

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

December 15, 2025

7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
Present: Mark Adams, Rick Westerling, Todd Bronson, Bruce Zeinstra, Ray Nadda, and Tom Zuniga
Absent: Joe Jacquot
Staff and Guests Present: Greg Ransford
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda with addition of 2026 Meeting Dates by minutes by Mark Adams, Seconded by Bruce Zeinstra, **Approved 6-0**
5. Motion to Approve November 17, 2025 Planning Commission minutes by Ray Nadda, Seconded by Tom Zuniga, **Approved 6-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
2026 Meeting Dates - Motion to approve meeting dates as presented by Bruce Zeinstra, Seconded by Tom Zuniga, **Approved 6-0**
10. Old Business:
 - A. Text Amendment Discussion
 - i. Town Center – Greg Ransford revisited memo to Planning Commission. Mr. Ransford stated that the township attorney put the public improvements at the end. Discussion of parking, angled, reverse angle or parallel. Talked about the safety of how reverse angle is the best of the options. Planning Commission expressed the rewording of “A bench” under public amenities. Discussion on pitched roofs, flat roofs, and angled roofs. Discussion on sidewalk width. Discussion on sign regulations, the regulations of how the sign operates, and language on the sign. The Planning Commission provided Ransford with direction to revise.
 - ii. Planned Unit Developments, Preliminary Plan consensus was reached that the proposed draft is ready for public hearing.
 - iii. Accessory Dwelling Units (ADUs) direction was provided to Ransford to revise and schedule for public hearing.
 - iv. Pole barn setbacks in the Agricultural and Rural District - consensus was reached that the proposed draft is ready for public hearing.
 - v. Tiny Homes – discussion was held regarding various provisions. The Planning Commission will continue discussion at their next meeting.
 - vi. Private roads in the Agricultural and Rural District – direction was provided to Ransford to revise and contact the Fire Department about any concerns with road lengths.

- 11. Public Comment: None
- 12. Township Board Reports: None
- 13. Commissioner and Staff Comments:
- 14. Adjourn: 8:47 PM

Next meeting January 5th, 2026, at 7:00 p.m.
Minutes respectfully submitted by Zachary Fields



DRAFT

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

January 5, 2026

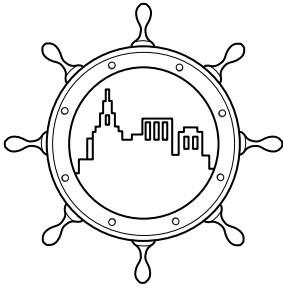
7:00 p.m.

Allendale Township Public Meeting Room

1. Call the Meeting to Order
2. Roll Call
3. Communications and Correspondence:
4. Approval of the Agenda
5. Approval of the December 15, 2025 Planning Commission minutes
6. Public Comments for *non-public hearing items*
7. Public Hearings:
8. Site Plan Review:
9. New Business:
 - A. Election of Officers
 - B. Springfield North Preliminary Planned Unit Development Plan
 - Seeking 37 single-family lots and 20 two-family buildings
10. Old Business:
 - A. Text Amendment Discussion
 - i. Town Center
 - ii. Tiny Homes
 - iii. Private roads in the Agricultural and Rural District
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting: January 19, 2026 at 7:00 p.m.





Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 30, 2025
Re: Tiny Homes, Private Roads in the Agricultural and Rural District

As you know, you recently postponed discussion on Tiny Homes as well as private roads within the Agricultural and Rural District until your next meeting. Both of these items have been scheduled for your January 5, 2026 meeting. In advance of said meeting, we note the following.

Tiny Homes

During the course of your discussion, question was raised whether the current language within Article 12 – Planned Unit Development (PUD) District of the Allendale Charter Township Zoning Ordinance (ACTZO) was sufficient to accommodate Tiny Home communities. After our review of the same, we concluded that the modification of district requirements granted to the Planning Commission through the PUD process is not sufficient enough to reduce the minimum dwelling area, which would conflict with the intent of Tiny Homes. Moreover, residential PUDs could be proposed in any zoning district that allows dwellings within the Township. Given that the Planning Commission expressed concern regarding their location, revision to Article 12 with such a limitation would be needed if the PUD provisions are used to accommodate Tiny Homes.

Private Roads in the Agricultural and Rural District

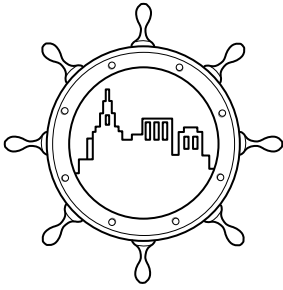
As we began to revise Section 23.12BB – AG Agricultural and Rural Zoning District of the ACTZO to include your recent direction regarding road surface materials, we noted that the language already permits gravel roads. Given this, we contacted Commissioner Zeinstra to verify if his intent was to modify the surface in that regard when it seemed the effort was to reduce requirements in the District. Mr. Zeinstra confirmed that he did not intend to increase the requirements for road construction. In addition, Mr. Zeinstra noted that the Commission overlooked discussion regarding the minimum of 10 acres and asked that we place this matter back on the agenda for additional discussion in these regards.

Given this, Tiny Homes and private roads in the Agricultural and Rural District have been scheduled for your continued discussion at your January 5, 2026 meeting. For your convenience, attached is a copy of Section 23.12 of the ACTZO.

If you have any questions, please let us know.

GLR
Planner

cc: Adam Elenbaas, Supervisor



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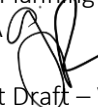
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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: December 31, 2025
Re: Town Center Overlay District Draft – Version 5

Pursuant to your direction at your December 15, 2025 meeting, attached is the fifth draft of the proposed Town Center Overlay District. As you will recall, you directed us to perform the following revisions:

- Section 17.04B6 – strike subsection 6 and relocate content to subsection 5
- Section 17.04B7 (now Section 17.04B6) – prohibit rear balconies over drives, roads, and parking
- Section 17.04C – modify “bench” to prevent only such from being offered
- Section 17.04E – strike lighting limitation and prohibit movement in digital signage; allow temporary sidewalk A-frame signage
- Section 17.04N1 – reduce rear and side sidewalk width to eight feet
- Section 17.04N4 – add “angled parking”

We believe the draft achieves your direction. Proposed additions are shown in underlined text and proposed deletions are shown in strikethrough text. Changes are shown from the fourth draft of the language.

Also attached is a clean copy of the language. Within the clean copy of the language are images to illustrate the intent of the text, where feasible. As a result of these images and the previous “placeholder” language regarding them, we propose to strike the reference (placeholder) to images in Section 17.04B5 and provide said reference within the introduction to Section 17.04, which is reflected in the attached. The reason for this revision is to better encompass all of the subsections within Section 17.04 and their various design element provisions rather than having a reference to the images within the “middle” of those provisions.

The fifth draft of the Town Center Overlay District has been scheduled for your review at your January 5, 2026 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor

ARTICLE 17
TOWN CENTER OVERLAY DISTRICT

SECTION 17.01 DESCRIPTION AND PURPOSE. The Town Center Overlay District is intended to create a centralized mix of commercial and residential uses built as a traditional downtown settling serving the local needs of the community and the region. These regulations are intended to promote development of a pedestrian-accessible mixed-use district consisting of a variety of residential, retail, office, and service uses as well as vibrant social public amenities. Special attention must be focused on site layout, building design, vehicular circulation, pedestrian access, and coordination of site features and structures between adjoining sites. Permitted uses should be compatible with surrounding uses to ensure there are no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. Any building, use, or improvement above grade level requires site plan review and approval by the Allendale Charter Township Planning Commission, unless otherwise specified in this ordinance. This overlay district is based upon careful evaluation and study as part of a master planning effort by the Allendale Charter Township Planning Commission. Objectives for the overlay district are as follows:

Specifically, the Town Center Overlay District is intended to:

- A. Promote development consistent with the goals and recommendations detailed in the Town Center chapter of the Allendale Charter Township Master Plan.
- B. Accommodate a variety of uses permitted by the underlying zoning districts and ensure such uses are designed to achieve an attractive built and natural environment.
- C. Facilitate high-quality development and redevelopment of commercial and residential uses through quality architecture, efficient site design, landscaping, parking, and access.
- D. Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- E. Foster a more pedestrian-friendly environment that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- F. Maximize the capacity of Lake Michigan Drive and 60th Avenue by limiting and controlling the number and location of entry points and requiring alternate means of access through internal streets, shared driveways, and service drives or alleys.

SECTION 17.02 APPLICABILITY. As an overlay district, the Town Center Overlay District does not replace the range of uses allowed in the underlying districts but provides additional development standards which must be met for any commercial or residential use on a lot within the district. Property in the Town Center Overlay District may continue to be used as permitted by the underlying zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the Town Center Overlay District contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the Town Center Overlay District, the requirements of the Town Center Overlay District shall control.

- A. Dimensional requirements specifically identified within Section 14.02 for any use may be reduced or eliminated by the Planning Commission during site plan review.
- B. Special uses within the underlying General Commercial Zoning District are prohibited except those uses within Section 14.03J.
- C. Drive-throughs are prohibited.

SECTION 17.03 DEFINITIONS. For the purposes of this Article, the following words, terms, and phrases shall have the following meanings:

- A. Block – A mass of buildings collectively as more than one structure typically delimited from a street or road right-of-way to another street or road right-of-way, alley, or yard abutting a property outside of the Town Center Overlay.
- B. Alley – A narrow passageway behind or between buildings intended for pedestrian and limited vehicular traffic.
- C. Courtyard – A narrow passageway behind or between buildings intended for only pedestrians.

SECTION 17.04 SITE DEVELOPMENT STANDARDS. All development shall include the following design elements. For the purposes of illustration, design elements as described within this section should be similar to the images herein.

- A. Single story buildings are prohibited. Buildings shall be no less than two (2) stories or have the appearance to contain no less than two (2) stories from the exterior. No building shall be taller than three (3) stories unless additional height is granted by Section 17.04C1 of this Ordinance.
- B. All buildings, structures, or additions thereto shall comply with the following requirements:
 - 1. Front Yard.
 - (i) Eighty percent (80%) of the front building facade shall be at a zero foot setback. The Planning Commission may authorize a greater setback to accommodate an outdoor pedestrian space for dining, respite, or similar use. The Planning Commission may authorize a greater setback for buildings located on a corner or curved street to accommodate an outdoor pedestrian space for dining, respite, a playground, street performances, or similar use.
 - (ii) Impediments. Entrance stairs, support structures to the upper floor or floors of a building, or other permanent building elements may be located within the sidewalk when such structures do not impede the orderly and safe movement of pedestrians. No more than twenty percent (20%) of the building mass within a Block shall contain impediments.
 - 2. Side Yard. All buildings shall abut each other except where an Alley is present. Where a building is adjacent to a commercially zoned property outside of the Town Center Overlay, the side yard may be zero when the proposed building will abut a building on the adjacent property. Otherwise, where a building is adjacent to a commercially zoned property the side yard shall be the minimum necessary to

accommodate the required sidewalk pursuant to Section 17.04N1. Where a building is adjacent to a residential district outside of the Town Center Overlay, the side yard setback of the underlying district applies.

3. Rear Yard. Where a building is adjacent to a commercially zoned property outside of the Town Center Overlay, the rear yard may be zero when the proposed building will abut a building on the adjacent property. Otherwise, where a building is adjacent to a commercially zoned property the rear yard shall be the minimum necessary to accommodate the required sidewalk pursuant to Section 17.04N1. Where a building is adjacent to a residential district outside of the Town Center Overlay, the rear yard setback of the underlying district applies.
4. Building facades containing external lighting shall be decorative and attached to the building. The lighting shall be directed down toward the ground or building or both and provide safe illumination from the building to the street right-of-way, alley, sidewalk, or parking.
5. All building facades shall be of a downtown-type character with accents and elements ~~(such as a canvas awning, modern metal canopy, a decorative cornice for flat roofs, sign band, gable roof, turrets, and etcetera)~~ ~~similar to the images within this subsection~~. The front or main entry façade of the first story shall contain a see-through windowed storefront of at least thirty-five percent (35%) glass but no more than eighty percent (80%) glass. The first story of the secondary or non-entry façades shall contain no less than ten percent (10%) glass. The façade of the second story and any higher story shall contain ten percent (10%) to twenty-five percent (25%) glass. The remaining exterior building materials on all elevations shall be finished primarily with wood, stucco, or a composite material of the same appearance as wood or stucco, or a combination of these materials, with contrasting colors.

~~INSERT IMAGES~~

~~6. Peaked roofs shall contain a minimum pitch of three (3) feet of rise for every one (1) foot of run. Flat roofs shall contain usable floor area used for service to the public of no less than eighty percent (80%) of the roof area. Buildings with a flat roof shall contain the appearance of a peaked roof as viewed from the ground.~~

~~7.6.~~ Building balconies shall be inset and shall not extend beyond the building walls, unless the balcony is located on the rear of the building. Balconies located on the rear of the building shall not extend over parking, drives, or right-of-ways.

~~8.7.~~ Site structures shall provide the same architectural character and material as that of the building façade. Awnings shall have no less than three solid sides and shall be constructed with permanent stationary framing, without support posts, and be structurally sound to withstand all weather conditions.

- C. Public Amenity. Each commercial building or Block or combination thereof shall provide for an outdoor or indoor public amenity. A public amenity shall not include outdoor dining, seating, or other space intended for the residential and or commercial use therein. A public

amenity could include a water bottle filling station, pocket park, ~~a~~benches, or other seating adjacent ~~within~~ the sidewalk, a playground, courtyard, indoor or outdoor sculptures or other art, decorative water fountain, indoor green space, or other feature that promotes public gathering and interaction. Every public amenity shall be accessible during all hours of the day and night.

1. Buildings that abut and provide pedestrian access to the primary road may be increased in building height beyond that permitted by the underlying zoning district. Increased height may be allowed by the Planning Commission during site plan review when public amenities are provided in addition to those required by Section 17.04C of this Ordinance, or other public improvements are provided, within the development. For each building granted increased height, no less than five percent (5%) of the footprint of the building shall be dedicated to a public amenity, whether located inside, outside, or both and shall be no less than 100 square feet in area.
 2. Where practicable, outdoor public spaces shall be designed with connectivity.
- D. First Floor Prohibitions. Offices and residential uses are prohibited on the first floor of any building but may be located above the first floor of a building.

E. Signage.

1. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted as a permanent sign.
 - (i) No building shall contain more than one (1) wall sign.
 - (ii) The total area of the wall sign shall not exceed five percent (5%) of the area of the wall on which the sign is affixed, including windows and doors, or twenty-five (25) square feet, whichever is smaller.
 - (iii) Sign lighting shall be designed to direct the light downward and toward the building on which the sign is located so as to prevent glare onto adjacent properties or right-of-ways.
 - (iv) No sign lighting shall include an electronic reader board nor shall any sign have any flashing, blinking, scrolling, alternating, sequentially lighted, animated, rolling, shimmering, sparkling, bursting, dissolving, twinkling, fade-in/fade-out, oscillating, moving text or images, or simulated movement of text or images., ~~cease and not illuminate between the hours of 11:00p.m. and 6:00a.m.~~
2. Only sandwich boards are permitted as a temporary sign, subject to the following requirements:
 - (i) Shall be no greater than six (6) square feet in area, forty-two (42) inches in height, and thirty (30) inches in width.
 - (ii) Shall be located not more than twenty-four (24) inches from the storefront or building entrance for the use to which it serves.
 - (iii) Shall not block pedestrian access.
 - (iv) Shall be stored indoors outside of business hours of operation.
 - (v) Shall be constructed of durable materials and be clearly portable in terms of size, weight, and placements.

F.F. Landscaping. Landscaping shall be planted insofar as practicable pursuant to Article 21-A of this Ordinance. Where compliance with Article 21-A in required yards is not possible, the number of required plantings within those required yards shall be integrated into outdoor public spaces, insofar as practicable.

F.G. Outdoor Storage. For any use established after the adoption of the Town Center Overlay, there shall be no outside processing of any goods or display of inventory within the Town Center Overlay District, except for events that occur only during hours of operation, such as sidewalk sales. All storage and equipment shall be contained within a wholly enclosed building.

G.H. Parking.

1. Front Yard parking is prohibited. Parking shall only be located within the street or road right-of-way or within a yard screened by buildings, landscaping, and or other elements to reduce the impact of the view of vehicles. At a minimum, parking lot landscaping shall comply with Section 21A.04G of this Ordinance.
2. Minimum required parking shall be determined during site plan review based on sufficient evidence provided by the applicant and found satisfactory to the Planning Commission that the parking to accompany the proposed use will adequately serve the site. The Planning Commission may require additional parking where the Institute of Transportation Engineers Parking Generation Manual recommends more parking than that proposed by the applicant.
3. Parking garages shall be located in the rear of the building and shall only be accessed from the rear of the building. Parking garages shall be constructed of the same materials required by Section 17.04B5. Ramps serving a parking area shall be adequately screened by landscaping and or other elements to reduce its exposure to adjacent pedestrian areas and the right-of-way from which it connects. When a parking garage serves as an anchor to a pedestrian bridge that spans across Lake Michigan Drive, the Planning Commission may authorize its location in any yard.

H.I. Alleys or Courtyards.

1. No Alley shall be within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.
2. Where a building Block exceeds [INSERT] feet in length, an Alley or Courtyard shall be constructed to break up the mass of the building and provide ease of access for pedestrians throughout the Town Center Overlay District.
3. Property or building owners shall provide the necessary easement document for the Alley or Courtyard for public use and shall record a maintenance agreement defining the maintenance responsibilities of each property or building owner for any Alley or Courtyard required pursuant to this subsection.

H.J. Block.

1. No Block shall contain buildings that are uniform in character. Building architectural elements such as materials, height, cornices, insets, awnings, and the like shall vary throughout the Block.
2. No more than one (1) Alley may be allowed within a Block.

J.K. Waste Disposal Facilities. No solid waste disposal facility shall be located within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.

K.L. Street or Road Right-of-Way, Walkway, and Building Extensions. Any street or road right-of-way, walkway, or building within the Town Center Overlay shall be designed and built to allow for the future interconnection of the street or road right-of-way, walkway, or building within the Town Center Overlay, unless the building is located at the end of a Block. Any street or road right-of-way, or walkway within the Town Center Overlay that may terminate adjacent to property outside of the Town Center Overlay may be required to be designed and built to allow for the future interconnection of the street or road right-of-way or walkway, as determined by the Planning Commission.

L.M. Utilities. Connection shall be made to any public water and sanitary sewer system for any development. All new utility (e.g. power, cable, phone, internet, etcetera) services shall be located underground.

M.N. Public Improvements. Pursuant to the Description and Purpose of this Chapter, it is intended that public improvements within the Town Center Overlay possess certain physical form. The following public improvements shall be established within the Town Center Overlay.

1. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least sixteen (16) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along ~~the~~ public or private primary roads, ~~driveways~~, and Alleys. The pedestrian walkway may include benches, trees, bike racks, and other public amenities within the same eight (8) feet of depth so that the opposite eight (8) feet is unobstructed. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least eight (8) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along driveways and secondary roads. Where a commercial building is internal to the Block, the walkway shall not be required adjoining any wall positioned to abut a future building.
2. Street lighting shall be installed, as necessary, to achieve appropriate industry light spacing and illumination.
3. All streets shall be lined with deciduous and ornamental trees planted no less than one (1) tree for every fifty (50) feet of road frontage.
4. On street parking shall be provided as parallel parking, angled parking, ~~and~~ or reverse angled parking, subject to the width of the right-of-way. Reverse angled parking is preferred to accommodate a greater number of parking spaces.
5. Where a right-of-way contains a boulevard, the boulevard shall be no less than 100 feet in width but no greater than 135 feet in width and shall be designed to accommodate pedestrian interaction through civic elements such as but not necessarily limited to benches, sidewalks, art, a water fountain, and green spaces such as grass. The pedestrian area within the boulevard shall be no less than eighteen (18) feet in width but no greater than twenty (20) feet in width.
6. All streets shall contain raised concrete curbing.

7. A centrally located or focal point containing space large enough to accommodate a farm market, park, restrooms, or other similar public amenities.

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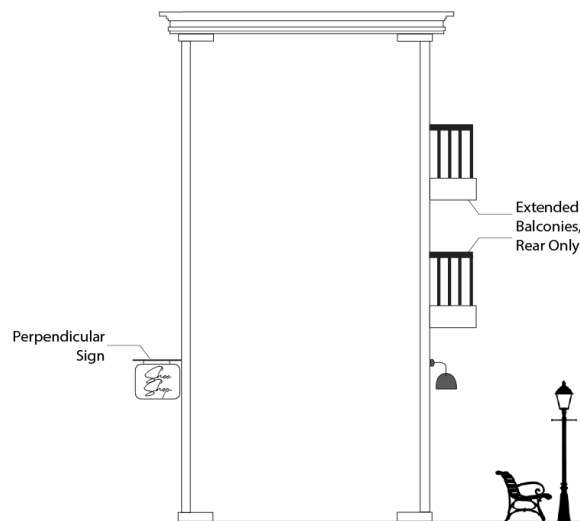
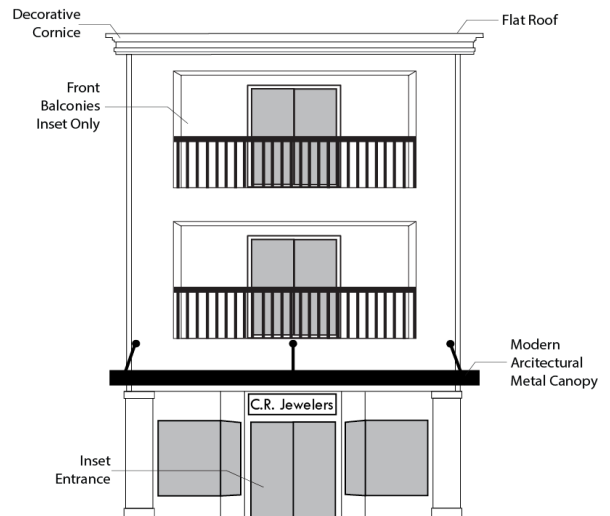
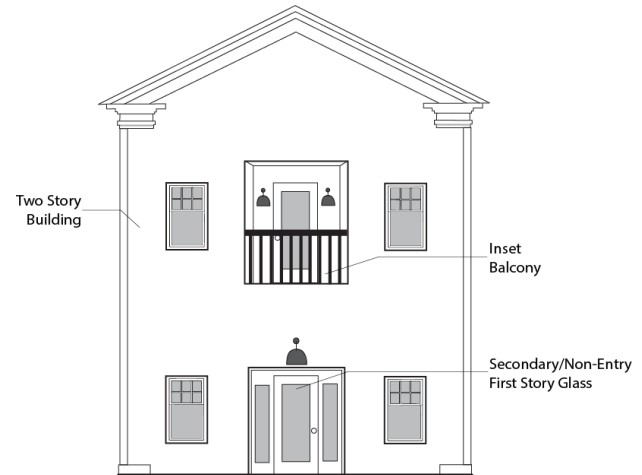
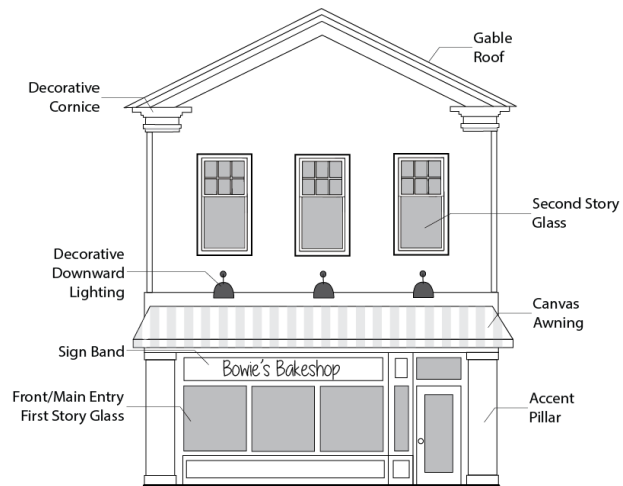
3. Rear Yard. Where a building is adjacent to a commercially zoned property outside of the Town Center Overlay, the rear yard may be zero when the proposed building will abut a building on the adjacent property. Otherwise, where a building is adjacent to a commercially zoned property the rear yard shall be the minimum necessary to accommodate the required sidewalk pursuant to Section 17.04N1. Where a building is adjacent to a residential district outside of the Town Center Overlay, the rear yard setback of the underlying district applies.
4. Building facades containing external lighting shall be decorative and attached to the building. The lighting shall be directed down toward the ground or building or both and provide safe illumination from the building to the street right-of-way, alley, sidewalk, or parking.
5. All building facades shall be of a downtown-type character with accents and elements such as a canvas awning, modern metal canopy, a decorative cornice for flat roofs, sign band, gable roof, turrets, and etcetera. The front or main entry façade of the first story shall contain a see-through windowed storefront of at least thirty-five percent (35%) glass but no more than eighty percent (80%) glass. The first story of the secondary or non-entry façades shall contain no less than ten percent (10%) glass. The façade of the second story and any higher story shall contain ten percent (10%) to twenty-five percent (25%) glass. The remaining exterior building materials on all elevations shall be finished primarily with wood, stucco, or a composite material of the same appearance as wood or stucco, or a combination of these materials, with contrasting colors.



Stucco



Wood / Wood Appearance

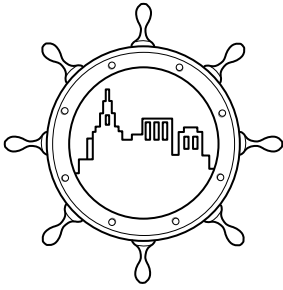


6. Building balconies shall be inset and shall not extend beyond the building walls, unless the balcony is located on the rear of the building. Balconies located on the rear of the building shall not extend over parking, drives, or right-of-ways.
 7. Site structures shall provide the same architectural character and material as that of the building façade. Awnings shall have no less than three solid sides and shall be constructed with permanent stationary framing, without support posts, and be structurally sound to withstand all weather conditions.
- C. Public Amenity. Each commercial building or Block or combination thereof shall provide for an outdoor or indoor public amenity. A public amenity shall not include outdoor dining, seating, or other space intended for the residential and or commercial use therein. A public amenity could include a water bottle filling station, pocket park, benches or other seating within the sidewalk, a playground, courtyard, indoor or outdoor sculptures or other art, decorative water fountain, indoor green space, or other feature that promotes public gathering and interaction. Every public amenity shall be accessible during all hours of the day and night.
1. Buildings that abut and provide pedestrian access to the primary road may be increased in building height beyond that permitted by the underlying zoning district. Increased height may be allowed by the Planning Commission during site plan review when public amenities are provided in addition to those required by Section 17.04C of this Ordinance, or other public improvements are provided, within the development. For each building granted increased height, no less than five percent (5%) of the footprint of the building shall be dedicated to a public amenity, whether located inside, outside, or both and shall be no less than 100 square feet in area.
 2. Where practicable, outdoor public spaces shall be designed with connectivity.
- D. First Floor Prohibitions. Offices and residential uses are prohibited on the first floor of any building but may be located above the first floor of a building.
- E. Signage.
1. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted as a permanent sign.
 - (i) No building shall contain more than one (1) wall sign.
 - (ii) The total area of the wall sign shall not exceed five percent (5%) of the area of the wall on which the sign is affixed, including windows and doors, or twenty-five (25) square feet, whichever is smaller.
 - (iii) Sign lighting shall be designed to direct the light downward and toward the building on which the sign is located so as to prevent glare onto adjacent properties or right-of-ways.
 - (iv) No sign lighting shall include an electronic reader board nor shall any sign have any flashing, blinking, scrolling, alternating, sequentially lighted, animated, rolling, shimmering, sparkling, bursting, dissolving, twinkling, fade-in/fade-out, oscillating, moving text or images, or simulated movement of text or images.

2. Only sandwich boards are permitted as a temporary sign, subject to the following requirements:
 - (i) Shall be no greater than six (6) square feet in area, forty-two (42) inches in height, and thirty (30) inches in width.
 - (ii) Shall be located not more than twenty-four (24) inches from the storefront or building entrance for the use to which it serves.
 - (iii) Shall not block pedestrian access.
 - (iv) Shall be stored indoors outside of business hours of operation.
 - (v) Shall be constructed of durable materials and be clearly portable in terms of size, weight, and placements.
- F. Landscaping. Landscaping shall be planted insofar as practicable pursuant to Article 21-A of this Ordinance. Where compliance with Article 21-A in required yards is not possible, the number of required plantings within those required yards shall be integrated into outdoor public spaces, insofar as practicable.
- G. Outdoor Storage. For any use established after the adoption of the Town Center Overlay, there shall be no outside processing of any goods or display of inventory within the Town Center Overlay District, except for events that occur only during hours of operation, such as sidewalk sales. All storage and equipment shall be contained within a wholly enclosed building.
- H. Parking.
 1. Front Yard parking is prohibited. Parking shall only be located within the street or road right-of-way or within a yard screened by buildings, landscaping, and or other elements to reduce the impact of the view of vehicles. At a minimum, parking lot landscaping shall comply with Section 21A.04G of this Ordinance.
 2. Minimum required parking shall be determined during site plan review based on sufficient evidence provided by the applicant and found satisfactory to the Planning Commission that the parking to accompany the proposed use will adequately serve the site. The Planning Commission may require additional parking where the Institute of Transportation Engineers Parking Generation Manual recommends more parking than that proposed by the applicant.
 3. Parking garages shall be located in the rear of the building and shall only be accessed from the rear of the building. Parking garages shall be constructed of the same materials required by Section 17.04B5. Ramps serving a parking area shall be adequately screened by landscaping and or other elements to reduce its exposure to adjacent pedestrian areas and the right-of-way from which it connects. When a parking garage serves as an anchor to a pedestrian bridge that spans across Lake Michigan Drive, the Planning Commission may authorize its location in any yard.
- I. Alleys or Courtyards.
 1. No Alley shall be within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.
 2. Where a building Block exceeds [INSERT] feet in length, an Alley or Courtyard shall be constructed to break up the mass of the building and provide ease of access for pedestrians throughout the Town Center Overlay District.

3. Property or building owners shall provide the necessary easement document for the Alley or Courtyard for public use and shall record a maintenance agreement defining the maintenance responsibilities of each property or building owner for any Alley or Courtyard required pursuant to this subsection.
- J. Block.
1. No Block shall contain buildings that are uniform in character. Building architectural elements such as materials, height, cornices, insets, awnings, and the like shall vary throughout the Block.
 2. No more than one (1) Alley may be allowed within a Block.
- K. Waste Disposal Facilities. No solid waste disposal facility shall be located within the required setback of the underlying zoning district for the applicable yard in which it is located when it abuts any property outside of the Town Center Overlay District.
- L. Street or Road Right-of-Way, Walkway, and Building Extensions. Any street or road right-of-way, walkway, or building within the Town Center Overlay shall be designed and built to allow for the future interconnection of the street or road right-of-way, walkway, or building within the Town Center Overlay, unless the building is located at the end of a Block. Any street or road right-of-way, or walkway within the Town Center Overlay that may terminate adjacent to property outside of the Town Center Overlay may be required to be designed and built to allow for the future interconnection of the street or road right-of-way or walkway, as determined by the Planning Commission.
- M. Utilities. Connection shall be made to any public water and sanitary sewer system for any development. All new utility (e.g. power, cable, phone, internet, etcetera) services shall be located underground.
- N. Public Improvements. Pursuant to the Description and Purpose of this Chapter, it is intended that public improvements within the Town Center Overlay possess certain physical form. The following public improvements shall be established within the Town Center Overlay.
1. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least sixteen (16) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along public or private primary roads and Alleys. The pedestrian walkway may include benches, trees, bike racks, and other public amenities within the same eight (8) feet of depth so that the opposite eight (8) feet is unobstructed. All commercial buildings shall include a public space of pedestrian walkway (sidewalk/pathway) of at least eight (8) feet in width adjoining all of the establishment's walls and running the length of each wall and interconnected to the pedestrian walkway(s) along driveways and secondary roads. Where a commercial building is internal to the Block, the walkway shall not be required adjoining any wall positioned to abut a future building.
 2. Street lighting shall be installed, as necessary, to achieve appropriate industry light spacing and illumination.
 3. All streets shall be lined with deciduous and ornamental trees planted no less than one (1) tree for every fifty (50) feet of road frontage.

4. On street parking shall be provided as parallel parking, angled parking, or reverse angled parking, subject to the width of the right-of-way. Reverse angled parking is preferred to accommodate a greater number of parking spaces.
5. Where a right-of-way contains a boulevard, the boulevard shall be no less than 100 feet in width but no greater than 135 feet in width and shall be designed to accommodate pedestrian interaction through civic elements such as but not necessarily limited to benches, sidewalks, art, a water fountain, and green spaces such as grass. The pedestrian area within the boulevard shall be no less than eighteen (18) feet in width but no greater than twenty (20) feet in width.
6. All streets shall contain raised concrete curbing.
7. A centrally located or focal point containing space large enough to accommodate a farm market, park, restrooms, or other similar public amenities.



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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: December 30, 2025
Re: Springfield North Planned Unit Development – Preliminary Plan

In accordance with Section 12.08 – Procedures of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a Planned Unit Development (PUD) application from Biltmore, LCC to establish a PUD of 37 single-family residential lots as well as 20 duplex residential condominiums at the northeast corner of Pierce Street and 56th Avenue, extending Lance Avenue to 56th Avenue to serve the single-family residential lots. The duplex condominium buildings are proposed to be served from an internal drive.

While typically an applicant forgoes the optional Preliminary PUD Plan and submits for Final PUD Plan review, the applicant has formally submitted for a Preliminary PUD Plan pursuant to Section 12.08B2 – STEP 2 Submit PUD Application of the ACTZO. You may recall the applicant applying for the same in May of 2024 for this development. The previous submission has been withdrawn and replaced with the attached submission.

The applicant has applied for a Preliminary PUD Plan to receive your feedback prior to engaging in extensive engineering work, with particular regard to the 20 duplex residential condominiums given that the underlying zoning district is the Medium Density One-Family Residential District (R-2), where duplexes are prohibited. While they are prohibited as a use-by-right within said district, they may be permitted through a PUD rezoning. You may recall that you supported their proposal in 2024 in this regard.

Preliminary PUD Plan Review Findings and Observations

Below are our ordinance findings and observations regarding the Preliminary PUD Plan. It is important to note that we provide a full plan review at the Final PUD Plan submission, and provide additional findings and observations with more detail, where appropriate.

Relevant Zoning Ordinance Provisions

- Section 12.04 – Permitted Uses – As noted above, the use of land permitted within a PUD shall be in accordance with the uses allowed for by the current Master Plan classification. The Allendale Charter Township Master Plan (ACTMP) identifies the subject property within the Moderate Density Residential (MOD) Classification, which is the equivalent to the R-2 Zoning District, where, again, duplexes are prohibited. However, Section 12.04 of the ACTZO allows for other land uses if the other uses:
 - Complement and are compatible with the permitted uses
 - Are not the primary use of the property
 - Are compatible with nearby existing and permitted land uses
 - Meet the intent of the PUD chapter and the intent of the ACTMP

The Planning Commission will need to determine, as it did in 2024, whether duplex buildings are appropriate in the PUD.

- Section 12.06 (Residential Density Table) – Currently and as a result of the recent ACTZO amendments to Article 12 – Planned Unit Development District, the maximum number of dwelling units per acre with public sanitary sewer within the MOD

Classification is 3.26. During the 2024 submission, the maximum number of dwelling units per acre with public sanitary sewer within the MOD Classification was 4.35 units per acre. As you know, during the 2024 submission and the current submission, there is no guiding language for duplex buildings within the MOD Classification given that duplexes are prohibited.

- Parallel Plan and Required Open Space – As a result of the recent ACTZO amendments to Article 12, the Township requires a Parallel Plan to determine base density for a PUD, which has been provided by the applicant. While the applicant seeks duplex buildings as well as single-family lots, their proposed Parallel Plan is based only on single-family dwellings, again, given that the underlying zoning district prohibits duplex buildings.

Related, when creating the Base Single-Family PUD Plan from the Parallel Plan, Section 12.06E of the ACTZO requires a minimum of 20% open space for single-family developments, which is met by the proposed. However, Section 12.06E of the ACTZO requires 35% open space by way of reference to Section 23.06 for multi-family buildings. The proposed does not provide for 35% open space. Given the unique nature of the overall PUD proposal, we indicated to the applicant that the Planning Commission will need to determine the extent of required open space.

Township Staff Reviews

All department comments were provided to the applicant. We do not expect significant impacts to the proposed development as a result of those comments.

Planning Commission Responsibility & Optional Public Hearing

Pursuant to Section 12.08C1 – Preliminary PUD Site Plan Review of the ACTZO, the Planning Commission shall review the Preliminary PUD Plan and make recommendations to the applicant to either return with a revised Preliminary PUD Plan or the Final PUD Plan. In addition, the Planning Commission possesses the option to hold a public hearing on the Preliminary PUD Plan.

Planning Commission Considerations

As the Planning Commission performs their review of the Preliminary PUD Plan request, the following warrant your review and consideration. They are listed in no particular order.

- Whether duplexes are appropriate
- Whether the proposed density is appropriate
- The extent of required open space particularly given the duplex buildings
- Whether a public hearing should be held for the Preliminary PUD Plan

The application has been scheduled for review at your January 5, 2026 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor
Eric DeYoung, Nederveld

2. In any residential or agricultural zone, a resident of any dwelling may provide day care to up to twelve (12) preschool children if the following conditions are met:
 - a. The facility is licensed or registered by the department of social services as a group day-care home.
 - b. The facility is not closer than 1500 feet to another licensed group day-care home or to an adult foster care small group home or large group home licensed by the department of social services, nor closer than 1500 feet to a substance abuse treatment center or correctional center. The Planning Commission may approve additional facilities within 1500 feet of another licensed facility if the Planning Commission finds that the addition of the proposed facility will not lead to an excessive concentration of licensed facilities in the neighborhood.
 - c. The facility shall have appropriate fencing for the safety of the children in the group day-care home.
 - d. The facility shall maintain the property consistent with the visible characteristics of the neighborhood.
 - e. The facility may provide one identification sign and shall comply with the regulations of section 22.13 regarding signs.
 - f. Facility shall provide one off-street parking space for each employee that is not a resident of the dwelling. Such parking space shall be located on the same lot as the day-care facility, and shall not interfere with the use of driveway areas that would otherwise be

used for short-term parking by clients.

- C. Review of Additional Facilities.
In approving additional facilities as provided above, the Planning Commission shall use the special use procedures and standards established in Article 20.

Sec. 23.12 PRIVATE ROADS AND STREETS.

A. General Provisions:

1. All lots shall have frontage on a public street right-of-way or private road easement.
2. A private road shall be located within a private road easement. This easement shall be at least sixty-six (66) feet in width.
3. A private road shall be connected to and extend from a public street right-of-way either directly or via other private roads.
4. A private road shall be given a name which is different from any other private road or public street within Ottawa County. Written approval for the name shall be obtained from the Allendale Charter Township Fire Chief.
5. A street sign bearing the approved name shall be erected and maintained by the owner of the proposed private road at each location where a private road connects to and extends from the public street or another private road. Street signs and traffic control signs where the private road meets a public street shall comply with and be installed in accordance with Ottawa County Road Commission standards and

- specifications. This provision shall also apply to existing private roads where such a street sign shall be erected by the current owner of the private road on or before February 13, 1995.
6. An existing private road constructed prior to February 13, 1995 and any private road constructed after that date may be reconstructed, extended, maintained, improved or relocated only in accordance with the standards and requirements of this Ordinance.
 7. Private roads are permitted only in the AG Agricultural and Rural Districts, Rural Estate Districts, R-1 through R-4 Residential Districts, and as approved in PUD Planned Unit Development Districts.
 8. The owner of a proposed private road shall provide to the Zoning Administrator a maintenance and access agreement in recordable form which provides for the necessary maintenance, repair, improvement and reconstruction of the private road. At a minimum, this agreement shall contain the following provisions:
 - a. A method of initiating and financing (i) such maintenance, repair, improvement and reconstruction of the private road as is necessary to maintain the private road in a reasonably good and usable condition and (ii) necessary snowplowing of the private road.
 - b. A method of apportioning the cost of maintenance, repair, improvement, reconstruction and snowplowing among the private property owners who benefit from and have access to the private road.
 - c. A notice that no public funding is available or will be used to construct, reconstruct, maintain, repair, improve or snowplow the private road.
 - d. A notice that if repairs and maintenance of the private road are not made so as to maintain the road in reasonably good and usable condition, the Township Board may repair and maintain the road and assess owners of the parcels having frontage on the private road for the total cost, plus an administrative fee in the amount of ten (10) percent of the total cost of the repairs and maintenance. The agreement shall also state that any person purchasing a parcel having frontage on the private road shall be deemed to have petitioned for the repair and maintenance of the private road specified in this subsection d. as is provided by Michigan Act 188 of 1954, as amended, or any similar successor state statute authorizing the special assessment by townships of the cost of the maintenance and repair of a private road, and to have consented in all respects to the imposition of a special assessment pursuant to Michigan Act 188 or such successor statute for the cost for the Township to repair and maintain the private road.
 - e. Easements to the Township for water and sewer utilities and easements to public utilities and communication companies for electric, gas, cable TV and telephone.
 - f. A provision that the owners of any and all of the property with rights to use the private road shall refrain from prohibiting, restricting, limiting or in any manner interfering with the normal ingress and egress and use by other private owners who use the private road.

This provision shall also apply to other family members, guests, invitees, trades persons, emergency vehicles and others bound to or returning from any of the properties having a right to use the private road.

9. Public water service shall be provided to all lots which are accessed by a private road, according to the requirements of Section 5.3.1.g of the Allendale Charter Township Subdivision Ordinance, as amended, except for lots which are accessed by a private road with an average area of two and one-half (2 ½) acres or more.

*Ord. No. 2020-4
Updated 10-26-20*

B. Construction Specifications.

*Updated 1-1-18
Ord. No. 2017-13*

Except as permitted in subsection BB below, the following construction specifications apply to all private roads and streets.

1. Where a private road terminates in a dead end, a paved cul-de-sac may be required by the Planning Commission. The road easement shall widen to accommodate the cul-de-sac with a minimum diameter paved surface in accordance with the current Ottawa County Road Commission Standards and Specifications for Plat, Condominium and Public Road Development.
2. A private road is required to be paved and shall be constructed in accordance with the current Ottawa County Road Commission Standards and Specifications for Plat, Condominium and Public Road Development. The Planning Commission may require

additional thickness, stronger materials or other necessary road improvements to adequately accommodate local surface and subsurface conditions.

3. The minimum width of the paved surface shall be as follows:
 - a. For private roads servicing five (5) or less dwellings the paved surface shall be at least twenty-two (22) feet in width and shall contain gravel shoulders of at least two (2) feet. In width.
 - b. For private roads servicing at least six (6) dwellings but not more than nineteen (19) dwellings, the paved surface shall be at least twenty-four (24) feet in width and shall contain valley gutter shoulders.
 - c. For private roads servicing twenty (20) or more dwellings the paved surface shall be at least twenty-four (24) feet in width and shall contain concrete curb and gutter shoulders. The private road shall include street trees and street lighting pursuant to the requirements of the Allendale Charter Township Subdivision Ordinance.
4. After a review by and written approval obtained from the Ottawa County Drain Commission, a private road shall be constructed in a manner to provide effective storm water drainage and to prevent run-off onto adjacent property. If a private road crosses a natural drainage course or easement, stream or other natural body of water, a bridge, culvert or other structure permitting the flow of water under the private road shall be constructed in accordance with

applicable Ottawa County Road Commission and Michigan Department of Transportation requirements.

5. A private road shall not exceed a grade of seven (7) percent, provided that within fifty (50) feet of any private road or public street intersection, the grade shall not exceed four (4) percent.
6. A driveway permit shall be obtained from the Ottawa County Road Commission for the private road.

BB. AG Agricultural and Rural Zoning District

*Updated 1-1-18
Ord. No. 2017-13*

In order to maintain the rural atmosphere established within Section 5.01 of this Ordinance, private roads in the AG Agricultural and Rural Zoning District shall be constructed in accordance with Section 23.12B or as provided herein.

1. A private road shall be located within a private road easement of not less than thirty (30) feet in width. The private road shall be constructed with a sand and gravel base of not less than eighteen (18) inches in depth of which not less than six (6) inches in depth shall be only gravel. The private road may be paved in accordance to Section 23.12B of this Ordinance. The Planning Commission may require additional thickness, stronger materials or other necessary road improvements to adequately accommodate local surface and subsurface conditions.
2. Where a private road terminates in a dead end, a cul-de-sac shall be required by the Planning Commission. The road easement shall widen to a minimum

diameter of at least one-hundred (100) feet to accommodate the cul-de-sac with a minimum diameter road bed surface of at least eighty (80) feet.

3. The private road shall have a road bed of not less than twenty (20) feet in width for its entire length, except for that area where a cul-de-sac is required pursuant to subsection BB2 above.
4. A private road shall serve no more than five (5) lots and each lot shall be no less than ten (10) acres in area.
5. The private road shall comply with the provisions of Section 23.12B4, Sections 23.12B5, and 23.12B6 above but shall be exempt from the provisions of Sections 23.12B1, 23.12B2, and 23.12B3.

*Updated 7-1-2018
Ord. No. 2018-6*

C. Review and Approval Provisions.

1. Permit Application and Fee.

Private roads shall only be permitted as a special use. The application for approval of a private road as a special use shall be filed as is required by Section 20.03.A and shall be accompanied by a fee as is required by Section 20.03 D.

The application for approval of the private road as a special use shall contain or be accompanied by the following information:

- a. The name of the owner and any other parties having any legal interest in the private road and the property across which it is to be constructed.
- b. The legal description of the property over which the private road is to be

constructed.

- c. A site location map, not to scale, which shows the location of the parcel containing the road to surrounding properties and roadways within one-half (1/2) mile of the site.
 - d. A scaled drawing prepared by a licensed engineer showing the precise location, route, elevations, dimensions, specifications and design of the private road and any proposed extensions of the road, existing or proposed curb cuts and the location and distance to any public street which the private road is to intersect.
 - e. A scaled drawing prepared by a licensed engineer, surveyor or architect, or registered planner, illustrating the proposed lot divisions.
 - f. A copy of the proposed maintenance and operation agreement required by Section 23.12.A.8.
2. **Review of Application.** The application for a special use permit for a private road shall be reviewed and acted upon in accordance with the procedures specified in Article 20 for special use permits.

D. Final Compliance Requirements.

Upon completion of construction of the private road, the applicant shall provide to the Zoning Administrator a letter from a licensed professional engineer that the road has been constructed in compliance with the approved private road plans and the requirements of this Ordinance, documentation that the maintenance and access agreement referred to in Section 23.12 A.8 and all easements have been recorded in the office of the Ottawa

County Register of Deeds and a driveway permit for the private road from the Ottawa County Road Commission.

E. Permits for Buildings on Private Roads.

A building permit shall not be issued for any principal building, dwelling or structure which derives its primary access from a private road unless the private road has been approved as a special use and the road has either been completed in accordance with all requirements of this Section 23.12 or the applicant for the building permit or the owner of the private road right-of-way have provided the Township with financial security for completion of the private road as is provided in Section 24.12.

- F. Township Liability.** The owner of the private road agrees as a condition of applying for and receiving a special use permit for a private road to indemnify and save and hold the Township, and its Township Board, officers and employees, harmless from all claims for personal injury and/or property damage arising out of the failure to properly construct, maintain, repair and replace the private road and all expenses incurred in defending such claims. The substance of this subsection shall appear on the application for the special use permit and be signed by the applicant property owner.

Sec. 23.13 RECREATIONAL VEHICLE STORAGE YARD.

Recreational Vehicle Storage Yard. Any lot or parcel which is proposed for use as a

Allendale Charter Township Fire Department

FIRE DEPARTMENT

**FIRE CHIEF
MICHAEL KEEFE**

**DEPUTY CHIEF
RANDY BOSCH**

**CAPTAIN
BUSINESS
FIRE INSPECTOR
TONY DOLCE**

**LIEUTENANT
TRAINING OFFICER
SCOTT HARKES**

**LIEUTENANT
RENTAL INSPECTOR
KYLE GARLANGER**

**LIEUTENANTS
WILLIAM
O'DONNELL
BRUCE NAGELKIRK
DAVE MARSHALL
STEVE WOLBRINK**

**SERGEANTS
CHRIS HOLMES
NICK RICHARDS
DOUG ANDERSON
JOE FLAGSTADT
TROY TELLER
ERIC BUSSCHER**



November 13, 2025

Gregory Ransford, Planner
Planning Commission
6676 Lake Michigan Drive
Allendale, MI 49401

RE: Springfield North

Greg,

The site plan for *Springfield North* has been reviewed by the Allendale Fire Department.

Please note the following requirements:

- The **private drive** serving the condominium units from 56th Avenue must be a **minimum of 26 feet in width**.
- **IFC 2021 – Section D103.1 (Access Road Width with a Hydrant):**
 - “Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7,925 mm).”
- Once the road widths are corrected, it must be confirmed by the **fire code official** that a fire apparatus can adequately make the required turn at the end of the road.
- **IFC 2021 – Section 503.2.4 (Turning Radius):**
 - “The required turning radius of a fire apparatus access road shall be determined by the fire code official.”

Allendale Fire reserves the right to provide additional comments as necessary.

Print Date: November 7, 2025

Respectfully submitted,



Allendale Fire Department

Capt. Tony Dolce
Fire Inspector
Allendale Fire Department
616-892-3116
tonydolce@allendale-twp.org



December 17, 2025

Mr. Gregory Ransford
Fresh Coast Planning
119 ½ Washington Avenue, Studio B
Grand Haven, Michigan 49417

RE: Preliminary Springfield North PUD Plan

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) reviewed the preliminary PUD submittal received on November 10, 2025, which was prepared by Nederveld, Inc. and dated November 7, 2025. The Parallel Plan received on December 3, 2025, was not reviewed as instructed. F&V staff reviewed the plans against the latest Allendale Charter Township and Ottawa County Road Commission (OCRC) standards and have the following comments to offer:

1. Three (3) parcels were broken out from the original lot along Pierce Street as shown on the Zoning Map. These parcels are still zoned as R-2.
 - a. By removing these three parcels from the proposed PUD, the PUD will no longer be connected to existing Camfield Drive.
 - b. It should be noted that the existing Camfield Dr. cul-de-sac was constructed following "temporary" cul-de-sac easement requirements provided by OCRC.
 - c. With no future connection to the existing Camfield Dr. cul-de-sac, the question about who will be providing appropriately sized "permanent" sidewalk and ROW/easements for Allendale Township residents comes into question.
2. No trip generation analysis was provided for either development. Please provide for evaluation during final PUD submittal.
3. Both proposed roadway entrances off 56th Ave do not currently show an access lane; however, OCRC may require an access lane be added. Access lane may also be necessary after trip generation and/or traffic impact analysis per Item No. 4 above is performed.
4. Phase two proposes a mail kiosk, while the existing subdivision that this plan will complete has individual mailboxes. Confirm with USPS that this mail kiosk is the preferred setup.
5. No public utility locations were provided. Please provide for evaluation.
6. Each development phase accounts for its respective stormwater management separately.

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com


7. The existing right-of-way along 56th Ave is 33 feet east of the center line. The plan proposes that this is expanded to 50 feet.
8. The current construction of Allendale Township's Pierce Street Phase I development project provides additional connection points for both water and sewer. All proposed sanitary sewer shall flow south to Pierce St.
9. Ottawa County Parks and Recreation Commission (OCPRC) has proposed a new shared use path on the north side of Pierce Street at the intersection of 56th Ave. This OCPRC pathway is part of the larger Idema Trail network. The developer should be including a sidewalk connection from the PUD to the future trail at Pierce and 56th so Allendale residents have direct access for use.

Please advise if there are any questions regarding this review. Thank you.

FLEIS & VANDENBRINK ENGINEERING



Graham Gould, EIT



Brant Mercer, P.E.
Project Manager

cc: Chad Doornbos, ACT



December 23, 2025

Mr. Greg Ransford
Allendale Charter Township
6676 Lake Michigan Drive
Allendale, Michigan 49401

RE: Springfield North
Preliminary PUD Resubmittal
Nederveld ID: 24201416

Dear Mr. Ransford:

Thank you for your email dated 12/17/2025 providing comments regarding the 11/07/2025 Preliminary PUD submittal. Below, please see responses to the comments. In addition to this response letter, please also see attached:

- Five (5) copies of:
 - Updated Narrative
 - Revised Site Plan Set

These items are being submitted for review at the Planning Commission meeting on January 5, 2026.

If you have any questions, you can reach me at (616) 575-5190 or edeYoung@nederveld.com.

Sincerely,

Eric DeYoung
Project Manager

jlh

Please see the comments quoted below in italics followed by a brief response.

Larry Haveman Comments

From body of the 12/17/2025 email

Springfield North needed to address the following things on their plan.

- 1. The cul-de-sac on Camfield Drive needs to be completed.*
- 2. Need sidewalk along Peirce Street.*
- 3. Need sidewalk along 56th Ave.*
- 4. Street lights it for the condominium*

1. The applicant is agreeable to making the Camfield Drive cul-de-sac permanent.
2. Sidewalk added (proposed 10' path)
3. Sidewalk added (proposed 5' sidewalk)
4. Applicant is agreeable to providing streetlights in the proposed condo area. A depiction of proposed locations has been added.

Allendale Charter Township Fire Department Comments

Per letter dated 11/13/2025

The private drive serving the condominium units from 56th Avenue must be a minimum of 26 feet in width.

The drive width has been updated to 26'

Once the road widths are corrected, it must be confirmed by the fire code official that fire apparatus can adequately make the required turn at the end of the road.

Upon Final PUD submittal, the applicant will provide an "AutoTURN" movement depiction for the township fire apparatus.

Fleis & VandenBrink Comments

Per letter dated 12/17/2025

1. Three (3) parcels were broken out from the original lot along Pierce Street as shown on the Zoning Map. These parcels are still zoned as R-2.

a. By removing these three parcels from the proposed PUD, the PUD will no longer be connected to existing Camfield Drive.

b. It should be noted that the existing Camfield Dr. cul-de-sac was constructed following "temporary" cul-de-sac easement requirements provided by OCRC.

c. With no future connection to the existing Camfield Dr. cul-de-sac, the question about who will be providing appropriately sized "permanent" sidewalk and ROW/easements for Allendale Township residents comes into question.

Comments noted. The applicant is agreeable to making the Camfield Drive cul-de-sac permanent and will pursue steps to complete that process with the OCRC.

2. No trip generation analysis was provided for either development. Please provide for evaluation during final PUD submittal.

Noted, a trip generation analysis will be provided with Final PUD submittal.

3. Both proposed roadway entrances off 56th Ave do not currently show an access lane; however, OCRC may require an access lane be added. Access lane may also be necessary after trip generation and/or traffic impact analysis per Item No. 4 above is performed.

Comment noted

4. Phase two proposes a mail kiosk, while the existing subdivision that this plan will complete has individual mailboxes. Confirm with USPS that this mail kiosk is the preferred setup.

Comment noted

5. No public utility locations were provided. Please provide for evaluation.

A depiction of public utilities as well as preliminary utility plan will be provided upon Final PUD submittal.

6. Each development phase accounts for its respective stormwater management separately.

Affirmed

7. The existing right-of-way along 56th Ave is 33 feet east of the center line. The plan proposes that this is expanded to 50 feet.

Affirmed

8. The current construction of Allendale Township's Pierce Street Phase I development project provides additional connection points for both water and sewer. All proposed sanitary sewer shall flow south to Pierce St.

Noted and affirmed

9. Ottawa County Parks and Recreation Commission (OCPRC) has proposed a new shared use path on the north side of Pierce Street at the intersection of 56th Ave. This OCPRC pathway is part of the larger Idema Trail network. The developer should be including a sidewalk connection from the PUD to the future trail at Pierce and 56th so Allendale residents have direct access for use.

A proposed sidewalk along 56th has been added to the plans.

Fresh Coast Planning Review Comments

Per letter dated 12/7/2025

General Comments

Compliance with Section 3.14 is required at Final PUD Plan submission

Noted

Article 12 – Planned Unit Development District

Section 12.06A1c – Provide volume of stormwater areas on Parallel Plan or otherwise prove the same method used in the Base PUD Plan is sufficient for the proposed development.

Both the Base PUD Plan and the Parallel Plan feature stormwater areas sufficient to meet requirements.

The existing pond on the NW corner of the site currently does not serve in a stormwater management capacity for any existing development, it was created to obtain fill material.

The Parallel Plan would provide 4.06 acres of stormwater management area. The Base PUD plan would provide 5.58 acres but represents an *increase* of only 2.43 acres (the existing pond would be remain and be expanded).

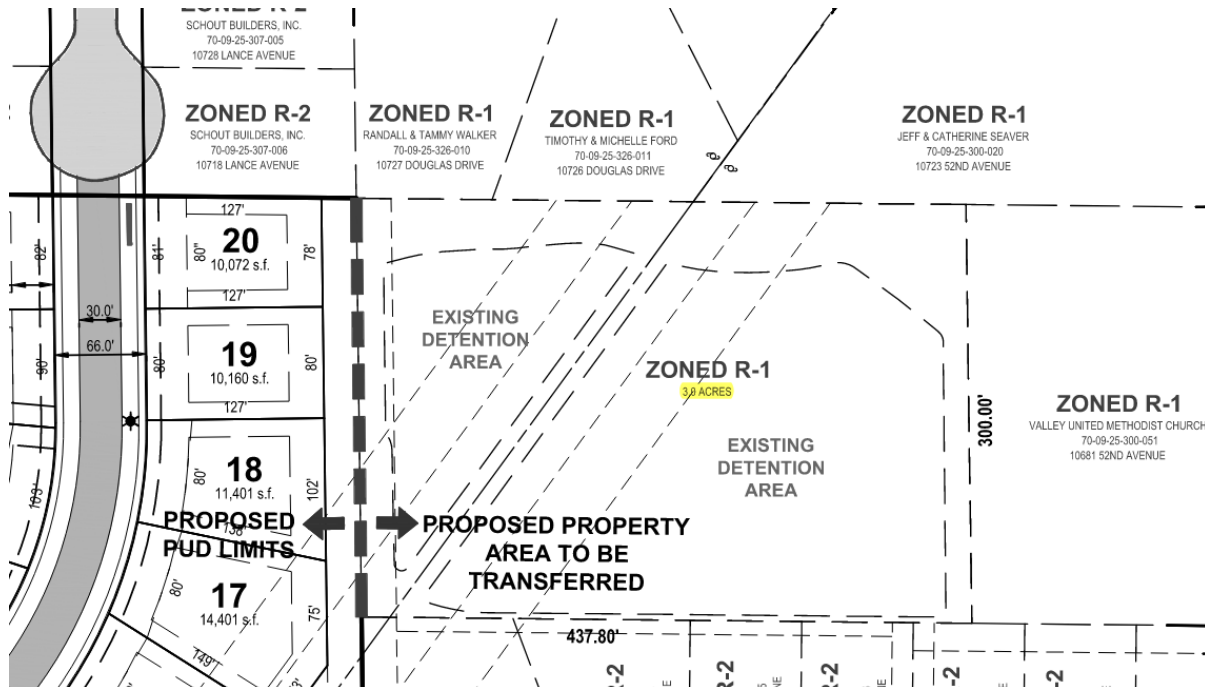
Section 12.06A2 – Sheet C-250 (sic, presumed to be C-205) essentially appears to be the Base PUD Plan. If you agree, please relabel as such. If you disagree, you need to provide a Base PUD Plan.

Sheet C-205 has been relabeled “Base PUD Plan”

Section 12.06E2 –

Sheet C-205, General Notes #6 – we calculate 39.97 acres multiplied by 20% equaling 7.994 acres, where you have 7.39 acres. Please advise regarding your calculation.

The applicant is proposing a property line adjustment, removing ~3 acres from the parcel and the proposed PUD.



See General Notes, 3

3) SUMMARY OF LAND USE:

- A) TOTAL ACREAGE OF SITE (EXCLUDING R.O.W.) = 39.97 ACRES (1,741,271 SQ.FT.)
- B) AREA TO BE EXCLUDED FROM PUD = 3.01 ACRES (131,251 SQ.FT.)
- C) AREA OF PROPOSED PUD = 36.96 ACRES (1,610,020 SQ.FT.)
- D) AREA OF PRIMARY USE (SINGLE FAMILY RESIDENTIAL) = 25.28 ACRES (1,101,283

Section 12.06E2 –

While we understand you approached the Parallel Plan as a single-family development since duplexes are not permitted within the R-2 Zoning District, we will defer to the Planning Commission regarding the minimum open space required. That is, while the plans meet the minimum 20% of open space for single-family developments, two-family developments with 25 or more dwellings shall provide 35% open space.

Noted

Section 12.06E6 – Please note this is required with the Final PUD Plan submission.

Noted. The open space would be preserved by way of the Condominium Master Deed and Bylaws noting the open space areas depicted be appropriately maintained and preserved.

Section 12.08B1c (1)

Provide

Objectives of the PUD and how it relates to the intent of the PUD district as described in Section 12.01 have been added to the narrative

Section 12.08B1c (3)

Provide phasing and time frame of phasing

Timing of phases added to the narrative

Section 12.08B1c (4)

Provide

A draft master deed and bylaws will be provided with Final PUD submittal

Section 12.08B1c (5)

Provide

Added to the narrative.

Article 24 – Site Plan Review

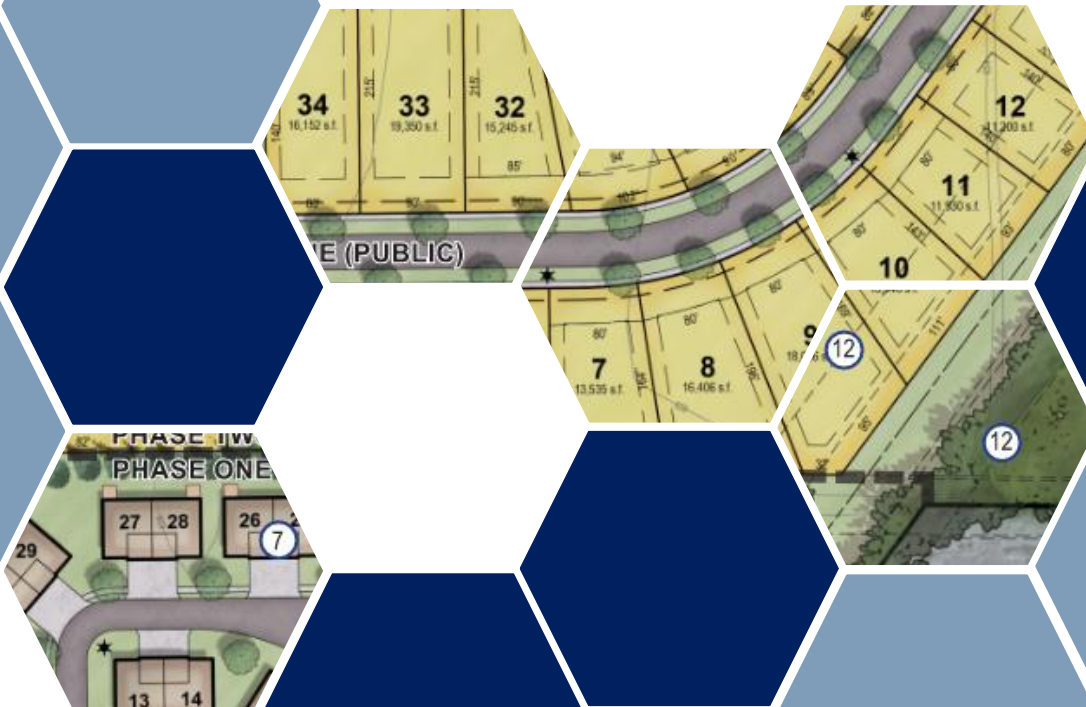
Section 24.04D6 – Provide for units 2, 3, and 19

Dimensions have been added to the plan

SPRINGFIELD NORTH

Allendale Charter Township

Preliminary PUD



PROJECT NARRATIVE

Updated 12/23/2025

OVERVIEW

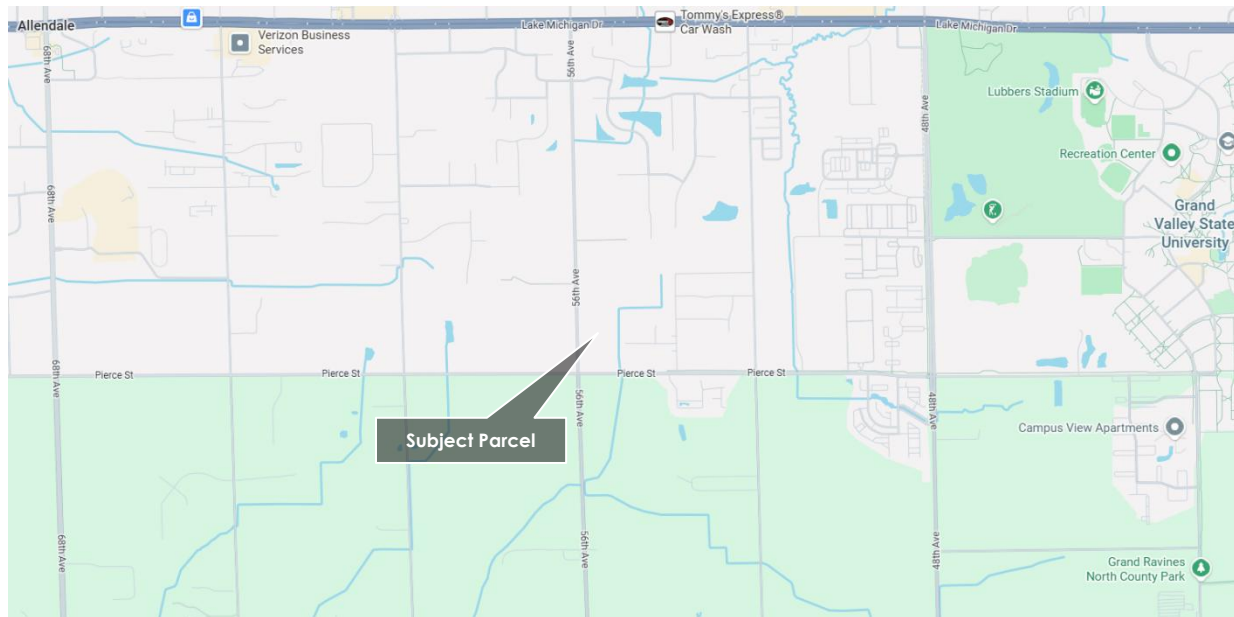
Biltmore LLC requests preliminary review of a proposed Planned Unit Development (PUD) community plan for 36.96 acres at 5487 Pierce Street.

The proposed community features 37 single family home sites and 40 attached two-unit condominium dwellings. The detached single family portion centers around a proposed extension of Lance Avenue as a public road and encompasses the majority of the land use area (25.28 acres). The condominium portion would feature a private common access with a single entrance off 56th Avenue, accounting for 11.68 acres of the land use. The entire PUD will be served by municipal sanitary sewer (which would be extended from the south), public watermain, storm sewer per County standards, and buried natural gas, electric, and telecommunications.

After receiving comments from the planning staff and the Planning Commission, the applicant will return and submit a Final PUD plan with additional details.

PARCEL INFORMATION

The subject property is located on the northeast corner of 56th Avenue and Pierce Street.



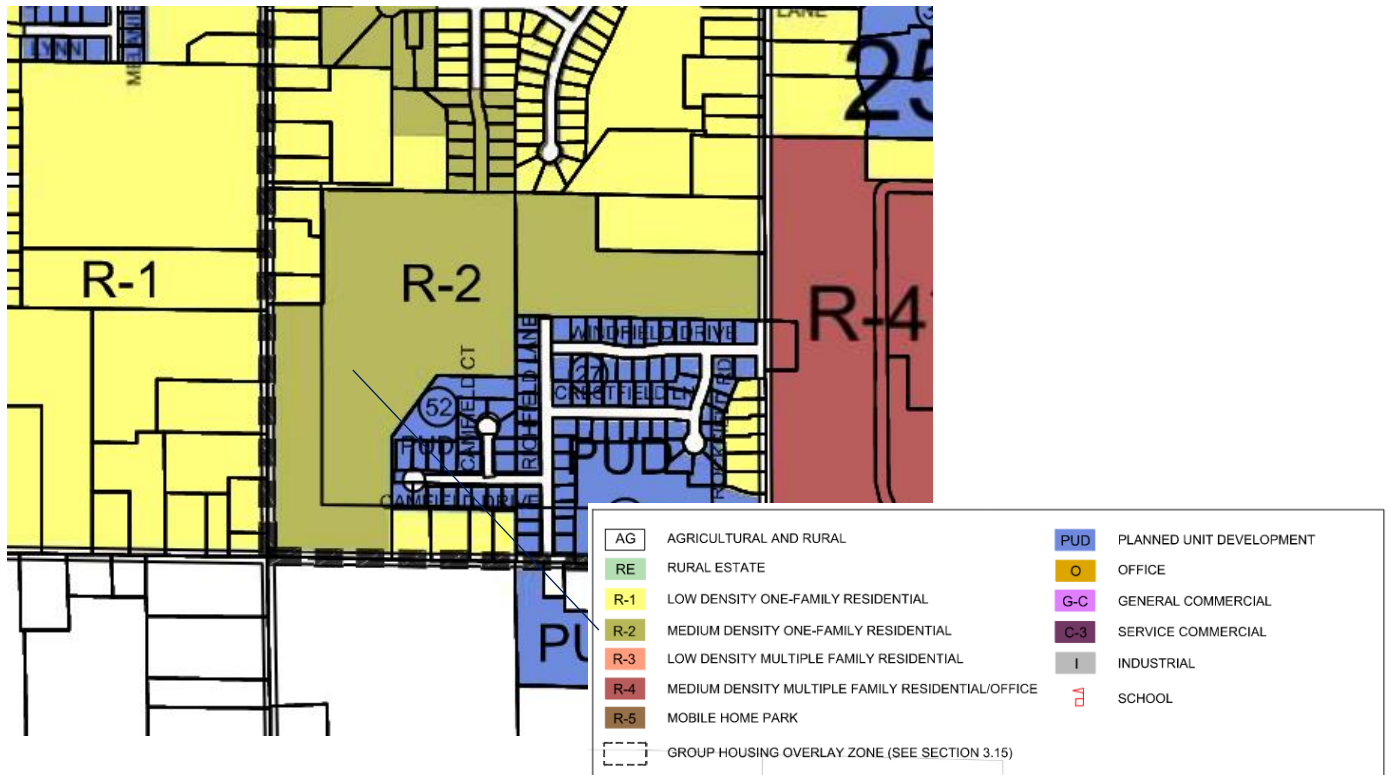
| Address | Parcel number: | Ex. Size (acres, gross) | Current Zoning: |
|--------------------|------------------|-------------------------|--|
| 5487 Pierce Street | 70-09-25-300-063 | 41.70 | R-2, Medium Density One-Family Residential |



Please see the attached C-201 existing conditions plan for legal descriptions and other details.

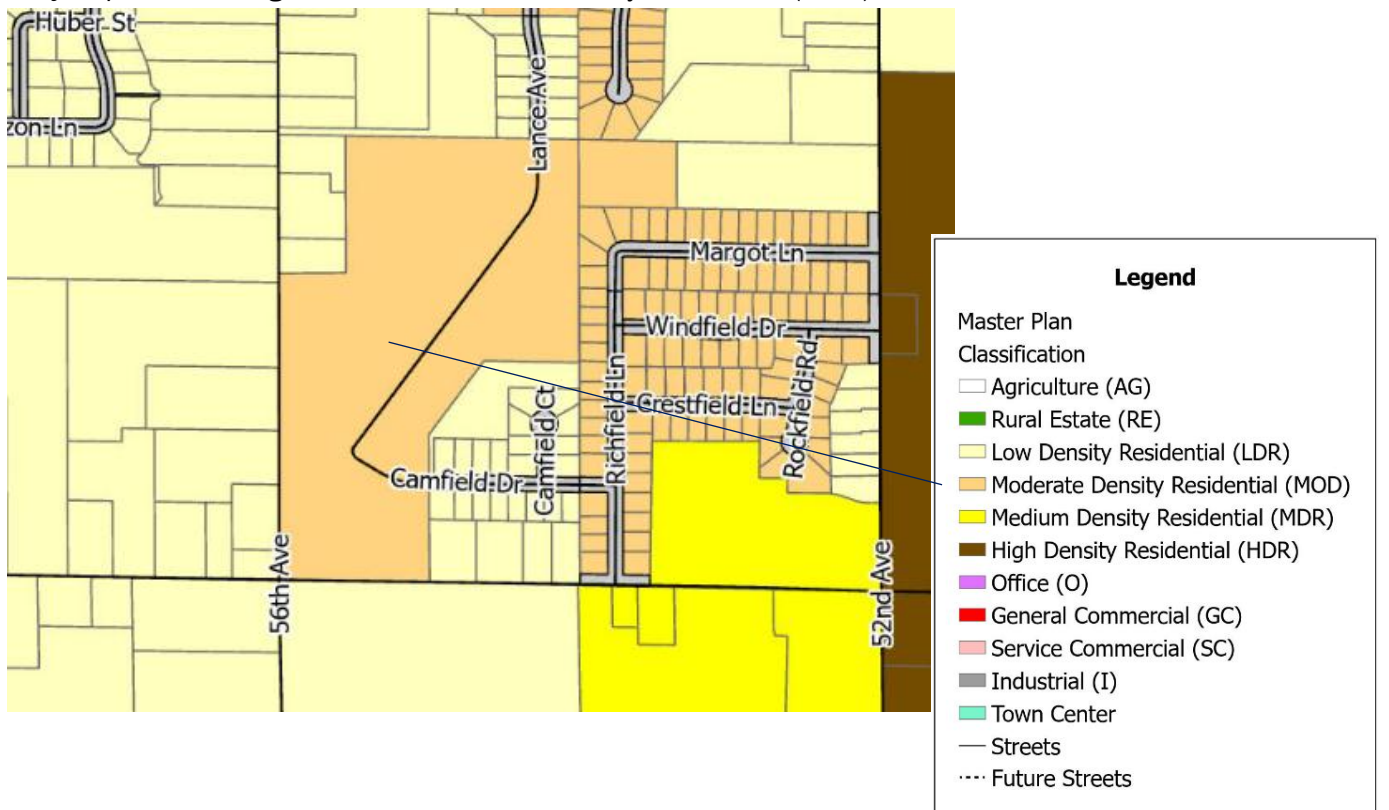
CURRENT ZONING

According to the Allendale Charter Township Official Zoning Map updated January 2024, the subject parcel is currently zoned R-2, Medium Density One-Family Residential.



FUTURE LAND USE

According to the Allendale Charter Township Master Plan Map included with the 2024 Master Plan, the subject parcel is designated as a Moderate Density Residential (MOD) future land use.



ZONING NOTES

The proposed PUD is primarily detached single family in nature, accounting for 68.4% of the PUD. The northern portion, Phase Two, features home sites that conform to the use and site regulating standards of the R-2 zone. Each lot will be over 10,000 square feet in area and a minimum of 80 feet wide.

The southern portion of the project, Phase One, is proposed to feature attached single family, two-unit condominiums. Per Section 12.04 of the Zoning Ordinance, this type of residence is allowed when agreed to by the Planning Commission and Township Board (*"Township Board (the Board) after receiving a recommendation from the Planning Commission may permit other land uses not otherwise permitted in that zoning district recommended by the Master Plan if, in the opinion of the Board, the other uses; complement and are compatible with the permitted uses; are not the primary use of the property; are compatible with nearby existing and permitted land uses; and meet the intent of the PUD chapter and the intent of the Master Plan"*). Because the single-family portion of the site accounts for nearly two-thirds of the site it is reasonable to consider this as the "primary use" of the site. This allows the Planning Commission and Township Board the latitude to grant the proposed two-family use as a secondary land use.

The two-family condominiums of the proposed PUD compliment and are compatible with detached single-family homes permitted in the district. This type of residential setting is quite common throughout Allendale Township, as it creates a desirable mix of home types, age ranges, and price points. In general, condominium communities of this nature are quiet, aesthetically pleasing, and well maintained. As such, the condominiums would be an appropriate buffer from the new sanitary sewer lift station, the 56th/Piece intersection, and detached single-family homes to the north and east.

The condominium units meet the intent of the PUD section of the zoning ordinance (Article 12) and 2024 Master Plan, namely the goals for residential uses articulated in Chapter Two:

- Provide for strong neighborhoods with a *range of residential styles and densities*, which *incorporate into the landscape of existing neighborhoods*.
- Concentrate the density of residential land uses to protect open spaces and rural character.
- Require higher density housing on lands that have the capacity to support such development by means of adequate public roads, public water and public sanitary sewer, and other available infrastructure

The generous open space proposed preserves wetland and stream areas while still providing adequate stormwater management infrastructure.

The proposed density of the PUD is lower than that articulated in the Residential Density Table featured in Article 12 of the Zoning Ordinance. The Springfield North PUD proposed 2.28 dwelling units per net development acre compared to the 3.26 maximum allowed for communities with public sanitary sewer.

PUD INTENT

The proposed project is aligned with the intent of the Allendale Township Zoning Ordinance as articulated in Article 12. Granting a PUD will allow for a development that is better planned and more desirable to live in. The proposed project complies with the objectives described in Section 12.01.

- A. The PUD process allows on the same site two housing types (single family detached and two unit condominiums) that are compatible with each other and nearby properties.
- B. The proposed PUD will allow for the development to better utilize the property than is possible through strict application of standard zoning and subdivision controls. Allowing "no lot line" condominium units enhances the ability to configure residences in a pleasing and harmonious way.

- C. The proposed PUD preserves natural vegetation, respects natural topographic conditions, minimizes impact to wetlands, flood plains, the natural drainage pattern, and other natural site features.
- D. The Springfield North PUD promotes the efficient use of property and the networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources. Extensions of public sanitary sewer will be more efficient given the proposed condominium. Clustering the residences by way of the attached two-unit condominium is more efficient and preserves natural features and resources.
- E. The proposed condominium portion of the PUD will feature a unified construction effort and will promote creativity in design and construction techniques. The proposed units will feature the highly desired “zero step” entry points, allowing easy access for residents of all levels of ability.
- F. The PUD process will provide for the regulation of legal property uses (two unit condominium buildings) not otherwise authorized in this zoning district within this ordinance.
- G. As articulated in the section above, the PUD will provide for a development that advances and is consistent with the goals and objectives of the Allendale Charter Township Master Plan.
- H. The proposed PUD promotes the principles of neotraditional design including “no lot line” configurations, street trees, street lights, sidewalks, and open space to create a sense of community and opportunities for interaction among neighbors.

PROJECT TIMELINE

The proposed project would proceed in two phases. Phase One construction would begin Fall 2026. Phase Two would commence entitlement and design in late 2026/early 2027 with construction beginning Summer of 2027.

SUMMARY

The proposed Springfield North PUD is in alignment with the goals of the Township Master Plan, provides abundant open space, and broadens the housing choices available to the Allendale community at a density that is appropriate for the community context.

Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

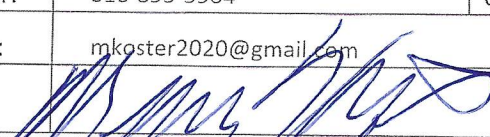
Planning Commission

Application

Submission Date: 11/07/2025

Application for Site Plan Review in conjunction with which of the following:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Review Only | <input type="checkbox"/> Zoning Amendment (including PUD) |
| <input checked="" type="checkbox"/> New PUD Development | <input type="checkbox"/> Special Use Application |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

| | | | |
|--------------------|--|-------------|--------------|
| Property Owner: | Biltmore LLC (Merwyn Koster) | | |
| Mailing Address: | 5399 Pierce Street, Allendale, Michigan 49401 | | |
| Phone Number: | 616-895-5904 | Cell Phone: | 616-293-0806 |
| Email Address: | mkoster2020@gmail.com | | Fax: |
| Owner's Signature: |  | | |

| | | | |
|-----------------------------------|---------------|-------------|--|
| Applicant Name: (if not owner) | same as owner | | |
| Mailing Address: | | | |
| Phone Number: | | Cell Phone: | |
| Email Address: | | Fax: | |
| Applicant's Signature: | | | |

Who is the responsible party for future invoices? Check one:

| | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Property Owner | <input type="checkbox"/> Applicant |
|--|------------------------------------|

Architect, Engineer, Attorney or other professionals associated with the project (attach additional sheets if necessary):

| | | | |
|----------------------|--|-------------|------|
| Contact: | Nederveld, Inc. (Eric DeYoung) | | |
| Mailing Address: | 217 Grandville Ave SW, Ste 302, Grand Rapids, Michigan 49503 | | |
| Phone Number: | 616-575-5190 | Cell Phone: | |
| Email Address: | edeyoung@nederveld.com | | Fax: |
| Address of Property: | 5487 Pierce Street | | |

| | | | | | |
|---|-------------|-----------------------------------|-----------------------------------|------------|--------------|
| Permanent Parcel Number: 70 - 09 - 25 - 300 - 063 | | | | | |
| Legal Description of Property (or attach to the application): | | | | | |
| see attached | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Lot Area: | 41.70 Acres | Lot Depth: | see attached | Lot Width: | see attached |
| Current Zoning of Parcel: | | R-2 | Current Use of Parcel: | | vacant |
| Proposed Use of Parcel: | | Proposed Planned Unit Development | | | |
| | | | | | |
| | | | | | |
| Name of Proposed Development (if applicable): | | Springfield North | | | |
| Name of Proposed Buildings to be constructed: | | n/a | | | |
| Square feet of gross: | | n/a | Square feet of usable floor area: | | n/a |
| Number of Permanent Employees (if applicable): | | n/a | | | |

- Please include 5 sets of the proposed Site Plan and 1 electronic copy for staff review along with your application and escrow fee. (When ready for submission to the Planning Commission, smaller than typical plans are allowed when they can be easily interpreted and are to scale.)
- Please see Resolution 2011-2 for our full escrow fee policy. If you would like a copy of this policy it is available online or by request at the Township office.
- If your escrow is not kept up to date, according to our policy, the Township reserves the right to withhold approval of your project, issue a stop work order, or withhold final occupancy until the escrow balance is made current.

For Office Use Only

| | | | |
|----------------|--|-----------|--|
| Date Received: | | | |
| Amount Paid: | | Check No: | |
| Notes: | | | |

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
 Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org

If your project is a Rezoning or Zoning Text Amendment please fill out the following:

1. Action Requested:

A. Rezone from R-2 to PUD the property located at (address if any)

5487 PIERCE ST, parcel ID 70 09 25 300 063

legally described as:

See attached

B. Text Amendment:

Amend Chapter _____ Article _____ Section(s) _____ to read:

N/A

2. General Information:

A. List all deed restrictions to property described in 2A, above, (attach additional pages if needed):

N/A

B. Present use of the property is: Agriculture

C. Lot size in acres or square feet: 41.70 Acres

D. Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:

1. The land which would be affected by the proposed amendment;
2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning;
3. The present zoning of the land proposed for rezoning;
4. The present zoning of all abutting lands; and

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www.allendale-twp.org

5. All public and private right-of-ways and easements bounding and intersecting the land proposed for rezoning.

E. Reason for this amendment request at this time:

To allow for a portion of the property to be developed as a condominium project.

F. If the amendment is a proposed rezoning please answer the following questions:

1. Is the requested amendment consistent with the Master Plan? If yes, explain:

The master plan designates the future land use of this parcel as moderate density residential. Per the ACTZO Article 12, this would allow for a density of up to 3.26 units per acre

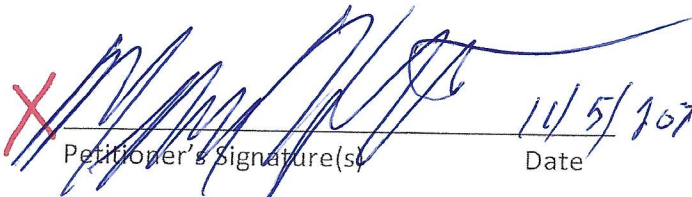
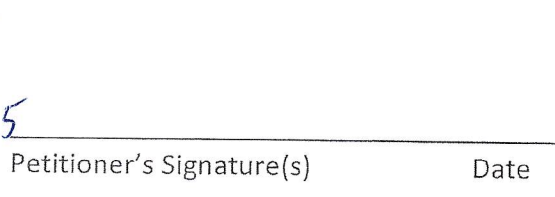
2. If the proposed zoning does not conform with the Master Plan, why should the change be made? Please be specific, brief, and attach any supporting documentation which substantiates your claim:

The proposed 2-unit condominium buildings are consistent with the expected density of the R-2 zone (noted above), but the R-2 zone district does not note 2-unit buildings as a permitted use. Section 12.04 of the ACTZO allows for other land uses in a PUD if the uses complement and are compatible with the permitted uses; are not the primary use of the property; are compatible with nearby existing and permitted land uses; and meet the intent of the PUD chapter and the intent of the Master Plan.

G. What do you anticipate the impact of the proposed zoning change on the neighboring property to be?

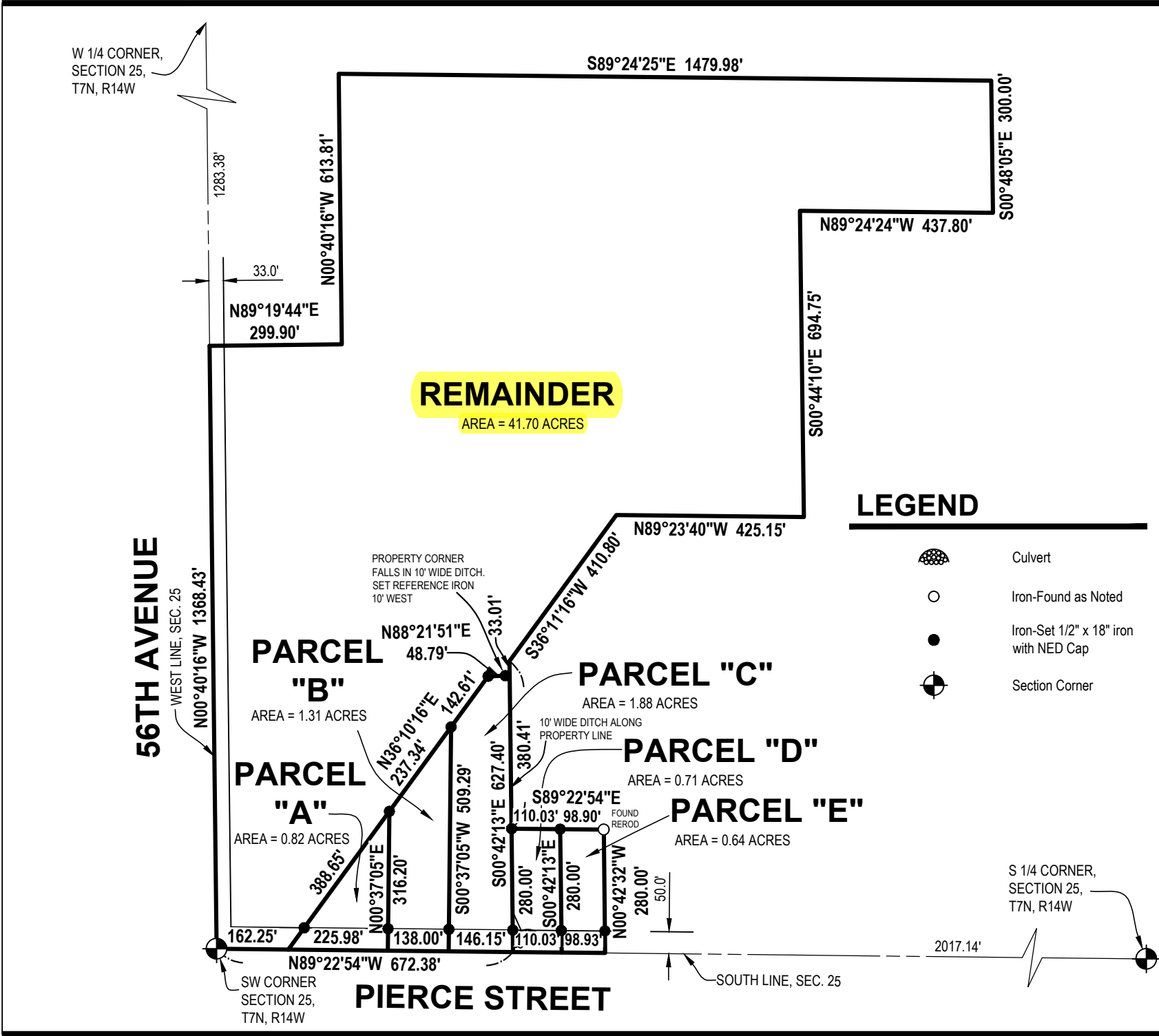
The proposed condominium is a compatible and complimentary neighbor to single family development.

The undersigned affirm that he, she, or they, accept the responsibility of the Petition and that information herewith submitted is true and correct to the best of their knowledge.

 
Petitioner's Signature(s) Date 11/5/2025 Petitioner's Signature(s) Date

ALLENDALE CHARTER TOWNSHIP

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org



PARTIAL DESCRIPTION

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.
(See page 2 for complete descriptions.)

SECTION CORNERS AND WITNESSES

- (K-11) Southwest corner Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan. Found C.I.M. in mon box
- SE garage corner (corner of siding) - N31°W 199.35'
 - At centerline "x" of asphalt roads E-W-N-S
 - NE corner telephone vault - S50°W 53.35'
 - Nail & tag in West side of utility pole - N40°E 59.54'
 - Street sign post - S60° 41.90'
- (L-11) South 1/4 corner Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan. Found monument in mon box per LCRC #0045743, recorded 12/23/2008.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

STATE OF MICHIGAN
Scott A. Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

SCALE: 1" = 300' 0' 150' 300' NORTH

| | | |
|--|---------------------------------------|--|
| Biltmore LLC Merwyn Koster 5399 Pierce St Allendale, MI 49401 | | www.nederveld.com • 800.222.1868 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Phone: 616.575.5190 Ann Arbor • Holland |
| Springfield North | | |
| DRAWN BY: VB REV. BY: VB REV.: Found/Set property corners | DATE: 06.06.25 REV. DATE: 06.10.25 | PRJ #: 24201416DSC1.1 1 OF 2 |

NEW DESCRIPTIONS

PARCEL "A" DESCRIPTION:

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°22'54"E 162.25 feet along the South line of said Section to the Point of Beginning; thence N36°10'16"E 388.65 feet; thence S00°37'05"W 316.20 feet; thence N89°22'54"W 225.98 feet along said South line to the Point of Beginning. Contains 0.82 acres. Subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PARCEL "B" DESCRIPTION:

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°22'54"E 388.23 feet along the South line of said Section to the Point of Beginning; thence N00°37'05"E 316.20 feet; thence N36°10'16"E 237.34 feet; thence S00°37'05"W 509.29 feet; thence N89°22'54"W 138.00 feet along said South line to the Point of Beginning. Contains 1.31 acres. Subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PARCEL "C" DESCRIPTION:

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°22'54"E 526.23 feet along the South line of said Section to the Point of Beginning; thence N00°37'05"E 509.29 feet; thence N36°10'16"E 142.61 feet; thence N88°21'51"E 48.79 feet; thence S00°42'13"E 627.40 feet; thence N89°22'54"W 146.15 feet along said South line to the Point of Beginning. Contains 1.88 acres. Subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PARCEL "D" DESCRIPTION:

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°22'54"E 672.38 feet along the South line of said Section to the Point of Beginning; thence N00°42'13"W 280.00 feet; thence S89°22'54"E 110.03 feet parallel with said South line; thence S00°42'13"E 280.00 feet; thence N89°22'54"W 110.03 feet along said South line to the Point of Beginning. Contains 0.71 acres. Subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

PARCEL "E" DESCRIPTION:

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°22'54"E 782.41 feet along the South line of said Section to the Point of Beginning; thence N00°42'13"W 280.00 feet; thence S89°22'54"E 98.90 feet parallel with the South line of said Section; thence S00°42'32"E 280.00 feet; thence N89°22'54"W 98.93 feet along said South line to the Point of Beginning. Contains 0.64 acres. Subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

REMAINDER DESCRIPTION

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Beginning at the Southwest corner of said Section; thence N00°40'16"W 1368.43 feet along the West line of said Section; thence N89°19'44"E 299.90 feet; thence N00°40'16"W 613.81 feet; thence S89°24'25"E 1479.98 feet; thence S00°48'05"E 300.00 feet; thence N89°24'24"W 437.80 feet; thence S00°44'10"E 694.75 feet; thence N89°23'40"W 425.15 feet; thence S36°11'16"W 410.80 feet; thence S00°42'13"E 33.01 feet; thence S88°21'51"W 48.79 feet; thence S36°10'16"W 768.60 feet; thence N89°22'54"W 162.25 feet along the South line of said Section to the Point of Beginning. Contains 41.70 acres. Subject to highway right-of-way for 56th Street over the most Westerly 33 feet thereof. Also subject to highway right-of-way for Pierce Street over the most Southerly 50 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

By: *Scott A. Hendges*
Scott A. Hendges Licensed Professional Surveyor No. 4001047953

STATE OF MICHIGAN
Scott A. Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

NO SCALE

Biltmore LLC
Merwyn Koster
5399 Pierce St
Allendale, MI 49401

Springfield North

DRAWN BY: VB
REV. BY: VB
REV.: Found/Set property corners

DATE: 06.06.25
REV. DATE: 06.10.25

PRJ #: 24201416DSC1.1
2 OF 2

N

NORTH

NEDERVELD

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Allendale

CHARTER TOWNSHIP

"Where community is more than just a concept!"

Project Name: Springfield North

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ THE ESCROW POLICY ADOPTED BY THE ALLENDALE TOWNSHIP BOARD AND AGREE TO THE TERMS SET FORTH IN THE POLICY. I UNDERSTAND THAT BREAKING THE TERMS OF THIS POLICY BY NOT PAYING INVOICES SENT BY THE TOWNSHIP FINANCE DEPARTMENT MAY SUBJECT THE PROJECT TO A *STOP WORK ORDER*.

☒ By checking this box, I acknowledge that I have received a copy of the Escrow Policy.


Applicant or Authorized Agent Signature

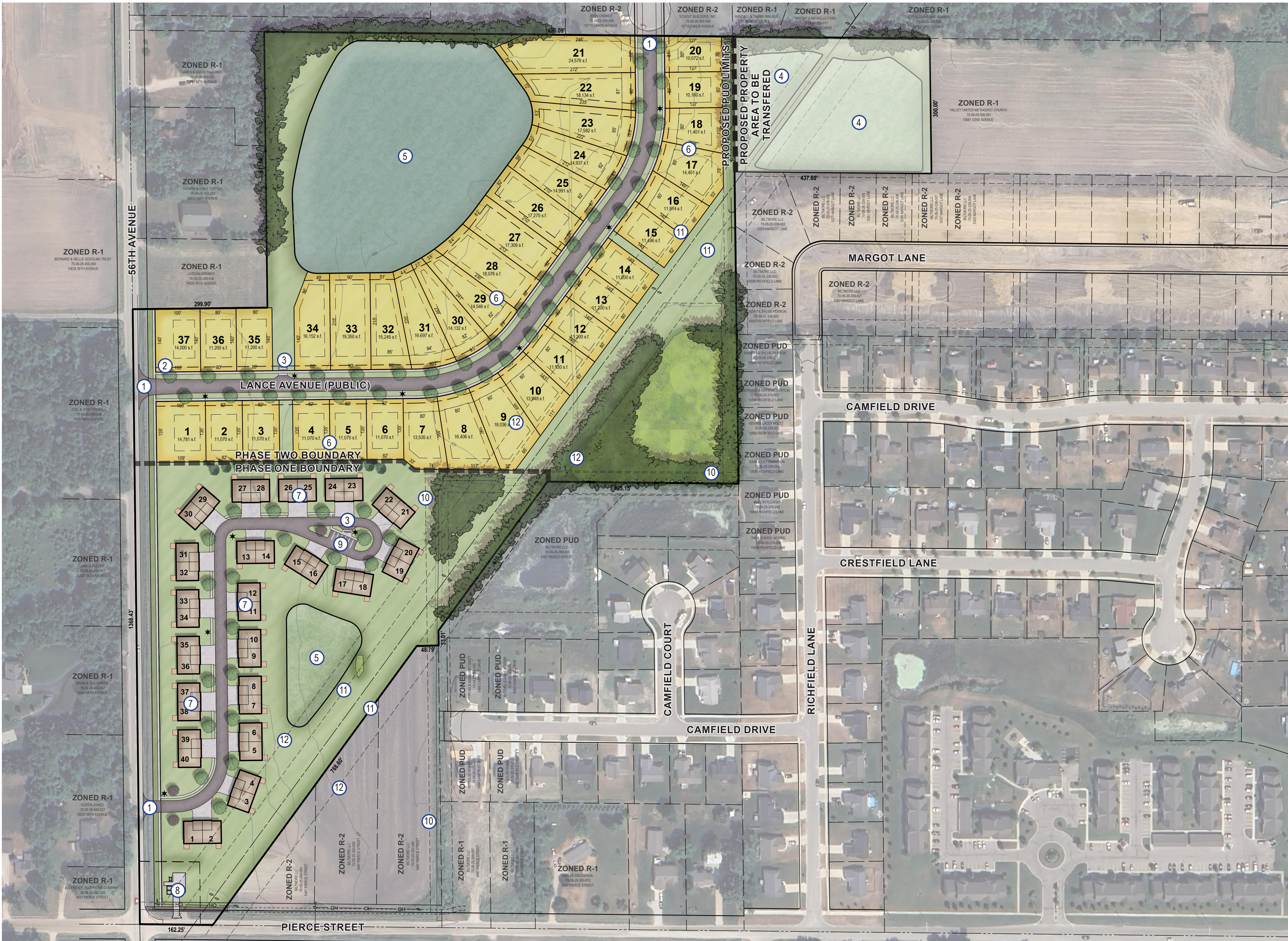
11/5/2025
Date

Merwyn Koster

Applicant or Authorized Agent Name

Date

6676 Lake Michigan Drive | P.O. Box 539 | Allendale MI 49401
Phone: 616-895-6295 Fax: 616-895-6670 or 616-895-6330
www.allendale-twp.org



LEGEND

- 1 SITE ENTRANCE
- 2 ENTRANCE SIGN
- 3 MAIL KIOSK
- 4 EXISTING STOMWATER MANAGEMENT BASIN
- 5 EXPANDED STORMWATER MANAGEMENT BASIN
- 6 SINGLE FAMILY LOT
- 7 TWO-FAMILY CONDOMINIUM
- 8 TOWNSHIP SANITARY LIFT STATION
- 9 GUEST PARKING
- 10 COUNTY DRAIN EASEMENT
- 11 72' NO BUILD EASEMENT FOR OVERHEAD UTILITIES
- 12 160' EASEMENT FOR TREE AND BRUSH CLEARING

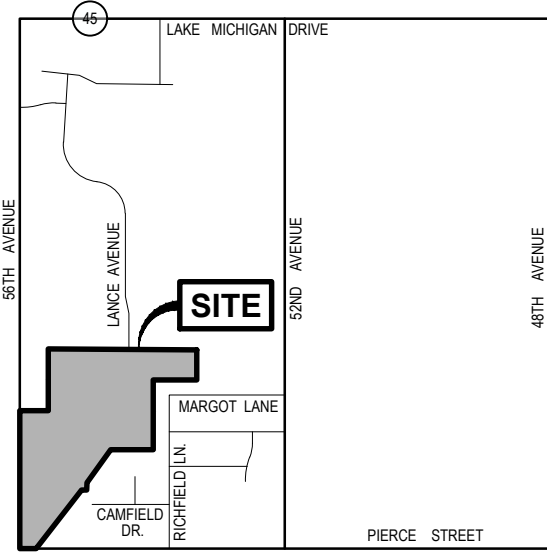
NOTES

| | | |
|-----------------------------------|---|---|
| Site Location: | = | 10460 56th Avenue, Allendale, Michigan |
| Site Area | = | 36.96 ac. |
| Net Development Area | = | 33.84 ac. |
| Existing Zoning | = | R-2 |
| Proposed Zoning | = | P.U.D. |
| Total Number of Dwellings | = | 77 Dwellings |
| | | Single Family Lots = 37 Lots |
| | | Duplex Condominiums = 40 Units (20 Buildings) |
| Proposed Residential Area Density | = | 2.28 Units/ ac. |
| Required Open Space Area | = | 7.39 ac. |
| Proposed Open Space Area | = | 10.79 ac. |

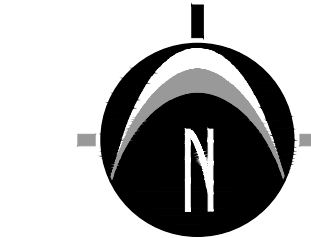
December 22, 2025



North 0' 50' 100' 200' Scale: 1"=100'



LOCATION MAP
NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

PROPERTY DESCRIPTION

Part of the Southwest 1/4, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Beginning at the Southwest corner of said Section; thence N00°40'16"W 1368.43 feet along the West line of said Section; thence N89°19'44"E 299.90 feet; thence N00°40'16"W 613.81 feet; thence S89°24'25"E 1479.98 feet; thence S00°48'09"E 300.00 feet; thence N89°24'24"W 437.80 feet; thence S00°44'10"E 694.75 feet; thence N89°23'40"W 425.15 feet; thence S36°11'16"W 410.80 feet; thence S00°42'13"E 33.01 feet; thence S88°21'51"W 48.79 feet; thence S36°10'16"W 768.60 feet; thence N89°22'54"W 162.25 feet along the South line of said Section to the Point of Beginning. Contains 41.70 acres. Subject to highway right-of-way for 56th Street over the most Westerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

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Phone: 616.353.0449

PREPARED FOR:
Biltmore LLC
Attn: Merwyn Kostler

5399 Pierce Street
Allendale, MI 49401
Phone: 616.895.5904

REVISIONS:

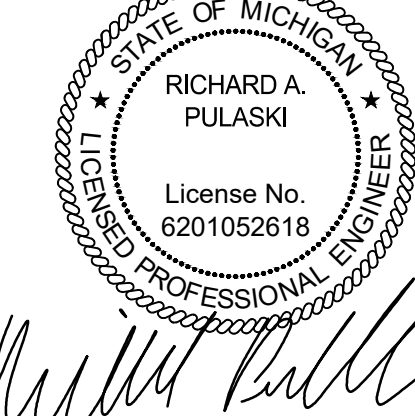
| | | | |
|-----------------------------|-------------|--------------|------------------|
| Title: Conceptual Site Plan | Drawn: JWDC | Checked: EDY | Date: 11.07.2025 |
| Title: Per Township Review | Drawn: JWDC | Checked: EDY | Date: 12.22.2025 |

SPRINGFIELD NORTH
PLANNED UNIT DEVELOPMENT

Existing Site Conditions Plan

PART OF THE SW 1/4 OF SECTION 25, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:
24201416

SHEET NO:
C-201



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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PREPARED FOR:

Biltmore LLC
Attn: Mervyn Koster

5399 Pierce Street
Allendale, MI 49401
Phone: 616.895.5904

REVISIONS:

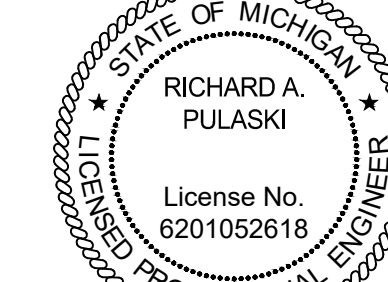
Title: Conceptual Site Plan
Drawn: JWDC Checked: EDY Date: 11.07.2025
Title: Per Township Review
Drawn: JWDC Checked: EDY Date: 12.22.2025

SPRINGFIELD NORTH
PLANNED UNIT DEVELOPMENT

Base PUD Plan

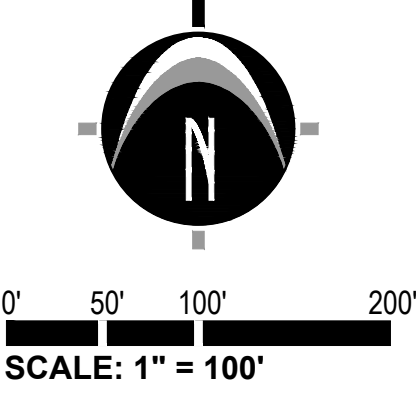
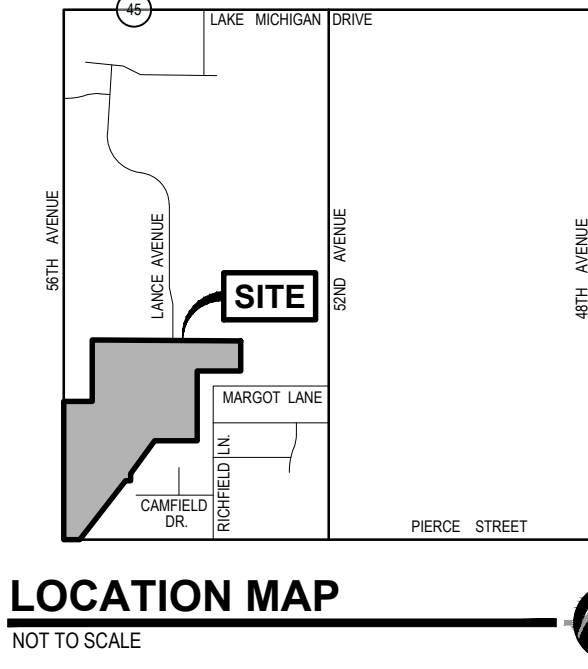
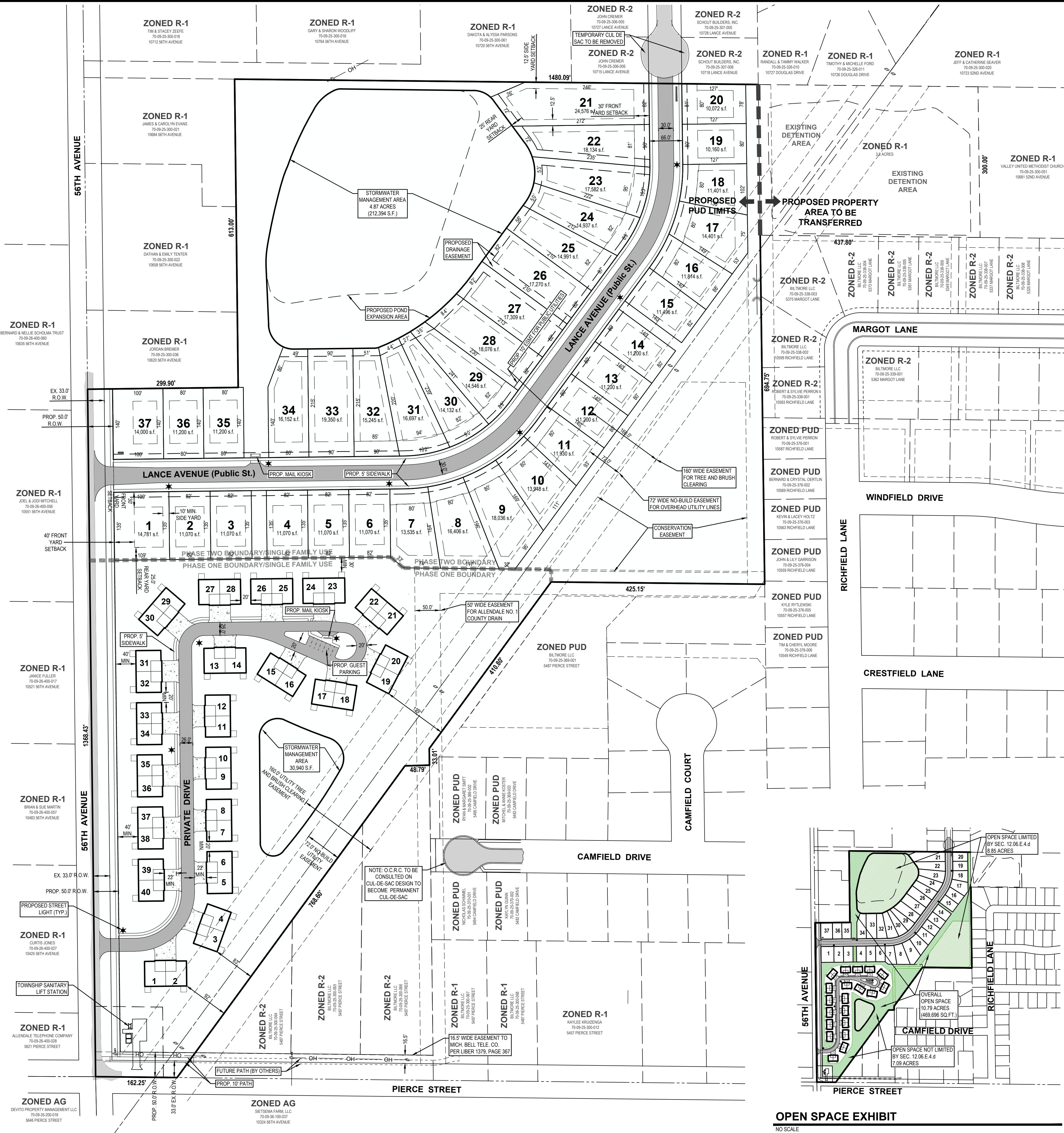
PART OF THE SW 1/4 OF SECTION 25, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:
24201416

SHEET NO:
C-205



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED STREET LIGHT (TYP.)

GENERAL NOTES


- EXISTING ZONING OF PROPERTY: R-2 (MEDIUM DENSITY ONE-FAMILY RESIDENTIAL)
R-2 ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 10,000 SQ. FT. (12,000 SQ. FT. FOR A CORNER LOT)
B) MINIMUM LOT WIDTH = 80 FT. (100 FT. FOR A CORNER LOT)
C) MAXIMUM BUILDING HEIGHT = 30 FT. OR 2 1/2 STORIES
SETBACKS:
A) FRONT YARD = 30 FT. (50 FT. ADJACENT TO PRIMARY STREET)
B) SIDE YARD = 25 FT. TOTAL (10 FT. MIN.)
C) REAR YARD = 25 FT.
2) PROPOSED ZONING OF PROPERTY: PUD (PLANNED UNIT DEVELOPMENT)
3) SUMMARY OF LAND USE:
A) TOTAL ACREAGE OF SITE (EXCLUDING R.O.W.) = 39.97 ACRES (1,741,271 SQ. FT.)
B) AREA TO BE EXCLUDED FROM PUD = 3.01 ACRES (131,251 SQ. FT.)
C) AREA OF PROPOSED PUD = 36.96 ACRES (1,610,020 SQ. FT.)
D) AREA OF PRIMARY USE (SINGLE FAMILY RESIDENTIAL) = 25.28 ACRES (1,101,283 SQ. FT.) (68.4% OF PUD AREA)
E) AREA OF SECONDARY USE (TWO-FAMILY RESIDENTIAL) = 11.68 ACRES (508,737 SQ. FT.) (31.6% OF PUD AREA)
F) TOTAL PROPOSED DWELLINGS = 77 DWELLINGS
TOTAL SINGLE FAMILY LOTS = 37 DWELLINGS
TOTAL TWO-FAMILY DWELLINGS = 40 DWELLINGS (20 BUILDINGS)
4) PROPOSED PUD REGULATING STANDARDS:
A) SINGLE FAMILY LOTS (LOTS 1-37)
MINIMUM LOT AREA = 10,000 SQ. FT. (12,000 SQ. FT. FOR A CORNER LOT)
MINIMUM LOT WIDTH = 80 FT. (100 FT. FOR A CORNER LOT)
MAXIMUM BUILDING HEIGHT = 30 FT. OR 2 1/2 STORIES
SETBACKS:
FRONT YARD = 30 FT. (40 FT. ADJACENT TO PRIMARY STREET)
SIDE YARD = 25 FT. TOTAL (10 FT. MIN.)
REAR YARD = 25 FT.
B) TWO-FAMILY CONDOMINIUMS (40 UNITS)
MAXIMUM BUILDING HEIGHT = 30 FT. OR 2 1/2 STORIES
MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 20 FT. MIN.
MINIMUM BUILDING DISTANCE TO PROPOSED R.O.W. ALONG 56TH AVENUE AND PIERCE STREET = 40 FT.
MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 30 FT.
MINIMUM DISTANCE FROM GARAGE TO COMMON DRIVE PAVEMENT OR ADJACENT SIDEWALK = 22 FT. MIN.
5) DENSITY CALCULATIONS:
MASTER PLAN DESIGNATION = MODERATE DENSITY RESIDENTIAL (MOD)
ALLOWABLE DENSITY (W/ SANITARY SEWER) = 3.26 PER NET DEVELOPMENT AREA
NET DEVELOPMENT AREA PER SEC. 12.06 E.4.d = 33.84 ACRES (1,474,005 SQ. FT.)
ALLOWABLE DWELLING UNITS = 110 DWELLINGS
PROPOSED DWELLING UNITS = 77 DWELLINGS
PROPOSED DENSITY = 2.28 DWELLINGS PER ACRES
6) OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE (20% OF PUD AREA) = 7.39 ACRES (322,004 SQ. FT.)
OPEN SPACES NOT LIMITED BY SEC. 12.06 E.4.d = 7.09 ACRES (308,694 SQ. FT.)
OPEN SPACES LIMITED BY SEC. 12.06 E.4.d = 8.85 ACRES (385,425 SQ. FT.)
MAXIMUM QUALIFYING SEC. 12.06 E.4.d LANDS (50% OF REQ. O.S.) = 3.70 ACRES (161,002 SQ. FT.)
TOTAL QUALIFYING OPEN SPACE (7.09 ACRES + 3.70 ACRES) = 10.79 ACRES (469,696 SQ. FT.)
7) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
8) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
9) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
10) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHROED TYPE FIXTURES.
11) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-09-25-300-060.
THE ADDRESS OF THE PROPERTY IS 10460 56TH AVENUE, ALLENDALE, MI 49401.
12) MAIL BOX/MAIL BOX LOCATIONS TO BE COORDINATED WITH USPS.

OPEN SPACE EXHIBIT

NO SCALE



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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Biltmore LLC
Attn: Merwyn Koster

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Allendale, MI 49401
Phone: 616.895.5904

REVISIONS:

| | | | |
|-----------------------------|--------------|--------------|------------------|
| Title: Conceptual Site Plan | Drawn: JWD/C | Checked: EDY | Date: 11.07.2025 |
| Title: Parallel Plan | Drawn: DC | Checked: EDY | Date: 12.01.2025 |

SPRINGFIELD NORTH
PLANNED UNIT DEVELOPMENT

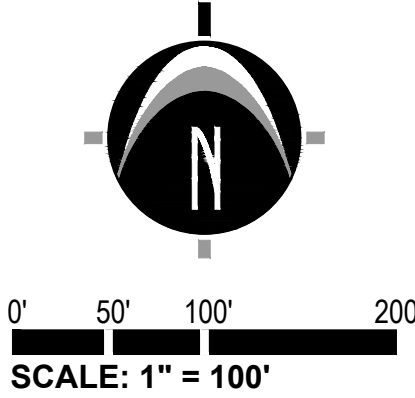
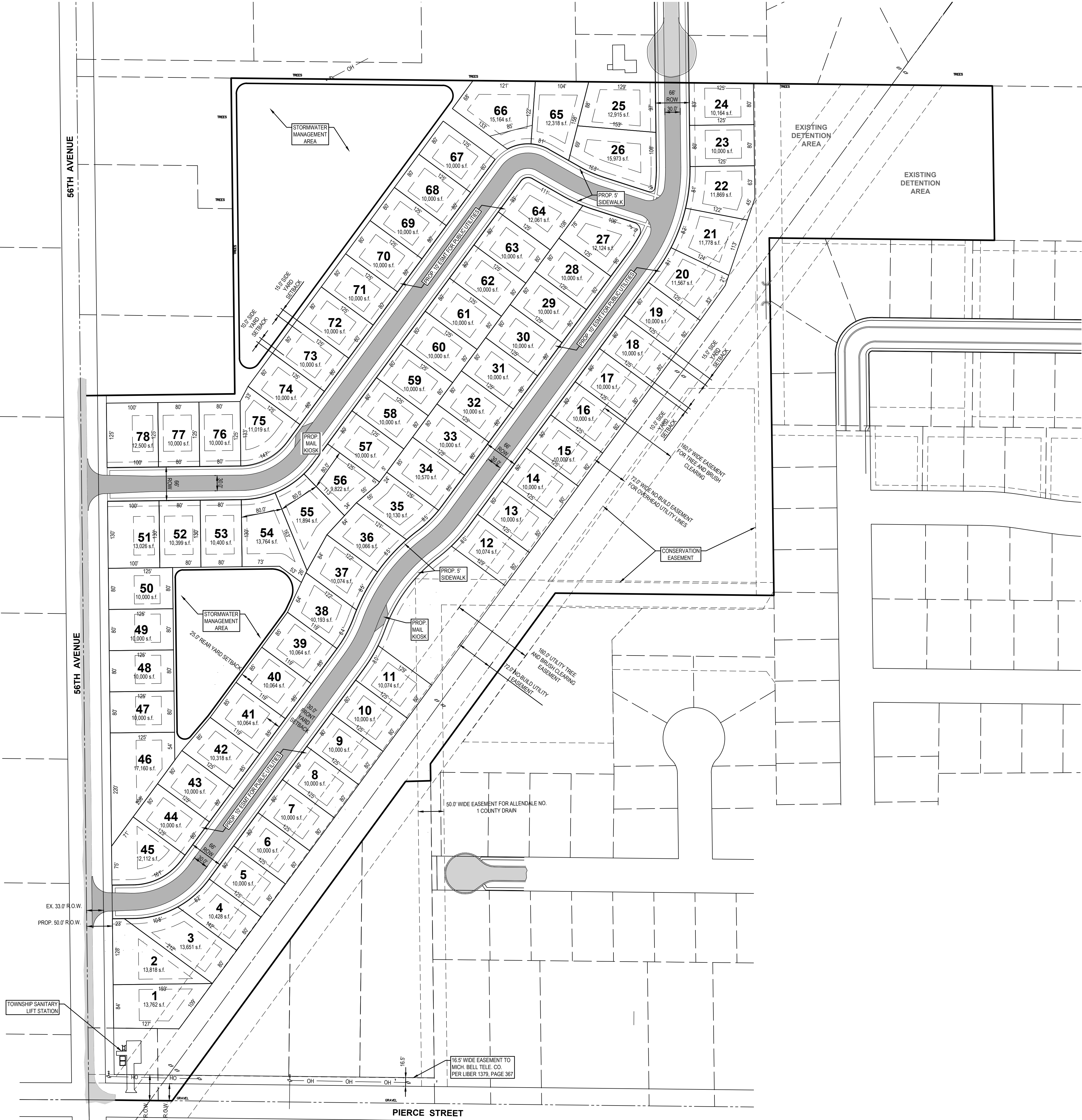
Parallel Plan

PART OF THE SW 1/4 OF SECTION 25, T7N, R14W,
ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
24201416

SHEET NO:
C-900



LEGEND


| | |
|--|-------------------------------------|
| | EXISTING BITUMINOUS |
| | EXISTING CONCRETE |
| | PROPOSED BITUMINOUS (STANDARD DUTY) |
| | PROPOSED CONCRETE (STANDARD DUTY) |

- GENERAL NOTES**

1) EXISTING ZONING OF PROPERTY: R-2 (MEDIUM DENSITY ONE-FAMILY RESIDENTIAL). R-2 ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 10,000 SQ.FT. (12,000 SQ.FT. FOR A CORNER LOT)
B) MINIMUM LOT WIDTH = 80 FT. (100 FT. FOR A CORNER LOT)
C) MAXIMUM BUILDING HEIGHT = 30 FT. OR 2 1/2 STORIES

SETBACKS
A) FRONT YARD = 30 FT. (50 FT. ADJACENT TO PRIMARY STREET)
B) SIDE YARD = 25 FT. TOTAL (10 FT. MIN.)/30 FT. FOR CORNER LOT ON STREET SIDE
C) REAR YARD = 25 FT.

2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE OF SITE (EXCLUDING R.O.W.) = 39.97 ACRES (1,741,271 SQ.FT.)
B) TOTAL PROPOSED SINGLE-FAMILY LOTS = 78 LOTS



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