1. Polymer modified mortar complying with ANSI A118.4 or ANSI A118.15
 - 2. Mortar prepared to comply with ASTM C270. Type S mortar.
 - a. Add color pigment in accordance with pigment manufacturer's instructions not to exceed 10% weight of cement.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine substrates upon which work will be installed.
- B. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates.
- C. Commencement of work by installer is acceptance of substrate.

3.02 PREPARATION

- A. Protection: Protect adjacent work from contact with mortar.
- B. Surface Preparation: Prepare substrate in accordance with manufacturer's installation instructions for the type of substrate being covered.

3.03 INSTALLATION

- A. Install and clean stone in accordance with manufacturer's installation instructions for Standard Installation (Grouted Joint) or Jointless/Dry-Stacked installation as specified above.
- B. Apply water repellent in accordance with repellent manufacturer's application instructions.

3.04 FIELD QUALITY CONTROL

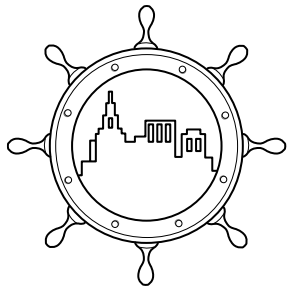
- A. Manufacturer's Field Services: Manufacturer's Field Service Representative shall make [one] [two] [_____] periodic site visits review of on-going installation process but is not responsible for any errors or omissions that are not observed or are previously completed.

3.05 CLEANING

- A. Reference Section 01 74 00—Cleaning and Waste Management.
- B. Remove protective coverings from adjacent work.
- C. Cleaning Veneer Units:
 - 1. Wash with soft bristle brush and water/granulated detergent solution
 - 2. Rinse immediately with clean water
- D. Removing Efflorescence:
 - 1. Allow veneer to dry thoroughly
 - 2. Scrub with soft bristle brush and clean water
 - 3. Rinse immediately with clean water; allow to dry
 - 4. If efflorescence is still visible, contact Stonecraft Industries Customer Service for assistance

END OF SECTION¹

¹ This specification was prepared specifically for Stonecraft Industries. Comments or suggestions for improvement should be addressed to Stonecraft Industries via the contact information on page one.



Fresh Coast Planning

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Grand Haven, MI 49417
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Brian Werschem
231-206-4821
bwerschem@gmail.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 16, 2021
Re: Work Program – #10 Non-Motorized Pathway 2015 Amendment to Section 24.06C1

Pursuant to discussion at your May 17, 2021 meeting, Assistant Township Administrator, Kevin Yeomans, indicated that he would follow-up on number ten – Non-Motorized Pathway 2015 Amendment to Section 24.06C1 of your Work Program. Attached is correspondence from him in that regard. In addition, attached is an updated Work Program incorporating your recent direction.

The Work Program is scheduled as an Old Business item at your September 20, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor

Non-Motorized Path Zoning Amendment
Summary of past proceedings
Prepared by Kevin Yeomans, Assistant Township Administrator
9/13/2021

To create the below synopsis and timeline I reviewed Planning Commission and Board of Trustee meeting minutes for 2014, 2015, and 2016.

On December 2, 2014 Allendale Charter Township Planning Commission (PC) approved the recommendation to amend the Township's zoning ordinance to give the planning commission the authority to approve a non-motorized pathway in lieu of required sidewalk.

Before discussing the recommended zoning ordinance amendment, the Board of Trustees (BOT) tasked the Parks & Recreation Advisory Committee with creating a non-motorized pathway plan. This work was done throughout 2015.

In 2016, after an initial non-motorized pathway plan was presented to the BOT, they held a public hearing on the amendment. Discussion around the pathway plan and the zoning ordinance amendment as a tool to facilitate the plan continued until the March 28 BOT meeting. At this meeting a motion was made to approve grading of a portion of land that was a part of the non-motorized pathway plan. The motion failed and all formal discussion of the amendment and plan stopped. Later in 2016, a new Board of Trustees was elected and I did not find any future references to discussion of the amendment or non-motorized path plan.

In 2020, the parks & recreation committee adopted a 5-year parks plan with the centerpiece of the plan being the Idema Trail. The Idema trail is a joint venture with the Ottawa County Parks, the Township with and many other stakeholders financial support likely coming from state grants. This project and funding request are in motion with a tentative 2025 start, being complete in 2025 or 2026. At the time the trail is completed parks and rec committee will be creating a new 5-year plan, per DNR requirements.

Summary of Public Meetings
Referencing a non-motorized path plan & matching zoning ordinance amendment.
2014-2016

4/12/2014

- Planning Commission (PC) Walkable Community Discussion

6/3/2014

- Parks & Rec committee presents to PC
- Staff + Parks & Rec will work together to get direction for non-motorized pathway plan

11/4/2014

- Staff member Johnson presents report to PC (unable to locate report)
 - PC asks for updates
- Zoning Ordinance Amendment set for Dec. 2 public hearing

11/17/2014

- Staff member Johnson presents updated report to PC (unable to locate report)

12/2/2014

- PC holds public hearing for zoning ordinance amendment
- Recommends amendment to Board of Trustees (BOT)

2/23/2015

- Trustee Hoekstra reports to BOT that she is working with staff member Haveman to coordinate meeting on Township trail planning

9/14/2015

- Non-motorized path plan presented to BOT

1/11/2016

- Zoning Ordinance Amendment is discussed at BOT meeting

1/25/2016

- BOT discusses the amendment as a tool to implement the non-motorized path plan

2/8/2016

- BOT public hearing on zoning ordinance amendment
- BOT discusses ordinance amendment and the non-motorized path plan (funding, location, etc.)

2/22/2016

- Placement of non-motorized pathway discussed by BOT

Summary of Public Meetings
Referencing a non-motorized path plan & matching zoning ordinance amendment.
2014-2016

3/28/2016

- A motion is made to fund grading for a portion of the planned non-motorized path along 78th ave. Motion Fails

No further discussion of non-motorized path or the matching zoning ordinance amendment. New BOT elected at the end of 2016.

**An Amendment to Allow the Planning Commission to Require
a Non-Motorized Pathway in Order to Implement
the Township's Non-Motorized Pathways Plan**

**ALLENDALE CHARTER TOWNSHIP
ORDINANCE NO. 2015 - _____
ZONING ORDINANCE AMENDMENT**

*As Recommended for Approval to the Township Board by
The Allendale Township Planning Commission
Following a Public Hearing on December 2, 2014*

=====

**THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, AND STATE
OF MICHIGAN ORDAINS:**

SECTION 1

Section 24.06.C.1 of the Allendale Charter Township Zoning Ordinance, being Sidewalks and Pedestrian Circulation, is hereby AMENDED to read as follows: (New language is in bold)

C. Sidewalks and Pedestrian Circulation. (New wording is in *Bold*)

1. Sidewalks shall be provided along those portions of the site which have frontage on a public or private street for safe pedestrian movement, and to enhance the pedestrian accessibility of the site. The sidewalks shall be designed to Ottawa County Road Commission standards. In cases where a sidewalk, or a portion of a sidewalk, is outside of the public street right-of-way, a public easement for sidewalk purposes shall be provided to the Township. Sidewalks shall be installed in conjunction with the development of the site unless arrangements are approved by the Commission to install the sidewalks at a subsequent date.

The Planning Commission shall have the authority to require that a non-motorized pathway be provided for the site in lieu of the required sidewalk if the site abuts a public streets or streets for which a non –motorized pathway is recommended in the Allendale Charter Township Non-Motorized Pathways Plan.

The pathway shall be installed in conjunction with the development of the site unless arrangements are approved by the Commission to install the pathway at a subsequent date. The pathway shall be a minimum of 10 feet in width and constructed in accordance with all other standards established by the Township. The Planning Commission may require a wider path if necessary to meet anticipated usage, to comply with non-Township funding requirements or to align in width with existing or planned pathways on adjacent or nearby properties. The path shall be located within the road right of way. In cases where a pathway, or a portion of a pathway, must be located outside of the public street right-of-way, a public easement for pathway purposes shall be provided to the Township.

SECTION 2. EFFECTIVE DATE. That the foregoing amendments to the Allendale Charter Township Zoning Ordinance were approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan, on _____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after introduction and a first reading on _____, and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, which date is more than 7 days after publication of the ordinance as is required by Section 401 of Act 110 of 2006, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

Township Supervisor

Township Clerk

CERTIFICATE

We, Jerry Alkema and Candy Kraker, the Supervisor and Clerk, respectively, for the Charter Township of Allendale, Ottawa County, Michigan, do hereby certify that the foregoing Allendale Charter Township No. 2015-__ Zoning Ordinance Amendment was adopted at a _____ meeting of the Allendale Charter Township Board held on _____, 2015.

The following members of the Township Board were present at that meeting:

The following members of the Township Board were absent:

_____.

The Ordinance was adopted by the Township Board with members of the Board

voting in favor and members of the Board _____
voting in opposition.

ALLENDALE CHARTER TOWNSHIP PLANNING COMMISSION

2021 Work Program

Adopted: January 4, 2021

Updated September 16, 2021

- ~~1. Review Section 24.06J maximum glass provisions~~
- ~~2. Draft language requiring major development to be located within the township sanitary sewer district boundary~~
- ~~3. Reexamine Zoning Ordinance provisions for Waste Disposal Facilities (dumpster) and determine whether revisions are appropriate~~
- ~~4. Tree Preservation language~~
5. Allow zero yard setbacks within industrial (and commercial) projects when a shared design is proposed
6. Revise and clarify the requirements which trigger site plan review and major and minor amendments to an approved site plan
7. Regulations for development in the 100-year flood plain are needed
8. Examine means to improve ground water quality
9. Allow General Commercial uses within the Industrial District
10. Non-Motorized Pathway 2015 amendment to Section 24.06C1
11. Review the Zoning Ordinance to revise those sections in the Ordinance that allow certain discretionary decisions by the Zoning Administrator
12. Consider rezoning the Industrial zoned lands in Section 36 to the Agricultural zoning district
13. Consider amendments to regulate outdoor furnaces
14. Consider revisions to Section 23.18 – Residential Open Space Development
15. Mining Operations – consider requiring resulting lots to possess the ability to appropriately accommodate septic systems that will experience longevity

