

**APPROVED**  
**PROCEEDINGS OF THE ALLENDALE TOWNSHIP**  
**BOARD OF TRUSTEES**  
**JULY SESSION 2<sup>nd</sup> DAY**

The Allendale Township Board of Trustees met at the Allendale Township Fire Department, located at 6660 Lake Michigan Drive, on Monday, July 27, 2026, at 6:00 p.m. and was called to order at 6:00 p.m. by Mr. Elenbaas.

Present at Roll Call: Mr. MacDonald; Mr. Elenbaas; Ms. Hansen; Mr. Zeinstra; Ms. Schuitema; and Mr. Smit (6)

Absent at Roll Call: Mr. Vander Wall (1)

Staff and Guests Present: Bob Sullivan, Legal Counsel; Chief Mike Keefe, Fire Department; Doug Anderson, Fire Department; Troy Teller, Fire Department; James Looks, Fire Department; Ryan Luyk, Fire Department; Abigail Holland, Fire Department; Joseph Flagstadt, Fire Department; Dominic Grabinski, Fire Department; Susan Grabinski; Brian Sapita; and Mitch Johnson.

Mr. MacDonald pronounced the invocation.

Mr. Elenbaas led in the Pledge of Allegiance to the Flag of the United States of America.

BOT 26-109      Mr. MacDonald with support from Mr. Zeinstra moved to approve the agenda of today as presented. The motion passed.

BOT 26-110      Mr. Smit with support from Ms. Schuitema moved to approve the following Consent Resolutions:

1. To approve the Minutes of the July 13, 2026, Board of Trustees meeting as presented.
2. To approve the general claims in the amount of \$1,402,008.00 and interim payments of \$156,053.82, as presented by the summary report for July 27, 2026.

The motion passed.

Items Received for Information- None

Public Hearings- None

Public Comments

Comments were received from:

1. Mitch Johnson, Allendale, Mi.

BOT 26-111      Mr. Elenbaas with support from Mr. Zeinstra moved to close public comment. The motion passed.

Guest Speakers

Chief Mike Keefe introduced Dominic Grabinski. He informed the board and guests that he

has completed all the requirements and necessary training to be promoted to Fire Fighter. Clerk Jody Hansen gave Dominic Grabinski the official Fire Fighter oath. A presentation of the pinning of the badge was conducted. Congratulations were given.

Action Items

- BOT 26-112 Ms. Schuitema with support from Mr. Zeinstra moved to approve and authorize the Clerk and/or Supervisor to finalize and sign the Comcast Franchise Agreement. The motion passed.
- BOT 26-113 Mr. Smit with support from Mr. MacDonald moved to approve and authorize the Clerk and/or Supervisor to finalize and sign the Memorandum of Understanding for the Transmission Watermain Between Allendale Charter Township and the City of Coopersville. The motion passed.
- BOT 26-114 Mr. Elenbaas introduced Ordinance 2026-09: Zoning Text and Map Amendment Ordinance; this ordinance will add Section 470-3.14O3 – Condominium Project Approval to require an applicant to demonstrate that sidewalks, pathways, and other dedicated pedestrian areas are not impeded; add Section 470-3.19 – Authority to Impose a Temporary Moratorium of Zoning Ordinance Provisions to impose a temporary moratorium on the acceptance and/or processing of any applications for data centers, battery storage facilities, large scale solar farms, and wind farms, as well as set an expiration for the moratorium and the ability to extend the moratorium; amend Section 470-4.01M – Zoning Districts to strike “Light;” amend Section 470-4.01N – Zoning Districts to add Town Center Overlay District Regulations; amend Section 470-5.03 – Uses Requiring Special Approval to amend subsection U, and add subsections V, W, and X to list certain special uses; amend Section 470-7.03 – Uses Requiring Special Approval to add subsection G for Bed and Breakfast Establishments; add Section 470-12.05D – Development Requirements for All PUD’s to require an applicant to demonstrate that sidewalks, pathways, and other dedicated pedestrian areas are not impeded; amend Section 470-12.11 – Existing Approved PUD’s to allow for additional property to be added to an existing PUD without meeting all of the requirements and procedures of Article 12 when requested by the Township, Ottawa County, or other State or Federal regulatory agency to conform with purposes of the public good, and will allow the Township Board to determine the extent of enlargement that is subject to the exemption; amend Section 470-14.03 – Uses Requiring Special Approval to add subsection S for Outdoor Venues; amend Section 470-16.03 – Uses Requiring Special Approval to add subsection T for Outdoor Venues; add Article 17 – Town Center Overlay District by creating a description and purpose to design a centralized mix of commercial and residential uses in a downtown setting, an applicability section to serve as an overlay and not replace the range of uses in the underlying districts, relevant definitions, and site development standards specific to stories, yards, facades, public amenities, first floor prohibitions, signage, landscaping, outdoor storage, parking, alleys, courtyards, waste disposal services, road extensions, utilities, and public improvements; amend Section 470-23.12(A)(9) – General Provisions to reduce the average area of a lot to 1.5 acres; amend Section 470-23.12(C) – AG Agricultural and Rural Zoning District to establish minimum construction requirements for private roads depending on the number of dwellings and to require minimums for a dead end and; amend Section 470-23.22A – Outdoor Wood Boilers be striking the prohibition of an Outdoor Wood Boiler within a commercially or industrially zoned or used properties; amend Section 470-23.22B – Outdoor Wood Boilers by requiring a an Outdoor Wood Boiler to contain a certain smoke stack, chimney, or exhaust pipe height and setback

for commercially or industrially zoned or used properties; add Section 470-23.26 – Tiny Home Developments to permit developments containing tiny homes, establish the district in which they are allowed, create minimum area regulations, provisions for accessory structures, deed restrictions, prohibition of rentals and other attributes, shipping container limitations, and require connection to public water, to Chapter 470 of the Allendale Charter Township Code of Ordinances; The Zoning Map Amendment will amend certain property in the Township to include the TC Town Center Overlay District; for its first reading.

BOT 26-115 Mr. Elenbaas introduced Ordinance 2026-10: Subdivision of Land Amendment Ordinance, this ordinance will amend Section 405-23A by adding subsection (14) to require an applicant to demonstrate that sidewalks, pathways, and other dedicated pedestrian areas are not impeded; for its first reading.

Discussion Items- None

Public Comments- None

BOT 26-116 Mr. Elenbaas with support from Mr. MacDonald moved to close public comment. The motion passed.

Board Comments

Mr. MacDonald provided an update on Zeeland Township PA 233 court proceedings.

Ms. Hansen provided an update on Early Voting, which started on July 25, 2026.

BOT 26-117 Mr. Smit, with support from Ms. Schuitema moved to adjourn the meeting at 6:29 p.m. The motion passed.



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Jody L. Hansen, Clerk  
Of the Township of Allendale



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Adam Elenbaas, Supervisor  
Of the Township of Allendale