

**An Amendment to the Allendale Township Subdivision Ordinance to
Require That Plats Be Served By Public Water**

*As recommended by the Allendale Charter Township Planning Commission
Following a Public Hearing on July 15, 2013*

**ALLENDALE CHARTER TOWNSHIP
COUNTY OF OTTAWA, MICHIGAN**

At a regular meeting of the Township Board of the Charter Township of Allendale, Ottawa County, Michigan, held in the Allendale Township Hall, 6676 Lake Michigan Drive within the Township, on the ___ day of _____, 2013 at 7:30 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following ordinance was offered by Member _____ and supported by Member _____.

**ORDINANCE NO. 2013-19
ALLENDALE CHARTER TOWNSHIP
AM AMENDMENT TO THE SUBDIVISION ORDINANCE.**

THE PEOPLE OF ALLENDALE CHARTER TOWNSHIP DO ORDAIN:

Existing Language

Section 5.3.1.g (1) Water Supply and Sanitary Sewage Systems

(1) **Internal Systems**: Public water supply and sanitary sewer systems shall be provided in every residential plat with an average density greater than one dwelling unit per acre, where any portion of the plat is within 2,640 feet of existing public water and/or public sanitary sewer facilities possessing adequate capacity to provide service to the plat. In addition, a public water supply system and/or a sanitary sewer system shall be provided in every non-residential plat where any portion of the plat is within 2,640 feet of an existing public water and/or public sanitary sewer facilities possessing adequate capacity to provide service to the plat. These systems shall be acquired, constructed and completed by the developer at the developer's sole cost. Laterals for both water and sanitary sewer shall be provided for each buildable lot from the water and sewer line to the lot side edge of the utility easement adjacent street right of way.

The measurement of the 2,640 feet provided above and all measurements pursuant to subsections (2)(a), (2)(b), and (2)(c) below shall be made along the shortest route using street rights-of way or other available public easement from any point of the proposed plat to the nearest public water and/or

sanitary sewer systems. All water and sanitary sewer improvements within a plat shall, once accepted by the Township, be transferred to and become the property of the Township and can be utilized by the Township as part of its water and sewer systems as the Township sees fit including, but without limitation, connecting additional customers to such improvements without any obligation to reimburse the developer.

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Proposed Language

(1) **Sanitary Sewer System**: A public sanitary sewer system shall be provided in every residential plat with an average density greater than one dwelling unit per acre, where any portion of the plat is within 2,640 feet of an existing public sanitary sewer facility possessing adequate capacity to provide service to the plat. In addition, a public sanitary sewer system shall be provided in every non-residential plat where any portion of the plat is within 2,640 feet of an existing public sanitary sewer facility possessing adequate capacity to provide service to the plat. This system shall be acquired, constructed and completed by the developer at the developer's sole cost. Laterals for sanitary sewer shall be provided for each buildable lot from the public sewer line to the lot side edge of the utility easement adjacent street right of way.

The measurement of the 2,640 feet provided above and all measurements pursuant to subsections (2)(a), (2)(b), and (2)(c) below shall be made along the shortest route using street rights-of way or other available public easement from any point of the proposed plat to the nearest public sanitary sewer system. All public sanitary sewer improvements within a plat shall, once accepted by the Township, be transferred to and become the property of the Township and can be utilized by the Township as part of its public sewer system as the Township sees fit including, but without limitation, connecting additional customers to such improvements without any obligation to reimburse the developer.

(2) **Water System** Public water shall be provided to every residential and non-residential plat. This system shall be acquired, constructed and completed by the developer at the developer's sole cost. Laterals for water service shall be provided for each buildable lot from the water line to the lot side edge of the utility easement adjacent street right of way.

All water system improvements within a plat shall, once accepted by the Township, be transferred to and become the property of the Township and can be utilized by the Township as part of its water system as the Township sees fit including, but without limitation, connecting additional customers to such improvements without any obligation to reimburse the developer in accordance with the Allendale Charter Township Water System Ordinance.

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SECTION 2 Effective Date. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: Members:

NAYS: Members:

ORDINANCE DECLARED ADOPTED.

Jerry Alkema
Township Supervisor

Candy Kraker
Township Clerk