

ORDINANCE NO. 2019-1

**AN ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE OF
ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN,
AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE**

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

Section 1. Construction Plans. Section 5.2 of the Allendale Charter Township
Subdivision Ordinance shall be amended to state in its entirety as follows.

1. Construction plans shall be prepared and submitted as required by Section 3.3 1.d of this Ordinance for all public improvements.
2. Upon completion of the required public improvements, as-built drawings shall be provided to the Township and the Township Engineer for review and approval. Upon approval by the Township, two (2) complete hard copies of approved as-built drawings and one (1) digital computer-aided design (CAD) file, portable document format (PDF) file, or other file format acceptable to the Township shall be provided to the Department of Public Works, and one (1) digital computer-aided design (CAD) file, portable document format (PDF) file, or other file format acceptable to the Township shall be provided to the Township Engineer. Approved as-builts must be submitted in accordance with this section prior to the release of any performance guarantee secured by the Township.

Section 2. Required Improvements. Section 5.3.1c of the Allendale Charter Township
Subdivision Ordinance shall be amended to state in its entirety as follows.

Every sub-divider shall be required to install the following public and other
improvements.

c. Curb and Gutter

Curb and gutter are required and shall be constructed in accordance with
the standards and specifications adopted by the Ottawa County Road
Commission.

Section 3. Required Improvements. Section 5.3.1g(2) of the Allendale Charter
Township Subdivision Ordinance shall be amended to state in its entirety as follows.

- (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, 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.

Section 4. Required Improvements. Section 5.3.1m of the Allendale Charter Township Subdivision Ordinance shall be amended to state in its entirety as follows.

Street trees shall be provided at a minimum as follows:

- (1) The planting stock, size and species of all street trees shall be in accordance with County Road Commission Tree Planting Guidelines.
- (2) All street trees shall be located on each side of the street in accordance with Ottawa County Road Commission standards. However, street trees shall not be located over utilities to avoid conflict with utilities. Street trees shall be planted to result in a clear space of not less than five (5) feet at maturity for the area in front of and completely around all fire hydrants, manholes, service boxes, and valve boxes. The clear space shall be free of all obstructions such as parked cars, utilities, service vehicles, construction work, snow and similar items.
- (3) On lots containing right-of-way frontage of less than 100 feet in width, a minimum of one (1) tree shall be planted along each side of the street. On lots containing right-of-way frontage of 100 feet or greater in width, not less than (1) tree for every fifty (50) feet of frontage along each side of the street. Trees shall be planted in accordance with Section 5.3(m)(2) above. There shall be a minimum of one (1) tree per interior lot and at least two (2) trees shall be provided for a corner lot.
- (4) A modification of the number of trees required pursuant to subsection (3) above may be granted by the Township Board, upon the recommendation of the Planning Commission. During its review, the Planning Commission shall consider the following criteria to modify required street trees:
 - a) Topography
 - b) Existing trees
 - c) The effect the trees would have on the proposed lot layout

- d) Whether modification would result in an increase in light pollution, noise pollution or otherwise cause unnecessary adverse effects on adjoining land uses

Section 5. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 6. Effective Date. This Ordinance was approved and adopted by the Township Board of the Charter Township of Allendale, Ottawa County, Michigan, on _____, 2019 after introduction and a first reading on January 28, 2019 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2019, which date is at least 30 days after publication of the Ordinance.

Adam Elenbaas, Township Supervisor

Laurie Richards, Township Clerk

CERTIFICATE

I, Laurie Richards, the Clerk for the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing Ordinance was adopted at a regular meeting of the Township Board held on _____, 2019. 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. Notice of Adoption of the

Ordinance was published in the *Grand Valley Advance* on _____, 2019.

Laurie Richards, Clerk
Allendale Charter Township