

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 16, 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 February 2, 2026 Planning Commission minutes
6. Public Comments for *non-public hearing items*
7. Public Hearings:
 - A. Zoning Text Amendments
 - i. Section 3.11.B1D – Accessory Uses and Buildings
 - ii. Section 3.11.B2 – Accessory Uses and Buildings
 - iii. Section 3.11.B3A – Accessory Uses and Buildings
 - iv. Section 3.11.C1L – Accessory Uses and Buildings
 - v. Section 12.08B2A – Procedures
 - vi. Section 12.08B2B – Procedures
 - vii. Section 23.24 – Short Term Rentals
 - viii. Section 23.25 – Accessory Dwelling Units
 - ix. Section 32.02 – Definitions A (Accessory Dwelling Units)
 - x. Section 32.20 – Definitions S (Short Term Rentals)
8. Site Plan Review:
9. New Business:
 - A. Allendale Christian School Gymnasium Addition – Minor versus Major Determination
 - B. Rusk Mining Site – Annual Report
10. Old Business:
 - A. Text Amendment Discussion
 - i. Section 23.12BB – Agricultural and Rural Zoning District (private roads)
11. Public Comments
12. Township Board Reports
13. Commissioner and Staff Comments
14. Adjourn

Next meeting: March 2, 2026 at 7:00 p.m.

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

February 2, 2026

7:00 p.m.

Allendale Township Public Meeting Room

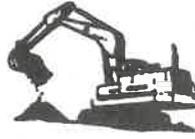
1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
Present: Mark Adams, Rick Westerling, Todd Bronson, Ray Nadda, and Joe Jacquot
Absent: Bruce Zeinstra and Tom Zuniga
Staff and Guests Present: Greg Ransford
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by minutes by Mark Adams, Seconded by Joe Jacquot, **Approved 5-0**
5. Motion to Approve January 5, 2026 Planning Commission minutes until next meeting by Ray Nadda, Seconded by Joe Jacquot, **Approved 5-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings: None
8. Site Plan Review: None
9. New Business:
 - A. 2025 Planning Commission Annual Report: No Comments from Planning Commission
 - B. 2026 Planning Commission Work Program: No Comments from Planning Commission
 - C. Residential Setbacks and Sidewalk Conflicts: Issue brought to the Planning Commission by Supervisor Adam Elenbaas due to set back concerns for new developments. The issues are setbacks for houses and sidewalks so when parking a car in the driveway, it is not blocking walkways. Discussion about setbacks. Direction provided to Ransford to include language in the Zoning Ordinance to require an applicant to illustrate how sidewalks will be unobstructed.
10. Old Business:
 - A. Text Amendment Discussion
 - i. Tiny Homes: Greg Ransford has drafted language based on direction of Planning Commission. Discussion on shipping containers being used as materials for tiny homes. Discussion about how tiny homes will be addressed in Allendale Charter Township. Mr. Ransford discussed the difference between tiny home communities and residents putting a single tiny home on their property. Planning Commission discussed PUD special uses, the amount of tiny homes on a parcel, the minimum and maximum size of acreage, basements, amenities for tiny home parks, zoning, water and sewer hook-ups. Planning Commission floated the idea of talking with developers about the topic of tiny homes and tiny home communities. Commissioner Nadda will reach out to his builder and gauge his interest in discussing this with the Commission.
 - ii. Section 23.12BB – Agricultural and Rural Zoning District (private roads): Mr. Ransford presented the first draft, written under the direction of the Planning Commission. Planning Commission asked what the concerns are as it pertains to final say. Planning Commission made motion to table until next meeting by Rick Westerling, Seconded by Todd Bronson, **Approved 5-0**

- 11. Public Comment: None
- 12. Township Board Reports: None
- 13. Commissioner and Staff Comments: None
- 14. Adjourn: 8:15 PM

Next meeting February 16th, 2026 at 7:00 p.m.
Minutes respectfully submitted by Zachary Fields



DRAFT



Schippers Excavating, Inc.

9829 LAKE MICHIGAN DR., WEST OLIVE, MI 49460
(616) 895-4119 FAX (616) 895-9356

February 9, 2026

To: Allendale Township Planning Commission

RE: Annual review of Rusk Lakes Association, LLC

Special Land Use Permit, dated 9-26-22

Per Zoning Ordinance Section 23.08G6 we provide the following information:

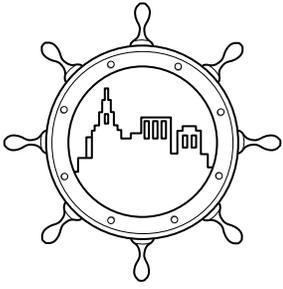
- A. This year we continued to mine sand. All sand to date has been mined only from above the water table. We have extended our excavating operation into phase 2, and will likely be working in only phases 1 and 2 in 2026.
- B. To date approx. 275,000 cyd of sand has been hauled off site, or approx. 28% of the total anticipated project
- C. There will be approx.. 725,000 cyd or 72% yet to be excavated
- D. Mining is still anticipated to be completed on or before the expiration date of the permit.
- E. There were a few dust complaints from nearby homeowners which were addressed with watering or placement of brine for dust control.
- F. Topsoil and permanent seeding / stabilization of the East bank has been completed, along with the permanent fencing that was installed at the end of 2024.

Please let us know if you would like any additional information and at which meeting you would like us to present the above report.

Sincerely,

Jay Schippers

Owner / Manager



Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
www.freshcoastplanning.com

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Andrea Goodell
616-313-9333
andrea@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: February 10, 2026
Re: Rusk Lake Mining Site – Annual Report

Pursuant to Section 23.08G6 – Removal of Topsoil, Sand, Gravel, or Other Minerals, Annual Review of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a written report from Schippers Excavating, Incorporated on behalf of the Rusk Lake Mining Site, which outlines the progress of mining conducted on the Rusk Lake property, as authorized by the Township. The property is located at 10618 Pierce Street.

Pursuant to Section 23.08G6, the applicant is required to provide the following:

1. The amount and percent of material removed;
2. The amount and percent of material remaining;
3. Whether the mining will be completed within the time limit of the permit;
4. A list of complaints received and how they were addressed;
5. Reclamation progress and;
6. Any other information as requested by the Planning Commission

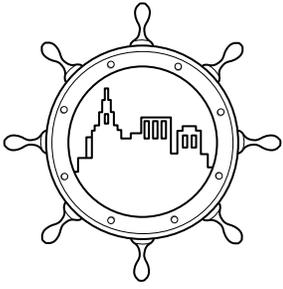
After reviewing the submitted materials, we believe the applicant has provided all of the required information, except that a complaint was recently received by the Township regarding dust. While this complaint was not included within their Report it was remedied at the Township level so no action was needed by the applicant/operator.

This matter is scheduled as a New Business item at your February 16, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Supervisor Elenbaas
Jay Schipper, Schippers Excavating, Incorporated



Fresh Coast Planning

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Andrea Goodell
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andrea@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: February 10, 2026
Re: Allendale Christian School – Minor versus Major Change Determination

Attached is a site plan and preliminary sketch from Allendale Christian School (ACS) seeking to construct a 13,100 square foot gymnasium addition to their school building. The ACS property is located at 11050 64th Avenue within the R-1 Low Density One-Family Residential (R-1) District. The school is a special use within the R-1 District. As a result, and pursuant to the Allendale Charter Township Zoning Ordinance (ACTZO) any modification to an approved special use shall be reviewed by the Planning Commission to determine if the change is minor or major, as we describe below.

Minor vs. Major Change Determination

Pursuant to Section 20.10 – Amendment to an Approved Special Land Use of the ACTZO, the Planning Commission shall determine if a proposed change or changes to a site plan are minor or major. In the event the Planning Commission determines the proposed is a minor amendment, the Planning Commission may approve the revisions without a public hearing. In the event the Planning Commission determines the proposed is a major amendment, a public hearing is required along with the final site plan review. For your convenience, below is a copy of Section 20.10, in part, which details examples of major changes and should be used to guide your deliberations.

Section 20.10 – Amendment to an Approved Special Land Use

- B. A major change is defined as a change in the conditions of approval or a change to the Special Land Use which would substantially alter the intensity of the use of the property so as to call into question compliance with the Special Land Use approval standards of Section 20.06 herein.

Examples of a major change may include but are not limited to a substantial increase in the hours of operation, a substantial expansion of the land area devoted to outdoor activity, a substantial increase in the number of items displayed or stored outdoors, an increase in the intensity of the use which would substantially increase traffic or a change in the conditions of approval which may result in a substantial adverse impact on nearby residents or property.

In addition, a major change would also include expanding the land area that was approved for the existing Special Land Use and expanding the building containing the use if such expansion would increase the intensity of the use.

The request for determination has been scheduled for review at your February 16, 2026, meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR

Planner

cc: Adam Elenbaas, Supervisor

OVERALL MAIN FLOOR PLAN
1/16" = 1'-0"



BUILDING CODE & ZONING

CATEGORY:	PROJECT INFORMATION:
PROJECT INFORMATION	LOCATION: 11050 64TH AVE., ALLENDALE, MI 49401
	COUNTY: OTTAWA
	MUNICIPALITY: ALLENDALE CHARTER TOWNSHIP
ZONING REQUIREMENTS:	PER CIVIL DRAWINGS
GENERAL INFORMATION	BUILDING CODE: MICHIGAN BUILDING CODE 2015 (MBC)
	ACCESSIBILITY CODE ANSI/ICC 117.1-2009
	NFPA 101, 2012 LIFE SAFETY CODE
CHAPTER 3	USE GROUP OCCUPANCY: E / EDUCATIONAL
	MBC SECTION 305
CHAPTER 4	HAZARDOUS MATERIAL: NONE WITHIN THE SPACE
CHAPTER 5	ALLOWABLE BUILDING HEIGHT: 75'-0"
	PROPOSED BUILDING HEIGHT: 30'-0"
	ALLOWABLE NUMBER OF STORIES: 3 STORIES
	MBC TABLE 504.3
	PROPOSED BUILDING STORIES: 1 STORY
	ALLOWABLE FLOOR AREA: 58,000 SF
	MBC TABLE 506.2 / SINGLE STORY
	SPRINKLEDED (S1)
	E USE GROUP
	FRONTAGE INCREASE: 75% = 10,875 SF
	W/ INCREASE = 68,875 SF
	MBC SECTION 506.3
	EXISTING BUILDING AREA: 55,858 SF
	PROPOSED BUILDING AREA: 36,917 SF
	TOTAL BUILDING AREA: 92,775 SF
	FIRE AREA 1: 56,736 SF
	FIRE AREA 2: 36,039 SF

OCCUPANCY SCHEDULE

NUMBER	NAME	OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
146	VESTIBULE		249 SF		
147	LOBBY	ASSEMBLY	1608 SF	5	321.61
148	RECEPTION	BUSINESS	386 SF	100	3.86
149	OFFICE	BUSINESS	123 SF	100	1.23
150	OFFICE	BUSINESS	150 SF	100	1.5
151	OFFICE	BUSINESS	136 SF	100	1.36
152	CORRIDOR		313 SF		
153	CORRIDOR		186 SF		
154	TEACHER AREA	BUSINESS	422 SF	100	4.22
155	PRINT	STORAGE / MECHANICAL	115 SF	300	0.38
156	UNISEX TOILET		58 SF		
157	MOTHER'S ROOM	BUSINESS	67 SF	100	0.67
158	OFFICE	BUSINESS	159 SF	100	1.59
159	LUNCH SERVICE	KITCHEN COMMERCIAL	152 SF	200	0.76
160	LUNCH STORAGE	STORAGE / MECHANICAL	130 SF	300	0.43
161	JANITOR'S CLOSET	STORAGE / MECHANICAL	241 SF	300	0.8
162	CORRIDOR		857 SF		
163	CORRIDOR		3230 SF		
164	LIBRARY	LIBRARY	1351 SF	100	13.51
165	CLASSROOM	EDUCATIONAL	854 SF	20	42.69
166	FACILITIES	STORAGE / MECHANICAL	355 SF	300	1.18
167	MECHANICAL	STORAGE / MECHANICAL	313 SF	300	1.04
168	HUDDLE ROOM	EDUCATIONAL	146 SF	20	7.29
169	ELECTRICAL	STORAGE / MECHANICAL	63 SF	300	0.21
170	WOMEN'S		239 SF		
171	MEN'S		245 SF		
172	PRINT	STORAGE / MECHANICAL	68 SF	300	0.23
173	STORAGE	STORAGE / MECHANICAL	112 SF	300	0.37
174	CLASSROOM	EDUCATIONAL	852 SF	20	42.6
175	CLASSROOM	EDUCATIONAL	852 SF	20	42.61
176	OFFICE	BUSINESS	144 SF	100	1.44
177	OFFICE	BUSINESS	98 SF	100	0.98
178	FLEX	EDUCATIONAL	350 SF	20	17.48
179	OUTDOOR STORAGE	STORAGE / MECHANICAL	174 SF	300	0.58
180	UNISEX TOILET		59 SF		
181	VESTIBULE		100 SF		
182	CLASSROOM	EDUCATIONAL	857 SF	20	42.84
183	CLASSROOM	EDUCATIONAL	854 SF	20	42.69
184	CLASSROOM	EDUCATIONAL	852 SF	20	42.6
185	ESS HUDDLE ROOM	EDUCATIONAL	147 SF	20	7.33
186	ESS HUDDLE ROOM	EDUCATIONAL	146 SF	20	7.29
187	ESS ROOM	EDUCATIONAL	289 SF	20	14.44
188	CLASSROOM	EDUCATIONAL	850 SF	20	42.51
189	CLASSROOM	EDUCATIONAL	854 SF	20	42.72
190	CLASSROOM	EDUCATIONAL	851 SF	20	42.54
191	WOMEN'S		345 SF		
192	MEN'S		349 SF		
193	GYMNASIUM	EXERCISE	10309 SF	50	206.17
194	LOCKERS	EXERCISE	501 SF	15	33.4
195	LOCKERS	EXERCISE	502 SF	15	33.48
196	OFFICE	BUSINESS	128 SF	100	1.28
197	OFFICE	BUSINESS	127 SF	100	1.27
198	STORAGE	STORAGE / MECHANICAL	966 SF	300	3.22
202	MEZZANINE		2363 SF	300	7.88
Grand total:			54		1082.33

BUILDING CODE & ZONING

CATEGORY:	PROJECT INFORMATION:
CHAPTER 6	CONSTRUCTION TYPE: TABLE 601
	TYPE II-B
	MBC TABLE 601
CHAPTER 7	DRAFTSTOPPING: NO ENCLOSED ATTIC LOCATIONS
	MBC SECTION 718
CHAPTER 8	INTERIOR WALL/CEILING FINISHES: ALL INTERIOR WALL AND CEILING FINISHES SHALL MAINTAIN THE FOLLOWING:
	MBC SECTION 803.1.1 / TABLE 803.9
	AT EXIT ENCLOSURES, EXIT PASSAGEWAYS, AND CORRIDORS:
	FLAME SPREAD INDEX: 26-75
	SMOKE DEVELOPED INDEX: 0-450
	AT ROOMS AND ENCLOSED SPACES:
	FLAME SPREAD INDEX: 76-200
	SMOKE DEVELOPED INDEX: 0-450
CHAPTER 9	AUTOMATIC SPRINKLER SYSTEM: E OCCUPANCY / REQUIRED
	SECTION 903.2.3
ALARM SYSTEM:	REQUIRED
	MBC SECTION 903.4
MONITORING SYSTEM:	REQUIRED
	MBC SECTION 903.4.1
FDC STANDPIPE CONNECTION:	NOT REQUIRED
	MBC SECTION 905
FIRE EXTINGUISHERS:	MUST BE LOCATED WITHIN 75' OF EVERY LOCATION WITHIN THE BUILDING
	MBC SECTION 906.3(1)
	MUST BE LOCATED WITHIN 30' OF COMMERCIAL KITCHEN
	MBC SECTION 906.1 ITEM 2
FIRE ALARM SYSTEM:	MANUAL FIRE ALARMS ARE REQUIRED
	MBC SECTION 907.2.3
SMOKE AND HEAT VENTS:	NOT REQUIRED
	MBC SECTION 910
CHAPTER 10	BUILDING OCCUPANT LOAD: SEE SCHEDULE
	MBC TABLE 1004.1.2
PROPOSED BUILDING OCCUPANCY:	EXISTING: 1,588 OCCUPANTS
	NEW: 1,090 OCCUPANTS
	TOTAL: 2,678 OCCUPANTS
ACTUAL:	56 STAFF + 665 STUDENTS = 722 OCCUPANTS
	MBC SECTION 1004.3
EGRESS SIZING:	.2" PER OCCUPANT
	MBC SECTION 1005.3.2
REQUIRED BUILDING EGRESS SIZING:	535.6"
EXITS REQUIRED:	4 EXITS REQUIRED PER OCCUPANT LOAD
	MBC SECTION 1006.6.2.1.1
MAXIMUM COMMON PATH OF EGRESS:	75'-0"
	MBC TABLE 1006.2.1
SEPARATION OF EXITS:	1/3 OF DIAGONAL DISTANCE
	MBC SECTION 1007.1.2
ACCESSIBLE EXITS:	2 REQUIRED
	MBC SECTION 1009.1
EXIT DOOR SIZING:	PER OCCUPANT LOAD
	MBC SECTION 1010.1.1
PANIC & FIRE EXIT HARDWARE:	OCCUPANT LOADS OF 50 OR GREATER
	MBC SECTION 1010.1.10
EXIT SIGNS REQUIRED:	PER MBC SECTION 1013.1
	EXEMPTION 2
MAXIMUM EXIT ACCESS TRAVEL DISTANCE:	250'-0"
	MBC TABLE 1017.2
PLUMBING CODE	MICHIGAN PLUMBING CODE
	SECTION 403.1
PLUMBING FIXTURE COUNT REQUIRED:	PER MPC TABLE 403.1
MEN / WOMEN:	1,393 OCCUPANTS / 1,339 OCCUPANTS
WATER CLOSETS REQUIRED:	28 / 28
WATER CLOSETS (URINALS) PROVIDED:	33 / 33
LAVATORIES REQUIRED:	28 / 28
LAVATORIES PROVIDED:	26 / 26
DRINKING FOUNTAINS:	27 REQUIRED / 12 PROVIDED
SERVICE SINKS:	1 REQUIRED / 3 PROVIDED

NOT FOR CONSTRUCTION



ALLENDALE CHRISTIAN SCHOOL
ELEMENTARY & GYM ADDITION
11050 64TH AVE., ALLENDALE, MI 49401

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ISSUE DATE:

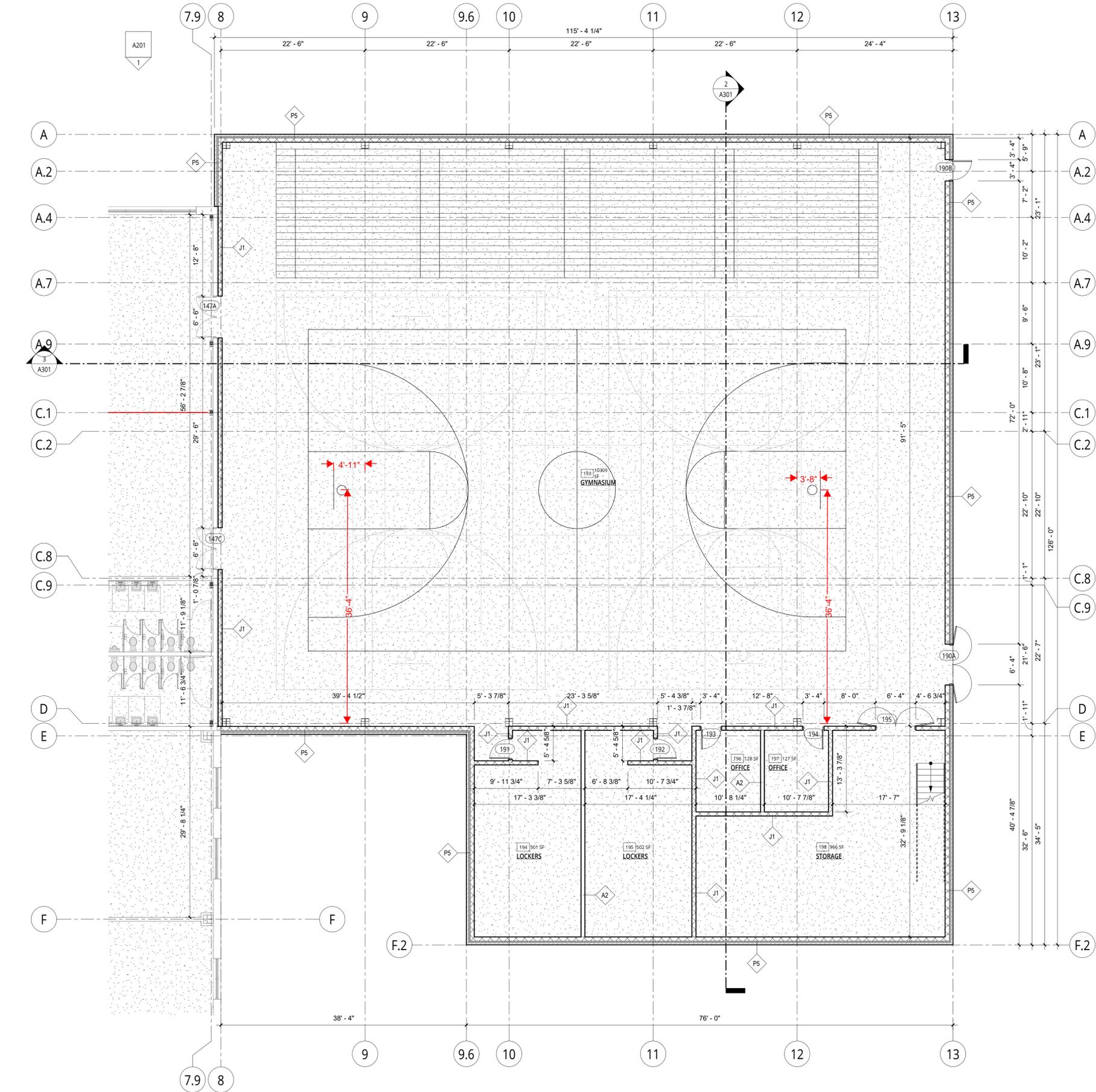
11.30.2022

REVISIONS:

11-30-2022

SCHEMATIC DESIGN SET

PROJECT NO: 22955
DRAWN BY: SK
REVIEWED BY: MN
SHEET NAME: BUILDING CODE COMPLIANCE
SHEET NO: A002



1 OVERALL MAIN FLOOR PLAN
A201|A115 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ALLENDALE CHRISTIAN SCHOOL
ELEMENTARY & GYM ADDITION
11050 64TH AVE., ALLENDALE, MI 49401

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ISSUE DATE:
11.30.2022
REVISIONS:
11-30-2022
SCHEMATIC DESIGN SET

PROJECT NO:
22955
DRAWN BY:
SK
REVIEWED BY:
MN
SHEET NAME:
GYMNASIUM FLOOR
PLAN
SHEET NO:

A115

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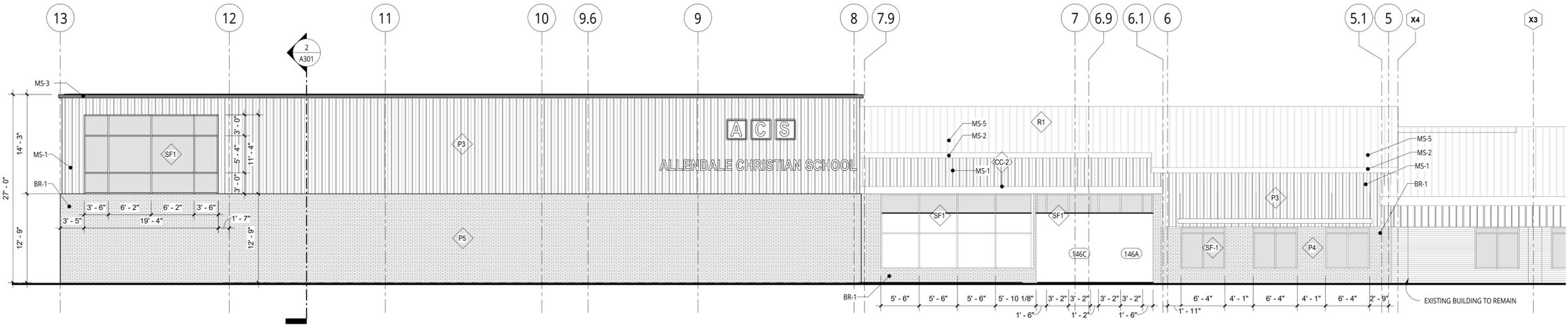
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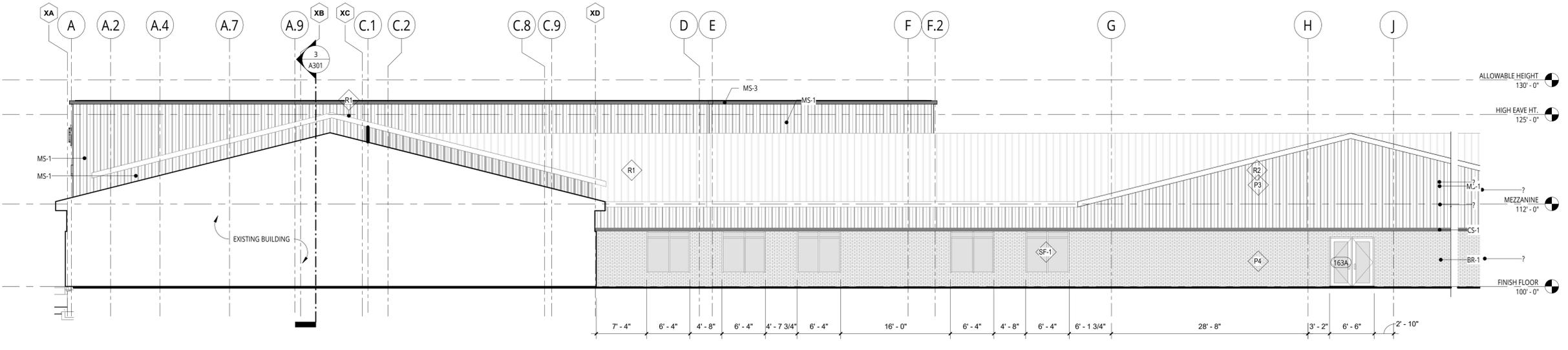
REVISIONS:
11-30-2022
SCHEMATIC DESIGN SET

PROJECT NO:
22955
DRAWN BY:
SK
REVIEWED BY:
MN
SHEET NAME:
EXTERIOR ELEVATIONS
SHEET NO:

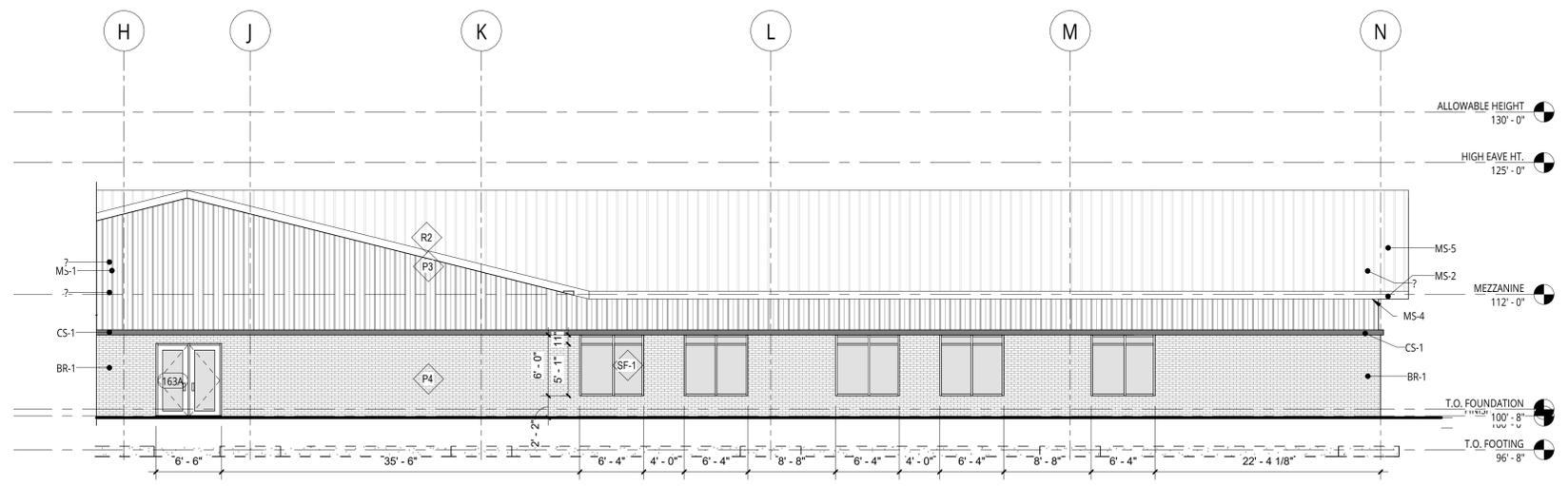
A201



1 NORTH ELEVATION
A111/A201 1/8" = 1'-0"



4 WEST ELEVATION
A111/A201 1/8" = 1'-0"



2 WEST ELEVATION CONTINUED
A201 1/8" = 1'-0"

ELEVATION NOTES

- SUBCONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND ENVELOPE LIMITS. INFORM ARCHITECT OF ANY DISCREPANCIES.
- ALL EXPOSED MECHANICAL AND PLUMBING VENT LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. COLOR TO MATCH ADJACENT MATERIALS, OR BE PAINTED TO MATCH. CONFIRM COLOR WITH ARCHITECT.
- REFER TO EXTERIOR FINISH SCHEDULE AND PROJECT SPECIFICATIONS FOR ALL EXTERIOR INFORMATION.

EXTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	SPEC SECTION	MANUFACTURER	FINISH / COLOR
STORE FRONT				
SF-1	ALUMINUM STORE FRONT WINDOWS	08 51 13	AS SELECTED BY CONTRACTOR	ANODIZED ALUMINUM
CANOPY				
CC-1	MAPES CANOPY	10 00 00	MAPES ARCHITECTURAL CANOPIES OR EQUAL	TBD
CC-2	CUSTOM CANOPY	10 00 00	AS SELECTED BY CONTRACTOR	TBD
CAST STONE				
CS-1	CAST STONE	04 00 00	AS SELECTED BY CONTRACTOR	MATCH EXISTING
METAL SIDING				
MS-1	METAL SIDING	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-2	METAL FACIA	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-3	METAL CAP FLASHING	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	TBD
MS-4	METAL SOFFIT	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-5	STANDING SEAM ROOF	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
BRICK				
BR-1	FACE BRICK	04 00 00	AS SELECTED BY CONTRACTOR	MATCH EXISTING

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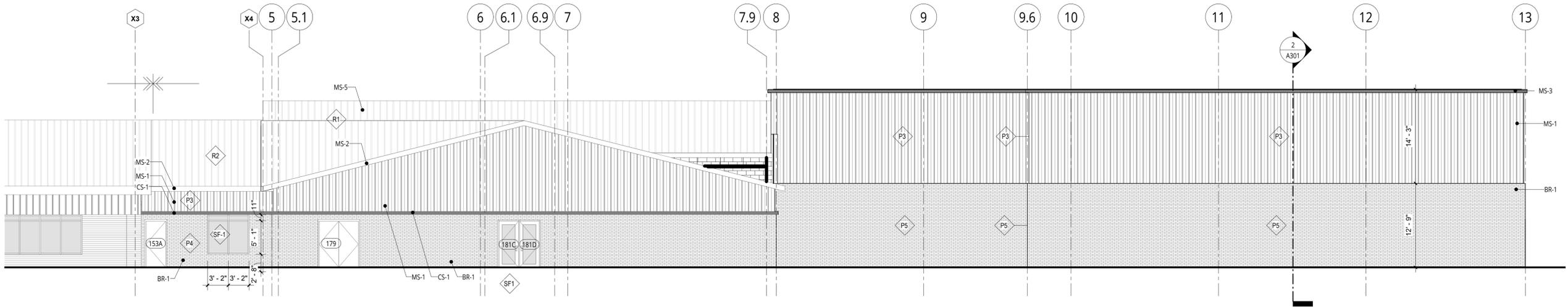
11.30.2022

REVISIONS:

11.30.2022
SCHEMATIC DESIGN SET

PROJECT NO:
22955
DRAWN BY:
SK
REVIEWED BY:
MN
SHEET NAME:
EXTERIOR ELEVATIONS
SHEET NO:

A202



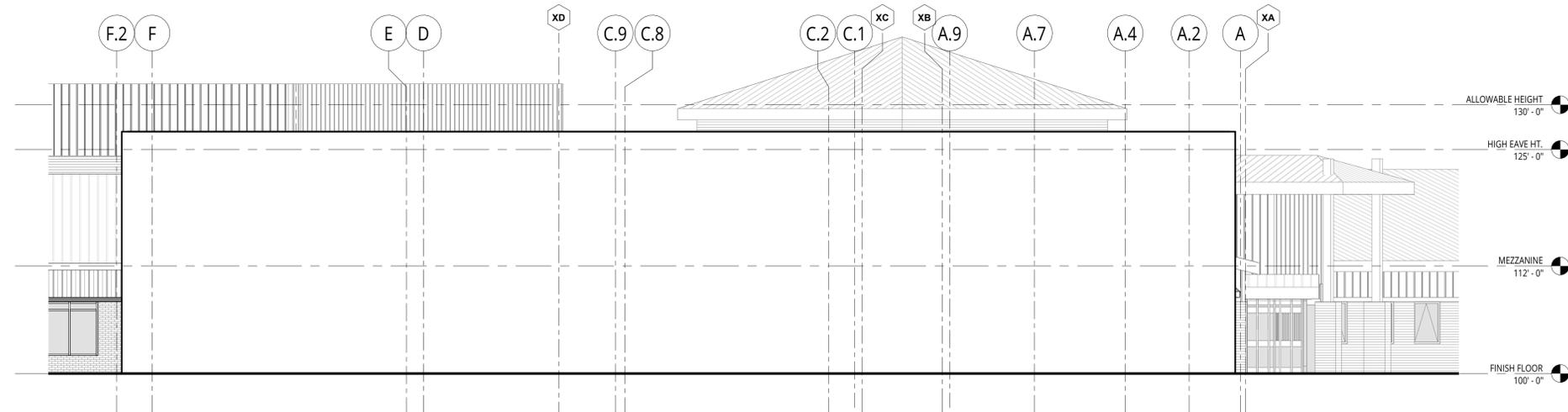
1 SOUTH ELEVATION
A112/A201
1/8" = 1'-0"

ELEVATION NOTES

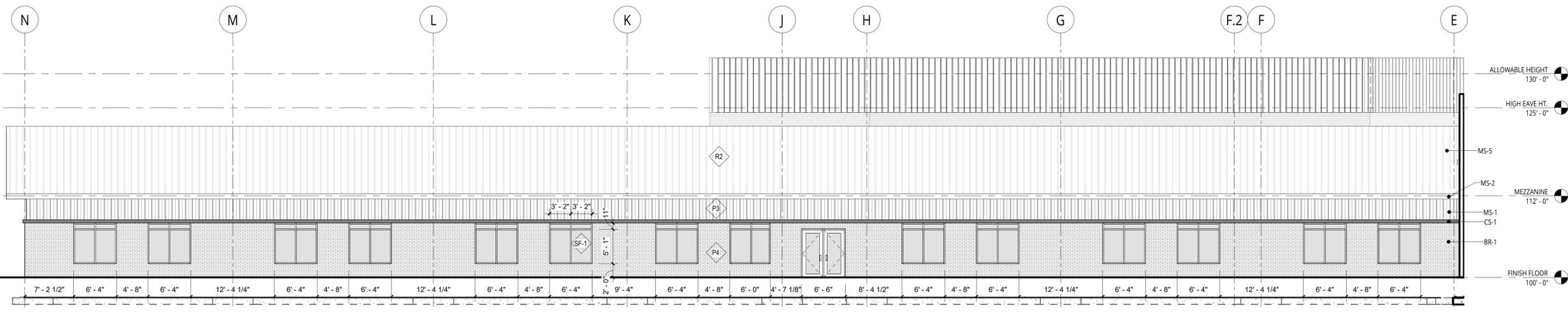
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- REFER TO EXTERIOR FINISH SCHEDULE AND PROJECT SPECIFICATIONS FOR ALL EXTERIOR INFORMATION.

EXTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	SPEC SECTION	MANUFACTURER	FINISH / COLOR
STORE FRONT				
SF-1	ALUMINUM STORE FRONT WINDOWS	08 51 13	AS SELECTED BY CONTRACTOR	ANODIZED ALUMINUM
CANOPY				
CC-1	MAPES CANOPY	10 00 00	MAPES ARCHITECTURAL CANOPIES OR EQUAL	TBD
CC-2	CUSTOM CANOPY	10 00 00	AS SELECTED BY CONTRACTOR	TBD
CAST STONE				
CS-1	CAST STONE	04 00 00	AS SELECTED BY CONTRACTOR	MATCH EXISTING
METAL SIDING				
MS-1	METAL SIDING	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-2	METAL FACIA	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-3	METAL CAP FLASHING	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	TBD
MS-4	METAL SOFFIT	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
MS-5	STANDING SEAM ROOF	13 34 19	PRE-ENGINEERED BUILDING SUPPLIER	MATCH EXISTING
BRICK				
BR-1	FACE BRICK	04 00 00	AS SELECTED BY CONTRACTOR	MATCH EXISTING

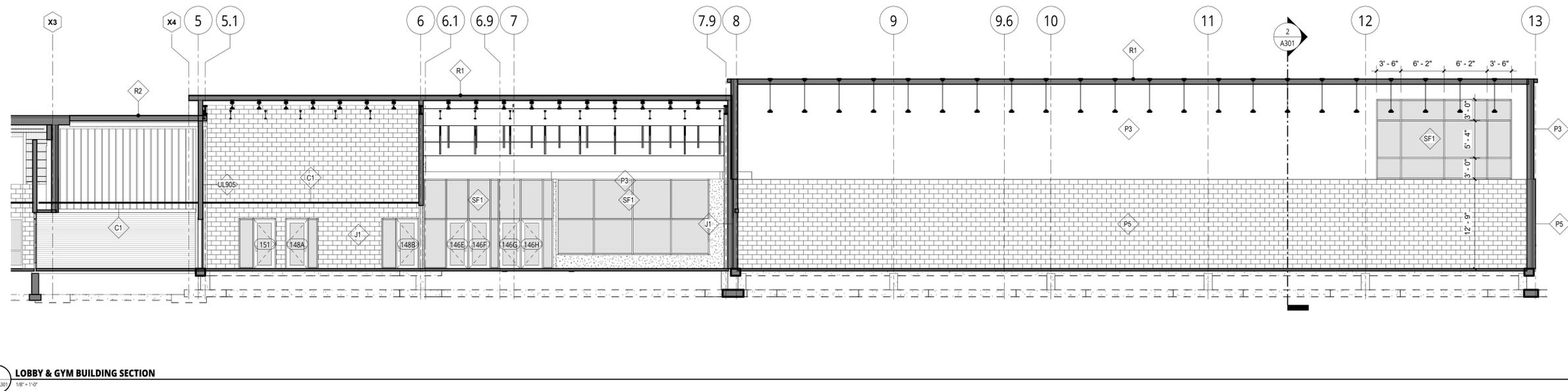
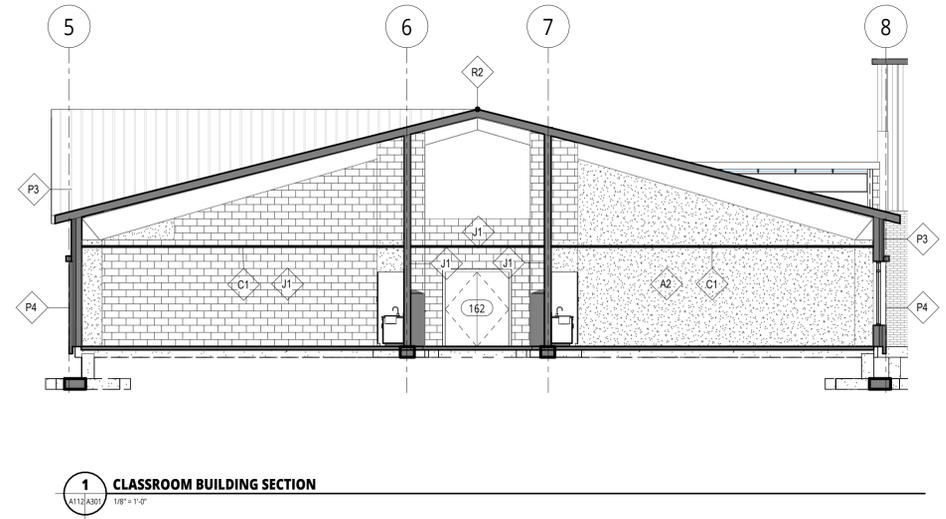
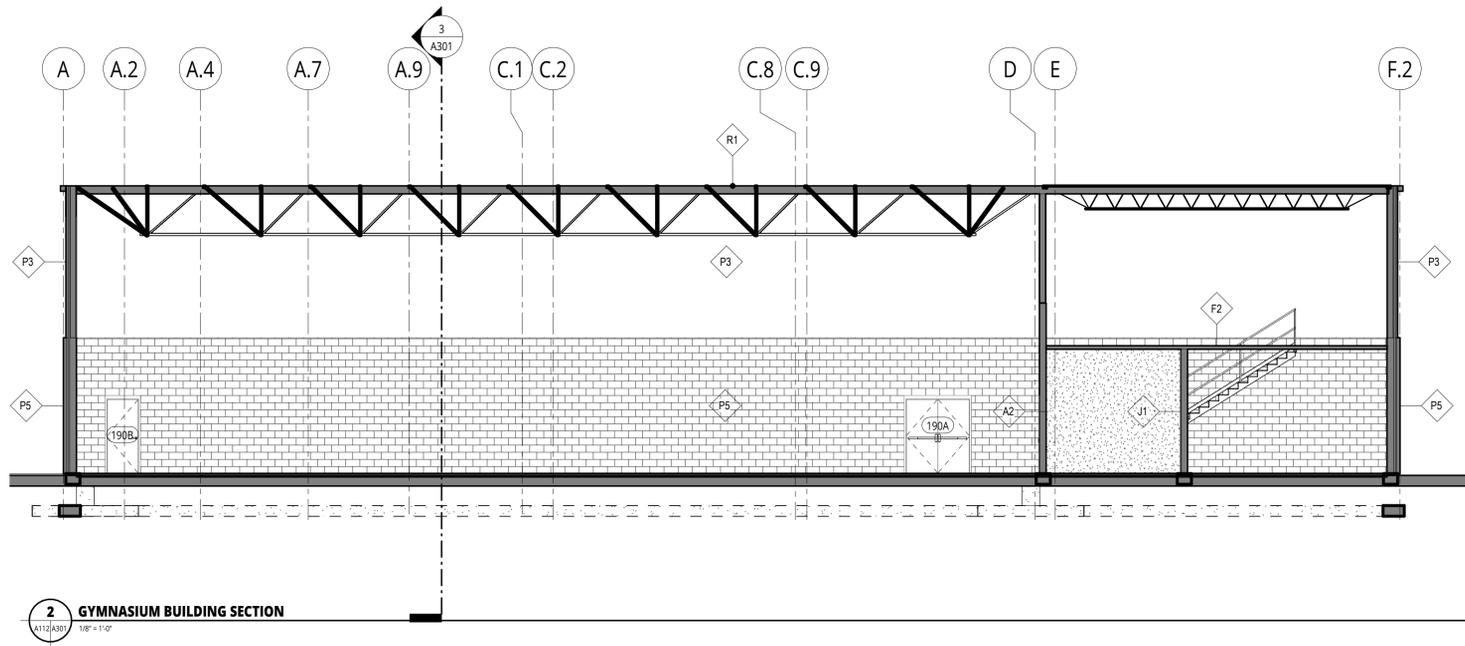


2 EAST ELEVATION
A202
1/8" = 1'-0"



3 EAST ELEVATION CONTINUED
A202
1/8" = 1'-0"

ALLEDALE CHRISTIAN SCHOOL
ELEMENTARY & GYM ADDITION
11050 64TH AVE., ALLENDALE, MI 49401



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ISSUE DATE:
11.30.2022

REVISIONS:
11.30.2022
SCHEMATIC DESIGN SET

PROJECT NO:
22955
DRAWN BY:
SK
REVIEWED BY:
MN
SHEET NAME:
BUILDING SECTIONS

SHEET NO:

A301

NOT FOR CONSTRUCTION

ALLENDALE CHRISTIAN SCHOOL GYM ADDITION

11050 64TH AVENUE
ALLENDALE, MI 49401

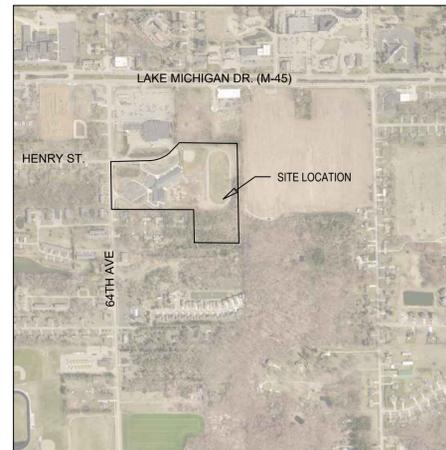
ZONING

R-1 (LOW DENSITY ONE -FAMILY RESIDENTIAL DISTRICT)

SETBACKS:	
FRONT YARD	40 FEET MIN. 50 FEET MIN. (WHEN ADJ. TO PRIMARY STREET)
SIDE YARD	40 FEET TOTAL (CORNER LOT ON SECONDARY SHEET) 50 FEET (WHEN SCHOOL ADJ. TO RES.)
REAR YARD	50 FEET MIN.
HEIGHT	30 FEET MAX. (2 1/2 STORIES)

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; EXCEPTING THAT PART LYING NORTH OF A LINE COMMENCING SOUTH 00 DEGREES 38 MINUTES 18 SECONDS EAST 831.07 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST 33.00 FEET & SOUTH 00 DEGREES 38 MINUTES 18 SECONDS EAST 33.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST 400.54 FEET ALONG THE SOUTH LINE OF HENERY STREET; THENCE NORTHEASTERLY 241.15 FEET ALONG A 333.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD THAT BEARS NORTH 88 DEGREES 36 MINUTES 53 SECONDS EAST 235.92 FEET; THENCE NORTH 47 DEGREES 52 MINUTES 05 SECONDS EAST 135.64 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 58 SECONDS EAST 564.46 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE END OF SAID LINE. ALSO EXCEPTING THE WEST 50.00 FEET FOR ROAD RIGHT-OF-WAY. ALSO THAT PART OF THE NORTHWEST 1/4 COMMENCING SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST 1328.04 FEET & SOUTH 88 DEGREES 48 MINUTES 06 SECONDS EAST 871.76 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 88 DEGREES 48 MINUTES 06 SECONDS EAST 447.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 43 SECONDS EAST 329.96 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 06 SECONDS WEST 447.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 329.96 FEET TO THE POINT OF BEGINNING. BEING PART OF SECTION 26 T.7N.,R.14W.



LOCATION MAP

SCALE: 1" = 850'

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET 1	TOPOGRAPHIC SURVEY (COMPLETED BY OTHERS)
SHEET C-100	OVERALL SITE LAYOUT PLAN
SHEET CD-101	CIVIL DEMO
SHEET C-101	SITE LAYOUT AND GRADING PLAN



LEGEND

	SECTION CORNER		UNDERGROUND GAS
	SITE BENCHMARK		UNDERGROUND ELECTRIC
	SOIL BORING		UNDERGROUND TELEPHONE
	FOUND STEEL BAR		CHAIN LINK FENCE
	FOUND IRON PIPE		MINOR CONTOUR
	SET STEEL BAR		INDEX CONTOUR
	MANHOLE		ASPHALT
	CATCHBASIN		CONCRETE
	HYDRANT		GRAVEL
	WATER VALVE		
	UTILITY POLE		
	LIGHT POLE		
	CLEANOUT		
	DECIDUOUS TREE		

The Surveyor's/Engineer's liability for any and all claims, including those arising out of the Surveyor's/Engineer's professional services, including, but not limited to, misrepresentation shall be deemed limited to an amount no greater than the service fee.

LAKewood CONSTRUCTION

ATTN: MR. Marcel Vander Laan
11253 James Street
Holland, MI 49424

2023 ACS EXPANSION

11050 64TH AVENUE
ALLENDALE, MICHIGAN 49401
PT. OF THE NW 1/4 SEC. 26 T7N, R14W
ALLENDALE TWP., OTTAWA CO., MI

No.	Description	Date
1	PRELIMINARY SITE PLAN	07/28/2024

Project Manager
BRUCE ZEINSTR, LLA

Vertical Datum LOCAL Horiz. Datum LOCAL

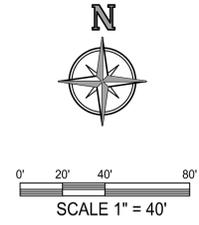
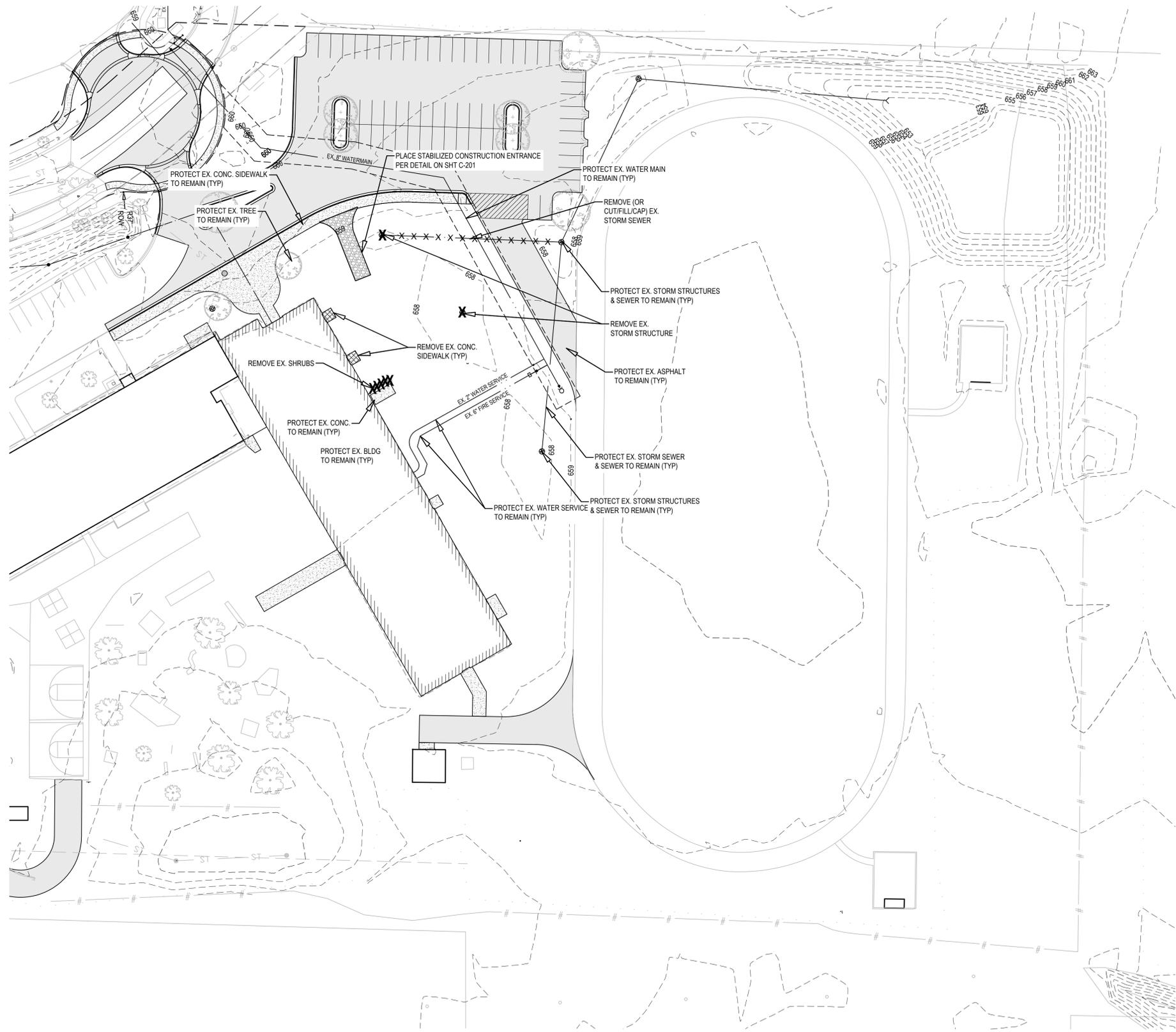
Drawn by
HEI

Checked by	Date
Survey	.
Civil	.
Struc.	.
L. A.	.

HEI Project Number
23-01-007

Sheet Title
COVER SHEET

Sheet No.
G-100



REMOVAL LEGEND

- CONCRETE REMOVAL
- MISC. REMOVAL
- UTILITY REMOVAL

- CIVIL DEMOLITION NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
 2. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
 3. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 4. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 5. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
 6. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 7. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
 8. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
 9. PROTECT ALL EXISTING UTILITIES ON SITE TO REMAIN.
 10. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
 11. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
 12. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL. IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY DISRUPTION TO UTILITIES SERVICES WITH PROPERTY OWNER AND UTILITY PROVIDER.
 14. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND ALLENDALE CHARTER TOWNSHIP.
 15. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

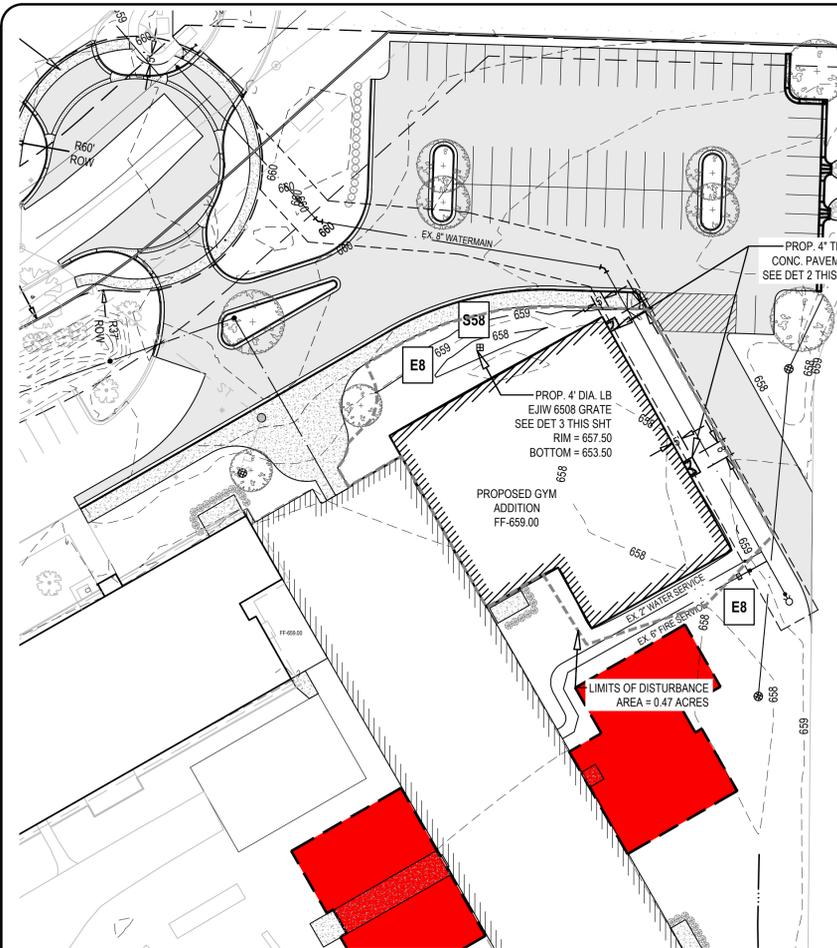
The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, including but not limited to negligence, gross negligence or misrepresentation shall be deemed limited to an amount no greater than the service fee.

2023 ACS EXPANSION LAKEWOOD CONSTRUCTION
 ATTN: MR. Marcel Vander Laan
 11253 James Street
 Holland, MI 49424

2023 ACS EXPANSION LAKEWOOD CONSTRUCTION
 11050 64TH AVENUE
 ALLENDALE, MICHIGAN 49401
 PT. OF THE NW 1/4 SEC. 26 T7N, R14W
 ALLENDALE TWP., OTTAWA CO., MI

No.	Date	Description
1	07/28/2023	PRELIMINARY SITE PLAN

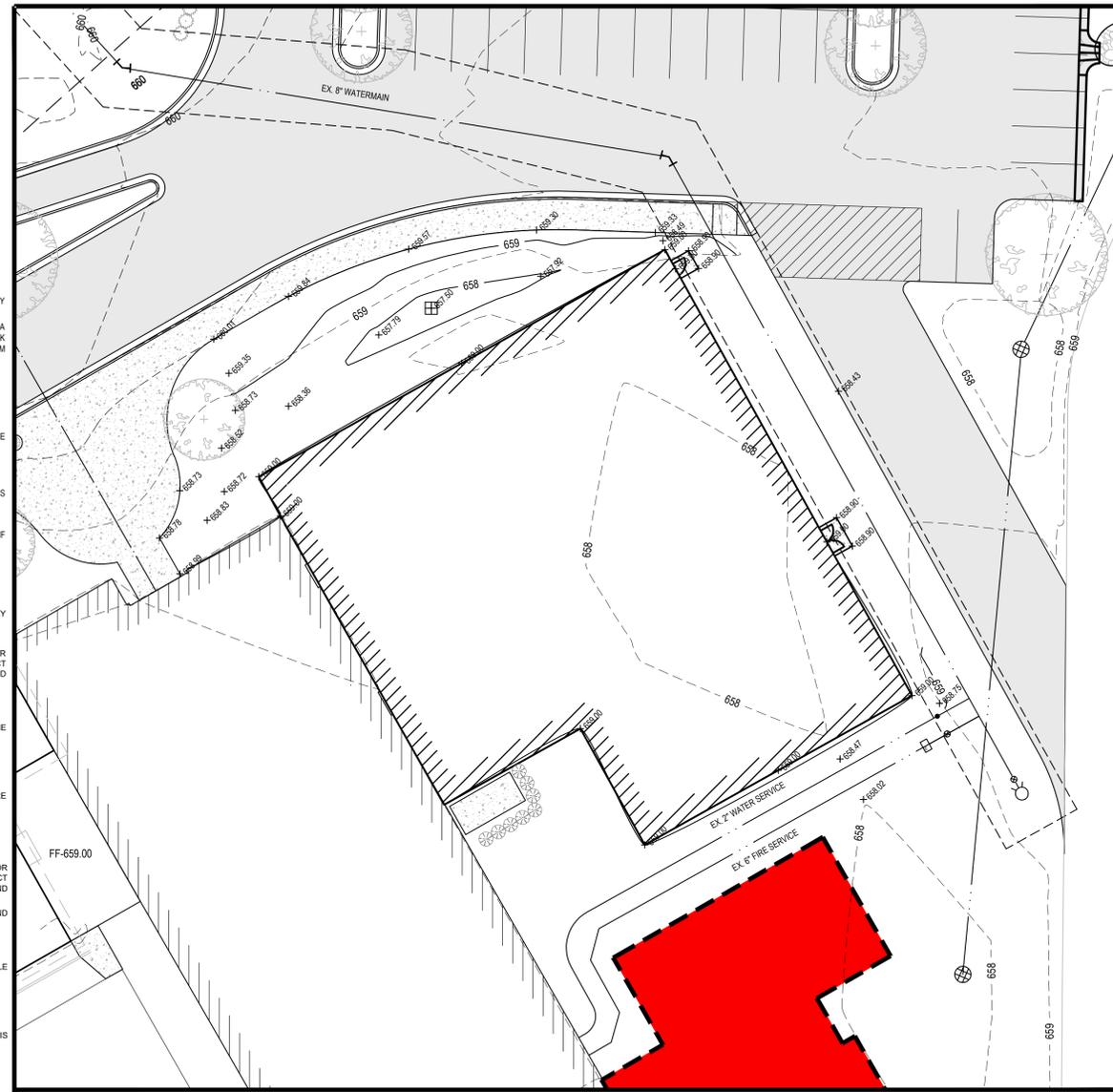
Project Manager		BRUCE ZEINSTR, LLA
Vertical Datum	Horz. Datum	LOCAL LOCAL
Drawn by		HEI
Checked by	Date	
Survey	.	.
Civil	.	.
Struc.	.	.
L. A.	.	.
HEI Project Number		23-01-007
Sheet Title		CIVIL DEMOLITION
Sheet No.		CD-101



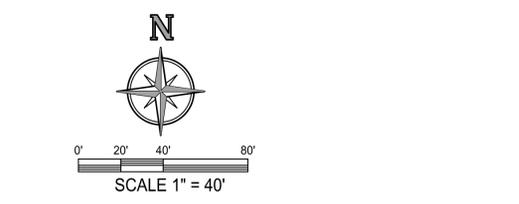
- LAYOUT & UTILITY NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 - COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 - ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH OTTAWA COUNTY ROAD COMMISSION.
 - UTILITY SERVICES ARE PROPOSED TO BE EXTENDED INTERNALLY. REFERENCE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 - ON-SITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE, SEE LIGHTING PLAN.
 - SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION IF ADDITIONAL SIGNAGE IS PROPOSED.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

- GRADING & STORM SEWER NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM ALLENDALE CHARTER TOWNSHIP AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE ALLENDALE CHARTER TOWNSHIP STORM WATER ORDINANCE.
 - SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
 - SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
 - ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

- SESC NOTES:**
- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE ALLENDALE CHARTER TOWNSHIP SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
 - BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
 - THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ALLENDALE CHARTER TOWNSHIP AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
 - THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
 - ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - THE PAVED ROADWAY SHALL BE SWEEP CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 - TEMPORARY CONSTRUCTION ENTRANCES SHALL BE PLACED AS LOCATED ON THE DEMOLITION SHEET (CD-101).
 - SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
 - CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
 - STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE ALLENDALE CHARTER TOWNSHIP SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
 - ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
 - THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE ALLENDALE CHARTER TOWNSHIP.
 - THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN IN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

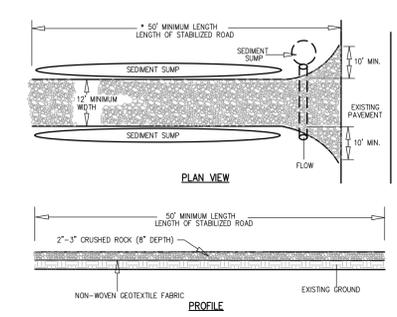
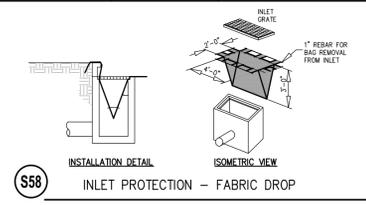


1 DETAILED GRADING PLAN



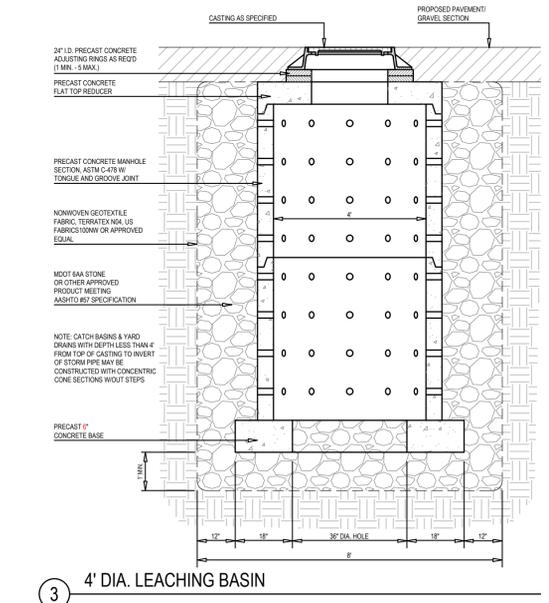
MICHIGAN UNIFIED KEYING SYSTEM

E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use of stormwater inlets, especially at construction sites.

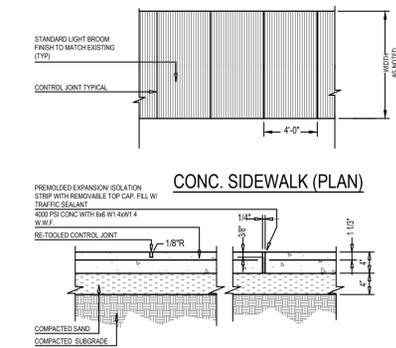


- NOTES:**
- Establish stabilized construction entrance prior to the initiation of site construction activities.
 - Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
 - Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

3 STABILIZED CONSTRUCTION ACCESS



3 4\"/>



2 4\"/>

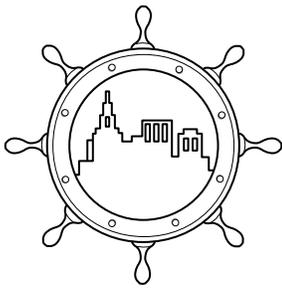
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 Holland, MI 49424

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 ALLENDALE, MICHIGAN 49401
 PT. OF THE NW 1/4 SEC. 26 T7N, R14W
 ALLENDALE TWP., OTTAWA CO., MI

No.	A
Description	PRELIMINARY SITE PLAN
Date	07/26/2024

Project Manager		BRUCE ZEINSTR, LLA	
Vertical Datum	LOCAL	Horz. Datum	LOCAL
Drawn by			
PETER BULTEN, P.E.			
Checked by	Survey	Date	
Civil			
Struc.			
L.A.			
HEI Project Number			
23-01-007			
Sheet Title			
SITE LAYOUT AND GRADING PLAN			
Sheet No.			
C-101			



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Aaron Bigelow
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aaron@freshcoastplanning.com

Andrea Goodell
616-313-9333
andrea@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: January 13, 2026
Re: Various Text Amendments – Public Hearing

Pursuant to your recent direction, attached is a Zoning Text Amendment Ordinance to revise the Allendale Charter Township Zoning Ordinance (ACTZO) to allow Short Term Rentals, Accessory Dwelling Units, provide clarity to the Planned Unit Development steps, and to modify setbacks for accessory buildings within the Agricultural and Rural Zoning District.

For your convenience, also attached are the proposed changes to Section 3.11 of the ACTZO, which, while you have previously reviewed, we prefer you possess these during the public hearing in the instance questions arise from the public. As you know, except for the minor changes to Section 12.08, all remaining language is new.

The Zoning Text Amendment Ordinance has been scheduled for a public hearing at your January 19, 2026 meeting. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

Sec. 311.B1d ACCESSORY USES AND BUILDINGS

The detached accessory building shall ~~meet the~~ **be** setback **requirements for** ~~from the road right of way at least two thirds (2/3) the distance between the road right of way and the principle~~ **principal** buildings, ~~but at no time shall the setback from the road right of way be less than 300 feet.~~

Sec. 311.B2

Reserve for Future Use

Sec. 311.B3a

Ten (10) feet from the ~~principle~~ **principal** building;

Sec. 311.C1I ("L")

Accessory Dwelling Unit

DRAFT

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF ALLENDALE CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN BY AMENDING SECTION 3.11.B1D – ACCESSORY USES AND BUILDINGS; AMENDING SECTION 3.11.B2 – ACCESSORY USES AND BUILDINGS; AMENDING SECTION 3.11B3A – ACCESSORY USES AND BUILDINGS; ADDING SECTION 3.11.C1L – ACCESSORY USES AND BUILDINGS; AMENDING SECTION 12.08B2A – PROCEDURES; AMENDING SECTION 12.08B2B – PROCEDURES; ADDING SECTION 23.24 – SHORT TERM RENTALS; ADDING SECTION 23.25 – ACCESSORY DWELLING UNITS; AMENDING SECTION 32.02 – DEFINITIONS (A); AMENDING SECTION 32.20 – DEFINITIONS (S); AND PROVIDING FOR REPEAL, SEVERABILITY PROVISIONS, AND THE EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Accessory Uses and Buildings. Section 3.11.B1d of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 3.11.B1d – Accessory Uses and Buildings

The detached accessory building shall meet the setback requirements for principal buildings.

Section 2. Accessory Uses and Buildings. Section 3.11.B2 of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 3.11.B2 – Accessory Uses and Buildings

(Reserved for Future Use)

Section 3. Accessory Uses and Buildings. Section 3.11.B3a of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 3.11.B3a – Accessory Uses and Buildings

Ten (10) feet from the principal building;

Section 4. Accessory Uses and Buildings. Section 3.11.C1I of the Allendale Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

Section 3.11.C1I – Accessory Uses and Buildings

Accessory Dwelling Unit

Section 5. STEP 2 Submit PUD Application. Section 12.08B2a of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 12.08B2a – STEP 2 Submit PUD Application

A Preliminary PUD plan shall contain the information required by Section 12.06, Section 24.04, and shall follow Steps 3, 4, & 5.

Section 6. STEP 2 Submit PUD Application. Section 12.08B2b of the Allendale Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

Section 12.08B2b – STEP 2 Submit PUD Application

A Final PUD site plan shall contain the information required by Section 12.06, Section 24.05, and shall follow Steps 4 & 5.

Section 7. Short Term Rentals. Section 23.24 of the Allendale Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

Section 23.24 – Short Term Rentals

- A. Permitted Districts. Short Term Rentals (STR) shall be a permitted use only in the Agricultural and Residential Zoning Districts, subject to issuance of a STR permit and compliance with all requirements of this Section.
- B. Definitions. For the purposes of this Section only, the following terms shall be defined as follows:
 - 1. “Occupant” means an individual living in, sleeping in, or otherwise having possession of a STR, and includes the guests and invitees of such individuals.
 - 2. “Owner” means the legal title holder(s) of a dwelling or the premises within which the STR is situated. In those cases in which the Owner is not a natural person, the Owner shall be the president of a corporate entity, member of an LLC, or other chief executive officer of the organization. All natural persons or entities with an interest in the STR shall be considered Owners.
 - 3. “Responsible Local Agent” means a person having a place of residence within 35 miles of the geographical limits of the Township and designated

by the Owner as legally responsible for operating STR(s) in compliance with this ordinance. The Responsible Local Agent may be the Owner or an individual having an ownership interest in an ownership group. The Responsible Local Agent shall be responsible for providing access to the dwelling for any and all inspections necessary to ensure compliance with the ordinances adopted by the Township. All official notices of the Township may be served on the Responsible Local Agent and any notice so served shall be deemed to have been served upon the Owner.

C. STR Applications.

1. Applications for a STR permit shall be submitted to the Zoning Administrator for review and approval, and shall contain all necessary information, as determined by the Zoning Administrator, to show compliance with the requirements of this Section, including, but not limited to, the name, address, telephone number, and e-mail of the Local Responsible Agent. An application for a STR permit shall include a floor plan for every floor of the dwelling and a site plan pursuant to Section 24.05 of this Ordinance.
2. Fees for application of a STR permit shall be established by resolution of the Township Board and shall be paid at the time of application for the permit. Any State and local taxes levied against the premises of the proposed STR that are due and payable at the time of application shall also be paid at or before the time of application.

D. Regulations.

1. The total number of permits issued for Short Term Rentals in Allendale Charter Township shall be limited to fifty (50). No permit shall be issued to a property that will not be made available for rent. A permit shall be revoked by the Township Supervisor, or his or her designee, if the Supervisor determines that the permit was not obtained in good faith and the dwelling was not made available for rent.
2. A STR permit is required. No Owner shall lease or rent a dwelling to be occupied as a STR unless a STR permit has been approved for the dwelling. The operation of a dwelling as a STR without a permit is prohibited, and shall constitute a violation of the Zoning Ordinance.
3. An Applicant seeking original permit approval for a STR shall include written evidence that the use of the dwelling as a STR has been approved by the Ottawa County Health Department Environmental Health Division, and that the Township Fire Chief or the Fire Chief's designee has inspected and approved the use of the dwelling as a STR.
4. A person holding a STR permit who seeks renewal of the STR permit shall include written evidence, with each annual renewal application, that the

Township Fire Chief or the Fire Chief's designee has reinspected and approved the use of the dwelling as a STR for the renewal year. The reinspection must have occurred within 30 days of the date of submitting the renewal application.

E. Conditions of STR Approval and Performance Standards.

1. Every STR shall provide enough on-site parking spaces to accommodate a minimum of two vehicles, plus one additional parking space for each two additional rental occupants above the first two occupants. Vehicles may not be parked in the yard of the dwelling or on-street. Shared parking areas or shared easements cannot be used to satisfy the minimum parking space requirements, unless the Applicant submits the signed consent of each party sharing the use of the parking or easement area.
2. Only the principal dwelling on a lot may be permitted and used as a STR. The maximum occupancy shall not exceed the limit established by the Township Fire Chief, or the Fire Chief's designee, for the dwelling. In no case shall the maximum number of Occupants in a STR exceed ten (10) persons and no more than two (2) persons per bedroom. No Occupants may sleep in tents, in accessory buildings, in recreational vehicles, or in trailers on the real property hosting the STR.
3. Every STR shall have adequate trash receptacles and a contract in effect with a waste hauler licensed to operate in the Township, with trash pick-up to occur not less than once weekly. Trash collection areas shall be kept in a sanitary, neat and orderly fashion at all times, with no trash spilling onto the ground.
4. Any campfires on the real property hosting the STR shall be maintained in designated fire pits and shall comply with the applicable fire code and all applicable Township Ordinances. The designated fire pit shall be inspected and approved by the Township Fire Chief.
5. The STR shall comply with the noise limitation provision of Chapter 178 of the Code of Ordinances adopted by the Township.
6. No person shall lease or rent a STR until all conditions have been met for a STR permit. The Owner shall post in a conspicuous place within the dwelling and at the driveway apron within one (1) foot of the public or private right-of-way the name, address, and telephone number of the Responsible Local Agent.
7. The appearance of a dwelling used as a STR shall not conflict with the residential character of the neighborhood. The dwelling shall be properly maintained as required by applicable local and state codes, and kept in good repair so that the use in no way detracts from the general appearance of the neighborhood.
8. Occupants of a STR shall not encroach or trespass on neighboring properties.

9. Occupants of a STR shall not create a nuisance. For purposes of this subsection, a nuisance includes, but is not limited to, any of the following: (1) any activity that violates Chapter 178 of the Code of Ordinances adopted by the Township; and, (2) any activity that violates state or Township firework regulations.
 10. Any dwelling occupied as a STR shall have public water service and public sanitary sewer service, or if it does not have either or both, any water well or septic system serving the dwelling must be inspected by and approved by the Ottawa County Department of Public Health for use as or with a STR.
 11. Separate cooking facilities in a STR are prohibited.
- F. Nontransferable. A STR permit is not transferable. Upon sale of a property, the new owner must apply for a new STR permit.
- G. Expiration and Reapplication.
1. A STR permit shall expire annually, commencing one year after the date of original permit approval. A person holding a STR permit shall submit an application for renewal at least 30 days prior to each annual expiration date. The permit may be renewed if:
 - i. No complaints have been received by the Township during the preceding one-year term of the STR permit, relating to the use or operation of the STR.
 - ii. No letters of violation were issued to the Owner of the STR during the preceding one-year term of the STR permit, relating to the use or operation of the STR.
 - iii. No municipal civil infraction citations were issued to the Owner of the STR, during the preceding one-year term of the STR permit, relating to the use or operation of the STR.
 - iv. The STR permit holder has submitted written evidence that the Township Fire Chief, or the Fire Chief's designee, has reinspected the STR dwelling within 30 days of the submission of the application for renewal and has approved the dwelling for continued use as a STR.
 2. If item iv, immediately above, is not satisfied, the Zoning Administrator shall deny the application for renewal of the STR permit.
 3. If any of items i, ii or iii, immediately above, are not satisfied, the Zoning Administrator shall refer the renewal application to the Township Board to determine whether the requested permit renewal shall be approved or denied, and if approved, whether any special conditions should be imposed on the renewed permit to prevent recurrence of similar complaints and/or violations.

4. No rentals of a STR are permitted upon the expiration of a permit for a STR, until such time as it has been renewed by the Zoning Administrator or Township Board, as applicable.
- H. Violations; Suspension; Revocation; Appeals. In addition to any other penalty authorized by law, a STR permit may be suspended or revoked if the Township Board finds by competent, material, and substantial evidence, and after written notice of the charges to the Owner and an opportunity for the Owner to be heard, that the Owner has violated or failed to fulfill the requirements of this Ordinance. Written notice of the charges and notice of hearing before the Board shall be personally served on the Owner or served on the Owner by certified mail, no less than 21 days before the hearing. A person aggrieved by an alleged violation of this Ordinance by an Owner or Occupant of a STR may petition the Zoning Administrator, in writing, to commence a Township Board hearing under this paragraph for the suspension or revocation of the permit for a STR. The Zoning Administrator shall have the sole discretion to decide whether to commence a hearing on the petition of an aggrieved person. If the petition of an aggrieved person is granted, the aggrieved person shall be entitled to notice and to participate in the hearing, to the same extent as the Owner of the STR, including by offering testimony and documentary evidence in support of an alleged violation.
1. Upon a finding by the Township Board of a first violation within any 12 month period, the permit may be suspended for up to 60 days, during which time the STR shall not be rented. In deciding whether or not to suspend a permit, and for what duration, the Township Board will consider the severity of any violation, the rental history of the Owner, and any other factors deemed relevant.
 2. Upon a finding by the Township Board of a second violation within any 12 month period, the permit may be suspended for 120 days, during which time the STR shall not be rented. In deciding whether or not to suspend a permit, and for what duration, the Township Board will consider the severity of any violation, the rental history of the Owner, and any other factors deemed relevant.
 3. Upon a finding by the Township Board of a third violation within any 12 month period, the permit shall be revoked and the Owner shall not again be issued a STR permit for a minimum period of 12 months, during which time the former STR dwelling shall not be rented. In deciding the duration of the revocation, the Township Board will consider the severity of any violation, the rental history of the Owner, and any other factors deemed relevant. After a permit for a STR has been revoked, a new permit shall not be granted until a new STR application has been submitted and approved under this Section.

Section 8. Accessory Dwelling Units. Section 23.25 of the Allendale Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

Section 23.25 – Accessory Dwelling Units

Accessory Dwelling Units are intended to provide flexible living quarters for immediate or extended family members only. ADUs are subject to the following regulations.

- A. An ADU may be attached to the principal dwelling through only a breezeway. Otherwise, an ADU shall be detached from the principal dwelling.
- B. ADUs shall only be permitted as an accessory use to a single-family dwelling.
- C. ADUs shall be permitted in all districts where single-family dwellings are permitted and only one (1) ADU may be located on a lot.
- D. The property owner shall maintain residence on the property, either within the principal dwelling or the ADU.
- E. ADUs shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
- F. ADUs shall meet all setback requirements applicable to the principal dwelling and shall be located in the side yard or rear yard of the principal dwelling.
- G. ADUs shall meet all applicable building, safety, and fire codes.
- H. ADUs shall be connected to a sewage disposal system and water supply system approved by the County Health Department. Proof of Health Department approval must be provided prior to the issuance of a building permit.
- I. Exterior building materials and designs shall be of similar style and character as that of the principal dwelling.
- J. ADUs shall not exceed six hundred (600) square feet in area. A single stall garage may be attached to the ADU and shall not count toward the maximum area herein.
- K. Mobile Homes, recreational vehicles, and temporary structures shall not be used as an ADU.
- L. An ADU shall not be utilized as a Motel, Hotel, Motor Hotel, Boarding House, Lodging House, Rooming House, Bed and Breakfast, or for rent in any way.

Section 9. Definitions (A). Section 32.02 of the Allendale Charter Township Zoning Ordinance shall be amended to add the following definition in alphabetical order within the section.

Definitions (A)

Accessory Dwelling Unit (ADU). A detached residential living unit on the same parcel on which a single-family dwelling is located that provides independent living

facilities, including basic requirements for living, sleeping, eating, cooking, and sanitation, for one (1) or more person or persons.

Section 10. Definitions (S). Section 32.20 of the Allendale Charter Township Zoning Ordinance shall be amended to add the following definition in alphabetical order within the section.

Definitions (S)

SHORT TERM RENTAL. The rental or subletting of a single-family dwelling for compensation for a term of not more than 27 consecutive nights. The rental of the following shall not be considered short-term rentals: Bed and breakfast establishments, motels, resorts, campgrounds, transitional houses operated by a charitable organization, group homes such as nursing homes and adult foster care homes, substance abuse rehabilitation clinics, mental health facilities, and other similar healthcare related facilities.

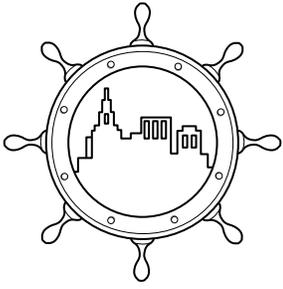
Section 11. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 12. Severable Provisions. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 13. Effective Date. This amendment to the Allendale Charter Township Zoning Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan on _____, 20____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 20____, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 20____, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the _____ as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Adam Elenbaas, Township Supervisor

Jody Hansen, Township Clerk



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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: February 10, 2026
Re: Private Roads in the Agricultural and Rural District – Second Draft

Pursuant to your direction at your February 2, 2026, meeting, attached are the second revisions to Section 23.12BB – AG Agricultural and Rural Zoning District of the Allendale Charter Township Zoning Ordinance to modify the requirements for private roads in said district. As you will recall, you directed us to perform the following:

- Require a road bed width of at least 20 feet of gravel for up to six lots
- Strike subsection 3 (and add to 1a above)
- BB2 – Provide clarity regarding the 150 foot road length and 96 foot diameter pursuant to the Fire Department
- BB4 – strike entirety

We believe the attached draft archives your direction. In addition to the above, we revised the now subsection BB3 (was BB5) to ensure the avoidance of conflict with previous exception references to subsection B.

As always, proposed deletions are shown in strikethrough text and proposed additions are shown in underlined text. All proposed changes are shown from the current Zoning Ordinance language.

Private roads in the Agricultural and Rural District have been scheduled for your continued discussion at your February 16, 2026, meeting.

If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

Section 23.12A

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-one~~ and one-half (~~12~~ ½) acres or more.

BB. AG Agricultural and Rural Zoning District

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.
 - a. ~~For private roads servicing no more than six (6) dwellings,~~ 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 shall have a road bed of not less than twenty (20) feet in width for its entire length. The private road may be paved in accordance to Section 23.12B of this Ordinance.
 - b. ~~For private roads servicing at least seven (7) dwellings but not more than ten (10) dwellings,~~ the private road shall be constructed pursuant to Section 23.12.BB1a and contain a paved surface of at least three (3) inches of asphalt that shall be at least twelve (12) feet in width and shall contain gravel shoulders of at least four (4) feet in width.
 - c. ~~For private roads servicing at least eleven (11) dwellings but not more than nineteen (19) dwellings,~~ the private road shall be constructed pursuant to Section 23.12.BB1a and contain a paved surface of at least three (3) inches of asphalt that shall be at least 20 feet in width and shall contain gravel shoulders of at least one (1) foot in width.
 - d. ~~For private roads servicing twenty (20) or more dwellings the private road shall be constructed pursuant to Section 23.12.BB1a and contain a paved surface of at least three (3) inches of asphalt that shall be at least twenty-four (24) feet in width and shall contain concrete curb and gutter shoulders.~~
 - a-e. 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. Alternatively, the Planning Commission may approve a dead end that complies with the International Fire Code and is approved by the Allendale Charter Township Fire Department. This may include a cul-de-sac of no less than 96 feet in diameter when the private road exceeds 150 feet in length.
- ~~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.~~ ~~3.~~ The private road shall comply with the provisions of Section 23.12B4, Sections 23.12B5, and 23.12B6 above ~~but and~~ shall comply with the least restrictive be exempt from the provisions of Sections 23.12B1, 23.12B2, and 23.12B3 where conflicts exist with this Section BB.

DRAFT