ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

September 8, 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 July 6, 2026 Planning Commission minutes

6. Public Comments for *non-public hearing items*

7. Public Hearings:
   A. Dewpointe West – Tentative Preliminary Plat Phase 5
      - Seeking 58 single-family residential lots
   B. Dewpointe West – Planned Unit Development Major Amendment (Expansion)
      - Seeking to add 3.2 acres to the existing PUD for four lots

8. Site Plan Review:

9. New Business:
   A. Emerald Springs Planned Unit Development – Major vs Minor determination
   B. Zoning Map Amendment Application
      - Gary Zeinstra – 8783 Lake Michigan Drive
        - Seeking rezoning from the AG Agricultural and Rural Zoning District to the C-3 Service Commercial Zoning District
   C. Special Use Application
      - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
        - Seeking mining permit

10. Old Business:

11. Public Comments

12. Township Board Reports

13. Commissioner and Staff Comments

14. Adjourn

Next meeting: September 21, 2026 at 7:00 p.m.

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

July 6, 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, Tom Zuniga, Todd Bronson, Ray Nadda,
   Absent: Rick Westerling, Bruce Zeinstra, Joe Jacquot
   Staff and Guests Present: Greg Ransford, Eric DeYoung, Merwyn Koster, Susan Martin, Scott Dekkenga, Jodi Dekkenga, Gary Woodliff
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Ray Nadda, **Approved 4-0**
5. Motion to Approve June 15, 2026 Planning Commission minutes by Tom Zuniga, Seconded by Mark Adams, **Approved 4-0**
6. Public Comments for *non-public hearing item*:
7. Public Hearings:
   A. Final Planned Unit Development & Site Condominium – Springfield Crossings & The Cottages at Springfield
      i. Seeking 37 Single Family site condominiums and 20 duplex condominium buildings
   B. Public comments for above:

      Susan Martin – 10764 56th Ave – She stated the original plan di not have any outlets onto 56th ave. This plan has two, why was that? She was also glad there were to be no rentals allowed. She wanted to know if the master plan changed since they first presented this development as it has changed a lot.

      Gary Woodliff – 10483 56th Ave – Had concerns about the Speed Limit on 56th Ave. states there are a lot of accidents at intersection of Pierce and 56th Ave and that the township should review this intersection.

      Susan Martin – 10764 56th Ave – She asked another question as to how the township can guarantee the condo portion will never become duplex rentals.

      Mr. Adams & Mr. Zuniga explained to Ms. Susan that the Commission had the developer put into the Master Deed and Bylaws that the properties were to be "owner occupied" only.

      Motion provided by Ray Nadda to recommend adoption of the Planned Unit Development Zoning District and for approval of the site plan to the Township Board, Seconded by Tom Zuniga, **Approved 4-0**

8. Site Plan Review: None

DRAFT

9. New Business: None
10. Old Business: None
11. Public Comment: None
12. Township Board Reports: Township Board member was absent so no update
13. Commissioner and Staff Comments: None
14. Adjourn: 7:54 PM

Next meeting July 20, 2026 at 7:00 p.m.

Minutes respectfully submitted by Tom Zuniga

◊

DRAFT

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: September 2, 2026
Re: Dewpointe West – Tentative Preliminary Plat Phase Five

Pursuant to the Allendale Charter Township Subdivision Ordinance (ACTSO) and the State of Michigan Land Division Act, attached is an application from Nederveld, Incorporated for Tentative Preliminary Plat approval for Phase 5 of the Dewpointe West Planned Unit Development (PUD). Dewpointe West is located north of Lake Michigan Drive, on the west side of 60th Avenue.

Observations and Findings

While an applicant for a tentative preliminary plat would ordinarily submit the site plan for preliminary review prior to scheduling the proposed project for final review and a public hearing, as you know the Planning Commission has historically scheduled the review for a public hearing at your first meeting (and typically the only meeting) when the development proposal was previously approved through the PUD process. Accordingly, this application has been scheduled for a public hearing. Following comments received at the public hearing, we believe a recommendation of approval is appropriate.

As usual, we conducted a comprehensive review related to the ACTSO to ensure the applicant receives complete guidance early in the process. We have no observations or findings to present.

Subdivision Ordinance

As you are aware, Section 405-3.2 of the ACTSO provides requirements that must be shown on the site plan to receive tentative preliminary plat approval. A copy of said section, in part, is attached for your convenience.

Covenants and Master Deed

The covenants and master deed were reviewed and found satisfactory by the Township Legal Counsel.

Township Department Reviews

As you know, we distributed the proposed plans to the Township Superintendent of Water and Sewer, the Township Engineer, the Township Fire Inspector, and the Facilities Supervisor. No concerns were presented that would affect your review (generally underground comments, driveway placement).

Public Hearing

As aforementioned, in accordance with Section 71 of the Michigan Planning Enabling Act, the Planning Commission shall hold a public hearing on the tentative preliminary plat, which has been scheduled at your September 8, 2026, meeting.

Planning Commission Report, Considerations, and Draft Motion

Planning Commission Report

Pursuant to Section 450-3.2.2C of the ACTSO, attached is the draft Tentative Preliminary Plat Report of the Planning Commission for Dew Pointe West Phase Five. The Planning Commission will transmit this Report to the Allendale Charter Township Board of Trustees as its recommendation, as written or modified.

Considerations

We believe the following warrant your review and consideration. They are listed in no particular order.

- The content of the Planning Commission Report

Draft Motion

Given your previous review and approval of the PUD and in an effort to assist with your formulation of a motion, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

> Motion to recommend approval of the Tentative Preliminary Plat for Phase Five and related site plan as presented by way of the content of the Dew Pointe West Phase Five Tentative Preliminary Plat Report of the Planning Commission of Allendale Charter Township.

As aforementioned, the application has been scheduled for a public hearing at your September 8, 2026, meeting. The applicant is expected to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Chuck Hoyt, Nederveld

Section 450-3.2 Preliminary Plat (Tentative and Final Preliminary)

A preliminary plat prepared on a topographic map shall be prepared by the sub-divider and submitted to the Zoning Administrator in accordance with the following requirements and the requirements of the Subdivision Control Act. All fees required to be paid pursuant to Section 1.6 shall be paid in full when the preliminary plat is submitted.

Should any of the data required in this section be omitted, the Zoning Administrator shall notify the sub-divider of the additional data that is required. Township action shall be delayed until the required data is received. The filing date shall be that date when all data has been received.

1. Requirements

   The preliminary plat shall clearly show or contain the following information:

   a. The date, north arrow and scale. The scale shall not be more than 1 inch ~ 100 feet;
   b. Legal description of the land to be subdivided;
   c. Name, address and telephone number of the sub-divider and the surveyor or engineer. The preliminary plat shall contain the seal of the surveyor or engineer;
   d. Location map of the plat, including the section number, town and range, and the name of the township and county;
   e. Statement of intended use of the proposed plat, such as residential single family, two family or multiple housing, commercial, industrial, recreation, or agricultural;
      In addition, the preliminary plat shall show proposed sites, if any, for multifamily dwellings, shopping centers, churches, industry, and other nonpublic uses, exclusive of single family dwellings, as well as any sites proposed for parks, playgrounds, schools or other public uses;
   f. A map of the entire area scheduled for eventual development if the proposed plat is a portion of a larger land holding intended for subsequent development;
   g. An area map showing the relationship of the proposed plat to the surrounding area within one-half mile. Information on the map shall include such things as section lines and existing and planned streets. The minimum acceptable scale is one inch equals 800 feet;
   h. The land use and existing zoning of the proposed plat and the adjacent land, including identification of zoning district and information and documentation concerning any zoning approval or variance which may have been granted;
   i. Streets, street names, right-of-way and roadway widths including features such as adjoining plats, public and private streets, streams, utilities, cemeteries, parks, county drains or any other features which may influence the street layout;
   j. Lot lines and dimensions including setback lines from the street to the nearest foot and the total number of lots by block. The sub-divider shall also submit a table listing the proposed lots by number, and the lot area for each lot;
   k. Contours at five foot intervals shall be shown where the slope is greater than ten (10) percent and at two foot intervals where the slope is ten (10) percent or less. The direction of the surface drainage shall also be shown. Elevations shall be based on United States Geological Survey data;
   l. A site report as described in the rules of the State Department of Public Health, as amended, or successor agency having jurisdiction, shall be provided if the proposed plat will not be served by public sewer and water systems. In addition, the preliminary plat shall show the location and depth of soil borings and the location of percolation test holes;
   m. A statement indicating the method or methods by which drainage, sewage disposal and the water supply will be provided;
   n. Twelve (12) copies of proposed covenants and deed restrictions, or a written statement that none are proposed;
   o. Utility easements, showing location, width, and purpose;
   p. Site data including total acreage, number of lots, average lot size and acreage in open space, parks and other nonresidential uses;

q. A general description of existing trees and vegetation;
r. Flood plain elevations when the proposed plat abuts, includes or is adjacent to a stream, drain or other body of water for which the flood plain has been established; and
s. Phasing of the plat, if any, including proposed dates for commencement of each phase.
t. Evidence of approval from the Ottawa County Road Commission for the placement of street trees in accordance with Section 5.3.1(m) of this Ordinance.

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission Application

Submission Date: 02/11/2026

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

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☑ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☑ Other: preliminary plat

Property Owner:	DeYoung Developments, LLC		
Mailing Address:	PO Box 155, Hudsonville, MI 49426		
Phone Number:	616-669-6688	Cell Phone:	616-293-4835
Email Address:	edeyoung18@gmail.com	Fax:	
Owner's Signature:	Ed DeYoung		

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

Who is the responsible party for future invoices? Check one: ☑ Property Owner ☐ Applicant

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

Contact:	Nederveld, Inc. Attn: Rick Pulaski, PE		
Mailing Address:	217 Grandville Ave SW, Ste 302, Grand Rapids, MI 49503		
Phone Number:	616-575-5190	Cell Phone:	
Email Address:	rpulaski@nederveld.com	Fax:	
Address of Property:	Unaddressed 64th, 11846 64th Ave, 11851 64th Ave, 11901 64th Ave & 11985 60th Ave		

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

Permanent Parcel Number:	70-09-23-100-067; 70-09-23-100-054; 70-09-22-200-009; 70-09-22-200-005 and 70-09-23-100-066 - -				
Legal Description of Property (or attach to the application):					
see attached					
Lot Area:		Lot Depth:	n/a	Lot Width:	n/a
Current Zoning of Parcel:	PUD	Current Use of Parcel:	vacant		
Proposed Use of Parcel:	Residential - single family homes				
Name of Proposed Development (if applicable):	Dewpointe West Phase 5				
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

DEWPOINTE WEST PHASE V TENTATIVE PRELIMINARY PLAT REPORT of the PLANNING COMMISSION of ALLENDALE CHARTER TOWNSHIP

Pursuant to Section 450-3.2.2C of the Allendale Charter Township Subdivision Ordinance

EXECUTIVE SUMMARY

On June 27, 2016, Allendale Charter Township adopted the Subdivision Ordinance for Allendale Township, Ottawa County, Michigan. The purpose of this Ordinance is to regulate the subdivision of land within the Township in order to promote the public health, safety and general welfare; to require and regulate the preparation and presentation of preliminary and final plats; to establish minimum plat requirements; to require minimum improvements to be made or guaranteed by the sub-divider and; to provide a procedure to be followed by the Allendale Charter Township Board and the Allendale Charter Township Planning Commission to regulate preliminary and final plats.

SECTION 3.2.2C – PRELIMINARY PLAT

The Planning Commission shall review the preliminary plat and provide its report and recommendation to the Township Board not more than sixty (60) days from the date of filing of the preliminary plat.

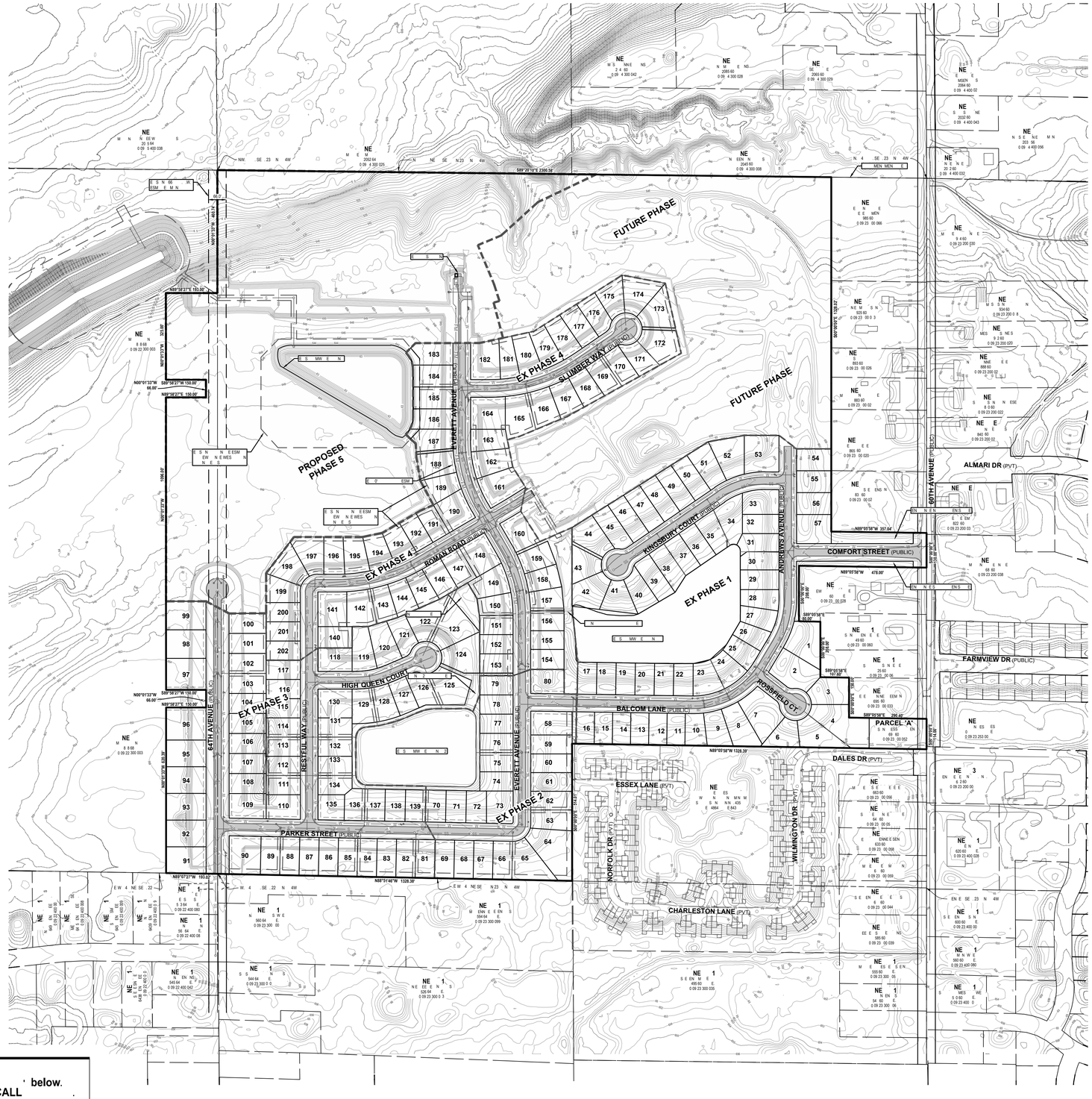
RECOMMENDATION

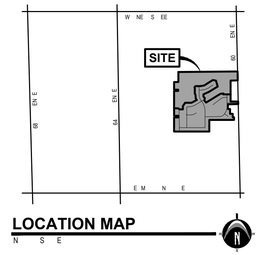
On behalf of the Allendale Charter Township Planning Commission, the following summary as well as the attached September 8, 2026, regular meeting minutes have been provided as our recommendation.

1. Review was conducted by the Township Engineer and completed without concerns.
2. Review was conducted by the Township Fire Department and completed without concerns.
3. Review was conducted by the Township Superintendent of Public Works with details concerning the future sanitary sewer but generally without concerns.
4. Review was conducted by the Township Planner and completed without concerns.
5. [INSERT, IF NECESSARY]

A recommendation of approval was provided by _____ and seconded by _____ and carried unanimously

_____
Tom Zuniga, Secretary
Planning Commission
Allendale Charter Township





LEGEND

EX OVERALL PROPERTY DESCRIPTION

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REVISIONS:

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DEWPOINTE WEST NO.5
PRELIMINARY PLAT
Existing Site Conditions Plan
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Scott A Hendges License No. 4001047953 LICENSED PROFESSIONAL SURVEYOR

0' 5' 50' 300'
SCALE: 1" = 150'

SEAL:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201052618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202024

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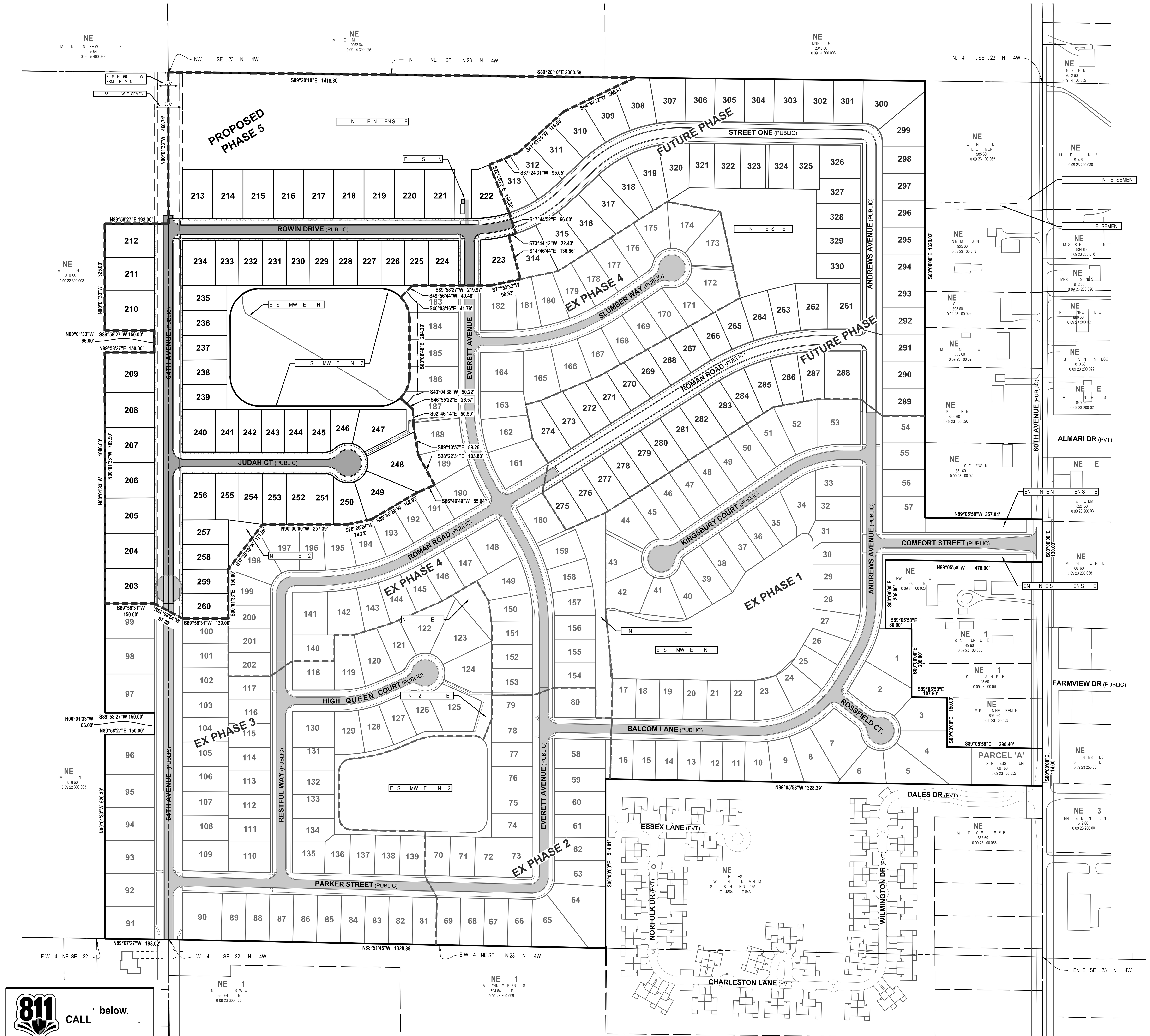

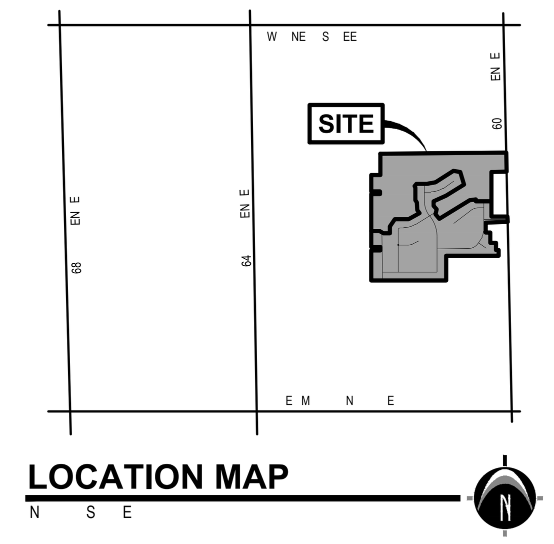

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PHASE 5 DESCRIPTION

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CALL below.

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

NEDERVELD

800.222. 868

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PREPARED FOR:

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REVISIONS:

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DEWPOINTE WEST NO.5
PRELIMINARY PLAT

Overall Layout Plan

E NE 4 SE N 22 N NW 4 SE N 23 N 4W
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SEAL:

STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201052618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202024

SHEET NO:
C-205

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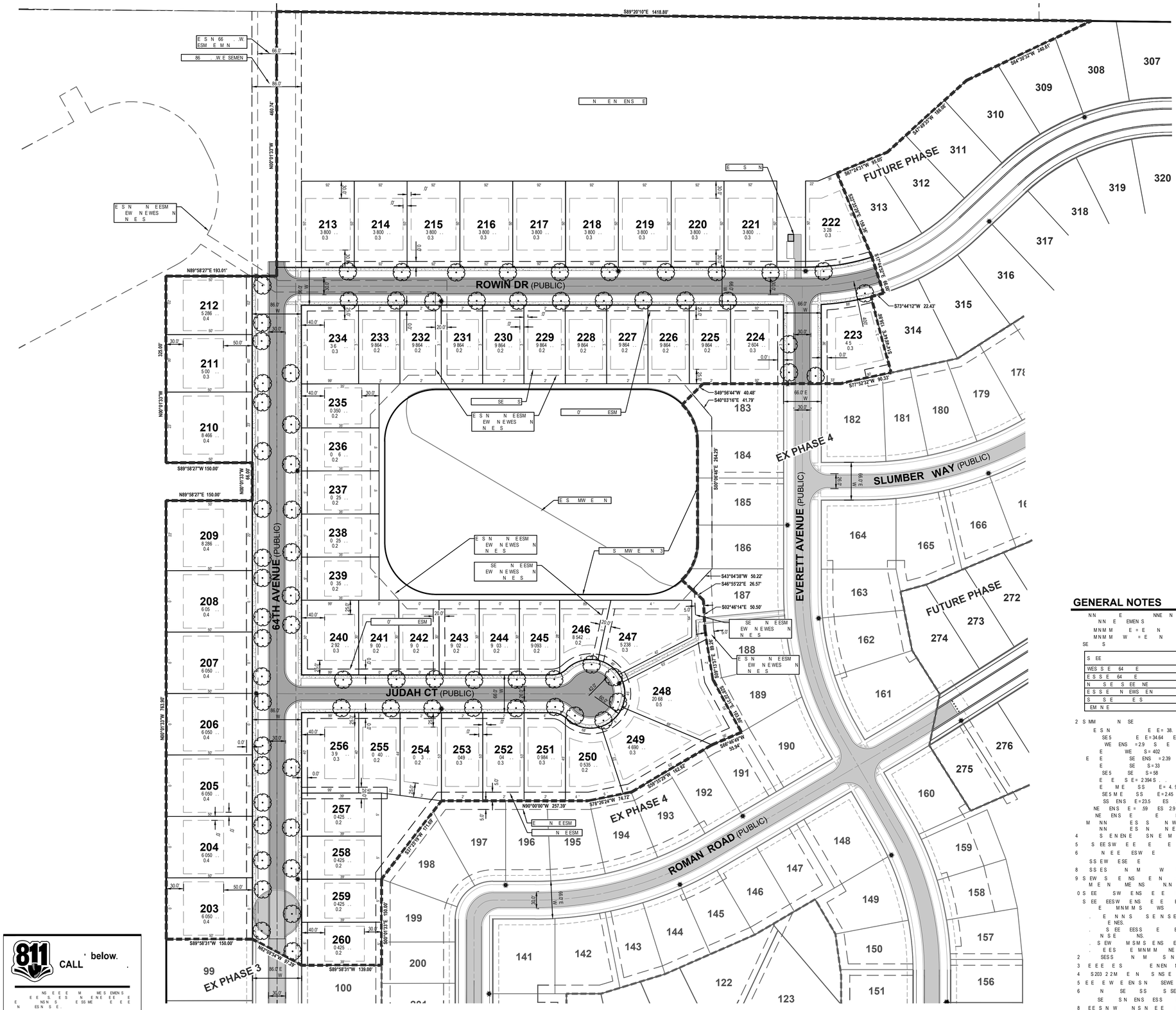

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PREPARED FOR:

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REVISIONS:

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License No. 4001047953
LICENSED PROFESSIONAL ENGINEER
STATE OF MICHIGAN

SEAL:
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201052618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202024

SHEET NO:
C-206

DEWPOINTE WEST NO.5
PRELIMINARY PLAT
Site Layout Plan

E NE 4 SE N 22 N NW 4 SE N 23 N 4W
EN E WNS W N M N

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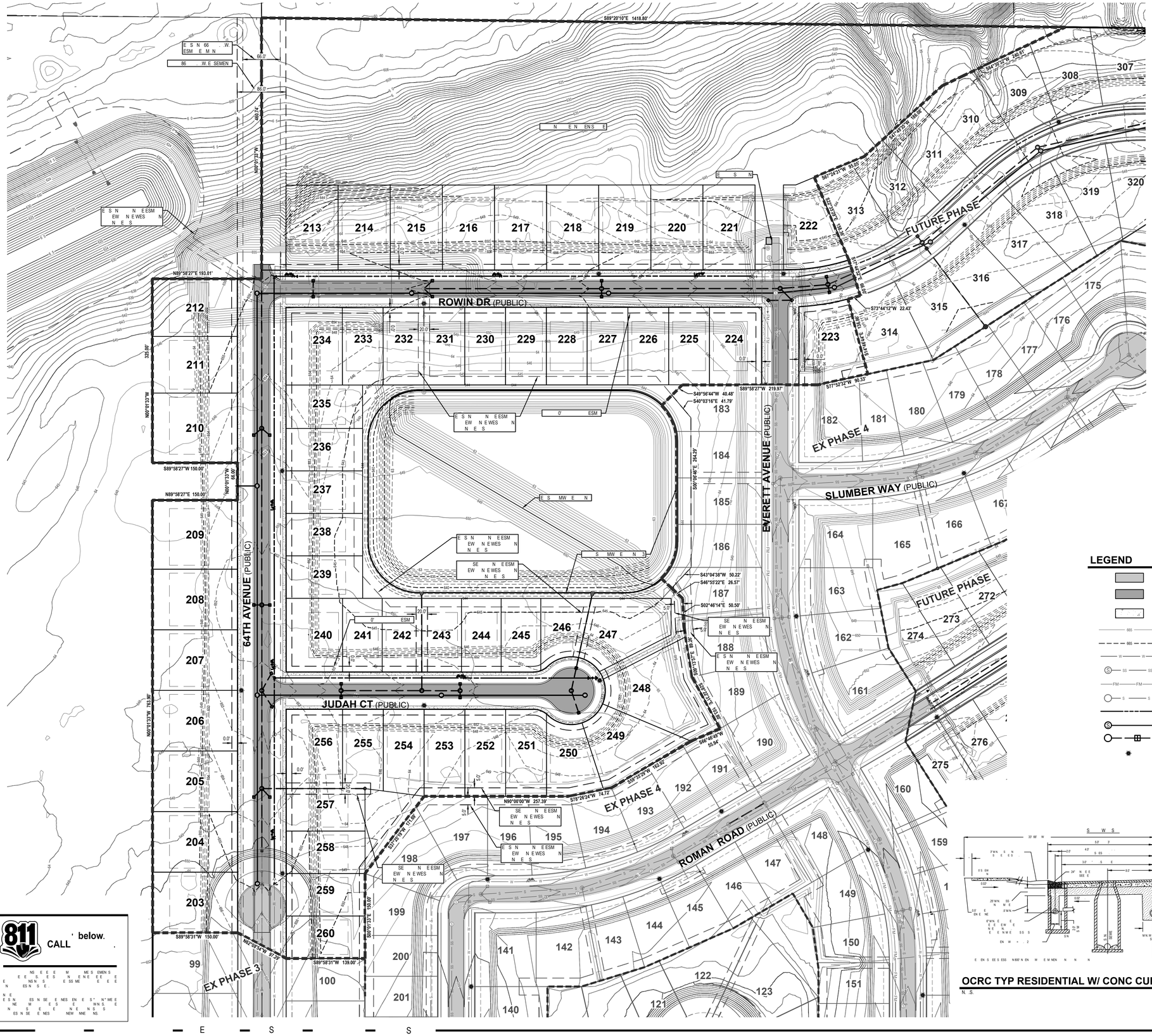

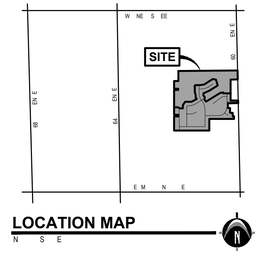

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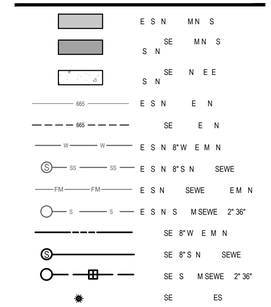

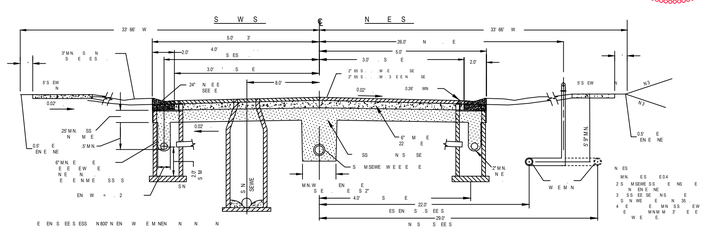

OCRC TYP RESIDENTIAL W/ CONC CURB

N. .S.

CALL ' below.

NEDERVELD

800.222. 868

HOLLAND

M 49423

GRAND RAPIDS

M 49503

ANN ARBOR

M 48 03

PREPARED FOR:

S

E

55
M 49426

REVISIONS:

S S M	2 26
S M	3 8 26
S M	4 6 26
M	6 26 26

DEWPOINTE WEST NO.5

PRELIMINARY PLAT

Grading & Utility Plan

E NE 4 SE N 22 N NW 4 SE N 23 N 4W
EN E WNS W N M N

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

SEAL:

RICHARD A. PULASKI
License No. 6201052618
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202024

SHEET NO:
C-300

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Chuck Hoyt

From: Jerry Kuiper <jkuiper@ottawacorc.com>
Sent: Wednesday, June 17, 2026 8:45 AM
To: Chuck Hoyt
Subject: RE: DewPointe West.pdf

Chuck,

Sorry about the delay in replies… I have been crazy busy the last week or so.

The tree planting design – I forgot to reply about that. That sheet you sent me looks good.

As far as the street names, our 'Proposed Street Names' list has 4 names that have previously been reserved for Dewpointe West at the developer's request. They are:

- Brotherton Street
- Knowlton Street
- Olympic Way
- Westenburg Way

As I said before, Judah Drive is available. Lance is not available. If the developer could use one of the names on the list above, that would be best now. It appears that there will be no other streets in this development, so I would probably take the other three off our list if that is OK with them.

Thanks,

Jerry Kuiper
Special Services Aide, Ass't Weighmaster
Ottawa County Road Commission
14110 Lakeshore Drive, Grand Haven, MI 49417
Ph: 616-850-7215
M: 616-638-3237

From: Chuck Hoyt <choyt@nederveld.com>
Sent: Tuesday, June 16, 2026 9:29 AM
To: Jerry Kuiper <jkuiper@ottawacorc.com>
Subject: RE: DewPointe West.pdf

Jerry- I'd like to circle back on this project. Can you please review the attached and verify that the tree planting design is acceptable?

Also, the requested road names are Judah Drive and Lance Run Drive. Please confirm if those are acceptable.

Thanks!

OTTAWA COUNTY ROAD COMMISSION
Since 1911

Ottawa County Road Commission
14110 Lakeshore Drive
Grand Haven, Michigan 49417
(616) 842-5400
permits@ottawacorc.com

May 5, 2026

Mr. Richard Pulaski, PE
Nederveld
730 Chicago Drive
Holland, MI 49423

RE: Preliminary Plat for Dewpointe West Phase 5
64th Avenue north of M-45
Section 22 & 23, Allendale Charter Township

Dear Mr. Pulaski:

I have reviewed your Preliminary Plat, dated 4/6/26, for the above-mentioned project and have the following comments:

1) Provide a letter of transmittal introducing the proposed development. Include information on what is happening with proposed Lots 331-334 on 60th Avenue if that is part of this phase.

2) Provide benchmark information.

3) Provide acceptable road names in place of "Street One" and "Street Two".

4) A 66' ROW exists (by McNitt) along the 64th Avenue corridor from the end of Phase 3 north through proposed Phase 5. Show that existing ROW along with proposed 43' ROW dedicated by plat on the east side and 43' deeded ROW on the west side. Provide a note that Lot 213 will not have access to the 64th Avenue ROW for driveway purposes.

5) Provide 10' maintenance strips deeded to the OCRC in the 66' area between Lots 209 and 210, along the west side of the 64th Avenue ROW north of Lot 212, and at the east end of proposed "Street One".

6) Show the existing cul-de-sac easements at the temporary cul-de-sac on 64th Avenue and any maintenance strips as well as the removal of the easements/maintenance strips.

7) Due to sight distance and driveway separation requirements, Lots 331-334 will have to have two shared driveways.

8) Plan shall be reviewed and approved by the OCWRC.

Please submit three (3) sets of revised plans and an electronic pdf file for review and approval.

If you have any questions, please feel free to contact me at (616) 842-5400.

Sincerely,

Jerry Kuiper
Special Services Aide

CC: Joe Bush, Ottawa County Water Resources Commissioner
Jessica Pieri, Ottawa County Water Resources Commission
Adam Elenbaas, Allendale Charter Township

Jerry Kuiper

From: Jerry Kuiper
Sent: Tuesday, May 5, 2026 1:57 PM
To: Rick Pulaski
Cc: Joe Bush; Jessica Pieri; supervisor
Subject: Dewpointe West No. 5 preliminary plan review
Attachments: 2026,05,05-PrelimPlat Review.pdf

Rick,

Attached is the review letter for the above-mentioned project. Let me know if you have any questions.

Thanks,

Jerry Kuiper
Special Services Aide, Ass't Weighmaster
Ottawa County Road Commission
14110 Lakeshore Drive, Grand Haven, MI 49417
Ph: 616-850-7215
M: 616-638-3237

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

March 16, 2026

Gregory Ransford, MPA
Fresh Coast Planning
119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417

RE: Dewpointe West Phase V – Preliminary Review

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) received the Dewpointe West Phase 5 construction documents on February 13, 2026, which were prepared by Nederveld Inc and dated February 11, 2026.

F&V staff have performed a review of the aforementioned plan set against the latest Allendale Charter Township and Ottawa County Road Commission (OCRC) standards and have the comments below to offer. Additionally, it is noted that the applicant should ensure plans are sent to Ottawa County Water Resources Commission for review and approval of the storm water management (SWM) of this site.

1. There are no water services or sanitary laterals shown on the grading and utility plan sheet. Ensure these are shown and located per Allendale Charter Township standards in the construction review.
2. The Ottawa County Road Commission may require temporary turnaround areas at the proposed dead end of Street One (east end) to allow for plowing and routine maintenance of the roadway. Confirm with OCRC on a temporary cul-de-sac for this future road connection.
3. The sanitary sewer alignment at the cul-de-sac on Street Two may need to be extended to accommodate a service lateral for Lot 248, as the lot is located directly behind the proposed manhole. Per Township standards, a lateral cannot be connected directly to a manhole.
4. The sanitary sewer and water main extensions along 60th Ave for Lots 331-334 are not shown on the given plan set. Ensure these utility extensions are shown in the construction review.
5. The plan set does not include proposed street names. Street names must be provided for all proposed roadways.

Sincerely,

FLEIS & VANDENBRINK

Nathan George, EIT

Brant Mercer, P.E.
Project Manager

cc: Chad Doornbos, ACT
Zach Fields, ACT

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

DECLARATION OF

BUILDING AND USE RESTRICTIONS

AND

PROTECTIVE COVENANTS

DEWPOINTE WEST NO. 5

Located in Allendale Township, Ottawa County, Michigan

DeYoung Developments, LLC, a Michigan limited liability company, of 3007 VanBuren Street, PO Box 155, Hudsonville, MI 49426, being the owner of land located in Allendale Township, Ottawa County, Michigan, described as follows:

> lots 203-260, inclusive, Dewpointe West No. 5, part of the NW ¼ of Section 23, T7N, R14W, Allendale Township, Ottawa County, Michigan, according to the recorded plat thereof.

hereby for itself, its assigns and heirs, records among the land records and makes part of the terms and conditions of any deed or deeds executed or recorded hereafter, the following restrictions and covenants which shall run with the land. It is hereby declared that the following building and use restrictions and protective covenants shall be recorded as blanket encumbrances against all of the lots above described, and the above:

1. All lots in said plat shall be known and described as residential single family lots with dwellings not to exceed 2 1/2 stories in height with minimum square footage requirements specified in 7.7, below, and an attached garage with a minimum of 484 square feet, designed for at least two (2) cars.

2. It is the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same as or better than that being used to produce the construction under way in the plat at the time of recording these covenants.

3. No building shall be erected, placed, or altered on any lot until the construction plans and specifications, and a site plan showing the location of the structure on the lot, have been approved by DeYoung Developments, LLC, as to quality of workmanship and materials, harmony of exterior design with existing structures.

4. No noxious or offensive trade or activity shall be carried on upon any site nor shall anything be done thereof which may be or may become an annoyance or nuisance to the neighborhood.

5. No existing structure shall be moved onto any lot in this plat from an offsite location. Nor shall any pre-built, manufactured, modular or log home be allowed in this plat.

6. No commercial vehicles except unmarked passenger cars shall be parked outside of a garage in this plat except when it is being used for delivery or service to a residential home is said plat. Parking is not permitted on the public roadways and is limited to the driveways.

7. All dwellings shall comply with the following architectural restrictions:

7.1. WINDOW TREATMENT

a. If shutters are used, they must match the window opening size.
b. Casing is required around all front windows (unless shutters are used). The minimum vertical casing is to be 3-1/2" wide and the minimum horizontal casing is to be at least 2" wider than the vertical casing. Casing is not required for brick or stone wall surfaces.

7.2. GARAGE DOOR REQUIREMENTS

a. The garage door(s) are to be raised, panelized doors. There is to be a minimum vertical casing around door of 3-1/2" and the minimum horizontal casing around door is to be at least 2" wider than the vertical casing.
b. Windows will be allowed. The window portion of the garage door is not required to be a raised panel.

7.3. WINDOW PROPORTIONS

a. At least two front windows on the main front wall of the main floor are to be approximately 2:1 vertical height to horizontal width (example: 32" x 5'6" or 3' x 5'6")

7.4. WALLS AND GABLES

a. Where siding is used, accent trim will be required on all front building walls and gables. Vertical casing is to be a minimum of 3-1/2" wide. The horizontal or angled members are to be appreciably wider.

7.5. GARAGE SETBACK AT FRONT OF HOME

a. The garage is to be no further than 12 foot in front of the main portion of the house.

7.6. ROOF REQUIREMENTS

a. The minimum roof slope for main trusses is to be 6:12.
b. Roof overhangs are to be 8" minimum on gable rake and 9" minimum on eave.

7.7. SQUARE FOOTAGE REQUIREMENT

a. One-story homes shall have a minimum of 1,200 square feet of finished above-grade living area. Two-story homes shall have a minimum of 1,600 square feet of finished above-grade living area.

7.8. PORCHES

a. Porches are required on the front side of all houses. The minimum porch depth shall be 4ft. and the minimum porch width shall be 5 ft.

7.9. PROHIBITED WALL MATERIALS

a. T-111 Siding
b. Non-Conventional Siding Materials
c. EIFS (Must be concrete)

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d. DRIVIT

7.10. WALL MATERIAL REQUIREMENTS

a. Front wall materials should adhere to one of the following:

- Full brick or stone face (with garage door meeting requirements of paragraph 7.2)
- 50% or greater brick or stone face, with remaining front elevation to be lap siding, shakes, "fish scale" siding, or vertical siding
- If less than 50% of the exterior is brick and/or stone, then there must be three different materials used for wall surfaces. Materials must be selected from the following table:

EXTERIOR DESIGN CLADDING REQUIREMENTS:	
Required to use Two (2) of the following materials: • Lap Siding (Vinyl, wood or cement board) • Vinyl Shakes • Cedar or other Wood Shakes • Vertical Siding • Vinyl "Fish Scale" Siding	Required to use one (1) of the following materials and must comprise a minimum of 10% of the Front wall area: • Stone • Brick

7.11. MATERIAL CHANGES

a. Any change in siding materials on the same wall surface must occur along a horizontal line and must include a minimum 5-1/2" wide board trim to separate differing materials.

8. Construction once started on a building site must be completed within 12 months and landscaping of the site must be completed within 12 months of the completion of the building, with at least one (1) tree planted in the front yard of each interior lot and at least two (2) trees shall be planted in each corner lot. At least eighty percent (80%) of the front yard of each lot shall be lawn with natural grass.

9. No vehicles shall be permitted on any lot in this plat which have been non-operating for a period in excess of fourteen (14) days. All such vehicles shall be parked on paved surfaces.

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10. No excess dirt or fill may be removed from this development without permission of DeYoung Developments, LLC.

11. No signs or other advertising devices shall be displayed which are visible from the exterior except for those signs indicating the name and address of the occupant; "For Sale" or "Garage Sale" sign. All signs must comply with the Allendale Charter Township Zoning Ordinance.

12. No savage or dangerous animal shall be kept in the plat. Any pets or other animals kept in the plat shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. The keeping of animals shall comply with the Allendale Charter Township Zoning Ordinance.

13. Driveways shall be concrete or asphalt and a minimum of 16 feet wide.

14. No lot owner shall use or permit a member of their family or guest to use any firearms, air rifles, pellet guns, BB guns or similar dangerous weapons, projectiles or devices anywhere in the plat.

15. All lots shall include sidewalk, street trees and lighting that comply with the Allendale Charter Township Subdivision Ordinance. Sidewalks shall be constructed to the standards of the Ottawa County Road Commission by the lot owner within the street right-of-way in front of each lot.

16. All lot owners shall keep and maintain the exterior of their residence and all improvements, including lawn and landscaping clean, neat and attractive and in good repair.

17. Fences shall be erected in areas where required per current Allendale Township Zoning Ordinance, however, under no circumstances will fences be allowed in the front yard. In the case of corner lots, the lot will be considered to have a front yard along each street.

18. The ponds located in and adjacent to the plat, are for the use of lots in the plat. No fertilizer may be used within fifty feet (50') of the water's edge.

19. **DEWPOINTE WEST OWNERS ASSOCIATION**

A. Dewpointe West Owners Association, a Michigan nonprofit corporation ("Association"), was formed January 15, 2009. Its members are the owners of all the lots in Dewpointe West who elect to be members, all owners of all lots in Dewpointe West No. 2, Dewpointe West No. 3, Dewpointe West No. 4, Dewpointe West No. 5 (this plat) and all owners of all lots within future phases of Dewpointe West plats. Every owner of a lot in the plat (phases 2 and following, and those electing to be members in the initial phase), by acceptance of a deed or land contract therefore (or by written election by owners in the initial phase), shall automatically become a member of the Association. The lot owners shall own fee simple title to the park areas and natural paths or walkways within Dewpointe West Plats. The Association will be responsible for managing, maintaining, administering, repairing and/or replacing such park, path or walkway areas, for assessing and collecting assessments from the lot owners to pay the Association's expenses, including but not limited to, payment of real property taxes assessed against the park, path or walkway areas, and for such other

matters as may be delegated to it by DeYoung Developments, LLC, by this Declaration, or by any other documents pertaining to the Association.

B. The Association has the right, among other things, to assess and collect dues and assessments from all owners to pay the Association's expenses, and to obtain and maintain insurance for the park and walkway areas as depicted on the recorded Dewpointe West Plats.

C. The ponds, located in and adjacent to the Plat, are for the use of lots in the Plat. The Association may assess the lots adjoining any pond for the costs of maintaining the respective pond. Each pond front parcel shall pay an equal portion of all expenses related to maintaining the respective pond.

D. When the provisions of this Declaration or the Association's By-laws call for the vote of the owners of lots in the plat, each owner shall be entitled to cast one vote for each lot owned. Each lot within the Dewpointe West Plats shall be assigned an equal value of the private park and walkway areas within the development.

E. DeYoung Developments, LLC anticipates developing additional phases of Dewpointe West which may contain park, pond, landscaped berms and walkway areas which may be dedicated to the lot owners. The owners of lots within future phases shall be members of the Association.

F. Each lot owner in accepting a deed or a land contract for a deed of any lot, further agrees for himself, his heirs, successors and assigns to pay to the Association dues and any special assessments levied by the Association for that lot in such amount as may be determined by the Association for each year, for the purpose of paying or creating a fund to pay any taxes and assessments levied on land owned by the Association, maintenance and improvement costs associated with parks, ponds, landscaped berms, walkways and any other areas dedicated for the use of all all lots in the Plat (sometimes herein called "Common Areas") (including aeration pumps, if any), insurance premiums for insurance maintained by the Association and administrative expenses of the Association. Notice of the amount and due date of the annual dues and any assessments will be given to each lot owner.

G. Each lot owner shall be obligated to pay all dues and assessments levied with regard to his lot during the time that he is the owner thereof, and no lot owner may exempt himself from liability for his dues and/or assessments by waiver of the use or enjoyment of any of the Common Areas. In the event of default by any lot owner in paying the dues or assessments, the Association may impose reasonable fines and/or charge interest up to the highest rate permitted by law (not exceeding fifteen percent (15%) per annum) on such dues to assessment from the due date thereof. Unpaid dues and assessments, together with such fines and interest, shall constitute a lien on the lot prior to all other liens except sums unpaid upon a first mortgage or record recorded prior to the recording of any notice of lien by the Association.

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Upon the sale or conveyance of a lot, all unpaid dues and assessments against the lot shall be paid out of the sale price by the purchaser in preference over any other assessment or charge. A purchaser or grantee shall be entitled to a written statement from the Association setting forth the amount of unpaid Association dues and assessments against the seller or granter and such purchaser or grantee shall not be liable for nor shall the lot conveyed or granted be subject to a lien for any unpaid dues or assessments against the seller or granter in excess of the amount set forth in such written statement. Unless the purchaser or grantee requests a written statement from the Association at least five (5) days before sale and pays the amount of the statement from the purchase price, the purchaser or grantee shall be liable for any unpaid dues or assessments against the lot together with interest, costs and attorney's fees uncured in the collection thereof.

H. In the event of default payment of anyof the Association dues or assessments, the Association, it successors and assigns, may file a notice of claim of lien in the office of the Register of Deeds, Ottawa County, Michigan, for the amount of the unpaid dues or assessments. The notice of claim of lien will state the amount of the unpaid dues or assessment, the legal description of the lot affected thereby and the name of the delinquent member of the Association. The lien may be foreclosed against the lot by an action in law or equity or by any other legal proceedings which are or may be permitted by law, including foreclosure in the same manner as a mortgage may be foreclosed under the laws of the State of Michigan, in addition to the foreclosure of the lien, a personal decree for deficiency may be obtained against a member of the Association who is delinquent in the payment of dues or assessments. In an action for foreclosure, a receiver may be appointed and reasonable rental for the lot may be collected from the lot owner or anyone claiming under him, and all expenses incurred in collection, including interest, costs and anyone claiming under him, and all expenses incurred in collection, including interests, costs and actual attorney's fees, and any advances for taxes or other liens paid by the Association to protect its lien shall be chargeable to the lot owner in default. The lien of the Association will not have priority over a recorded first mortgage upon the lot to a bank or similar financial institution unless the notice of claim of lien has been filed with the Register of Deeds' Office prior to the date of recording of the mortgage. The sale or transfer of any lot will not affect the lien of the Association, however, the foreclosure of any such prior recorded first mortgage as permitted by the laws of the State of Michigan or the acceptance of a deed in lieu of foreclosure of such first mortgage will extinguish the Association lien as to payments thereof which become due prior to the expiration of the redemption period under said foreclosure or by the acceptance of a deed in lieu of foreclosure. The foreclosure of any mortgage or the acceptance of a deed in lieu of foreclosure of any mortgage will not relieve such lot for liability of any assessment thereafter becoming due or from the lien thereof.

20. **Open Space**. All dedicated open space portions of the Plat shall be maintained by the Association in the manner approved by the Township and the PUD plan for the Plat.

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21. **RESTRICTIONS PURSUANT TO THE REQUIREMENTS OF THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER**

[This section will be inserted upon receiving the requirements from the OCWRC]

22. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen (15) years from the date these covenants are recorded. These covenants shall automatically be extended for a successive periods of ten (10) years. Changes or modification of any provision contained herein to carry out the spirit or intent of these covenants, shall be permitted solely by a written instrument executed by the owners of two-thirds of lots in said plat, and DeYoung Developments, LLC, so long as DeYoung Developments, LLC holds fee simple title to any lot in this plat, except for restrictions pursuant to the requirements of the Ottawa County Water Resources Commission (OCWRC) are to be perpetual and shall run with the land. These restrictions may not be amended or modified without prior written approval of the OCWRC and properly recorded at the Ottawa County Register of Deeds, however, modification of building opening elevations need only prior written approval of the OCWRC. If said owners, their successors or assigns, or any other person shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any real property situated in said plat to prosecute by law or in equity against the offender. Such actions are to prevent the violators from changing or modifying these restrictions or to recover damages for such violations.

23. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

24. DeYoung Developments, LLC, and all lot owners and others with any interest in the lots agree that they shall, at no time, petition for the establishment of a lake board pursuant to Michigan Act 345 of 1966, as it is presently in force or as it may hereafter be amended, or pursuant to any similar successor statute, and that they shall, at no time, petition or otherwise instigate any other legal proceeding under any federal or state statute or other provision of federal or state law which could result in the imposition of an assessment, charge or other financial responsibility on the Township in connection with the lake and any streams, drains or other bodies of water included as part of the plat (collectively, the "watercourses"). Without limiting the generality of the immediately preceding sentence, the developer and all parties at any time owning or having any other interest in the project agree that they shall, at no time, petition for the maintaining of normal height and level of waters, maintenance, improvement or development of the watercourses for fishing, wildlife, boating, swimming, algae and other vegetative controls, or for any other recreational or agricultural use.

IN WITNESS WHEREOF, the Declarant has executed this instrument this _____ day of _____, 2026.

DeYoung Developments, LLC
3007 VanBuren Street, Hudsonville, MI 49426

By _____
Edwin L. DeYoung, Trustee of the Edwin L. DeYoung Trust, UAD August 31, 1989
Its Member

DRAFT

STATE OF MICHIGAN)
)SS
COUNTY OF KENT)

The foregoing instrument was acknowledged before me _____, 2026 by Edwin L. DeYoung, Trustee of the Edwin L. DeYoung Trust, UAD August 31, 1989, the Member of DeYoung Developments, LLC, a Michigan limited liability company, on behalf of the limited liability company.

_____

This Instrument Drafted by:
John N. Lewis, Attorney and Counselor
12785 Stout Avenue NE
Cedar Springs, MI 49319

Notary Public, _____ County, Michigan
Acting in _____ County
My Commission Expires: _____

DRAFT

Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
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Gregory L. Ransford, MPA
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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: September 2, 2026
Re: Dewpointe West Planned Unit Development – Major Amendment

---

As you are aware, the Allendale Charter Township Board of Trustees recently adopted an amendment to Article 12 – Planned Unit Developments of the Allendale Charter Township Zoning Ordinance to accommodate amendments to Planned Unit Developments (PUD) when a PUD is proposed for expansion through additional property and when the expansion has an element that is for the benefit of the public good. In those instances, the expansion may be exempted from any of the requirements and procedures of Article 12, as determined by the Allendale Charter Township Board of Trustees (ACTBT).

As a result of this amendment and as you are further aware, the Dewpointe West PUD is proposed to be expanded by adding approximately 3.2 acres of land to accommodate four lots without compliance with additional open space or other PUD requirements. In exchange, the public benefit is the necessary infrastructure to the overall utility system, which infrastructure will be located within the PUD property that would otherwise have been unable to be completed without the PUD amendment.

Township Department Reviews

No significant concerns were presented by Township Staff.

Observations and Findings

Given the simplicity of the request and the benefit for the public good, we do not have any observations or findings to present.

Planned Unit Development Standards for Approval

As you are aware, Section 470-12.09 – Standards for Approval of the Allendale Charter Township Zoning Ordinance (ACTZO) provides your standards of review when deliberating regarding a Planned Unit Development site plan application. In that regard, below is copy of said Standards for Approval and while we would ordinarily provide our response to each in an effort to assist you with your review of the request, given the arrangement of the public utility system infrastructure and the expected ACTBT approval for the same, we have excluded our response to each standard. While we have not provided our response to each standard, the Planning Commission should nonetheless base their recommendation on these standards.

> Section 470-12.09 STANDARDS FOR APPROVAL
>
> A PUD shall be approved only if it complies with each of the following standards as applicable.
>
> A. The PUD complies with all qualifying conditions of this PUD ordinance.
>
> B. The uses to be conducted within the PUD are substantially consistent with the Allendale Charter Township Master Plan OR based on the

design of the PUD and the conditions imposed, the proposed uses are appropriate for the proposed location and are not likely to affect the recommendations of the Master Plan for the larger area where the PUD is to be located.

C. The PUD is compatible with surrounding uses of property and the natural environment.

D. The PUD will not result in significant adverse effects upon nearby or adjacent lands, and will not significantly change the essential character of the surrounding area.

E. The proposed development is consistent with the spirit of the PUD District, as described in this Article and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.

F. The PUD preserves and maintains mature woodlands, fields, pastures, meadows and creates sufficient buffer areas to minimize conflicts between residential and agricultural uses.

G. The individual lots, buildings, roadways, and open space areas within the PUD are designed to minimize the alteration of environmental site features.

H. The PUD can be adequately served by public utilities such as police and fire protection or public or on-site community water or sanitary sewer.

I. If the PUD is to be completed in phases, the PUD shall be designed so that each phase is complete in and of itself, in terms of services, facilities and open spaces, and so that each phase contains all the features necessary to insure the protection of natural resources and the health, safety and welfare of the users of the PUD and the occupants of the surrounding area.

Standards of Review

Site Plan Review Standards

In addition to your PUD standards provided by Section 47-12.09 of the ACTZO, as you are aware, Section 470-24.06 – Standards for Approval of the ACTZO provides your standards of review when deliberating regarding a site plan application. In that regard, below is copy of said Standards for Approval and while we would ordinarily provide our response to each in an effort to assist you with your review of the request, given the arrangement of the public utility system infrastructure and the expected ACTBT approval for the same, we have excluded our response to each standard. While we have not provided our response to each standard, the Planning Commission should nonetheless base their recommendation on these standards. As you are further aware, each standard is very lengthy and provides guidance and authority to the Planning Commission. Rather than providing the entirety of each standard within this memorandum, we have included the subtitle. If you require the entirety of any standard, please let us know and we will provide it to you.

Section 470-24.06 STANDARDS FOR APPROVAL

Prior to approving a site plan, the Planning Commission shall require that the following standards and requirements be satisfied. If these standards and all other requirements of applicable Township ordinances are met, the site plan shall be approved.

A. General Access Requirements

B. Environmental Considerations

C. Sidewalks and Pedestrian Circulation

D. Landscaping and Buffering

E. Lighting

F. Utility Service

G. Outdoor Features

H. Waste Disposal Facilities

I. The location and dimensions of all existing and proposed structures on the subject property

J. Building Appearance

K. Site plans shall conform to all applicable requirements of County, State and Federal statutes and approval may be conditioned on the applicant receiving necessary County, State and Federal permits before final site plan or an occupancy permit is granted

L. Traffic Impact Study

Conditions

Pursuant to Section 470-12.08E(3) of the ACTZO, the Township Board may impose reasonable conditions upon the approval of a PUD. In particular, said section indicates that, "such condition may include conditions necessary to ensure that public services and facilities affected by the PUD will be capable of accommodating increased service and facility loads caused by the property use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use in a socially and economically desirable manner." The Planning Commission should determine if any conditions are appropriate.

Zoning Map Amendment and Resolution

Additionally pursuant to Article 12 – Planned Unit Development District of the ACTZO, attached is the proposed Zoning Map Amendment Ordinance to rezone the subject property to the PUD District, as well as a draft resolution of approval (or denial) for your review and consideration.

Public Hearing

A public hearing has been scheduled at your September 8, 2026, meeting for the Zoning Map Amendment Ordinance and Final PUD Site Plan.

Planning Commission Considerations & Draft Motion

Considerations

As the Planning Commission deliberates regarding this application, we believe the following warrant your consideration. They are listed in no particular order:

- Public comment
- The content of the draft Resolution
- PUD Standards provided in Section 12.08
- Site Plan Review Standards provided in Section 24.06

In the instance the Planning Commission is satisfied with the proposed site plan, along with any conditions, the Planning Commission shall provide a recommendation to the Allendale Charter Township Board of Trustees, which shall include the prepared resolution, modified accordingly, if necessary.

Draft Motion

In that regard and given your anticipated support of the request given the public utility arrangement with the ACTBT, and in an effort to assist with your formulation of a motion, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

> Motion to recommend approval of the site plan as presented by way of the content of the draft Resolution.

As aforementioned, the application has been scheduled for a public hearing at your September 8, 2026, meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Rick Pulaski, Nederveld

April 7, 2026

Mr. Zachary Fields
Allendale Township
6676 Lake Michigan Drive
Allendale, Michigan 49401

RE: Dewpointe West No. 5
PUD Amendment
Nederveld ID: 25202024

Dear Mr. Fields:

Enclosed, please find a submittal package for the above-mentioned project including the following:

- Five (5) copies of:
  - Narrative
  - Site Plan Set
- Electronic copy emailed

Please note that the application, checklist, and Escrow Policy Acknowledgement were submitted previously to Allendale Township earlier this year.

These items are being submitted for review at the next available Planning Commission meeting.

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

Sincerely,

Rick Pulaski, P.E.
Director of Planning

jlh

Cc: DeYoung Development

NARRATIVE

Dewpointe West PUD Amendment

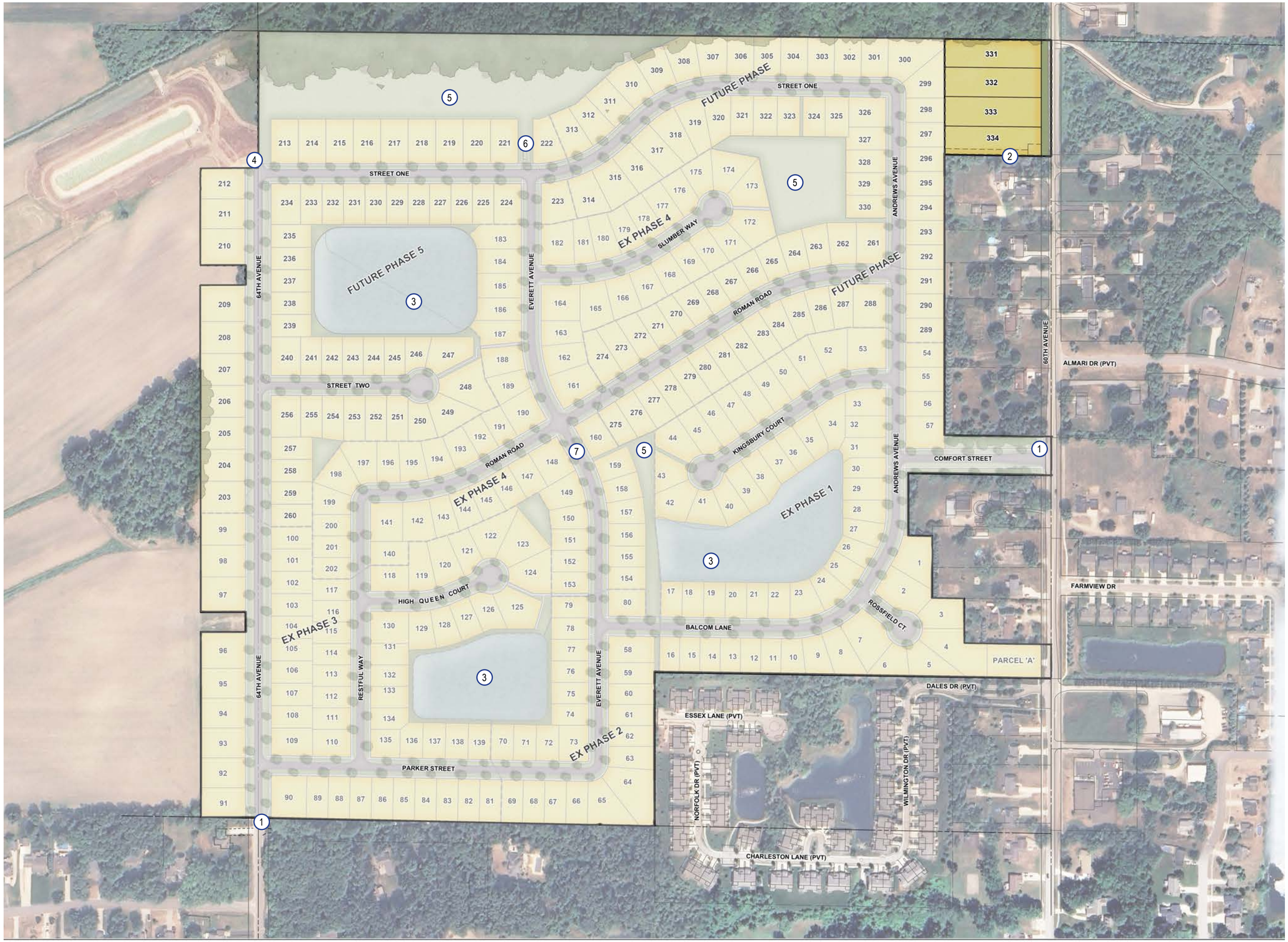
Overview:

An amendment to the existing Dewpointe West Planned Unit Development (PUD) project is submitted to Allendale Charter Township for PUD Amendment review.

The project remains largely consistent with previous PUD approvals; however, an amendment is requested to add a small area of land to the PUD (approximately 3.2 acres), which will allow for four (4) new homesites along 60th Avenue.

This area will provide for relatively larger lot sizes, and it will also allow an easement for Allendale Township's new watermain facility (a pressure-reducing valve station). Overall open space remains as previously provided if the PUD Amendment is approved, and average lot size in the overall PUD will increase slightly with the proposed PUD Amendment. The four lots proposed in this area are all over 95 ft wide and will average 0.80 acres per lot.

Each homesite will be serviced by public sanitary sewer and watermain. Storm sewer and a stormwater management plan will be designed to meet or exceed the standards of the Ottawa County Water Resources Commissioner's Office.



LEGEND

1. SITE ENTRANCE
2. PUD AMENDMENT AREA
3. STORMWATER BASIN
4. FUTURE ROAD CONNECTION
5. OPEN SPACE
6. EXISTING LIFT STATION
7. ILLUSTRATIVE STREET TREES (1 / LOT MIN)

NOTES

Site Location:		60th Avenue Allendale Township, MI
Existing Zoning	=	PUD
Overall PUD Site Area	=	141.5 ac.
Overall PUD Lot Total	=	335 lots

March 19, 2026

North

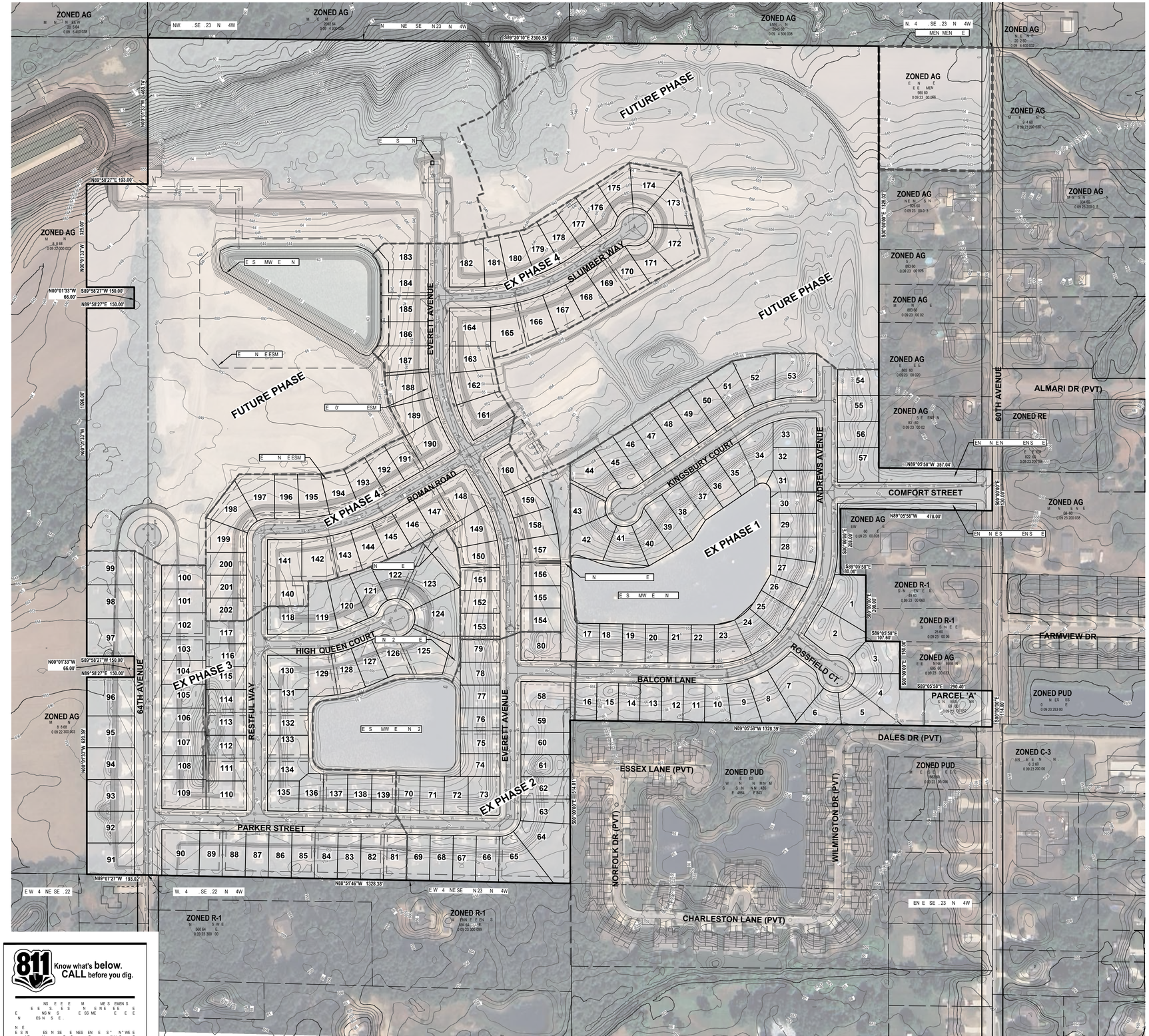
0' 75' 150' 300' scale: 1"=150'

DEWPOINTE WEST

ILLUSTRATIVE SITE PLAN - PUD AMENDMENT

Project number: 25202024

NEDERVELD



811 Know what's below. CALL before you dig.

LEGEND

EX OVERALL PROPERTY DESCRIPTION

NEDERVELD
800.222. 868
HOLLAND
GRAND RAPIDS
ANN ARBOR

PREPARED FOR:

E

55
M 49426

REVISIONS:

M	2 26
M	4 6 26

DEWPOINTE WEST
PUD AMENDMENT
Existing Site Conditions Plan

ENE 4 SE N 22 N NW 4 SE N 23 N 4W
EN E WNS W N N M N

SEAL:

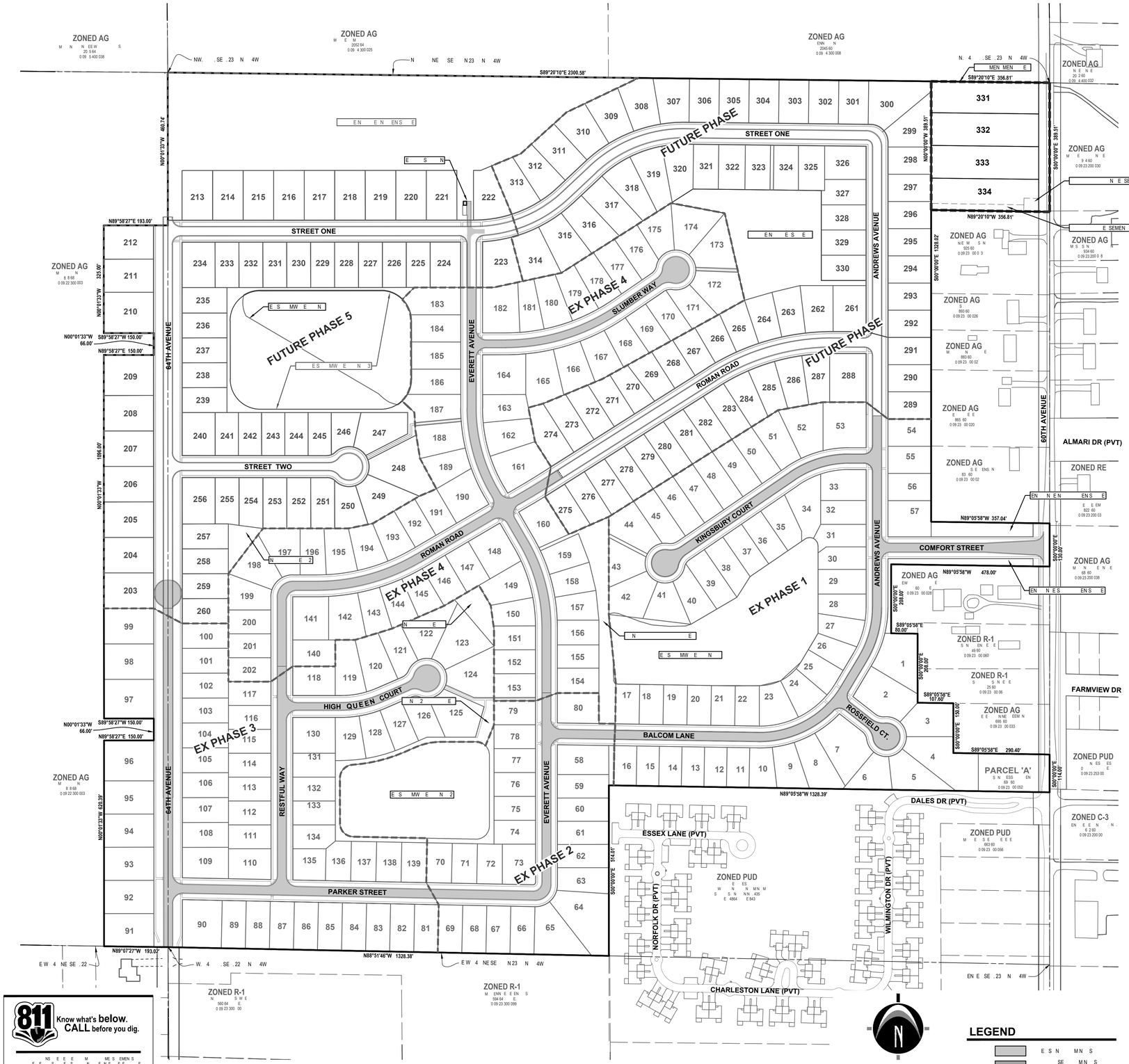
STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201052618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202024

SHEET NO:
C-201

M 4 2026 4:40
25202024 E 2

© 2026 N



OVERALL SITE LAYOUT

S E "= 50'

0' 5' 50' 300'

SCALE: 1" = 150'

LEGEND

811 Know what's below. CALL before you dig.

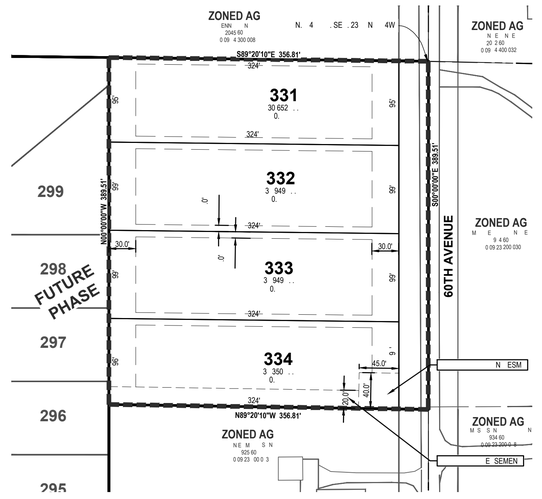
AMENDED OVERALL PROPERTY DESCRIPTION

EXISTING OVERALL PROPERTY DESCRIPTION

PUD AMENDMENT AREA DESCRIPTION

GENERAL NOTES

WES S E 64 E	' 4"	50'	30'
E S S E 64 E	' 4"	40'	30'
N S E S EE NE	' 4"	30'	30'
E S S E N EWS EN M S	' 4"	30'	30'
S S E E S	' 4"	30'	30'
EM N E	' 4"	25'	25'



PUD AMENDMENT AREA SITE LAYOUT

S E "=80'

NEDERVELD

800.222. 868

HOLLAND
30 M 49423
6 6.393.0449

GRAND RAPIDS
2 S 302
M 49503
6 6.5 5.5 90

ANN ARBOR
303 M
M 48 03
34.929.6963

PREPARED FOR:

E

55
M 49426

REVISIONS:

S S	
M	2 26
M	4 6 26

DEWPOINTE WEST
PUD AMENDMENT
Site Layout Plans

E NE 4 SE N22 N NW 4 SE N23 N 4W
EN E WNS W N M N

SEAL:

STATE OF MICHIGAN
RICHARD A. PULASKI
License No. 6201052618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 25202024

SHEET NO: C-205

M 4 2026 4 4
25202024 E 2

© 2026 N

CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA
STATE OF MICHIGAN

RESOLUTION #_____

At a regular meeting of the Board of Trustees of the Charter Township of Allendale, Ottawa County, Michigan, held at the Allendale Charter Township Hall located at 6676 Lake Michigan Drive, Allendale Charter Township, Ottawa County, Michigan, on the _____ day of _____, 2026 at 7:00 p.m. local time.

PRESENT: _____

ABSENT: _____

It was moved by member _____ and supported by member _____ that the following Resolution be adopted.

WHEREAS**,** DeYoung Developments, LLC (the "Applicant"), a Michigan limited liability company, whose address is PO Box 155, Hudsonville, Michigan, 49426, applied to Allendale Charter Township (the "Township") for Planned Unit Development approval pursuant to Article 12 of the Allendale Charter Township Zoning Ordinance (the "Zoning Ordinance") to establish four (4) single-family residential lots, sidewalk, street trees, street lights, and the like, as shown in the site plan submission titled Dewpointe West PUD Amendment, prepared by Nederveld, Incorporated, dated 04/6/26 (the "Development"), which includes;

1. A one (1) page project narrative entitled, "Dewpointe West PUD Amendment;"
2. Illustrative Site Plan – PUD Amendment dated March 19, 2026;
3. Dewpointe West PUD Amendment plan set, prepared by Nederveld, Project No. 25202024, dated 04/6/26, including:

a. Existing Site Conditions Plan, Sheet C-201;

b. Site Layout Plans, Sheet C-205; and

WHEREAS, before providing a recommendation to approve the Development, it is necessary that the Planning Commission hold a public hearing on the proposed Final Planned Unit Development Site Plan and the Site Condominium, and give notice as required by Michigan Act 110 of 2006, as amended; and

WHEREAS, proper notice of the public hearing on the Final Planned Unit Development Site Plan and Site Condominium having been given as is required by Michigan Act 110 of 2006, as amended, as is evidenced by the Affidavits of Publication and Mailing on file in the office of the Township Clerk and the public hearing having been held on September 8, 2026; and

WHEREAS, the Township Planning Commission found that the Development complies with the objectives of Section 470-12.01 of Chapter 470 of the Code of Ordinances, the standards of Section 470-12.09 of Chapter 470 of the Code of Ordinances, and the standards of Section 470-24.06 of Chapter 470 of the Code of Ordinances and;

WHEREAS, before taking any action to approve or deny a request for approval of the Development, it is necessary that the Board of Trustees hold a public hearing on the proposed Final Planned Unit Development Site Plan and give notice as required by Michigan Act 110 of 2006, as amended; and

WHEREAS, proper notice of the public hearing on the Final Planned Unit Development Site Plan and Site Condominium having been given as is required by Michigan Act 110 of 2006, as amended, as is evidenced by the Affidavits of Publication and Mailing on file in the office of the Township Clerk and the public hearing having been held on _____, 2026; and

WHEREAS, pursuant to Article 12 and Section 470-3.14 of Chapter 470 of the Code of

Ordinances, the Township Board of Trustees desires to approve the Development.

NOW, THEREFORE, BE IT RESOLVED THAT THE DEVELOPMENT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. All required State and local agency permits are obtained prior to construction of the Development.
2. [INSERT CONDITION]
3. [INSERT CONDITION]
4. These conditions shall be binding on the Applicant and all successor owners or parties in interest in the Development, or any portion of the Development.
5. Any violation of these conditions shall constitute a violation of Chapter 470 of the Cord of Ordinances, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the Development.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED _____.

_____
Jody Hansen, Clerk
Allendale Charter Township
Board of Trustees

Gmail **Gregory L. Ransford <greg@freshcoastplanning.com>**

Fwd:

Steve Kushion <skushion@pcimi.com> Mon, Aug 31, 2026 at 12:16 PM
To: Greg Fresh Coat Planning <greg@freshcoastplanning.com>, Katie Glynn <kglynn@allendalemi.gov>

Steve Kushion
Zoning Administrator
Professional Code Inspections of Michigan
PCI Jenison Office (616) 667-8803
Cell (616) 453-1846
skushion@pcimi.com

Begin forwarded message:

From: Michael knoper <busrepairman@gmail.com>
Date: August 31, 2026 at 10:37:51 AM EDT
To: Steve Kushion <skushion@pcimi.com>

Hello, Steve, this is Mike Knoper, 11974 60th Ave. I can not attend the Sept. 8 meeting and really dont have any objections. The only item i would like to note is traffic issues. My driveway is right there, living here 30 plus years. With the new sub divisions at the end of 60th, it is not very easy or even safe at times to exit our driveway. With the two hills there and traffic traveling at 60mph, especially in the winter it is tough. Not sure it has been looked into or considered but thought I would just make sure others are aware of it. The driveways will be coming out of the households in a bad place, trust me. Thanks for your consideration. Mike.

ORDINANCE NO. _____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE, CHAPTER 470 OF THE CODE OF ORDINANCES, BY ZONING CERTAIN LAND TO INCLUDE THE PUD PLANNED UNIT DEVELOPMENT DISTRICT, TO PROIVDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL AND, TO ESTABLISH AN EFFECTIVE DATE.

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

Section 1. Amendment. The Zoning Ordinance and Map of the Charter Township of Allendale, Ottawa County, Michigan, the map being incorporated by reference in Chapter 470 of the Code of Ordinances for the Charter Township of Allendale pursuant to Article 4, shall be amended so the following land shall be zoned to include the Planned Unit Development District. The land is in the Charter Township of Allendale, Ottawa County, Michigan, and is described as follows:

Part of the Northwest 1/4 of Section 23, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Beginning at the North 1/4 corner of said Section; thence S00°00'00"E 389.51 feet along the North-South 1/4 line of said Section; thence N89°20'10"W 356.81 feet; thence N00°00'00"W 389.51 feet along the West line of the East 357 feet of the of the Northeast 1/4 of the Northwest 1/4 of said Section; thence S89°20'10"E 356.81 feet along the North line of said Section to the Point of Beginning. Contains 3.19 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 60th Avenue over the most Easterly 33.00 feet thereof.70-09-23-100-066 PT

Section 2. 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 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 4. Effective Date. This amendment to Chapter 470 of the Code of Ordinances of Allendale Charter Township was approved and adopted by the Township Board of Allendale

Charter Township, Ottawa County, Michigan on _____, 2026, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2026, 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 _____, 2026, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map 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	Jody Hansen
Township Supervisor	Township Clerk

CERTIFICATE

I, Jody Hansen, the Clerk for the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing Allendale Charter Township Zoning Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2026. The following members of the Township Board were present at that meeting: _____ _____. The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with members of the Board _____ _____ voting in favor and members of the Board _____ _____ voting in opposition. Notice of Adoption of the Ordinance was published in the _____ on _____, 2026.

_____
Jody Hansen, Clerk
Allendale Charter Township

Fresh Coast Planning

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

Gregory L. Ransford, MPA
616-638-1240
greg@freshcoastplanning.com

Kevin Yeomans
616-349-0223
kevin@freshcoastplanning.com

Alexis Gulker
616-773-4638
alexis@freshcoastplanning.com

Aaron Bigelow
616-919-2370
aaron@freshcoastplanning.com

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

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 2, 2026
Re: Emerald Springs Planned Unit Development Amendment – Minor vs Major

---

Attached is a site plan set from Paramount Development to (initially) amend the Emerald Springs Planned Unit Development (PUD) by reducing the number of lots from 99 to 91 and increasing the width of some of the lots. As you may recall, as the applicant has pursued various plat phases of the development they expressed to you the need to increase the lot width to accommodate consumer interests in wider homes. During that process, they also expressed the need to eventually return to you for a major amendment to the PUD given the incremental plat changes. While we agreed with the applicant that a major amendment was necessary, eventually, to finalize the totality of the project, we recently concluded that their revisions may be able to be authorized as a minor change to the PUD.

However, rather than permitting those revisions administratively and because the Planning Commission was part of the plat changes, we wanted to present this plan set to you for a formal determination regarding whether the proposed amendment is minor or major.

To assist with your deliberations, below is a copy of Section 470-12.12B and Section 470-12.12C – Changes to an Approved PUD of the Allendale Charter Township Zoning Ordinance, which outlines several items that are minor in nature and the ability of the Zoning Administrator or Planning Commission to determine if a proposed change is minor or major.

Section 470-12.12

B. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

   (1) Reduction of the size of any building and/or sign.
   (2) Movement of buildings by no more than 20 feet except that buildings shall not move more than 10 feet toward a PUD boundary or public street.
   (3) Landscaping or fencing approved in the PUD final site plan that is replaced by similar landscaping or fencing to an equal or greater extent.
   (4) Internal rearrangement of a parking lot which does not affect the number of parking spaces or significantly alter access locations or design.
   (5) Changes required or requested by the Township, Ottawa County, or other state or federal regulatory agency in order to conform to other laws or regulations or for reasons of public safety.

C. A proposed change, other than a minor change as determined by the Zoning Administrator, shall be submitted as an amendment to the PUD and shall be processed in the same manner as an original PUD application except that the PUD zoning shall remain in plan. The Zoning Administrator may refer any decision regarding any propose change to an approved

PUD final site plan to the Planning Commission for review and approval (regardless of whether the change may qualify as a minor change). In making a determination whether a change is a minor change, or whether to refer a change to the Planning Commission for approval, the Zoning Administrator may consult with the Chairperson of the Planning Commission.

The materials have has been scheduled for your review at your September 8, 2026, meeting. The applicant is not expected to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

Paramount
DEVELOPMENT

July 24, 2026

Mr. Greg Ransford
Allendale Charter Township
6676 Lake Michigan Drive
PO Box 539
Allendale, MI 49401

RE: Emerald Springs PUD Amendment

Dear Mr. Ransford:

Enclosed please find the following items submitted to support an application for a PUD Amendment for the Emerald Springs community. Emerald Springs was originally approved in November 2021 and included 99 detached, single family residential platted lots that were a minimum of 50 feet wide. A previous PUD amendment in 2023 increased the minimum lot width to 52 feet and therefore decreased the number of lots to 98 (among a few other revisions). Today, we are further seeking to reduce the total number of lots. Although no minimum lot requirements are being amended with this request, many lot widths are increasing which thereby decreases the total number of lots to 91. This PUD amendment is, therefore, seeking to provide an accurate record of the Final PUD site plan for the Township. Included with this cover letter are the following items:

1. Application
2. Escrow Policy
3. Site Plan Review Checklist
4. Legal Description
5. Narrative
6. Final PUD Plan

These items are being submitted for the next regular Planning Commission meeting. If you have any questions or require additional information, please do not hesitate to contact me at (616) 988-1339 or kkuiper@eastbrookhomes.com.

Sincerely,

Kelly Kuiper

Kelly Kuiper
Manager of Land Planning and Entitlement

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission Application

Submission Date: 7/24/26

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

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☒ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other: _____

Property Owner:	REDTHREE LAND INVESTMENTS LLC		
Mailing Address:	3918 EGYPT VALLEY AVE, ADA, MI 49301		
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	PARAMOUNT DEVELOPMENT CORPORATION		
Mailing Address:	1188 E. PARIS AVE SE, STE 100, GRAND RAPIDS, MI 49546		
Phone Number:	(616) 988-1339	Cell Phone:	
Email Address:	KKUIPER@EASTBROOKHOMES.COM	Fax:	
Applicant's Signature:	Kelly Kuiper		

Who is the responsible party for future invoices? Check one: ☐ Property Owner ☒ Applicant

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

Contact:	VK CIVIL - ZACH BOEVE, P.E.		
Mailing Address:	7885 BYRON CENTER AVE SW, BYRON CENTER, MI 49315		
Phone Number:	(616) 277-2185	Cell Phone:	
Email Address:	ZACH@VKCIVIL.COM	Fax:	
Address of Property:	10899 60TH AVE., ALLENDALE, MI 49401		

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

Permanent Parcel Number: 70 - 09 - 26 - 100 - 094					
Legal Description of Property (or attach to the application):					
ATTACHED TO APPLICATION					
Lot Area:		Lot Depth:		Lot Width:	
Current Zoning of Parcel:	PUD	Current Use of Parcel:	PLATTED SUBDIVISION		
Proposed Use of Parcel:	NO CHANGE				
Name of Proposed Development (if applicable):	EMERALD SPRINGS				
Name of Proposed Buildings to be constructed:					
Square feet of gross:		Square feet of usable floor area:			
Number of Permanent Employees (if applicable):					

- 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

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Project Name: _____

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.

Kelly Kuiper — 7/21/2026

Applicant or Authorized Agent Signature — Date

Kelly Kuiper — 7/21/2026

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

Planning Commission
Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.
- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.
- **Three separate plans are required:**
  1) A site analysis plan
  2) A site plan
  3) A landscape plan
  A checklist is provided for each plan on the following pages.
- Site plans shall be drawn at a scale of not more than 1"=20' if the site is less than two acres; 1"=40' if the site is less than six acres; and 1"=100' if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.
- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.
- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

✣

✓ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site

✓ A sketch illustrating the location of the site within the Township

✓ Existing buildings and structures

✓ Current zoning of site and all abutting properties

✓ Current use of site

✓ Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site

✓ Swales and existing drainage patterns

✓ Existing strands of trees, tree lines and individual large trees.

✓ Water bodies, streams, creeks and wetlands on the site and within 50' of subject property

NA Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

❖

GENERAL INFORMATION

- ✓ Name of development
- ✓ Date on which the site plan was prepared
- ✓ North arrow and scale
- ✓ Architect, landscape architect, engineer, or professional surveyor who prepared the plan
  - ✓ Name ✓ Address ✓ Professional seal

PROPERTY INFORMATION

- ✓ Legal description based upon the most current survey
- ✓ Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
- ✓ A sketch illustrating the location of the site within the Township
- ✓ The size in acres and square feet of the subject property
- ✓ Property line dimensions and bearings
- ✓ Current zoning of site and all abutting properties
- ✓ Location and use of existing structures within 100 feet of the boundary of the subject property
- ✓ Proposed contour lines at not less than two feet intervals
- ✓ Percentage of site covered by impervious surface

BUILDINGS AND USES NA

- ___ Location of existing and proposed buildings including: ___Use ___Length ___Width ___Height ___Square Footage
- ___ Roof top equipment (Sec. 24.06.G.2)
- ✓ Setbacks of buildings from all property lines
- ___ Architectural elevation drawings and exterior building materials (Sec. 24.06.J)

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

- ✓ Utility easements
- ✓ Water lines
- ✓ Sanitary sewer lines
- ✓ Storm drainage lines
- ✓ Ditches and swales
- ✓ Retention and/or detention areas
- ✓ Fire hydrants
- ✓ Catch basins
- ___ Septic tank and drain fields and water wells if applicable
- ___ Transformers and above ground utilities

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

- ✓ Proposed streets
- ✓ Abutting streets
- ✓ Rights-of-way
- ___ Service drives
- ✓ Driveways / curb cuts
- ✓ Curbs and gutters
- ✓ Access easements serving the site
- ✓ Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
- ___ Traffic control signs
- ___ Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

- ✓ Location, dimensions and surface type of all sidewalks, bike paths and other walkways
- ___ Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21) NA

- ___ Number and dimensions of spaces and aisles
- ___ Computations to show number of spaces required
- ___ Distance to nearest property line
- ___ Barrier free parking spaces and sidewalk ramps
- ___ Type of parking area surface
- ___ Curbs and gutters
- ___ Loading areas

LIGHTING (Article 24.06.E) per consumers

- ___ Location of exterior lights including building lights
- ___ Height
- ___ Type of fixture

OTHER REQUIRED INFORMATION

- ___ Outdoor storage (Sec. 24.06.G)
- ___ Waste disposal facilities (Sec. 24.06.H)
- ___ Trip Generation Analysis (Sec. 24.06.L)
- ___ Signs (Article 22)
- ✓ For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:
  - ✓ The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
  - ✓ The number of dwelling units proposed (by type) and the number of bedrooms for each type
  - ✓ Typical lot size dimensions if detached housing is contemplated
  - ___ Typical elevation views of the front and side and rear of each type of building

✓ Proposed density of the net residential site

✓ Proposed phasing

___ Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.

___ The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features

___ The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

✥

✓ Name, address and seal of landscape architect who prepared the plan

✓ Number of plants, type, size, location and spacing for:

- ✓ greenbelts;
- ✓ front yard along all streets abutting property;
- ___ Parking lots (Sec. 21A.04.G);

✓ Computations for all required landscaping

___ Underground irrigation system (Sec. 21A.03.E)

___ Berms, walls and fences

___ Landscaping for multi-family buildings see also Sec. 23.06.I

✓ Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed, please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

Legal Description

Part of the Northwest 1/4 of Section 26, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence South 00 degrees 52 minutes 00 seconds East 2626.36 feet along the North and South 1/4 line of said Section 26 to the center of said Section 26; thence North 89 degrees 39 minutes 58 seconds West 399.90 feet along the East and West 1/4 line of said Section to the Point of Beginning; thence continuing North 89 degrees 39 minutes 58 seconds West 914.56 feet along said East and West 1/4 line; thence North 01 degree 02 minutes 13 seconds West 1272.00 feet along the West line of the East 1/2 of the Northwest 1/4 of said Section; thence South 89 degrees 59 minutes 53 seconds East 1118.18 feet; thence South 00 degrees 52 minutes 00 seconds East 282.00 feet along the West line of PONSHAIR'S SUBDIVISION, as recorded in Liber 25 of Plats, on Page 20, Ottawa County Records; thence South 89 degrees 08 minutes 00 seconds West 17.00 feet; thence South 00 degrees 52 minutes 00 seconds East 300.00 feet; thence North 89 degrees 08 minutes 00 seconds East 217.00 feet; South 00 degrees 52 minutes 00 seconds East 100.00 feet along said North and South 1/4 line; thence South 89 degrees 08 minutes 00 seconds West 217.00 feet; thence South 00 degrees 52 minutes 00 seconds East 296.04 feet; thence North 89 degrees 39 minutes 58 seconds West 182.95 feet parallel with the East and West 1/4 line of said Section; thence South 00 degrees 52 minutes 00 seconds East 300.00 feet to the Point of Beginning.

Narrative

Per Section 470-12.08.B.1.c.

Overall Objectives and Intent

The Emerald Springs PUD continues to provide diversified housing options for the Allendale Township community through lot sizes more consistent with the medium density residential master planned intent of the property. No material changes are being requested in the PUD Amendment, however, the number of lots is decreasing from 98 to 91. This PUD Amendment seeks to document the revised layout for Allendale Township records.

Phases of Development

The original approved PUD indicated four (4) phases, however, this PUD amendment seeks to decrease the total number of phases to three (3).

Legal Instruments

Covenants, Conditions and Restrictions were recorded with the original Phase 1 plat approval. Each subsequent phase requires a restatement to include the additional platted lots, however, no material changes to the current recorded documents are proposed.

Start and Completion of Construction

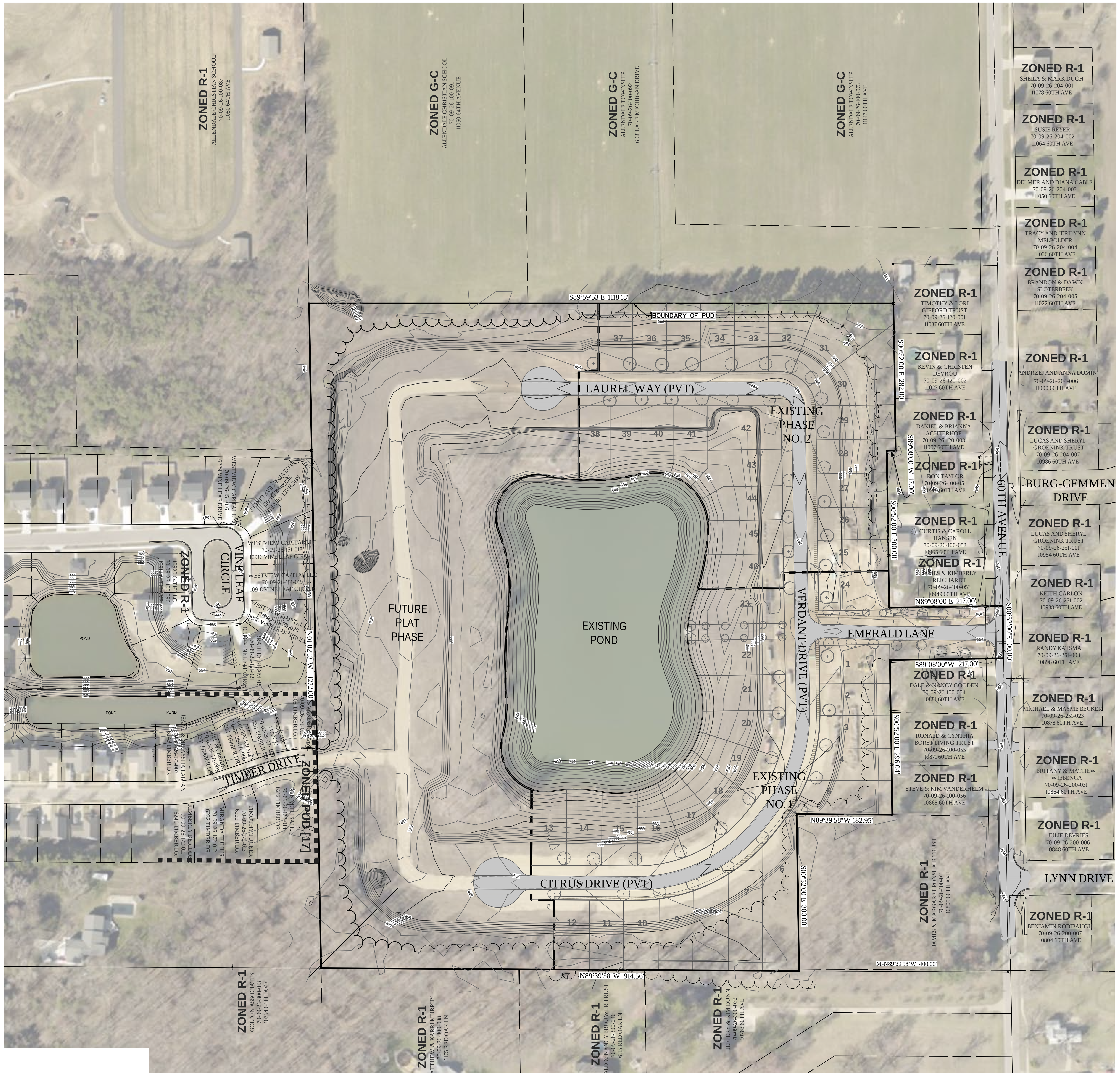
Phase 1 construction began in 2024, and Phase 2 is currently finished with construction. Phase 3 construction will begin in 2027 or 2028 depending on market conditions and that will mark the completion of the project.

Open Space

No changes to the originally approved open space are proposed with this PUD Amendment, and Emerald Springs continues to include 5.1 acres of open space.

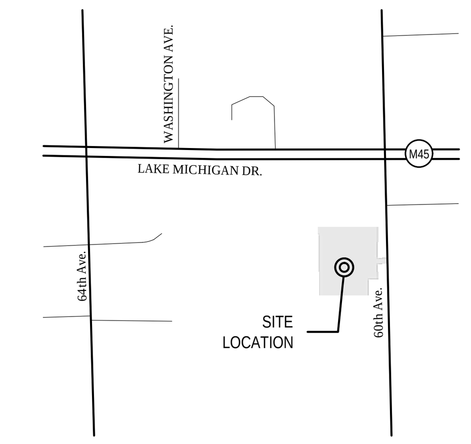
Modifications

There are no further modifications being requested from the current approved PUD modifications.



SCALE: 1" = 100'

0' 50' 100' 150' 200'



LOCATION MAP

NOT TO SCALE

OVERALL PROPERTY DESCRIPTION

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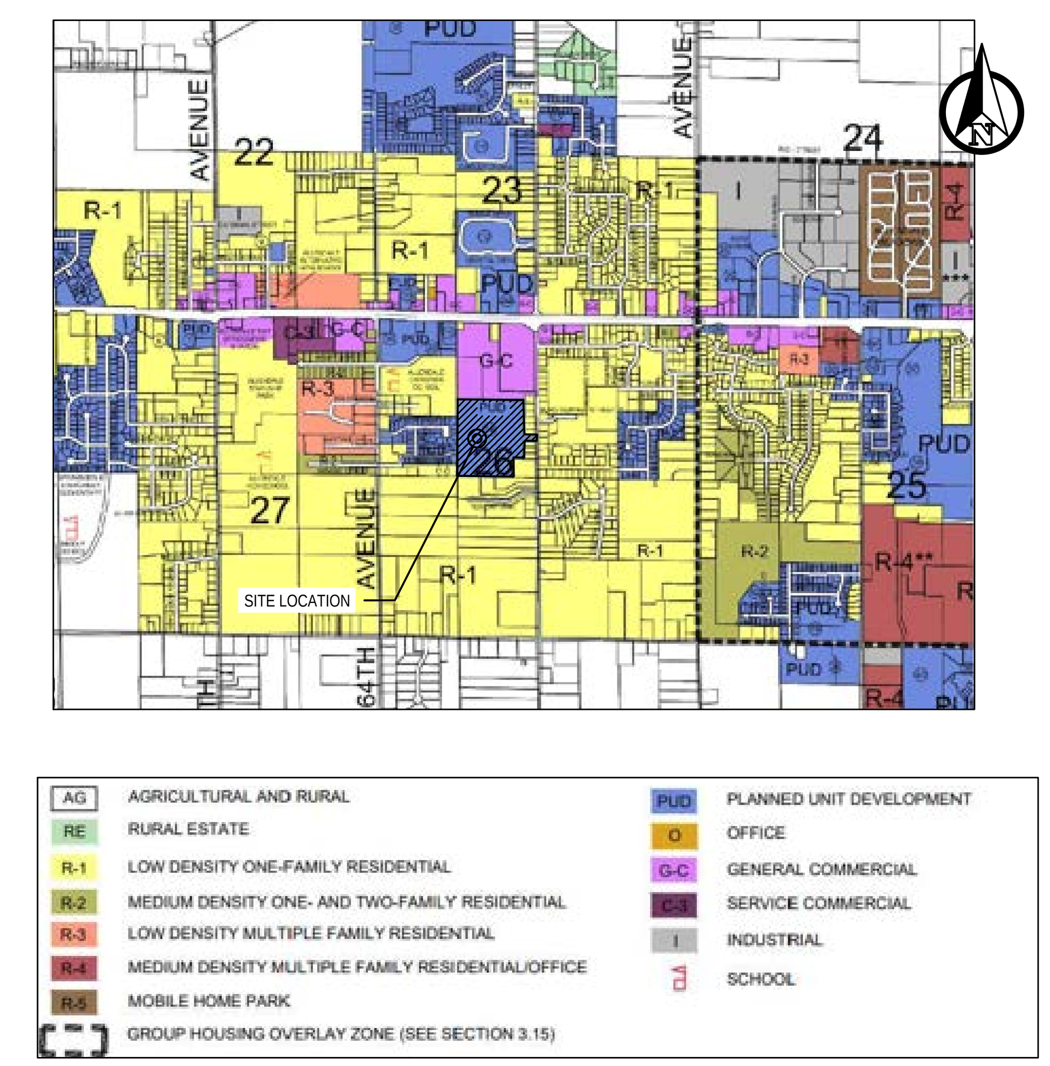

ZONING CONTEXT EXHIBIT

NO.	DATE	REVISION	BY
1	07/17/2026	FINAL PUD AMENDMENT	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS
FINAL PUD AMENDMENT
EXISITNG CONDITIONS

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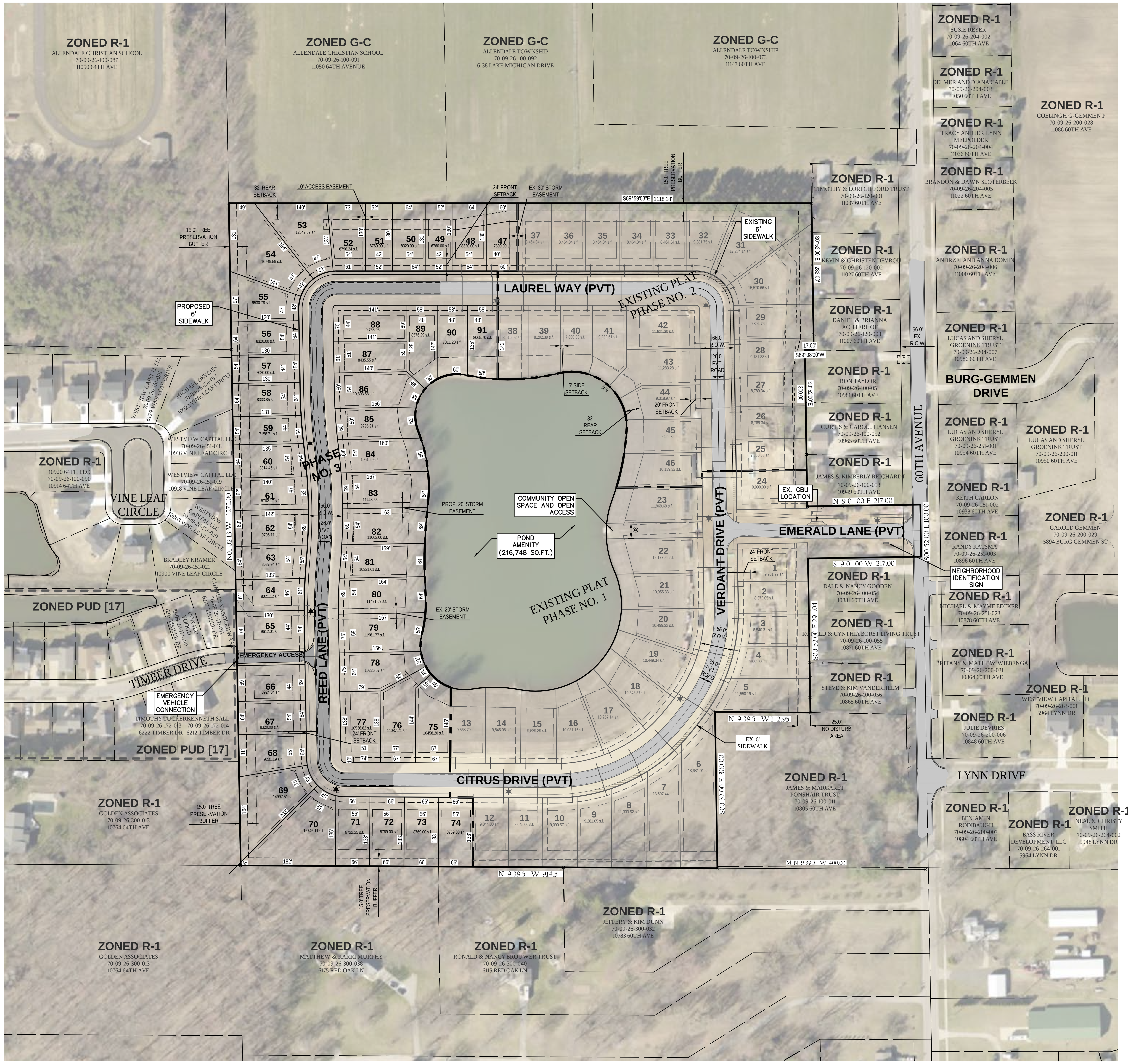
Sheet No. C-200



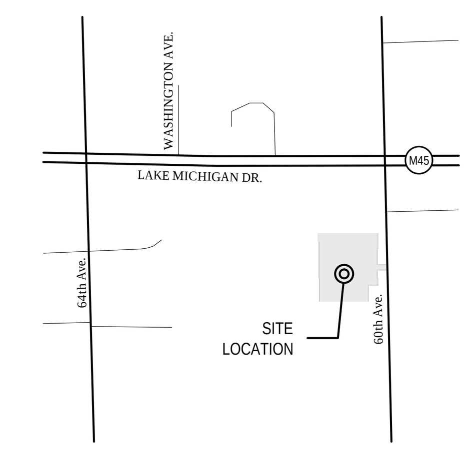
GENERAL NOTES

1) CURRENT ZONING: PUD [PLANNED UNIT DEVELOPMENT]
2) SUMMARY OF PROPOSED LAND USE:
   - A) GROSS SITE AREA = 31.5 ACRES (1,373,010 SQ.FT.)
   - B) AREA OF STORMWATER DETENTION (POND) = 216,748 SQ.FT.
   - C) ZONING OF PARCELS TO NORTH = G-C
   - D) ZONING OF PARCELS TO WEST = R-1 & PUD
   - E) ZONING OF PARCELS TO THE SOUTH AND EAST = R-1
   - F) TOTAL PROPOSED UNITS = 91 SINGLE-FAMILY LOTS
   - G) OPEN SPACE PROVIDED = 5.1 ACRES (222,300 SQ.FT.)
3) PUD SINGLE-FAMILY LOT SITE REGULATING STANDARDS
   - A) MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 52 FT.
   - B) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
   - C) FRONT YARD SETBACK = 20 FT., 24 FT FOR LOTS THAT CONTAIN A SIDEWALK
   - D) SIDE YARD SETBACK = 5 FT.(20 FT. FOR LOTS 1 & 24 ALONG EMERALD LANE)
   - E) REAR YARD SETBACK = 25 FT.
   - F) MIN. LOT AREA = 7,125 S.F.

DENSITY COMPUTATION

A) SITE AREA	= 31.5 ACRES
B) POND AMENITY(4.9 ACRESx50%)	= 2.4 ACRES
C) NET DEVELOPMENT ACREAGE	= 29.1 ACRES
D) MDR DWELLING UNITS PER ACRE	= 7.26 DWELLING UNITS/ACRE
E) TOTAL ALLOWABLE DWELLING UNITS	= 228 DWELLING UNITS

4) THIS SITE WILL BE SERVICED BY PUBLIC SANITARY SEWER, PUBLIC WATERMAIN, AND STORM SEWER. SANITARY SEWER WILL BE EXTENDED FROM BOTH TIMBER DRIVE AND 60TH AVENUE INTO THE SITE. WATERMAIN WILL BE EXTENDED FROM BOTH TIMBER DRIVE AND 60TH AVENUE INTO THE SITE TO PROVIDE A LOOPED CONNECTION. SANITARY SEWER, WATERMAIN, AND STORM SEWER WILL GENERALLY BE PLACED WITHIN THE PROPOSED RIGHT-OF-WAYS FOR THE PROJECT AT STANDARD DEPTHS AND STANDARD SIZES. PLANS SHALL BE SUBJECT TO TOWNSHIP ENGINEER AND ALLENDALE UTILITIES DEPARTMENT REVIEW AND APPROVAL.
5) UTILITIES TO SITE: THE AMENITY POND WILL PROVIDE STORMWATER DETENTION FOR THE SITE. STORMWATER WILL ALSO BE CAPTURED VIA CATCH BASINS WITHIN THE ROADWAY. ELECTRIC AND GAS UTILITIES WILL BE PLACED UNDERGROUND IN COMPLIANCE WITH TOWNSHIP STANDARDS.
6) NO DISTURB AND TREE PROTECTION AREA: 63,197 SQ. FT. OPEN SPACE REQUIREMENTS PER ALLENDALE TOWNSHIP ORDINANCE: THERE IS NO DEFINED MINIMUM CALCULATION OF DEDICATED OPEN SPACE REQUIREMENT REQUIRED WITHIN A SINGLE FAMILY PUD. THE PROPOSED DEVELOPMENT, HOWEVER, PROVIDES A ROUGHLY 4.9 ACRE POND AS AN AMENITY.
7) OPEN SPACE REQUIREMENTS PER ALLENDALE TOWNSHIP ORDINANCE: THERE IS NO DEFINED MINIMUM CALCULATION OF DEDICATED OPEN SPACE REQUIREMENT REQUIRED WITHIN A SINGLE FAMILY PUD. THE PROPOSED DEVELOPMENT, HOWEVER, PROVIDES A ROUGHLY 4.9 ACRE POND AS AN AMENITY.
8) LANDSCAPING: 1 STREET TREE PER LOT WILL BE PROVIDED. FINAL SPECIES TO BE DETERMINED. SPECIES AND TREE SIZE SHALL COMPLY WITH ALLENDALE TOWNSHIP ORDINANCE. DEVELOPER RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPING AND TO PROVIDE AMENITY STRUCTURES IN OPEN SPACE AREAS WITHOUT FURTHER PLANNING COMMISSION OR TOWNSHIP BOARD REVIEW.
9) STREET LIGHT LOCATIONS TO BE APPROVED BY CONSUMERS ENERGY.
10) BUFFER AREAS: LOTS 25-31 WILL CONTAIN "BUFFER AREAS" ON RECORDED DOCUMENTS AT OTTAWA COUNTY REGISTER OF DEEDS. SUCH BUFFER AREAS SHALL BE LEFT IN A NATURAL, UNALTERED STATE. NO BUILDINGS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN SUCH AREAS; NO VEGETATION SHALL BE REMOVED, EXCEPT FOR DISEASED OR DEAD VEGETATION. INCIDENTAL ACTIVITIES ARE PERMITTED WITHIN THE BUFFER AREAS, CONSISTING OF INITIAL CONSTRUCTION ACTIVITIES, INSTALLATION AND MAINTENANCE OF UTILITIES, AND OTHER ACTIVITIES REQUIRED TO PROTECT THE HEALTH SAFETY, AND GENERAL WELFARE.
11) FINAL C.B.U. MAIL LOCATIONS TO BE DETERMINED IN COORDINATION WITH UNITED STATES POSTAL SERVICE.
12) PER THE APPROVED PLANNED UNIT DEVELOPMENT FOR EMERALD SPRINGS AND AS ALLOWED BY SECTION 405-25 OF THE TOWNSHIP SUBDIVISION OF LAND ORDINANCE, SIDEWALKS ARE ALLOWED ON ONE SIDE OF THE STREET. REQUIRED MINIMUM SIDEWALK WIDTH IS SIX FEET.



SECTION 26, T7N, R14W,
ALLENDALE TOWNSHIP,
OTTAWA COUNTY, MICHIGAN
LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
0' 50' 100' 150' 200'

LEGEND

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

DESCRIPTION OF PROPOSED PUD

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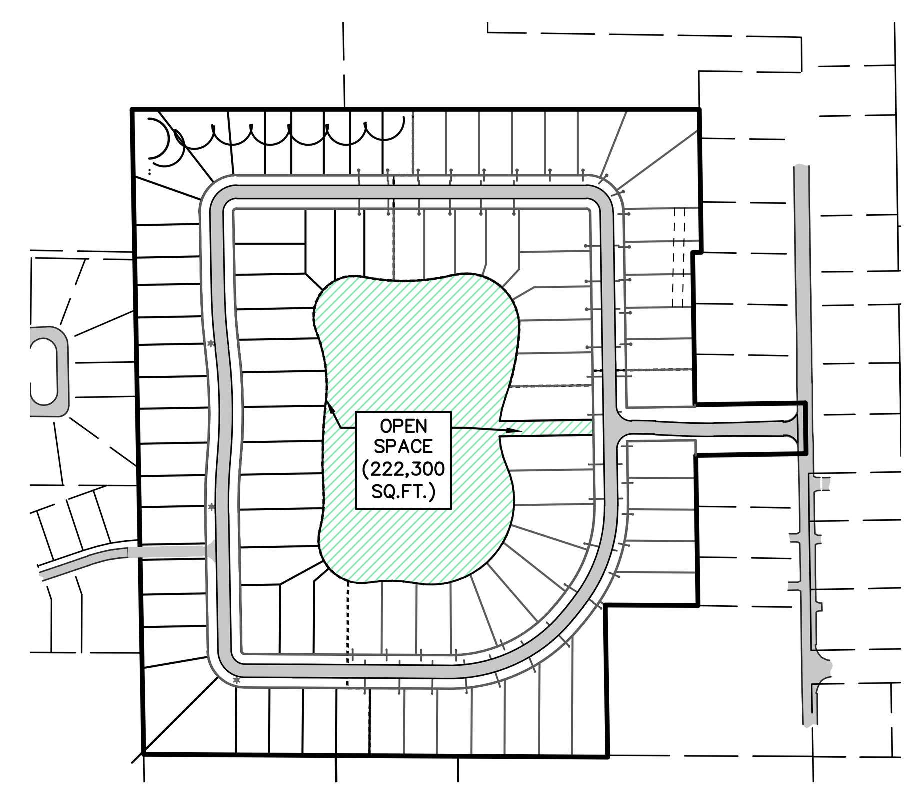
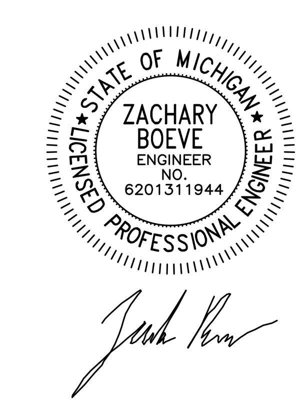


OPEN SPACE EXHIBIT
NOT TO SCALE



811 Know what's below. Call before you dig.

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY
1	07/17/2026	FINAL PUD AMENDMENT	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS
FINAL PUD AMENDMENT
SITE LAYOUT PLAN

VK CIVIL Vriesman & Korhorn
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Kalamazoo, MI (269) 697-7120

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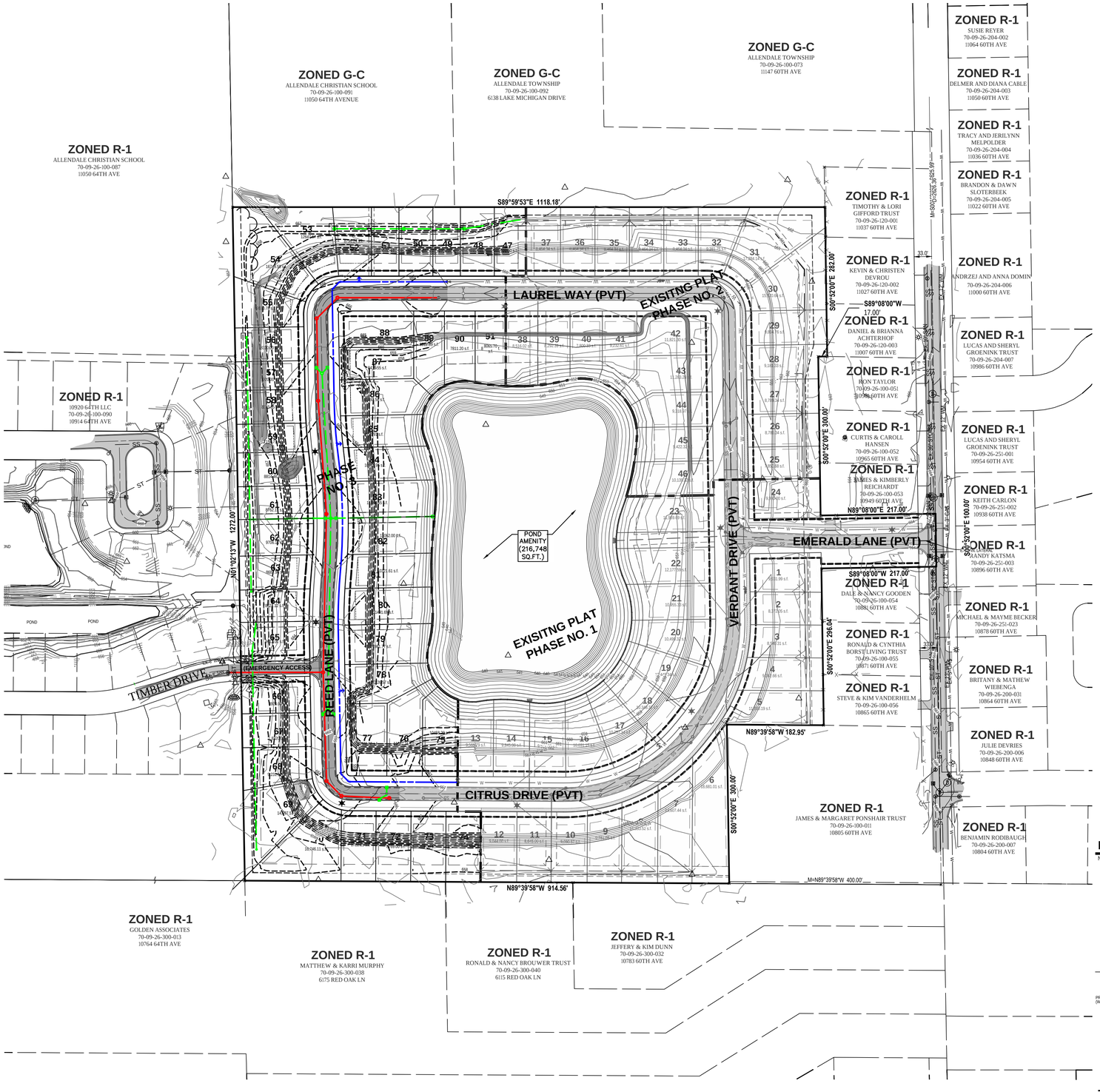
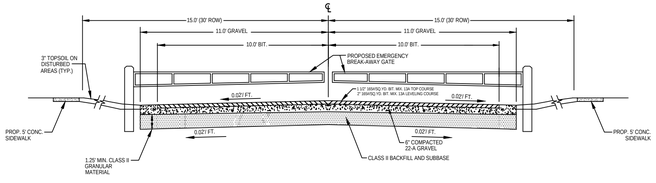


SECTION 26, T7N, R14W,
ALLENDALE TOWNSHIP,
OTTAWA COUNTY, MICHIGAN
LOCATION MAP

NOT TO SCALE

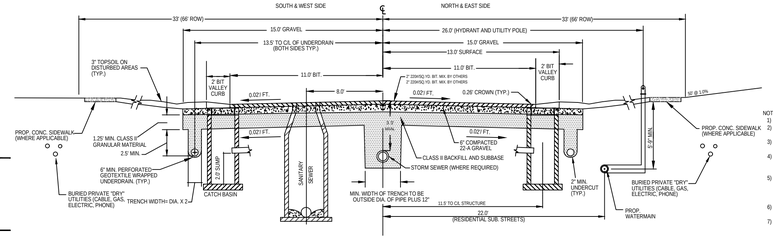
LEGEND

- PROP. GRADE CONTOUR
- EX. GRADE CONTOUR
- PROP. DRAINAGE FLOW
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. 12" TO 30" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN
- EXISITNG STORM SEWER
- EXISTING 8" SANITARY SEWER
- EXISITNG 8" WATERMAIN



EMERGENCY ACCESS ROAD CROSS SECTION

N.T.S.



NOTES:
1) MIN. GRADE SHALL BE 0.8%
2) STORM SEWERS SHALL BE CONSTRUCTED ALONG CENTERLINE
3) BACK OF CATCH BASIN CASTINGS SHALL BE SET AT 14.5' FROM CENTERLINE
4) BACK OF CATCH BASIN IN INTERSECTION RADII SHALL BE IN 6" FROM OUTSIDE EDGE OF CONCRETE CURB SURFACE
5) TOP OF CASTING SHALL BE SET FLUSH W/ FINISH GRAVEL GRADE. GRAVEL SHALL BE GRADED 10' EITHER DIRECTION FROM CASTING TO ALLOW FOR THICKNESS OF BITUMINOUS SURFACE
6) THIS STREET SECTION SHALL HAVE A SPRING WEIGHT REDUCTION OF 35%WSL
7) THE TOP OF THE BITUMINOUS SURFACE WILL BE BUILT TO A MINIMUM OF 5" ABOVE THE HIGH WATER TABLE.

TYPICAL PRIVATE ROAD CROSS SECTION

N.T.S.

NO.	DATE	REVISION	BY
1	07/17/2026	FINAL PUD AMENDMENT	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS
FINAL PUD AMENDMENT
GRADING & UTILTIY PLAN

Vriesman & Korhorn
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FILE NO. 1618
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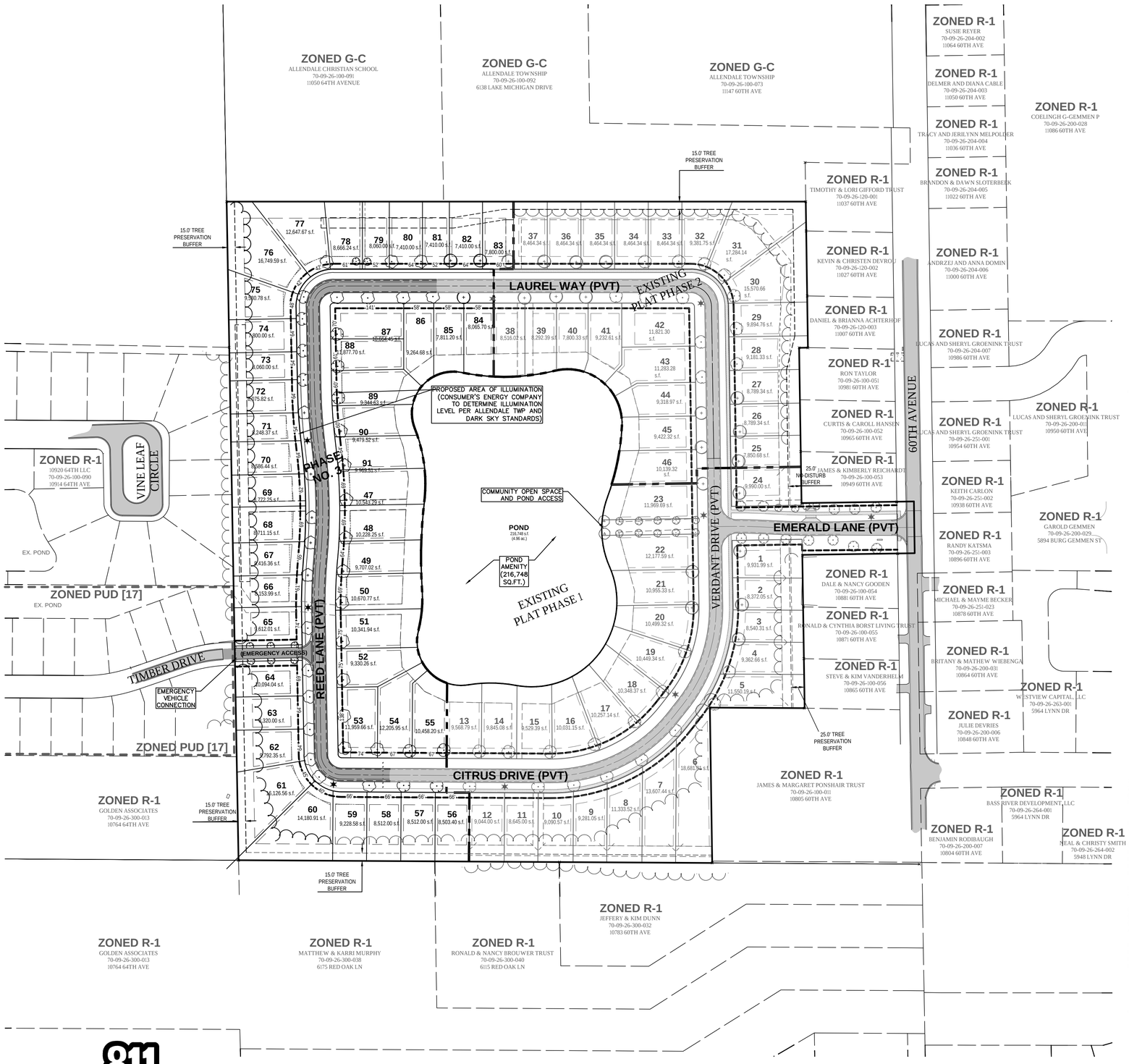

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LEGEND

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

PLANTING LEGEND

SYMBOL	TREE TYPE	SIZE	QTY
PROPOSED / EXISTING	Ornamental Tree	1.75" cal. min.	22
PROPOSED / EXISTING	Deciduous Tree	2.5" cal. min.	104

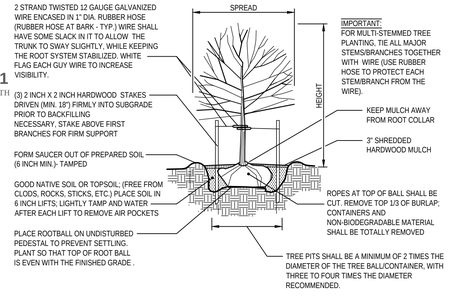
LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

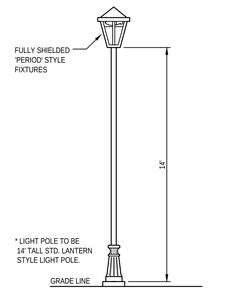
TOPSOIL AND SEED NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL BE HYDROSEEDED. SEED SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT SEED UNTIL ACCEPTANCE OF FINISH GRADE.
4) SEED SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PART'S PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL STREET LIGHT

N.T.S.

811 Know what's below. Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO.	DATE	REVISION	BY
1	07/17/2026	FINAL PUD AMENDMENT	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS
FINAL PUD AMENDMENT
LANDSCAPE PLAN

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1618
CHECKED ZEB
Sheet No. L-200

Fresh Coast Planning

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

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andrea@freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 2, 2026
Re: Zeinstra Map Amendment (Rezoning) Application – Preliminary Review

---

Attached is a Map Amendment application from Gary Zeinstra to rezone his property located at 8783 Lake Michigan Drive, parcel numbers 70-09-20-300-005 and 70-09-20-300-022, from the (AG) Agricultural and Rural Zoning District to the (C-3) Service Commercial Zoning District. The properties are located at the northeast corner of 88th Avenue and Lake Michigan Drive and previously housed Potluck Pickup.

Below we provide our summary of the application as well as a brief overview of its relationship to the Allendale Charter Township Master Plan (ACTMP) and the Allendale Charter Township Zoning Ordinance (ACTZO) to assist with your preliminary review.

Application & Property Details

The property proposed for rezoning is approximately 4.24 acres in area and currently contains a single-family dwelling as well as the former Potluck Pickup building. The site also contains the related parking, screening, and other elements from the former business. Below is an aerial photo of the properties, highlighted in blue.

As you know and we outline below within the Zoning Ordinance Considerations portion of this memorandum, the Planning Commission must consider all of the possible uses available within the C-3 Zoning District when considering the request despite the applicant indicating that their interest is to operate an automobile repair facility.

Master Plan Considerations

Future Land Use Map

The Allendale Charter Township Master Plan and its Map, adopted on November 25, 2024, provides for the subject property within the Agricultural Classification, which is consistent with its current AR Zoning District. As a result, the request for rezoning to the C-3 Zoning District, which is consistent with the Service Commercial Classification, is inconsistent with the ACTMP Map. Given this, further below we provide relevant provisions from the Service Commercial Classification and the Agricultural Classification, as well as other portions of the ACTMP, for your convenience. Where appropriate, we provide our comments in italic font to assist with your review.

Also for your convenience, below is a snapshot of the Master Plan Map for the subject parcel and surrounding properties. (White = Agricultural (AG)), Grey = Industrial (I), Blue Outline = Subject Property)

It is important to note that the grey rectangles along Lake Michigan Drive are right-of-way colors and are not Master Planned industrial.

Commercial Classification

Chapter 3 – Commercial Uses (page 9) of the ACTMP provides:

- Goal: Concentrate the density of commercial land uses to protect open spaces and rural character
- Goal: Promote the development, redevelopment, and rehabilitation of commercial areas to provide attractive sites, and to encourage a diversity of enterprises which will strengthen the tax base and increase employment opportunities
    - *While a site plan application is not subject to the rezoning request, if adopted, the applicant will need to return for site plan approval, at which time the Planning Commission can seek to improve the property to the current ACTZO requirements.*
- Goal: Development along Lake Michigan Drive should be designed to enhance traffic safety, establish walkable access from adjacent neighborhoods, and be compatible with existing and future land uses in these neighborhoods

    - *As noted above, while a site plan application is not subject to the rezoning request, if adopted, the applicant will need to return for site plan approval, at which time the Planning Commission can seek to accomplish these provisions.*
- Recommendation: Intensive commercial land uses should have the resources to support such development, and be located within the boundaries of the water and sanitary sewer service areas, accessible from adequate roads, and other available infrastructure
    - *While the subject property does not have public utilities available it is located on Lake Michigan Drive.*
- Recommendation: Require that future commercial development does not intrude upon the residents in abutting single family neighborhoods
    - *While the subject property is located within residential uses, as the applicant notes, the property has historically been used for commercial purposes for 37 years.*
- Recommendation: Improve and expand upon existing business areas that will provide functional, safe, convenient, and attractive shopping and service opportunities

Chapter One – Agricultural Uses

Chapter 1 – Agricultural Uses (page 4) of the Master Plan provides:

- Goal: Obtain a balance between development and agriculture by anticipating and planning for the gradual transition of certain agricultural and open space lands into planned developments while minimizing the impacts of such development on ongoing farming operations
    - *While the preservation of agricultural lands is important within the ACTMP and it is feasible for an agricultural use to occur on 4.24 acres, the site has been used for commercial purposes for 37 years, which has likely negatively impacted the soils. As a result, it is unlikely that a farmer would pursue this property for agricultural use.*
- Goal: Protect and preserve those elements which contribute to the rural character of the Township including woodlands, wetlands, farms and farmlands, pastures, fields, open views, the dark night sky, and architectural styles
    - *As noted above, while rural character is important within the ACTMP, the site has been used for commercial purposes for 37 years, which has likely negatively impacted the soils. As a result, it is unlikely that a farmer would pursue this property for agricultural use.*

  While several recommendations exist within the Agricultural Uses Chapter of the ACTMP, they are all focused on agricultural use, rural character, or the clustering of housing, none of which are beneficial to provide within this memorandum.

Chapter Seven – Public Utilities

Chapter 7 – Public Utilities (page 19) of the ACTMP provides:

- Goal: Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could gain a foothold by being cost effective
- Recommendation: Intensive land uses should be located within the boundaries of the public water and sanitary sewer service areas.
- Recommendation: Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations

Chapter Eight – Transportation

- Development along Lake Michigan Drive should be designed to achieve traffic safety, walkable access from adjacent neighborhoods and compatibility with existing and future land uses in these neighborhoods

- Consider the ability of existing roadway conditions to handle projected traffic volumes resulting from new development when reviewing site plans and rezoning requests

Chapter Nine – Implementation

As you know, Chapter Nine – Implementation of the ACTMP provides descriptions of land uses identified within its Map. Below are the descriptions for the Agricultural Classification and the Service Commercial Classification.

The Agricultural Classification indicates that these areas "recognize lands which are best suited for farming based on location, current utility served areas, soil type, parcel size, and active farm operations. This classification consists of agricultural land, but provides opportunities for very low density residential design, to preserve natural features and provide open space buffers between such areas and active farms thereby helping preserve rural character. Public water and sanitary sewer are not envisioned within this Classification. Agricultural lands are intended to provide for the continuation of existing agricultural uses while also allowing a gradual transition of certain lands to low density development."

The Service Commercial Classification states, "While the Service Commercial Classification provides for limited commercial retail sales, the intent of this classification is to separate significant warehousing, distributing, and storage operations from traditional commercial uses and residential areas. These types of uses typically require higher volumes of semi-truck traffic and outdoor activity, which cause increased conflicts between motorists, pedestrians, and other site users than in sites that are primarily retail. Most uses in this classification will not require public water and sanitary sewer services."

Zoning Ordinance Considerations

Text of the Zoning Ordinance

As you know, your review of the ACTZO is limited to the surrounding uses and the potential uses that would be permitted on the subject property, in the instance the rezoning is recommended for adoption and subsequently approved by the Allendale Charter Township Board of Trustees. Below we highlight surrounding uses as well as permitted and special uses that could occur on the subject property within the C-3 Zoning District. Further below we provide the permitted and special uses that could occur on the subject property as it is currently master planned (Agricultural) and zoned.

Surrounding Uses

As you can see in the aerial photo provided on page one of this memorandum, the subject property abuts and is generally surrounded by residential uses. As noted within the aerial photo of the site plan submission, industrial property is located on the south side of Lake Michigan Drive, east of the subject property.

Permitted and Special Uses within the C-3 Zoning District

While we would ordinarily provide a copy of the uses by right and special uses for the C-3 District below for your convenience, given that the C-3 Zoning District allows for uses within the C-1 and C-2 (GC) Districts, attached is a copy of the C-1, C-2, and C-3 Zoning District Articles for your review. As you know, these uses could be conducted on the subject property in the instance that the rezoning is granted, which the Planning Commission will need to consider during its deliberations.

Permitted and Special Uses within the AG Zoning District

For your convenience, below are the available permitted uses and special uses that could be conducted on the subject property as it is currently zoned and master planned, which the Planning Commission will need to consider during its deliberations.

Sec. 470-5.02 PERMITTED USES.

Land or buildings in the AG District may be used for the following purposes only:

A. Farms for both general and specialized farm operations, including the following agricultural activities:
    1. crop production, including berry farms, row crops, orchards, field crops, grain, hay, pasturelands and vineyards.
    2. commercial animal raising, including kennels, rabbit farms, fur bearing animal ranches, hog farms, dairy farms and cattle farms.
    3. farm buildings designed and constructed to store implements, hay, grain, poultry, livestock, or other horticultural products.
    4. wholesale nurseries, including tree or sod farm and greenhouses.
    5. egg hatcheries.
    6. confined animal feeding operations and intensive animal raising.
B. One single family residence on each lot.
C. Conservation area for flora or fauna, forest preserve, game refuge.
D. Parks or recreation areas owned or operated by a government agency.
E. Permitted Accessory Uses.
    1. Uses customarily accessory to farm operations.
    2. Permitted accessory uses and buildings, as regulated in Section 470-3.11.
    3. Home occupation as an accessory to a permitted use, as regulated in Section 470-23.07.
F. Adult foster care small group home, licensed under Act 218 of the Public Acts of 1979, as regulated in Section 470-23.11.
G. Farm Markets as regulated by 470-5.07.H.

Sec. 470-5.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established for special use permits in Article 20 of this ordinance:

A. Agricultural related service establishments.
B. Agricultural labor housing.
C. Radio and television broadcasting buildings and towers.
D. Removal and processing of top soil, sand, gravel, or other minerals – see Sec. 470-23.08.
E. Recreational vehicle storage yard – see Sec. 470-23.13.
F. Churches, synagogues and other buildings used for religious worship. – see Sec. 470-23.05
G. Schools and colleges, government buildings - see Sec. 470-23.05.
H. Golf courses, country clubs, athletic grounds, parks - see Sec. 470-23.10.
I. Open Space development – see Sec. 470-23.18
J. Establishments for the sale, rental or storage of farm equipment with incidental repair and service, subject to the standards of Section 470-23.03.D.
K. Cemeteries. (See Section 470-23.05)
L. (reserved)
M. Marinas - see Sec. 470-23.10B.
N. Airfields, heliports, and landing strips.
O. Campgrounds.
P. Guest or dude ranches, riding stables
Q. Race Tracks.
R. Hunting clubs, wildlife refuges, shooting ranges.
S. Public utility buildings, including maintenance and repair shops, vehicle or equipment storage buildings, having a floor area greater than two hundred (200) square feet.
T. Support Services Residence, see Section 2470-3.17.

U. Any use that is found by the Planning Commission to be similar to any special use listed under Section 470-5.03, provided that such use to be approved is not permitted by right or by special use in any Zoning District.

Minimum Lot Area and Width – C-3 Zoning District

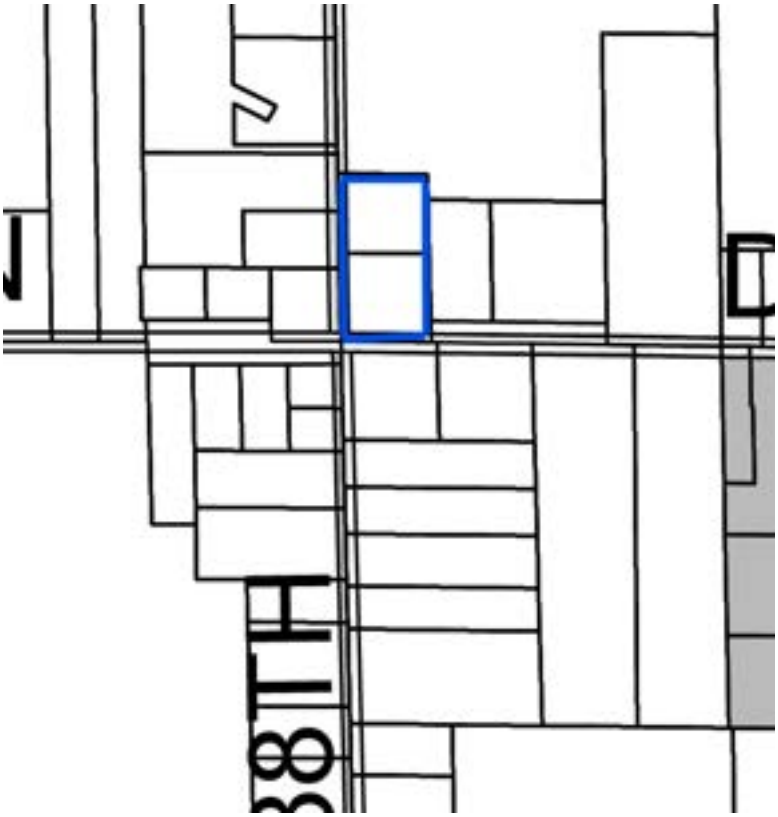
The minimum lot area and width within the C-3 Zoning District is 30,000 square feet and 200 feet, respectively. As noted above, given the area of the subject property is approximately 4.24 acres (if combined) and it is 314 feet in width on Lake Michigan Drive, the lot exceeds the minimum area and width requirements and is likely capable of supporting most of the uses by right and special uses of the District.

Minimum Lot Area and Width – AG Zoning District

The minimum lot area and width within the AG Zoning District is one acre and 150 feet, respectively. Given the area of the subject property is approximately 4.24 acres (if combined) and it is 314 feet in width on Lake Michigan Drive, the lot exceeds the minimum area and width requirements and is likely capable of supporting most of the uses by right and special uses of the District.

Map of the Zoning Ordinance

For your convenience, below is a snapshot of the Zoning Ordinance Map for the subject parcel and surrounding properties. (Legend: White = Agricultural and Rural (AG), Grey = Industrial (I), Blue Outline = Subject Property)



Rezoning Evaluation Factors

In accordance with Section 470-29.01D – Procedure for Changes, Rezoning Evaluation Factors of the ACTZO, the Planning Commission shall consider a zoning district change after reviewing the three criteria identified therein. We will address those within our future memorandum to the Planning Commission for the public hearing.

Public Hearing

The application has been scheduled for your preliminary review at your September 8, 2026 meeting. We expect the applicant to be in attendance. In the instance the Planning Commission is comfortable with the application as presented, a public hearing needs to be scheduled at a subsequent meeting.

If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Adam Elenbaas, Supervisor

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 8/7/2026

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

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☑ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☐ Special Use Application
- ☐ Other: _____

Property Owner:	Gary Zeinstra		
Mailing Address:	12128 92nd Ave, Allendale, MI 49401		
Phone Number:		Cell Phone:	616.862.9026
Email Address:	zeinstrag@gmail.com	Fax:	
Owner's Signature:	Gary Zeinstra		

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

Who is the responsible party for future invoices? Check one: ☑ Property Owner ☐ Applicant

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

Contact:			
Mailing Address:			
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Address of Property:	8783 Lake Michigan Drive, Allendale, MI 49401		

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

Permanent Parcel Number:	70-09-20-300-005 and -022
Legal Description of Property (or attach to the application):	

70-09-020-300-005: Part of the West 1/2 of the Southwest 1/4, commencing at the Southwest section corner; thence South 88 degrees 13 minutes 59 seconds East 316.20 feet; thence North 00 degrees 14 minutes 12 seconds West 316.30 feet; thence North 88 degrees 35 minutes 20 seconds West 314.93 feet; thence South 314.31 feet to the beginning, Section 20, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.
70-09-20-300-022: Part of the Southwest 1/4, commencing 314.31 feet North of the Southwest section corner; thence North 277.22 feet; thence South 88 degrees 35 minutes 20 seconds East 313.79 feet; thence South 00 degrees 14 minutes 12 seconds East 277.25 feet; thence North 88 degrees 35 minutes 20 seconds West 314.93 feet to the beginning, Section 20, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.

Lot Area:	4.28	Lot Depth:	594'	Lot Width:	316'
Current Zoning of Parcel:	Ag	Current Use of Parcel:	Commercial		
Proposed Use of Parcel:	Commercial - Automotive repair shop				
Name of Proposed Development (if applicable):	Potluck Repair				
Name of Proposed Buildings to be constructed:	0 (existing)				
Square feet of gross:	5,400	Square feet of usable floor area:	5,400		
Number of Permanent Employees (if applicable):	3				

- 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:			

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

1. Action Requested:
   A. Rezone from Ag to C-3 the property located at (address if any) 8783 Lake Michigan Drive, parcel ID 70-09-20-300-005 & -022

   legally described as:

70-09-020-300-005: Part of the West 1/2 of the Southwest 1/4, commencing at the Southwest section corner; thence South 88 degrees 13 minutes 59 seconds East 316.20 feet; thence North 00 degrees 14 minutes 12 seconds West 316.30 feet; thence North 88 degrees 35 minutes 20 seconds West 314.93 feet; thence South 314.31 feet to the beginning, Section 20, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.
70-09-20-300-022: Part of the Southwest 1/4, commencing 314.31 feet North of the Southwest section corner; thence North 277.22 feet; thence South 88 degrees 35 minutes 20 seconds East 313.79 feet; thence South 00 degrees 14 minutes 12 seconds East 277.25 feet; thence North 88 degrees 35 minutes 20 seconds West 314.93 feet to the beginning, Section 20, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.

   B. Text Amendment:
   Amend Chapter _____ Article _____ Section(s) _____ to read:

2. General Information:
   A. List all deed restrictions to property described in 2A, above, (attach additional pages if needed):
   None

   B. Present use of the property is: Commercial
   C. Lot size in acres or square feet: 4.25 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

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:

Potluck Pickup sold out and is no longer using the property. We have a interested party who would like to start a new business working on cars and trucks.

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:

No

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 property has been used as commercial for over 37 years. The township re-zoned it once and then changed it back with out giving me notice.

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

None. Potluck Pickup garbage service has operated at this location since 1989.

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.

Dan Zinster 9-12-26

Petitioner's Signature(s) Date Petitioner's Signature(s) Date

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Project Name: _____

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.

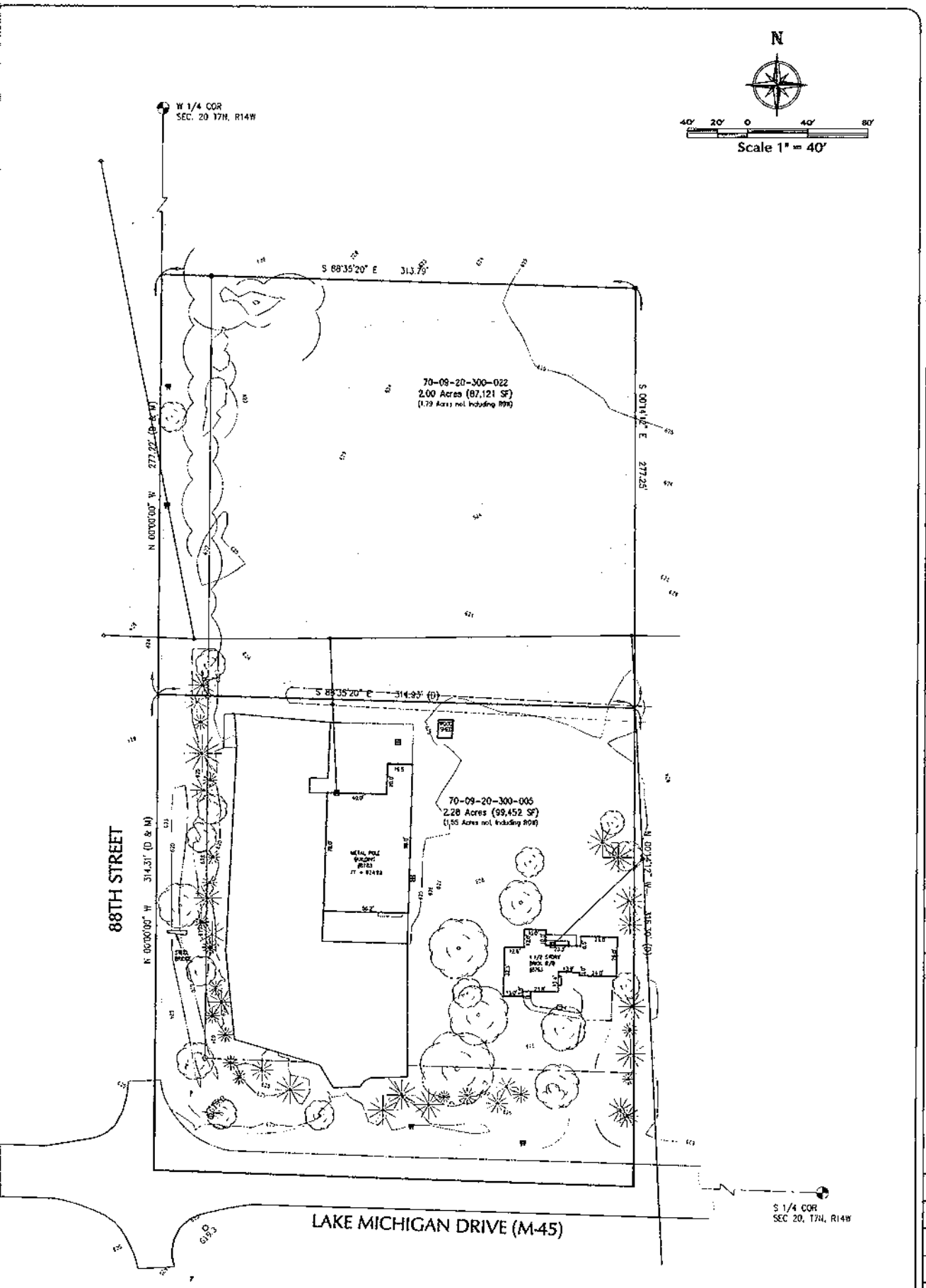
Dan Zeinstra 8-6-26

Applicant or Authorized Agent Signature Date

_____

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



Revisions

Date	Description	No.

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, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

BOUNDARY AND TOPO POTLUCK PICK-UP

PART OF THE SW 1/4 SEC. 20, T7N, R14W
ALLENDALE TWP, OTTAWA CO., MICHIGAN

GARY ZEINSTRA

ATTN. BRUCE ZEINSTRA
418 EAST 8TH STREET
HOLLAND, MICHIGAN 49423

HOLLAND ENGINEERING
CONSULTANTS • ENGINEERS • SURVEYORS
418 East 8th St.
Holland, MI 49423-3751
Ph: 616-392-5938 Fax: 616-392-2116
email: hel@sirus.com

Project Manager	BRUCE ZEINSTRA
Vertical Datum	NAVD 88
Horz. Datum	LOCAL
Drawn by	MARK BROOKHOUSE
Checked by	BRUCE ZEINSTRA
Date	03-06-01
Drawing Title	BOUNDARY AND TOPO
Sheet No.	1 OF 1
Job Number	01-02-196

Ottawa County
Geospatial Insights & Solutions

Property Mapping

Legend

Parcels

Parcels

1:2,400

Notes

0 350 700 ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

@ Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ARTICLE 13A
O Office District

§ 470-13A.02. Permitted uses.

Land or buildings in the Office District may be used for the following purposes only:

A. Offices for the following professions and occupations: executive, administrative, scientific, scholarly, artistic, architectural, engineering, insurance, accounting, law, secretarial services, drafting, designing, real estate and sales representatives.

B. Offices of banks, savings and loans, credit unions, mortgage lenders and other financial services, not having drive through facilities.

C. Photographers studios and travel agencies.

D. Medical, dental and optical offices, clinics and laboratories.

E. Miscellaneous business service establishments, including business consulting services, mailing and duplicating services, stenographic-secretarial services, and data processing centers.

F. Health and fitness centers.

G. Permitted accessory uses: see § 470-3.11.

§ 470-13A.03. Uses requiring special approval.

The following uses may be authorized by the Planning Commission subject to compliance with the procedures and standards established in Article 20 of this chapter:

A. Offices of banks, savings and loans, credit unions, mortgage lenders and other financial services having drive-through facilities, providing the following requirements are met. Also see § 470-23.04B.

   (1) No portion of a drive-through facility, including roof canopy, service island, or access driveway, shall be located nearer than 100 feet to any residential, agricultural or rural estate zoned property.

   (2) Landscaping, earth berms or fences shall be installed to assure that adjoining properties are not affected by headlight glare from vehicles using the drive-through facilities.

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B. Child day care centers, provided the following minimum requirements are met: (Also see § 470-23.11B.)

(1) Adequate fencing is provided for the safety of the children - see § 470-3.05C.

(2) Off-street parking for all employees of the facility and off street pickup and drop off areas shall be provided.

C. Single family dwellings.

D. Government office buildings.

E. Libraries.

F. Funeral homes.

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ARTICLE 14
GC General Commercial District
[Amended 4-8-2013 by Ord. No. 2013-2; 1-11-2016 by Ord. No. 2016-2]

§ 470-14.02. Permitted uses. [Amended 6-11-2018 by Ord. No. 2018-6; 3-9-2020 by Ord. No. 2020-2]

Land and/or buildings in the GC District may be used for the following purposes by right:

A. Any generally recognized retail business that supplies commodities on the premises within a completely enclosed building.

B. Personal service establishments conducting services on the premises, such as barber and beauty shops, shoe repair, tailoring and dry cleaning, health and fitness establishments, and other similar uses.

C. Office uses.

D. Medical, optical, dental, chiropractic, physical therapy and similar clinics and services.

E. Banks, credit unions, and similar financial businesses, including those with drive-through facilities.

F. Restaurants, delicatessens, coffee houses including sit-down and carryout establishments excluding those with drive in or with drive through facilities.

   (1) Outdoor dining is permitted where such dining does not encroach upon a minimum of five feet of unobstructed sidewalk space adjacent to the curb.

   (2) Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including plan material.

   (3) The minimum lot size is one acre with a minimum of 200 feet of lot width.

   (4) Any outdoor dining activity proposed for a public side walk or elsewhere in a road right-of-way must first be approved by the Allendale Charter Township Board.

G. Coin operated laundries.

H. Dancing, art and music studios.

I. Libraries, museums, public parks and similar public uses.

J. Pharmacies including those with a drive-up window.

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K. Catering establishments.

L. Retail building supply and equipment stores provided there is no outdoor storage or display of merchandise.

M. Retail nurseries and garden centers provided there is no outdoor storage or display of merchandise.

N. Pet shop including grooming services.

O. Establishments serving alcoholic beverages including establishments which make and sell their own alcoholic beverages on site. Live music is permitted subject to any applicable State of Michigan regulations.

P. Veterinary clinics without kennel services except for outdoor runs, which shall be used only when an employee is present with the dogs or dogs.

Q. Shops or stores for carrying on the trade of electricians, decorators, painters, upholsterers, photographers, similar artisans except metal workers.

R. Ambulance service establishments.

S. Funeral home/mortuary.

T. The repair or assembly of products sold by a permitted use in this district provided the repair or assembly does not constitute the principal use and all such work is performed inside. Repair of motorized vehicles is prohibited as a permitted use.

U. Indoor recreation establishments and facilities such as bowling alleys, video gaming establishments, skating rinks, indoor rock climbing, theaters, swimming pools, auditoriums and other similar indoor recreation uses as may be regulated by § 470-23.10 herein excepting those indoor recreation uses which are specifically listed elsewhere in this chapter.

V. Utility and public service buildings including fire and police stations without storage yards.

W. Dwelling units may be permitted as an accessory use within a building of two stories or greater subject to the following conditions:

(1) A dwelling unit shall not be located on the ground floor or in a basement.

(2) The dwelling unit shall comply with the minimum floor area requirements of the R-4 Zoning District.

(3) Access to a dwelling unit shall be separate from the access used by the business located in the same building.

(4) One off-street parking space per bedroom in addition to the requirements for the principal use shall be provided onsite in accordance with the applicable requirements of Article 21 herein.

(5) A building permit shall be obtained to establish a dwelling unit in order to ensure compliance with the requirements of this section and also with the Township building

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and fire code and the requirements of the Ottawa County Health Department. The entire building containing the dwelling unit shall also comply with or shall be brought into compliance with the Township Building and Fire Code before an occupancy permit is issued for the dwelling.

§ 470-14.03. Uses requiring special approval. [Amended 6-11-2018 by Ord. No. 2018-6; 3-9-2020 by Ord. No. 2020-2; 8-22-2022 by Ord. No. 2022-07]

The following uses may be authorized by the Planning Commission subject to the procedures and standards established for special use permits in Article 20 of this chapter.

A. Vehicle wash establishments both drive through and self-serve if per § 470-23.3E.

B. Vehicle repair shop or garage which performs minor and major such services as tire sales and installation; oil changes; brake, shocks and exhaust work; engine analysis and tune-ups; front end alignments; heating and air conditioning repair, collision and painting work and similar vehicle repair services per § 470-23.03B.

C. Open air businesses including but not limited to: the sale of motor vehicles, farm implements, lawn and garden equipment sales and service, motor homes, mobile homes, mobile or modular homes, including building materials, supplies, and similar uses.

D. Restaurants with drive through facilities. Outdoor dining is permitted per § 470-14.02F.

(1) The minimum lot size is one acre with a minimum of 200 feet of lot width.

(2) Waiting areas for any terminal or intercom system shall be sufficient to assure that roads, sidewalks, or other public access routes will not be obstructed by waiting automobiles at any time.

E. Retail building supply and equipment stores which have outdoor storage or display of merchandise.

F. Retail nurseries and garden centers which have outdoor storage or display of merchandise.

G. Outdoor recreation establishments such as athletic and recreational facilities, marinas, golf courses, golf driving ranges, miniature golf, go cart tracks, batting cages and similar outdoor facilities subject to the applicable requirements of § 470-23.10 herein.

H. Indoor gun and archery ranges.

I. Gas stations with or without restaurants or convenience stores per the requirements of § 470-23.03A herein.

J. Hotels and motels.

K. Kennels.

L. Churches, synagogues, mosques and similar places of religious worship.

M. Public or private clubs, lodges, and banquet halls or similar places of assembly.

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N. Housing for the elderly including retirement housing, assisted living and nursing facilities.

O. (Reserved)

P. Business or trade schools.

Q. Establishments for the repair of small engines, appliances and similar equipment. All such items shall be kept indoors or outdoors in an area screened from view.

R. Adult and child day care facility/child care center.

S. Veterinary clinics which provide kennel services.

§

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ARTICLE 15
C-3 Service Commercial District

§ 470-15.02. Use regulation. [Amended 3-9-2020 by Ord. No. 2020-2; 8-22-2022 by Ord. No. 2022-07]

The following uses are permitted if the structures and/or buildings do not exceed 20,000 square feet in gross floor area, except for kennels, which may only be authorized by special use. If the structures and/or buildings exceed 20,000 square feet in gross floor area, the use may be authorized by the Planning Commission, subject to the procedures and standards established in Article 20 of this chapter.

A. All uses permitted in the GC District.

B. Amusement parks - see § 470-23.10A.

C. Appliance repair shops, used appliance dealers.

D. Contractor's (building, plumbing, heating, electrical, etc.) shop or yard; see § 470-15.03B.

E. Crating and packing service.

F. Diaper, linen and towel supply service.

G. Dry cleaning and laundry plant - custom and self-service.

H. Electrical supplies - wholesale and storage.

I. Exterminator service.

J. Factory and mill supplies.

K. Farm Equipment sales with incidental repair and service, subject to the standards of § 470-23.03D.

L. Feed sales.

M. Frozen food locker.

N. Jukebox and vending machine service and distribution.

O. Landing and take-off areas for helicopters.

P. Lumber yard, not including the treatment of lumber.

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Q. Major automobile repair garages, collision or bump shops, or other similar uses - see § 470-23.03B.

R. Mobile home sales.

S. Ornamental ironwork and fence service.

T. Printing and publishing including processes related thereto (printing shop, lithographing, bindery, etc.)

U. Refrigeration and air conditioning repair and service.

V. Sign painting and servicing shops provided all operations and storage are completely enclosed in a building.

W. Tire store and related activities.

X. Trade school.

Y. Vehicle sales lot, showroom or other establishment, other than vehicle or freight terminals, that sells, stores or rents five or more vehicles in a period of 12 months, subject to the standards of § 470-23.03D. For purposes of this subsection, the term "vehicles" shall include, without limitation, cars, tracks, travel trailers, campers, motor homes, motorcycles, boats trailers and all similar vehicles.

Z. Establishments for the sale, rental or storage of construction equipment with incidental repair and service, subject to the standards of § 470-23.03D. For purposes of this subsection, construction equipment shall include, without limitation, bulldozers, graders, backhoes, front-end loaders, asphalt paving equipment, dump trucks and trailers, and all similar excavation and heavy construction equipment.

AA. Veterinarian office, animal hospital, kennels.

BB. Vehicle or freight terminal.

CC. Warehousing and storage structure, mini-warehouse and self-storage facilities.

DD. Wholesale sales, manufacturers representatives.

EE. Welding or tin shop.

FF. Any other commercial activity involving retail sales and services which is determined by the Planning Commission to be of the same general character as the above permitted uses.

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Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 2, 2026
Re: GLES Mining Special Use Application – Preliminary Review

In accordance with Section 470-23.08 – Removal of Topsoil, Sand, Gravel, or Other Minerals of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a Special Use Application from Allegan Sand and Gravel, LLC to excavate approximately 650.000 cubic yards of sand and gravel from 11907 40th Avenue and 11963 40th Avenue, parcel numbers 70-10-19-200-021 and 70-10-19-200-020, respectively.

The proposed excavation will not result in a body of water. Both properties are located within the Agricultural and Rural Zoning District. The property located 11963 40th Avenue is owned by another party and contains a single-family dwelling. The owner of that property has signed the application and provided a copy of their agreement to allow Allegan Sand and Gravel, LLC to excavate from that property. Allegan Sand and Gravel, LLC is the owner of the second property, 11907 40th Avenue. The applicant indicates that they intend to complete the excavation within the required five year period pursuant to the ACTZO.

Preliminary Review Comments

Pursuant to your longstanding direction, we reviewed the proposed site plan and related documents as a preliminary plan review. While our review was comprehensive related to the ACTZO, our notations within this memorandum are not composed of the traditional final review format (i.e. site plan review standards, inclusion of all staff recommendations, and etcetera). Subsequent to our initial review, we provided our review comments to the applicant and received the attached in response. Below are our remaining observations for the Planning Commission and applicant to consider prior to final site plan review as well as other relevant notations regarding the proposed.

Section 470-23.08F(4)(d)(3) – Operating and Site Reclamation Conditions, Setbacks

Pursuant to Section 470-23.08(F)4(d)(3) of the ACTZO, storage or stockpile areas, equipment used for mining or processing, and interior truck access drives shall not be closer than 250 feet to a dwelling on an adjoining property. As you will note within Sheet 3 of 7 of the site plan submission, the proposed interior truck access drive is within 250 feet of the residence located at 11915 40th Avenue at approximately 179.8 feet (the applicant shows a dimension to the centerline of the drive at 191.8 feet, thus we subtract 12 feet for half of the drive). While a setback of 250 feet is required, the aforementioned section allows the Planning Commission to permit a "lesser setback based upon evidence that such lesser distance will not result in adverse effect upon nearby residents or properties."

The Planning Commission will need to determine if the evidence provided warrants a lesser setback. Although no direct "evidence" was provided by the applicant, they are proposing the proposed berm and fence to justify a lesser setback, the details of which we elaborate on further below. During your deliberations, it is important to note that the Township Legal Counsel has advised that the required setback provision is a legitimate regulation that would not be preempted by the Michigan Zoning Enabling Act regarding mineral rights in the State.

Section 470-23.08F(4)(o) – Requirements for Mining Permitted by the Planning Commission, Screening

Related to the aforementioned setback, the Planning Commission possesses the authority to require earth berms, landscaping, or both along all boundaries of the site which lack natural screening conditions through existing contours or evergreen growth. As a result, and in combination with Section 470-24.06D of the ACTZO, which we outline further below, the Planning Commission will need to determine if additional earth berms and/or landscaping is appropriate throughout the site, but particularly adjacent to the dwelling located at 11915 40th Avenue, in the instance you allow a lesser setback for the proposed entry drive (in the event you do not, the applicant cannot access the site at this location).

In regards to the adjacent dwelling located at 11915 40th Avenue, coupled with Township staff, we have emphasized the importance of limiting negative impacts to the dwelling along the proposed entrance and internal drive. In response, the applicant proposes a berm of five feet in height along with an eight foot solid fence on top of that berm, as you will note on Sheet 7 of 7 of the site plan set. This berm and fence, however, is proposed to transition to a four foot tall berm with no solid fence as it continues west from the adjacent dwelling.

Section 470-24.06D – Landscaping and Buffering

As noted above, pursuant to your site plan standards for approval the applicant is required to provide reasonable visual and sound privacy for adjacent dwelling units.

Section 470-23.08F(4)(e) – Requirements for Mining Permitted by the Planning Commission, Fencing and Signs

In accordance with Section 470-23.08F(4)(e) of the ACTZO, all phases in which excavation is taking place shall be fenced. Such fencing shall be plastic or a similar visible material as may be approved by the Planning Commission. The applicant proposes wire fencing, which requires your review and approval, if appropriate.

Article 21-A Landscaping Requirements

In the same regard as Section 470-23.08F(4)(o) above, the applicant is subject to the front yard landscaping requirements of Article 21-A of the ACTZO. As you know, the Planning Commission possesses the authority to increase, decrease, or otherwise modify the landscaping requirements of Article 21-A, pursuant to certain criteria. While the applicant is proposing compliant landscaping at the proposed site entrance on the southern property, the applicant is requesting a waiver from the front yard landscaping requirement for the north property. The Planning Commission will need to determine if the request is appropriate and to what extent.

Section 470-24.06C – Sidewalks and Pedestrian Circulation

Pursuant to your site plan standards for approval, the applicant is required to either install a sidewalk along the 40th Avenue property frontage or receive deferment from the Planning Commission. The applicant does not propose any sidewalk along 40th Avenue and requests deferment of their installation. As a result, a deferment of the sidewalk would be necessary in the instance the Planning Commission agrees with their proposal. As you know, when granted in the past the Planning Commission typically defers their installation until such time that sidewalks are provided to the site from adjacent properties.

Section 470- 23.08F3 – Requirements for Mining Permitted by the Planning Commission

The Planning Commission possesses the authority to require studies or information concerning the need for and the consequences of the mineral extraction. Studies may include, but are not necessarily limited to, an environmental impact, hydro-geological, engineering, traffic impact, and economic analysis impact on adjacent property values. The Planning Commission will need to determine if any studies are appropriate.

General Notations

- Stockpiles are proposed at a height of 35 feet
- The details of the proposed solid fence have not been provided (i.e. wood, vinyl, etc.)

Township Department Reviews

Review comments are attached from the Township Engineer. No concerns have been received from the Superintended of Public Utilities or the Township Fire Department.

Public Hearing

Following your review of the proposed, a public hearing is required to be scheduled for final site plan consideration.

Planning Commission Considerations

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

- Entry drive location – whether the evidence provided is sufficient to prove that its location will not result in adverse effect upon nearby residents or properties, and as a result the Commission can permit a lesser setback
- The type of proposed solid fence (i.e. wood, vinyl, etc)
- Whether additional berms and or trees are necessary along the site perimeter
- Whether the proposed wire fencing is acceptable as similar visible fencing to plastic
- Whether the front yard landscaping waiver request is appropriate
- Whether the sidewalk deferment is appropriate
- Whether additional studies are necessary to determine the need for and consequences of the proposed excavation

The application has been scheduled for preliminary review at your September 8, 2026 meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Grant Braun, VK Civil

August 3rd, 2026
1555 – GLES
40th Avenue Mine

Project Narrative

Great Lakes Excavating Services Inc. is proposing to construct a mine for the purpose of extracting sand and gravel from two adjoining parcels within Allendale Charter Township. The two parcels for the proposed project are located at 11963 40th Avenue and 11907 40th Avenue; and are located within the agriculture zoning district. Great Lakes Excavating Services Inc is under contract for the south parcel (PID: 70-10-19-200-021) and the north parcel (PID: 70-10-19-200-020) is owned by Lisa D Moorhouse.

It is estimated that approximately 650,000 cubic yards of material is available for extraction on these two properties based on soil borings collected by Soils and Structures in April of 2021 and test pits conducted by Great Lakes Excavating Services Inc. in June 2026. The project duration is projected for 5 years, however, completion may be sooner based on market demand.

The site plan depicts proposed excavation to elevation 652.00 which is approximately 12.0' below existing grade. The existing groundwater elevation is approximately 642.00 based on the completed soil borings and test pits, this is approximately 10.0' below the bottom of the excavation. Based on this data, the bottom of the proposed mine will remain dry without impact to the existing groundwater table.

Mineral processing is intended to take place onsite within the 250.0' setback required by the zoning ordinance. Machinery used for mineral processing will include but is not limited to: excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and skid steer. The intended haul route will utilize 40th Avenue south to Lake Michigan Drive. This route has been analyzed and found to be the shortest path to a paved road and will provide the least impact to residential properties in the area.

The following information has been provided in accordance with the Allendale Township Zoning Ordinance:

Section 470-23.08 – F1g:
Single dump trucks will be used to haul mined material from the site.

Section 470-23.08 – F1k:
Machinery used for mineral processing will include but is not limited to: excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and skid steer.

Section 470-23.08 – F1o:
Following completion of the mine, side slopes will be reclaimed to 1:4 (V:H) in accordance with the requirements of the zoning ordinance. As previously stated, the bottom of the mine is

intended to be dry, with the final floor being approximately 10.0’ above the expected groundwater table. For this reason, the land will be suitable to host a buildable lot. A possible future building envelope has been depicted on sheet 4 of the site plan.

April 30th, 2026
1555 – GLES
40th Avenue Mine

Site Plan Review – Application Requirements

Application requirements as listed in section 23-15.F.1 are listed below.

e. A description of the type of mineral to be removed and an estimate of the total quantity to be removed. This estimate shall be verified by a registered civil engineer or land surveyor.
Approximately 650,000 CYDS of material (sand and gravel) will be excavated based on the excavation as shown on the grading plan.

f. If over 100,000 cyds of material is to be removed provide evidence to reasonably demonstrate that the amount of material proposed to be removed actually exists on site.
Two soil borings were completed in April 2021 which revealed sand and gravel to a depth of 20' below existing grade. Additionally, the mine directly west of the property has shown sand and gravel exist at the depths shown on the plans.

g. A description of the trucks to be used to transport the minerals described in cubic yard capacity and single or double bottom.
Rear dump trucks will be utilized to transport material leaving the site (approx. capacity of 13 cyds per load)

h. Estimated number of truck trips per day. (A truck going in and coming out is two truck trips)
40 individual trips per day or 80 round trips (assumes no trips when frost restrictions are in place, Sundays, and holidays.)

i. The roads which will primarily be used to transport the minerals. (Haul route)
The onsite haul road will connect to 40th Avenue (gravel) where trucks will turn south on 40th Avenue to Lake Michigan Drive.

j. The proposed hours and days of operation.
Monday – Friday: 7AM-6PM
Saturday: 8AM-1PM
Sunday and legal holidays: Closed

k. A description of the types of equipment to be used in the mining operation.
Excavator, loader, dump truck, dozer

l. A description of the methods to be used for dust control.
The mine operator (Great Lakes Excavating Services Inc) will wet the proposed gravel haul road on site during dry weather to provide dust control.

m. State if materials such as asphalt and concrete will be brought into the site for crushing and mixing with on-site mining minerals. If so, describe the extent of this activity, the equipment to be used, and if additional permits are required from stater of federal agencies.
Asphalt and concrete will not be brought onto this site for material processing, crushing, or mixing

n. The estimated number of years to complete operations and number of phases.
5 years, but will ultimately be market driven. The mining will begin on the east side of the site and progressively move west.

o. A description of the proposed use of the land following completion of mining activities.
The land will be reclaimed in accordance with the reclamation plan provided in the civil drawing package. Topsoil will be respread on all areas disturbed onsite to a minimum depth 4 inches (if less than 4" of topsoil is present in the existing condition, the existing average depth will be matched in the proposed condition)

p. Proof of liability insurance with at least one million dollars of coverage.
The applicant's proof of liability insurance coverage is provided as part of this application package.

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Project Name: 40th Avenue Mine

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 — Date: 4/28/26

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

Submission Guide for Planning Commission Review

*Site Plans shall be submitted a **minimum** of 31 days before the date of initial review by the Planning Commission.*

1. Fees and Escrow $1500.00

The application fee covers the cost of Township Staff review of the preliminary and final site plan. The escrow fee covers the cost of services provided by professional consultants retained by the Township to assist in reviewing the plan. In accordance with our escrow policy. If your escrow account falls below the $500 threshold you will be billed to bring the back to a balance that is acceptable to the Township. Failure to do so could result in a *Stop Work Order* being placed on your project. Please see Resolution 2011-2 for our full escrow fee policy which can be found in this packet. It is also available on our website or by request at the Township office.

2. Pre-application Conference

Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

3. Submittal Requirements

- To: Planning and Zoning Department
- When: A **minimum** of 31 days before the date of requested initial review by the Planning Commission.
- What:
  - Application form signed by the property owner and applicant
  - Application and escrow fees
  - Three separate plans are required (see Site Plan Review Checklist):
    1) A site analysis plan
    2) A site plan
    3) A landscape plan
  - An electronic version of the site plan and all other items submitted in a form that is acceptable to the Township.
  - 5 copies for staff review.
  - Completed site plan checklist
  - Narrative describing the project.
- After initial staff review and the project is ready to advance to the Planning Commission:
  - An electronic version of the site plan and all other items submitted in a form that is acceptable to the Township.
  - 3 complete copies of the full site plan are required, prepared in accordance with the attached site plan checklist and other information required by Article 24 of the Zoning Ordinance, following receipt of review comments from the Township Planner and other applicable staff. The 3 copies shall include the necessary revisions addressing the review comments.
- *Please note – Construction plans are not required at this stage of review and should not be submitted.*

ALLENDALE CHARTER TOWNSHIP
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4. Processing Period

A site plan takes approximately 31-45 days to process after all required information is received. At a **minimum** the Planning Commission will require two meetings for review and decision pursuant to Section 7. The Commission may require additional meetings and/or a public hearing. A public hearing is not required for every submission.

5. Planning Commission Meeting Dates & Location

- First and Third Monday of each month
- 7:00 P.M.
- Public meeting room of the Township Hall located at 6676 Lake Michigan Dr., Allendale, MI 49401

6. Site Plan Review

There are 2 types of Site Plan Review:

a) Planning Commission Review

A site plan shall be submitted for review and decision by the Planning Commission prior to the issuance of a building permit for:

- Construction of a new non-residential principal building or permitted principal use or a new residential principal building or principal permitted use containing three or more dwelling units.
- An alteration or enlargement of an existing building or property such that additional parking spaces are required by the Zoning Ordinance.
- A change in the principal use of a building or property such that additional parking spaces are required by the Zoning Ordinance.
- Special land uses and planned unit developments; Mobile home parks; Parks and recreation areas.

b) Administrative Review

A site plan shall be submitted for review and decision by the Zoning Administrator, Planner and applicable staff prior to the issuance of a building permit for:

- Expansion of an existing use or building which does not increase the intensity of the use or result in the need for additional parking as required herein and which would not otherwise require review by the Planning Commission.
- Construction of a building or structure which is accessory to the principal use or building.
- For farm buildings as defined herein the applicant shall provide an accurate drawing to the Zoning Administrator illustrating the property proposed for the building, dimensions of the building, setbacks from lot lines and other information pertaining to the building as may be required by the Zoning Administrator to determine compliance with applicable Township Ordinances. A building permit is not required for a farm building except as may be required by the State of Michigan Construction Code.
- The Zoning Administrator may submit the site plan to the Planning Commission for its review.

7. Review Process

- Copies of the application and initial site plan are sent to the Township Fire Dept., Planner, Engineer, Public Utilities Dept., and other Township staff as necessary.

- Township staff reviews the plan for completeness with the site plan checklist. If substantially complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- Applicant should seek comments from the Ottawa County Road Commission and the Water Resources Commission at this time.
- Township staff provides their written reports to the Planning Commission and to the applicant a minimum of 5 days before the Commission meeting.
- At the Commission meeting the revised plans will be reviewed along with the staff reports. In order to allow for proper review, the Commission will not accept revised plans submitted at the meeting.
- The Planning Commission at its meeting reviews the plan in accordance with the standards for approval contained in Section 24.06 of the Zoning Ordinance. The Commission may approve, modify or deny the site plan, approve it subject to revisions being made, or table the site plan for further discussion at a later meeting.
- **The Commission may require the revised plan to be brought back to the Commission for final approval** or allow the Township Planner or Zoning Administrator to review and approve the revised plan according to the changes required by the Commission.
- The Commission may require approval of the Ottawa County Road Commission and / or Water Resources Commission as well as other applicable State and Federal agencies as a condition of approval.

8. **If/When Project is Approved by the Planning Commission**

   a) Projects requiring Planning Commission or Administrative Approval Only:
   Once all revisions to the site plan have been made, all conditions of approval satisfied and have been verified by Township staff, the applicant shall provide two (2) final copies of the site plan to the Township. The plans shall be signed and dated by the Chairperson of the Planning Commission or the Zoning Administrator in the case of administrative review. One copy is for the Township and one is for the applicant. An electronic version of the approved site plan in a form acceptable to the Township shall also be provided.

   b) Projects requiring Township Board Approval in addition to Planning Commission:
   Once the project has been recommended for Approval or Denial to the Township Board, the applicant shall submit 2 sets of plans to the Township Supervisor. The number of meetings required by the Board for a decision will be determined by whether or not a public hearing is required. After all meetings have been held and the project is approved by the Township Board the applicant shall provide two (2) final copies of the site plan to the Township. The plans shall be signed and dated by the Chairperson of the Planning Commission. One copy is for the Township and one is for the applicant. An electronic version of the approved site plan in a form acceptable to the Township shall also be provided.

9. **Next Steps**

   Please see the Next Steps page for information on:
   - Pre-Con Meetings
   - Building Permits

Planning Commission
Site Plan Review Checklist

- This checklist shall be completed and submitted as part of the submittal packet to the Planning Commission. This is the same checklist that will be used by staff and Planning Commissioners to verify that all requirements set forth in the zoning ordinance are met.
- Township staff reviews the plan for completeness with the site plan checklist. If complete the plan can be forwarded to the Planning Commission. If not, the applicant is notified and must revise the site plan to comply with the checklist.
- A site plan which is to be reviewed by the Planning Commission shall be submitted to the Township offices **no less than 31 days** before the next regularly scheduled Commission meeting.
- **Three separate plans are required:**
  1) A site analysis plan
  2) A site plan
  3) A landscape plan
  A checklist is provided for each plan on the following pages.
- Site plans shall be drawn at a scale of not more than 1"=20' if the site is less than two acres; 1"=40' if the site is less than six acres; and 1"=100' if the site is greater than six acres and shall contain the following information unless specifically waived by the Planning Commission.
- Either YES, NO or NA (Not Applicable) shall be marked next to each item. If NA is marked, please provide the reasoning for the NA notation.
- Before submitting a formal application for site plan review the applicant is encouraged to meet with the Township Planner or Zoning Administrator to review procedures and ask questions.

1. SITE ANALYSIS PLAN CHECKLIST

This is a separate site plan showing natural and man-made features and is used to determine how the existing features of a property will be changed by the proposed project.

❖

YES Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of
YES the site, sufficient to illustrate the existing character and development in the area of the site
YES A sketch illustrating the location of the site within the Township
YES Existing buildings and structures
YES Current zoning of site and all abutting properties
YES Current use of site AGRICULTURE / RESIDENTIAL
YES Existing contour lines at two feet intervals on the subject property and to a distance of 50 feet outside the boundary lines of the site
YES Swales and existing drainage patterns
YES Existing strands of trees, tree lines and individual large trees.
NA Water bodies, streams, creeks and wetlands on the site and within 50' of subject property
NA Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

See article 24 of Allendale Twp. Zoning Ordinance for actual language

❖

GENERAL INFORMATION

YES Name of development
YES Date on which the site plan was prepared
YES North arrow and scale
YES Architect, landscape architect, engineer, or professional surveyor who prepared the plan

YES Name YES Address YES Professional seal

PROPERTY INFORMATION

YES Legal description based upon the most current survey
YES Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site, sufficient to illustrate the existing character and development in the area of the site
YES A sketch illustrating the location of the site within the Township
YES The size in acres and square feet of the subject property
YES Property line dimensions and bearings
YES Current zoning of site and all abutting properties
YES Location and use of existing structures within 100 feet of the boundary of the subject property
YES Proposed contour lines at not less than two feet intervals
YES Percentage of site covered by impervious surface

BUILDINGS AND USES

YES Location of existing and proposed buildings including: ___Use ___Length ___Width ___Height ___Square Footage
NA Roof top equipment (Sec. 24.06.G.2)
NA Setback of buildings from all property lines
NA Architectural elevation drawings and exterior building materials (Sec. 24.06.J)

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

NA Utility easements
NA Water lines
NA Sanitary sewer lines
NA Storm drainage lines
YES Ditches and swales
NA Retention and/or detention areas
NA Fire hydrants
NA Catch basins
NA Septic tank and drain fields and water wells if applicable
NA Transformers and above ground utilities

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

YES Proposed streets (HAUL ROAD)
YES Abutting streets 40TH AVENUE
YES Rights-of-way
YES Service drives
YES Driveways / curb cuts
NA Curbs and gutters
NA Access easements serving the site
YES Driveways opposite the site and driveways and intersections within 100 feet on either side of the site
NA Traffic control signs
NA Master Plan streets which may cross the property

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

NA Location, dimensions and surface type of all sidewalks, bike paths and other walkways
NA Internal walkways through the parking lot (Sec. 24.06.C.3)

PARKING (Article 21)

NA Number and dimensions of spaces and aisles
NA Computations to show number of spaces required
NA Distance to nearest property line
NA Barrier free parking spaces and sidewalk ramps
NA Type of parking area surface
NA Curbs and gutters
NA Loading areas

LIGHTING (Article 24.06.E)

NA Location of exterior lights including building lights
NA Height
NA Type of fixture

OTHER REQUIRED INFORMATION

YES Outdoor storage (Sec. 24.06.G) MATERIAL STOCKPILE & PROCESSING SETBACK
NA Waste disposal facilities (Sec. 24.06.H)
NA Trip Generation Analysis (Sec. 24.06.L)
NA Signs (Article 22)
NA For residential developments (Sec. 24.05.D.17) summary schedules and views should be affixed as applicable in residential development, which gives the following data:
  - NA The net residential area which is the total size of the parcel minus any portion of the site within the road right-of-way expressed in acres and in square feet
  - NA The number of dwelling units proposed (by type) and the number of bedrooms for each type
  - NA Typical lot size dimensions if detached housing is contemplated
  - NA Typical elevation views of the front and side and rear of each type of building

NA Proposed density of the net residential site

NA Proposed phasing

NA Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by State or Federal Agencies.

NA The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on public safety, existing utilities, the environment and natural features

NA The Planning Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

See Articles 21A and Sec. 24.06.F of the Zoning Ordinance for actual language

✥

NA Name, address and seal of landscape architect who prepared the plan

NA Number of plants, type, size, location and spacing for:

- NA greenbelts;
- NA front yard along all streets abutting property;
- NA Parking lots (Sec. 21A.04.G);

NA Computations for all required landscaping

NA Underground irrigation system (Sec. 21A.03.E)

YES Berms, walls and fences TOPSOIL BERM AROUND PERIMTER OF EXCAVATION. SEE SHEET 3

NA Landscaping for multi-family buildings see also Sec. 23.06.I

NA Open space and common areas

Please note that the number of plantings required by the Ordinance may be modified (increased or decreased) by the Planning Commission based on the criteria below. If a reduction in the required landscaping is proposed, please provide the reasons for this reduction on the landscaping plan relative to the criteria.

Modification of Required Landscaping. For existing and proposed uses that require site plan approval to either expand or be built, landscaping shall be installed insofar as practical. The Planning Commission in its review of the site plan has the authority to increase, decrease or otherwise modify the landscaping and screening requirements of this article. In doing so, the Commission shall consider the following criteria:

1. The amount of space on the site available for landscaping.
2. Existing landscaping on the site and on adjacent properties.
3. The type of use on the site and size of the development.
4. Existing and proposed adjacent land uses.
5. The effect the required landscaping would have on the operation of the existing or proposed land use.
6. Whether additional landscaping is necessary to mitigate the adverse effects of adjoining land uses, to reduce headlight glare, reduce noise and to otherwise achieve the objectives of this Section.

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission Application

Submission Date: 04/30

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

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☑ Special Use Application
- ☐ Other: _____

Property Owner:	PID: 70-10-19-200-020 THE LISA D. MOORHOUSE LIVING TRUST		PID: 70-10-19-200-021 CURTIS MORAN
Mailing Address:	11963 40TH Avenue, Allendale MI 49401		11907 40th Avenue, Allendale MI 49401
Phone Number:		Cell Phone:	616-490-2106
Email Address:	tjannia@gmail.com	Fax:	
Owner's Signature:			

(PID: 70-10-19-200-021 under contract by Curtis Moran)

Applicant Name: (if not owner)	Allegan Sand & Gravel LLC (Curtis Moran)		
Mailing Address:	3471 146th Ave SW, Zeeland, MI 49464		
Phone Number:	(616) 896-9406	Cell Phone:	(616) - 893-1930
Email Address:	curtis@moranpropertiesmi.com	Fax:	
Applicant's Signature:	SEE NEXT PAGE FOR APPLICANT/OWNER SIGNATURE		

Who is the responsible party for future invoices? Check one: ☐ Property Owner ☑ Applicant

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

Contact:	Zach Boeve, P.E. (VK Civil)		
Mailing Address:	7885 Byron Center Avenue SW, Byron Center, MI 49315		
Phone Number:	(616) 277-2185	Cell Phone:	(616) 401-6197
Email Address:	Zach@vkcivil.com	Fax:	
Address of Property:			

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

Allendale
CHARTER TOWNSHIP
"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 04/30

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

- ☐ Site Plan Review Only
- ☐ New PUD Development
- ☐ Rezoning
- ☐ Zoning Amendment (including PUD)
- ☑ Special Use Application
- ☐ Other: _____

Property Owner:			
Mailing Address:			
Phone Number:		Cell Phone:	
Email Address:		Fax:	
Owner's Signature:			

Applicant Name: (if not owner)	Allegan Sand & Gravel LLC (Curtis Moran)		
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Phone Number:	(616) 896-9406	Cell Phone:	(616) - 893-1930
Email Address:	curtis@moranpropertiesmi.com	Fax:	
Applicant's Signature:			

Who is the responsible party for future invoices? Check one: ☐ Property Owner ☑ Applicant

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

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Phone Number:	(616) 277-2185	Cell Phone:	(616) 401-6197
Email Address:	Zach@vkcivil.com	Fax:	
Address of Property:			

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

Permanent Parcel Number:	70-10-19-200-020 & 70-10-19-200-021				
Legal Description of Property (or attach to the application):					
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 150 FT, N 88D 27M 02S W 525 FT, S 0D 21M 31S W 180 FT, N 88D 27M 02S W 2130.83 FT, N 0D 07M 43S W 330.07 FT, TH S 88D 27M 02S E 2658.64 FT TO BEG. SEC 19 T7N R13W. 18 AC. PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 551 FT TO PT OF BEG, TH CONT S 0D 21M 31S W 151.04 FT, N 88D 26M 19S W 2652.68 FT, N 0D 07M 43S W 371.57 FT, S 88D 27M 02S E 2130.83 FT, S 0D 21M 31S W 221 FT, TH S 88D 27M 02S E 525 FT TO BEG. SEC 19 T7N R13W. 20 AC.					
Lot Area:	18 AC & 20AC	Lot Depth:	2650' & 2650'	Lot Width:	330' & 380'
Current Zoning of Parcel:	AG	Current Use of Parcel:	Agriculture		
Proposed Use of Parcel:	Mining (sand and gravel)				
Name of Proposed Development (if applicable):	N/A				
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

Vriesman & Korhorn CIVIL

September 1, 2026
1555

RE: 40th Ave Mineral Extraction Project – Landscape Frontage Waiver
Allendale Charter Township, Ottawa County

Dear Members of the Allendale Township Planning Commission:

On behalf of Great Lakes Excavating Services, LLC, we respectfully request consideration of a waiver of the required frontyard landscape along PPN: 70-10-19-200-020 or 11963 40th Ave.

While this property is part of the proposed operation, the front half of the property is currently residential use. There is an existing driveway and home that would screen the mineral extraction project from 40th, which we understand is the intent of the landscape requirement here.

We respectfully request that the Planning Commission approve the waiver of the front landscape for 11963 40th Avenue with the understanding that the landscape requirement is met along the frontage of 11907 40th Ave.

Thank you for your consideration of this request. We appreciate the Planning Commission's review and are available to answer any questions or discuss appropriate conditions for the proposed deferment.

Sincerely,

VK Civil

Zach Boeve, P.E.
c. Curtis Moran, Great Lakes Excavating Services, LLC

Vriesman & Korhorn CIVIL

September 1, 2026
1555

RE: 40th Mineral Extraction Project
Allendale Charter Township, Ottawa County

Dear Members of the Allendale Township Planning Commission:

On behalf of Great Lakes Excavating Services, LLC, we respectfully request consideration of a deferment of the required sidewalk construction associated with the proposed development at the proposed 40th mineral extraction site.

The applicant understands the Township's intent in requiring sidewalk improvements and supports providing safe and accessible pedestrian facilities as part of the overall development. However, based on the current site conditions and surrounding development, we believe it would be appropriate to defer construction of the sidewalk until a later date when the adjacent area is more fully developed and the pedestrian network can be constructed in a coordinated manner. The current site does note have a sidewalk to connect to north or south of the site with the nearest existing walkway being over 2,800ft away and that walkway is also an isolated walkway. The next closest active walkway is along M-45 over 5,000 ft away.

Constructing the sidewalk at this time may result in the improvement being isolated from other existing or future pedestrian facilities and could also subject the sidewalk to potential damage from future construction activities on adjacent properties. Deferring the improvement would allow the sidewalk to ultimately be constructed in conjunction with surrounding development and/or future pedestrian improvements, providing a more continuous and functional system.

We respectfully request that the Planning Commission approve the deferment of sidewalk construction, subject to any conditions the Township determines appropriate. The developer remains committed to providing the required pedestrian improvements when they can be most effectively integrated with the surrounding area.

Thank you for your consideration of this request. We appreciate the Planning Commission's review and are available to answer any questions or discuss appropriate conditions for the proposed deferment.

Sincerely,

VK Civil

Zach Boeve, P.E.
c. Curtis Moran, Great Lakes Excavating Services, LLC

August 5, 2026
1555

Gregory L. Ransford, MPA
Fresh Coast Planning
119 ½ Washington Avenue, Studio B
Grand Haven, MI 49417

RE: 40th Avenue Mine Trip Generation Analysis

VK Civil has completed a trip generation analysis for the proposed 40th Avenue Mine located on 40th Avenue, north of Lake Michigan Drive in Allendale Charter Township, Ottawa County.

This analysis was based on the proposed five (5) years of operation and the proposed 650,000 CYD of material to be mined. We have assumed an average rear dump truck volume of thirteen (13) CYD per load. We have assumed no operation on weekends, legal holidays, and during the period of annual spring weight restrictions. The average period of spring weight restriction was obtained from MDOT historical data from 2021-2026. Additionally, the number of employees required to operate the mine will range from 2 to 4. Based on these factors, we estimate the 40th Avenue Mine to generate the following trips:

Truck Trips:

Proposed Mining Period (yrs)	Days of Operation per Year	Volume to be Mined (cyd)	Average Dump Truck Volume (cyd)	Total Truck Loads	Entry/Exit Trips	Trips Generated per Day
5	237	650,000	13	50,000	43	86

Employee Trips:

Number of Employee's	Entry/Exit Trips	Trips Generated Per Day
4	4	8

Total Entry/Exit Trips: 43 + 4 = 47 Trips
Total Trips Generated Per Day: = 86 + 8 = 94 Trips

These values are below the threshold of fifty (50) peak hour directional trips or seven hundred fifty (750) trips during a typical day as set forth in Section 24.06L(1) of Allendale Charter Township's Zoning Ordinance. Based on this, a traffic impact study should not be required.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Zach Boeve, P.E.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum"), dated February 24th, 2026 (the "Execution Date") between Lisa Moorehouse Trust, (collectively, "Owner"), and Great Lakes Excavating Service LLC, ("Contractor" and together with the Owner, the "Parties").

WITNESSETH:

Owner and Contractor have entered into that certain Gravel Lease, dated as of the date hereof (as may be amended, restated and/or modified from time to time, the "Lease"), with respect to that certain tract of land situated in the County of Ottawa, State of Michigan (the "Property"), described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

The terms of the Lease shall commence upon the date that Contractor obtains sufficient permits and necessary approvals to mine the Property and upon the date that all other requirements and obligations under the Lease have been met and shall continue for a period of ten (10) years, subject to the terms of the Lease. The Lease provides Contractor with the right to mine the gravel on the Property and to process the Material (as defined in the Lease) found on the Property. The Lease provides a right of first refusal with respect to the Property.

This memorandum is executed for the purpose of giving record notice of the Lease and all of the matters contained therein. All terms and conditions of the Lease are incorporated into this Memorandum by reference.

This Memorandum shall be governed by the laws of the State of Michigan.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this amended lease the day and year above first written.

Contractor:

By: GLES Great Lakes Excavating Service.
Name: Curtis Morin
Its: manager

Owner:

Lisa D Moorhouse

3/27/26

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Collins & Associates 5075 Cascade Rd SE Grand Rapids MI 49546	**CONTACT NAME:** Kirsten May **PHONE (A/C, No, Ext):** 616-575-2374 **FAX (A/C, No):** 616-942-1118 **E-MAIL ADDRESS:** kmay@insuredwithcollins.com
	INSURER(S) AFFORDING COVERAGE / **NAIC #** **INSURER A :** EMC Insurance Companies
INSURED GREALAK-25 Great Lakes Excavating Services CPMJR, LLC. 3471 146th Ave Zeeland MI 49464	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 808232764 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			BBC1889-1	2/7/2026	2/7/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			6E69919	2/7/2026	2/7/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			6J69919	2/7/2026	2/7/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		6H69919	2/7/2026	2/7/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Inland Marine Coverage			BBC1889-1	2/7/2026	2/7/2027	Leased/Rented Equipme Deductible	$400,000 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder.

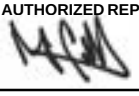
CERTIFICATE HOLDER

Allendale Charter Township
Attn: Jon Currier
11624-40th
Allendale MI 49401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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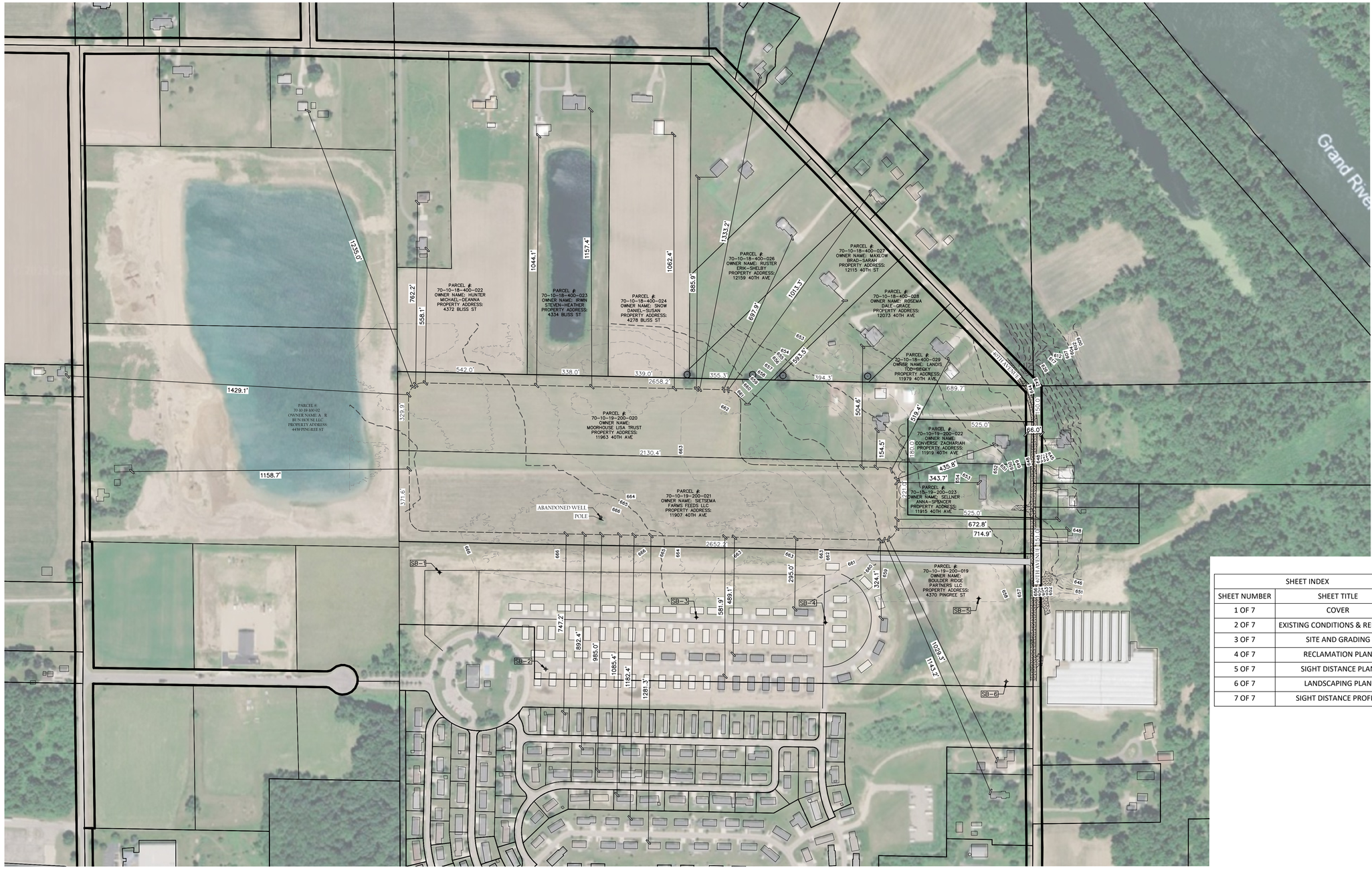
ALLENDALE TOWNSHIP

OTTAWA COUNTY, MICHIGAN

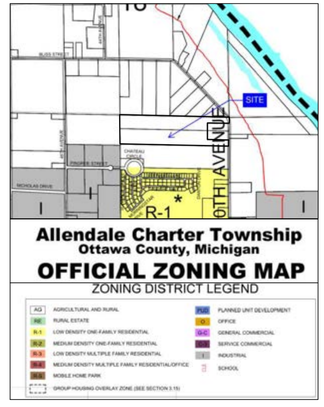
40TH AVENUE MINE



SCALE: 1" = 200'

0' 100' 200' 300' 400'

ALLENDALE, OTTAWA COUNTY, MI
LOCATION MAP
NOT TO SCALE



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 7	COVER
2 OF 7	EXISTING CONDITIONS & REMOVAL
3 OF 7	SITE AND GRADING
4 OF 7	RECLAMATION PLAN
5 OF 7	SIGHT DISTANCE PLAN
6 OF 7	LANDSCAPING PLAN
7 OF 7	SIGHT DISTANCE PROFILE

STATE OF MICHIGAN
ZACHARY BOEVE
ENGINEER
NO. 62013119 44
LICENSED PROFESSIONAL ENGINEER

DESIGN ENGINEER

VK CIVIL
7885 BYRON CENTER SVE SW,
STE A, BYRON CENTER, MI 49315
ZACH BOEVE, P.E.
616-277-2185
ZACH@VKCIVIL.COM

CONTRACTOR

GREAT LAKES EXCAVATING SERVICES INC
CURTIS MORAN
616-893-1930
CURTIS@MORANPROPERTIESMI.COM

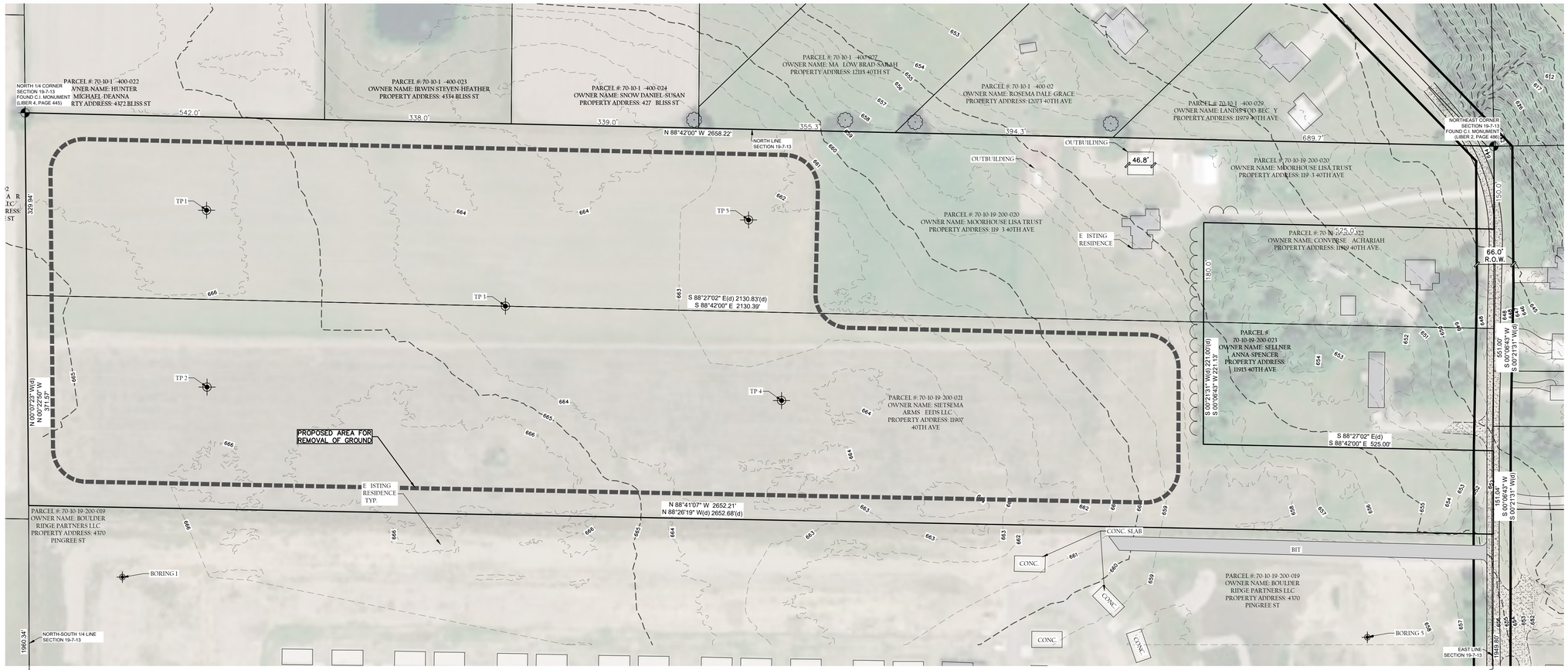
NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
2	06/23/26	TOWNSHIP COMMENTS	MDS
3	08/05/26	TOWNSHIP COMMENTS	MDS
4	09/01/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
COVER

VK CIVIL Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

FILE NO. 1555
CHECKED GB
Sheet No. 1 OF 7



SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING HOT MIXED ASPHALT

SOIL BORING DATA

SB 1 (ON ADJACENT SOUTH PARCEL)
0' – 0.2': TOPSOIL – DARK BROWN FINE CLAYEY
0.2' – 17.0': SAND – BROWN FINE TO COARSE WITH A TRACE OF CLAY AND GRAVEL
17.0' – 20.0': SAND – BROWN FINE TO COARSE SILTY WITH A TRACE OF GRAVEL
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 19.0 FEET DURING DRILLING.

SB 2 (NOT SHOWN ON PLAN)
0' – 0.1': TOPSOIL – DARK BROWN FINE CLAYEY AND GRAVELLY
0.1' – 4.5': SAND – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
4.5' – 9.5': SAND – SLIGHTLY COMPACT BROWN FINE TO MEDIUM WITH GRAVEL AND A TRACE OF CLAY
9.5' – 18.0': SAND – VERY COMPACT BROWN FINE TO COARSE WITH GRAVEL
18.0' – 20.0': CLAY – STIFF GRAY SILTY AND SANDY
GROUNDWATER: WATER NOT ENCOUNTERED DURING OR AT THE END OF DRILLING.

SB 3 (NOT SHOWN ON PLAN)
0' – 0.3': TOPSOIL – DARK BROWN CLAYEY AND GRAVELLY
0.3' – 7.0': SAND – LOOSE BROWN FINE TO COARSE CLAYEY WITH A TRACE OF GRAVEL
7.0' – 14.0': SAND – COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
14.0' – 19.0': SAND – VERY COMPACT BROWN FINE TO COARSE GRAVELLY
19.0' – 20.0': CLAY – STIFF GRAY SILTY AND SANDY
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 16.5 FEET DURING DRILLING.

SB 4 (NOT SHOWN ON PLAN)
0' – 0.4': TOPSOIL – DARK BROWN CLAYEY WITH A TRACE OF GRAVEL
0.4' – 4.0': CLAY – BROWN SANDY WITH A TRACE OF GRAVEL
4.0' – 9.0': SAND – LOOSE BROWN FINE TO MEDIUM WITH A TRACE OF CLAY
9.0' – 15.0': SAND – COMPACT BROWN FINE TO COARSE WITH A TRACE OF GRAVEL
15.0' – 20.0': CLAY – FIRM GRAY SILTY AND SANDY WITH LENSES OF SAND
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 17.0 FEET DURING DRILLING.

SB 5 (ON ADJACENT SOUTH PARCEL)
0' – 0.4': TOPSOIL – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
0.4' – 2.0': SAND – BROWN FINE WITH A TRACE OF GRAVEL
2.0' – 6.0': SAND – LOOSE BROWN FINE TO COARSE WITH A TRACE OF CLAY AND GRAVEL
GROUNDWATER: WATER NOT ENCOUNTERED (BORING TERMINATED AT 6.0 FEET).

SB 6 (NOT SHOWN ON PLAN)
0' – 0.3': TOPSOIL – DARK BROWN FINE CLAYEY WITH A TRACE OF GRAVEL
0.3' – 1.5': CLAY – DARK BROWN SANDY
1.5' – 4.5': SAND – LOOSE BROWN FINE CLAYEY WITH A TRACE OF SILT
4.5' – 9.0': SAND – COMPACT BROWN FINE TO MEDIUM CLAYEY AND GRAVELLY
9.0' – 20.0': CLAY – FIRM TO STIFF GRAY SILTY
GROUNDWATER: PERCHED WATER ENCOUNTERED AT 16.0 FEET DURING DRILLING.

TEST PIT DATA

TP 1
0' – 2': TOPSOIL
2' – 29': SAND WITH GRAVEL
30': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 2
0' – 2': TOPSOIL
2' – 10': SAND
10' – 29: GRAVELLY SAND
30': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 3
0' – 2': TOPSOIL
2' – 25': SAND
GROUNDWATER: NOT ENCOUNTERED

TP 4
0' – 2': TOPSOIL
2' – 25': SAND
25': CLAY
GROUNDWATER: NOT ENCOUNTERED

TP 5
0' – 2': TOPSOIL
2' – 10': SAND
10' – 25': GRAVELLY SAND
26': CLAY
GROUNDWATER: NOT ENCOUNTERED

GENERAL SITE NOTES

1. SUMMARY OF PROPOSED LAND USE:
   A) 11907 40TH AVE (70–10–19–200–021): 20 ACRES (871,200 SFT)
      11963 40TH AVE (70–10–19–200–020): 18 ACRES (784,080 SFT)
   B) ZONING: AG

LEGAL DESCRIPTIONS

PID 70–10–19–200–020
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 150 FT, N 88D 27M 02S W 525 FT, S 0D 21M 31S W 180 FT, N 88D 27M 02S W 2130.83 FT, N 0D 07M 43S W 330.07 FT, TH S 88D 27M 02S E 2658.64 FT TO BEG. SEC 19 T7N R13W. 18 AC.

PID 70–10–19–200–021
PART OF NE 1/4 COM NE SEC COR, TH S 0D 21M 31S W 551 FT TO PT OF BEG, TH CONT S 0D 21M 31S W 151.04 FT, N 88D 26M 19S W 2652.68 FT, N 0D 07M 43S W 371.57 FT, S 88D 27M 02S E 2130.83 FT, S 0D 21M 31S W 221 FT, TH S 88D 27M 02S E 525 FT TO BEG. SEC 19 T7N R13W. 20 AC.

LEGAL DESCRIPTION PER SCHEDULE C, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE, FILE NO. 1048476, COMMITMENT DATE APRIL 06, 2026:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 7 NORTH, RANGE 13 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 551.00 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 151.04 FEET ALONG SAID EAST LINE; THENCE NORTH 88 DEGREES 26 MINUTES 19 SECONDS WEST 2652.68 FEET TO THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 19; THENCE NORTH 0 DEGREES 07 MINUTES 43 SECONDS WEST 371.57 FEET ALONG SAID NORTH–SOUTH 1/4 LINE; THENCE SOUTH 88 DEGREES 27 MINUTES 02 SECONDS EAST 2130.83 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES 21 MINUTES 31 SECONDS WEST 221.00 FEET PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 27 MINUTES 02 SECONDS EAST 525.00 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION AS SURVEYED:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 13 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19 THAT IS 551.00 FEET SOUTH 00° 06' 43" WEST OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00° 06' 43" WEST ON SAID EAST SECTION LINE 151.04 FEET; THENCE NORTH 88° 41' 07" WEST 2652.21 FEET (DEEDED 2652.68 FEET) TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION; THENCE NORTH 00° 22' 50" WEST ON SAID NORTH AND SOUTH QUARTER LINE 371.57 FEET; THENCE SOUTH 88° 42' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2130.39 FEET (DEEDED 2130.83 FEET); THENCE SOUTH 00° 06' 43" WEST PARALLEL WITH SAID EAST SECTION LINE 221.13 FEET (DEEDED 221.00 FEET); THENCE SOUTH 88° 42' 00" EAST PARALLEL WITH SAID NORTH SECTION LINE 525.00 FEET TO THE POINT OF BEGINNING. CONTAINING 19.98 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
2	06/23/26	TOWNSHIP COMMENTS	MDS
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4	09/01/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
EXISTING CONDITIONS & REMOVAL

Vriesman & Korhorn
VK CIVIL
www.VKcivil.com
Byron Center, MI
(616) 277-2185
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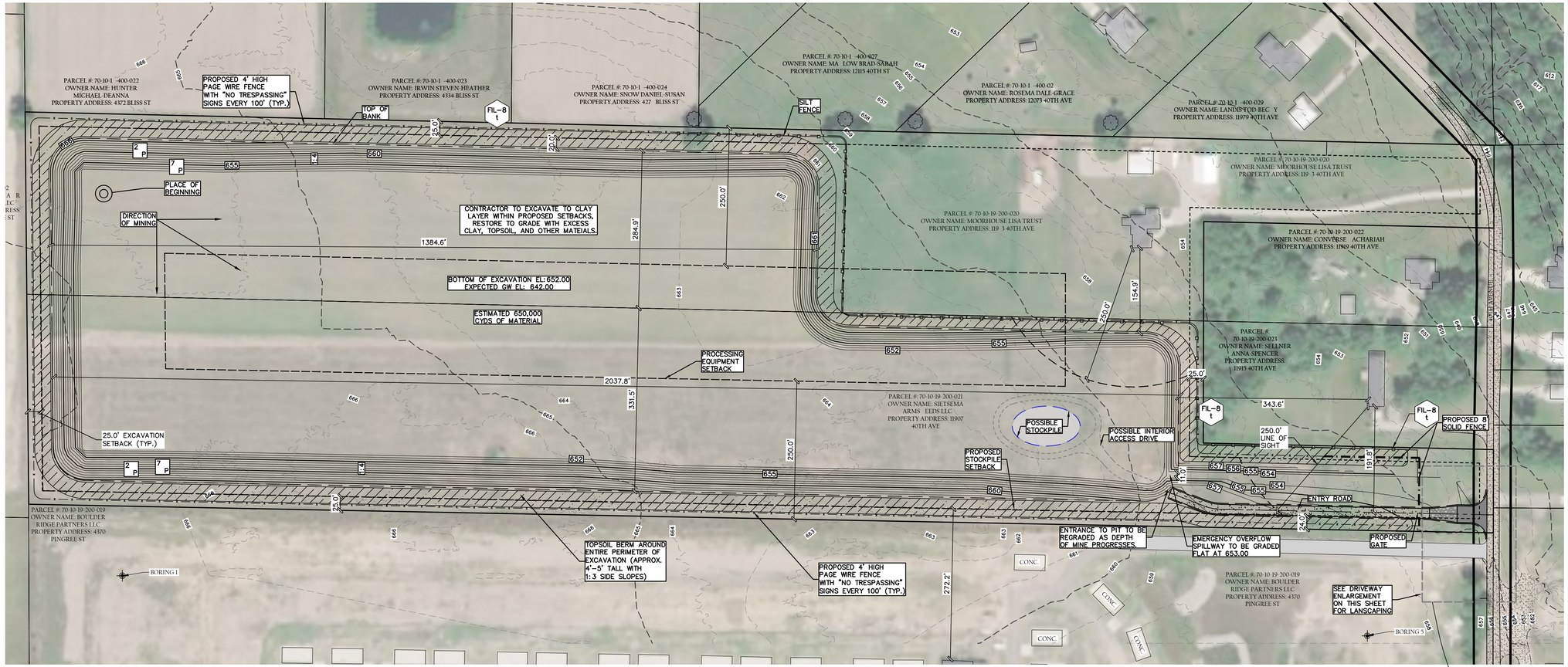
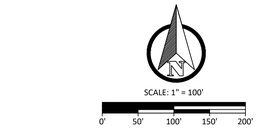




SYMBOL LEGEND

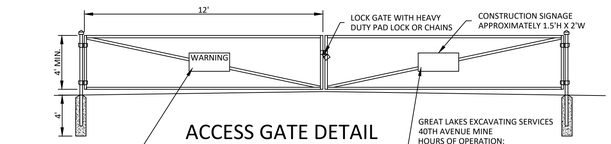
- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- SILT FENCE

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED 2"–4" CLEAN AGGREGATE
- PROPOSED TOPSOIL BERM
- EXISTING HOT MIXED ASPHALT



ACCESS GATE DETAIL

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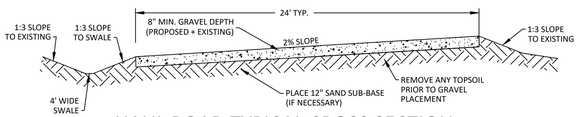

HAUL ROAD TYPICAL CROSS SECTION

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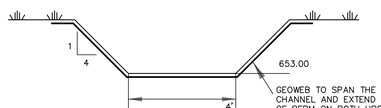

EMERGENCY OVERFLOW SPILLWAY

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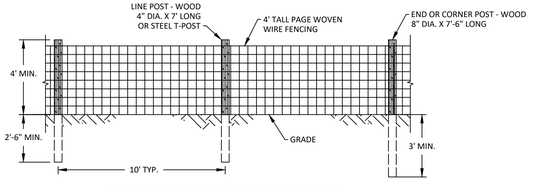


PAGE WIRE FENCE DETAIL

NOT TO SCALE

SOIL EROSION CONTROL STRUCTURE

	2026	2027	2028	2029	2030	2031
EXCAVATION						
FINISH GRADE SITE						
RESPREAD TOPSOIL/COMPACTION						
SEED DISTURBED AREAS						
SITE RESTORATION/CLEAN UP						

GRADING PLAN NOTES:

1) SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED
2) REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC, AND REPLACE WITH COMPACTED GRANULAR FILL
3) ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT–EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE IF APPLICABLE, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS IF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUESTED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
4) AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
5) ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL
6) GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSE WHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
7) CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
8) ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 20 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION
9) ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
10) ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED
11) VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
12) DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST–FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, EGLE OR ANY OTHER GOVERNMENT AGENCY
13) IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
14) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
15) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSIONS AND SEDIMENT CONTROL PERMIT.
16) PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
17) MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE 1 ON 3 OR GREATER AFTER.
18) CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
19) ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR AND MAINTAINED BY CONTRACTOR EVERY 7 DAYS AND AFTER EVERY SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH NPDES PERMIT BY RULE REQUIREMENTS IF APPLICABLE.
20) EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
21) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, 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.

GENERAL SOIL EROSION MEASURES (APPLICABLE TO ENTIRE SITE)

7 P | 15 P | FIL–8 t | 14 t | 36 t | TP

GENERAL SITE NOTES

A) TOTAL EXCAVATED AREA: 24.12 ACRES
APPROX. 650,000 CYDS MATERIAL
B) SETBACKS:
CUT/EXCAVATION: 25' FROM ALL PROPERTY LINES
PROCESSING/MACHINERY: 250' FROM ALL PROPERTY LINES
STORAGE/STOCKPILE: 250' FROM A PRINCIPAL DWELLING
1. HOURS OF OPERATION:
MON–FRI: 7AM–6PM
SAT: 8AM–1PM
2. MAINTENANCE OF 40TH AVE: ALL TRUCKS SHALL BE ROUTED SOUTH ON 40TH AVE TO LAKE MICHIGAN DRIVE
3. NO DEWATERING PROPOSED.
4. THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL NOT RESULT IN WIND–BLOWN SAND, DUST OR SOIL THAT WOULD MIGRATE OFF–SITE. SITE WILL BE SPRAYED AS NEEDED.
5. FOUR FOOT HIGH FENCING WILL BE ERECTED AROUND CURRENTLY MINED AND STOCKPILING AREAS OF THE MINERAL REMOVAL OPERATION.
6. THE CONDUCT AND OPERATIONS OF THE MINERAL REMOVAL WILL BE OPERATED IN SUCH A FASHION THAT THE NOISES OF OPERATION CANNOT REASONABLY BE CONSIDERED DISTURBING FOR NEIGHBORS. OBJECTIONABLE NOISES SHALL BE MUFFLED EXCEPT FOR WARNING DEVICES EMITTING SOUND FOR WARNING PURPOSES AS REQUIRED BY LAW.
7. MATERIALS WILL BE SOLD AND MOVED FROM THE SITE BY THE YARD AS MARKET DEMANDS. STOCKPILES TO NOT EXCEED 35' IN HEIGHT (AS MEASURED FROM ORIGINAL GRADE).
8. ANY CHANGE OF THE NATURAL CONTOUR OF THE LAND, BOTH DURING MINERAL REMOVAL AND AT THE TIME OF COMPLETION, SHALL BE MAINTAINED AS SAFE TO ALL TRESPASSERS AND ANY OTHER PERSONS HAVING REASON TO BE WITHIN THE AREA OF ACTIVITY.
9. AS THE NATURAL RESOURCES ARE BEING REMOVED, THE PROPERTY SHALL BE RESTORED BY THE REPLACEMENT OF TOPSOIL WHERE FEASIBLE; AND ALL EXCAVATION SHALL BE SLOPED TO A GRADIENT WITH NOT MORE THAN A 4–FOOT HORIZONTAL/1 FOOT VERTICAL SLOPE AND THE CONTOUR BE CAUSED TO BLEND AS NEARLY AS POSSIBLE WITH THE NATURAL SURROUNDINGS. THE MINERAL REMOVAL AREA SHALL BE PLANTED WITH A SUITABLE GROUND COVER SUFFICIENT TO CONTROL EROSION.
10. THE PROPOSED EARTH CHANGE SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY OF OTTAWA REGULATIONS, ORDER AND PERMIT APPROVAL REQUIREMENTS.
11. NO TRESPASSING SIGNS TO BE PLACED EVERY 100 FEET ALONG PROPERTY LINES.
12. THE PROJECT WILL BE COMPLETED IN ONE (1) PHASE.
13. THE APPLICANT WILL COORDINATE WITH THE OTTAWA COUNTY ROAD COMMISSION REGARDING MAINTENANCE OF 40TH AVENUE.
14. TOPSOIL BERMS TO BE INSTALLED PRIOR TO MINERAL EXTRACTION
15. FENCING TO BE INSTALLED PRIOR TO MINERAL EXTRACTION.

CONTROL MEASURE KEY

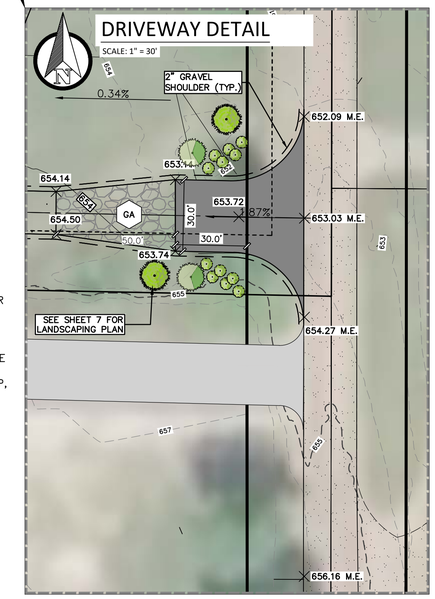
- 2 P — SELECTIVE GRADING & SHAPING, PERMANENT
- 7 P — HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 14 t — AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- 15 P — PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
- FIL–2 t — SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE–WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
- 36 t — SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
- 43 t — CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
- FIL–8 t — FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
- TP — TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
- GA — DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"–4" AGGREGATE.

LEGEND

- 34 t — MICHIGAN UNIFIED KEYING SYSTEM (MUKS)
- BEST MANAGEMENT PRACTICE (BMP)
- t — TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED
- P — PERMANENT CONTROL MEASURE

NOTE:

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITIES. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.



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4	09/01/26	TOWNSHIP COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SITE AND GRADING

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI
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SCALE: 1" = 100'

0' 50' 100' 150' 200'

TOPSOIL TO BE RESPREAD OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 4". IF IT IS DISCOVERED THAT LESS THAN 4" OF TOPSOIL CURRENTLY EXISTS, TOPSOIL WILL BE RESPREAD TO MATCH THE EXISTING CONDITION. ALL DISTURBED AREAS ONSITE SHALL BE SEEDED WITH GRASS SEED FOLLOWING COMPLETION OF WORK.

RECLAMATION NOTE: RECLAMATION SHALL BE ONGOING DURING THE OPERATION. AS FINAL SLOPES ARE MET, EMBANKMENTS SHALL BE SEEDED WITH GRASS SEED TO ESTABLISH GROWTH AND STABILIZE BANKS.

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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
RECLAMATION PLAN

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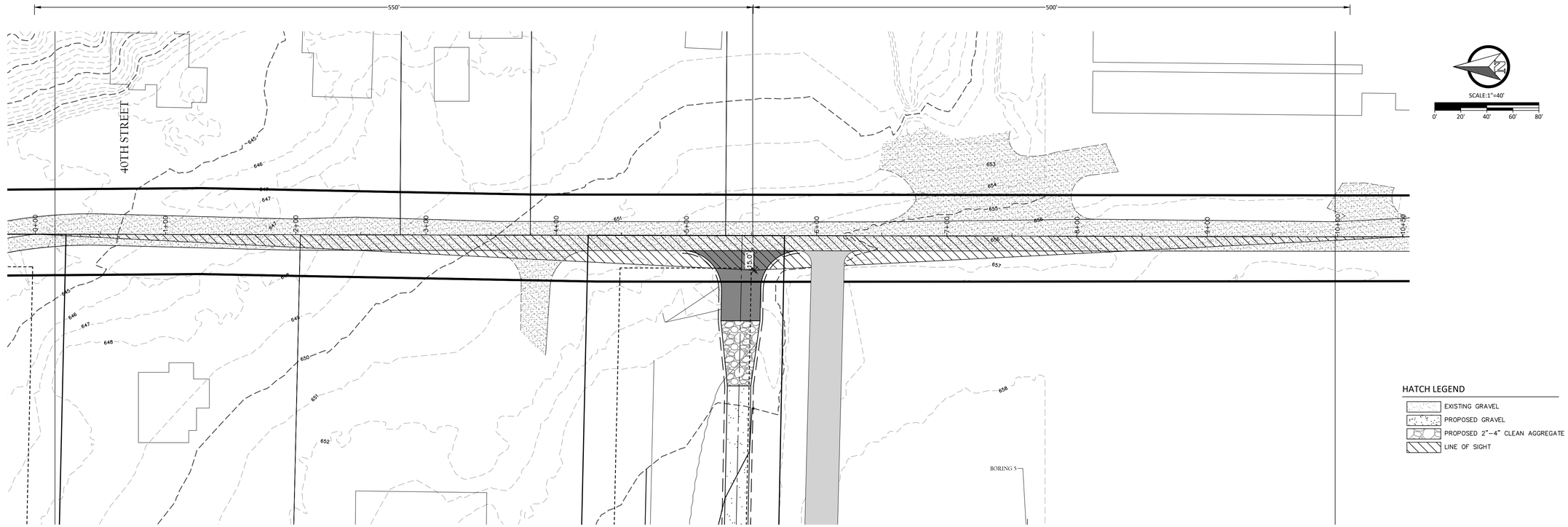
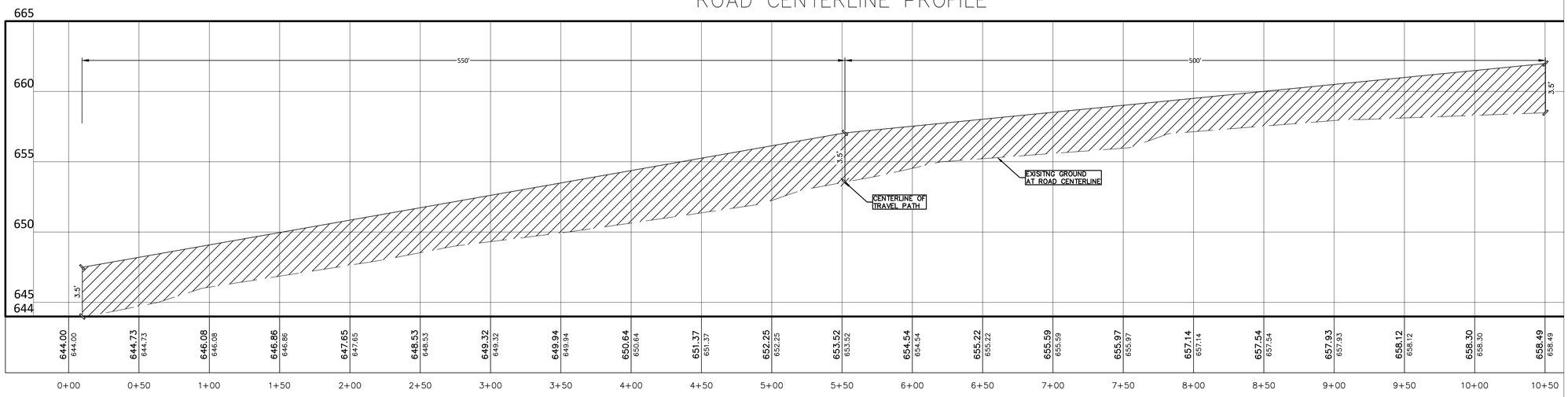


ROAD CENTERLINE PROFILE

PROFILE VIEW
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'
0' 20' 40'
0' 2' 4'



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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SIGHT DISTANCE PLAN

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com
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(616) 277-2185
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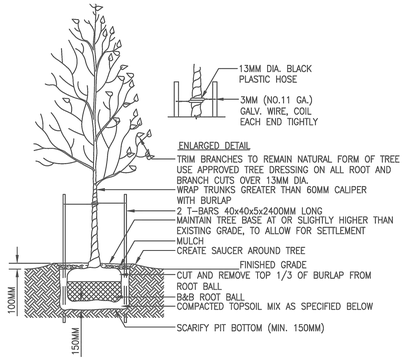
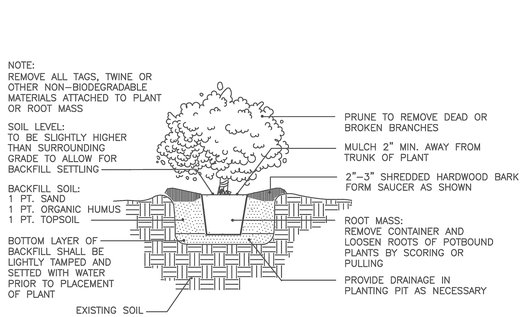
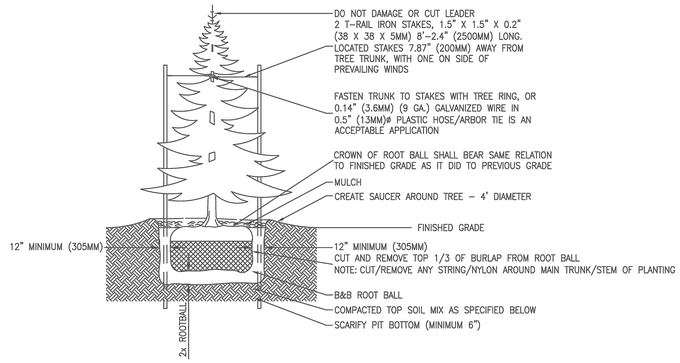




2/3 PLANTING
CONTAINER SHRUB

SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

1/3 DECIDUOUS TREE DETAIL



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION. CORRECT ANY SETTLING OF PLANTING SOIL PRIOR TO STAKING.
3. MAINTAIN TREE RINGS FREE OF WEEDS AND REMOVE STAKES ONE YEAR AFTER INSTALLATION
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. USE ON-SITE TOPSOIL FOR PLANT BACKFILL.

3/3 CONIFEROUS TREE DETAIL

LANDSCAPING NOTES:

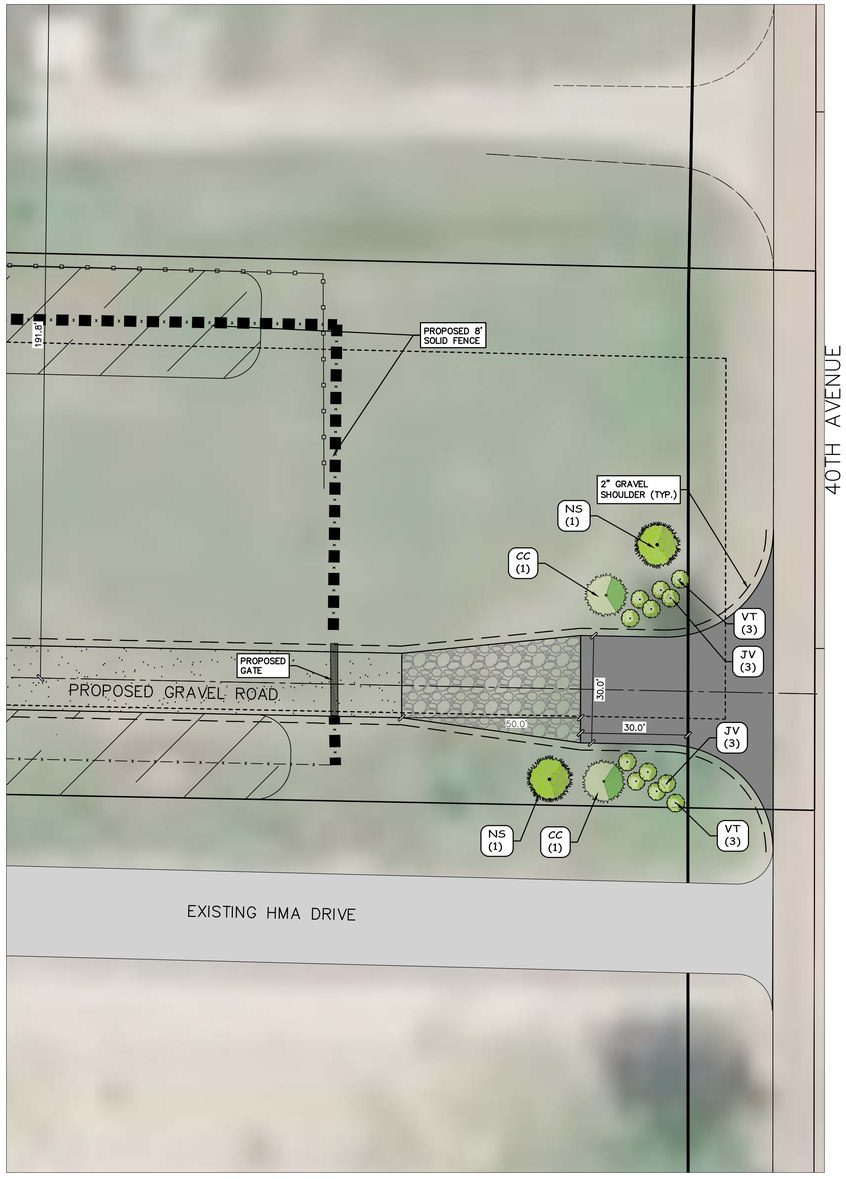
PLANT MATERIALS:
1. PLACE SHREDDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN PERENNIAL AREAS AND INSTALL A 4' BARK SAUCER ON ALL TREE PLANT MATERIALS
2. 4" STEEL EDGING IS TO BE INSTALLED WHERE LAWN MEETS TURF AS SHOWN ON DRAWINGS
3. MICHIGAN 1-3" WASHED STONE MULCH TO BE INSTALLED 4" DEPTH ON FABRIC IN PLANTING BEDS & MAINTENANCE STRIP AREAS AROUND THE BUILDING

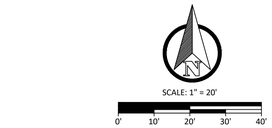
4. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
5. STAKING/GUYING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WEST WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE AFTER WATERING BACKFILL WHEN PLANTING.
THIS SHALL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR .
6. PLANT MIX SHALL BE A BLEND OF 1/3 TOPSOIL,1/3 SAND, 1/3 PEAT OR COMPOST.
7. ALL PLANT MATERIALS HAVE A ONE YEAR WARRANTY WHICH STARTS UPON AGREED UPON SUBSTANTIAL COMPLETION DATE BY OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS WHICH INCLUDES WATERING, CONTROLLING WEED GROWTH, FERTILIZING, PRUNING, TRIMMING FOR DURATION OF CONSTRUCTION AND PER SPECIFICATION INSTRUCTIONS.
9. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND REPEATED AS NECESSARY TO ENSURE HEALTHY NURSERY STOCK.
10. REMOVE 4" TURF IN ALL DESIGNATED PLANTING BED AREAS AND DISPOSE OF DEBRIS

SEEDING NOTES:
1. ALL DISTURBED AREAS SHALL BE TOPDRESSED WITH TOPSOIL ,FINE GRADED AND HYDROSEEDED WITH SPECIFIED LAWN MIX
NOTE: CARE MUST BE TAKEN TO MINIMALLY DISTURB EXISTING LAWN AREAS AT THE TIME OF PLANTING. SEED ALL IRRIGATION & SITE DISTURBANCE.

LANDSCAPE LEGEND:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
DECIDUOUS TREES	Ns	Nyssa sylvatica	Black Gum	2-2.5" cal.	B&B	
ORNAMENTAL TREES	Cc	Cercis canadensis	Eastern Red Bud	6-8'	B&B	MULTI-STEM
SHRUBS	Vt	Viburnum trilobum	Highbush Cranberry Viburnum	30-36"	cont.	
	Jv	Juniperus sabina 'Buffalo'	Buffalo Juniper	30-36"	cont.	





LANDSCAPE LEGEND
- EASTERN REDBUD TREE (2)
- BLACK GUM (2)
- VIBURNUM SHRUB (6)
- BUFFALO JUNIPER (6)

STATE OF MICHIGAN TODD BRUNNER LANDSCAPE ARCHITECT 3001001381 REGISTERED LANDSCAPE ARCHITECT

TMB Landscape Consulting

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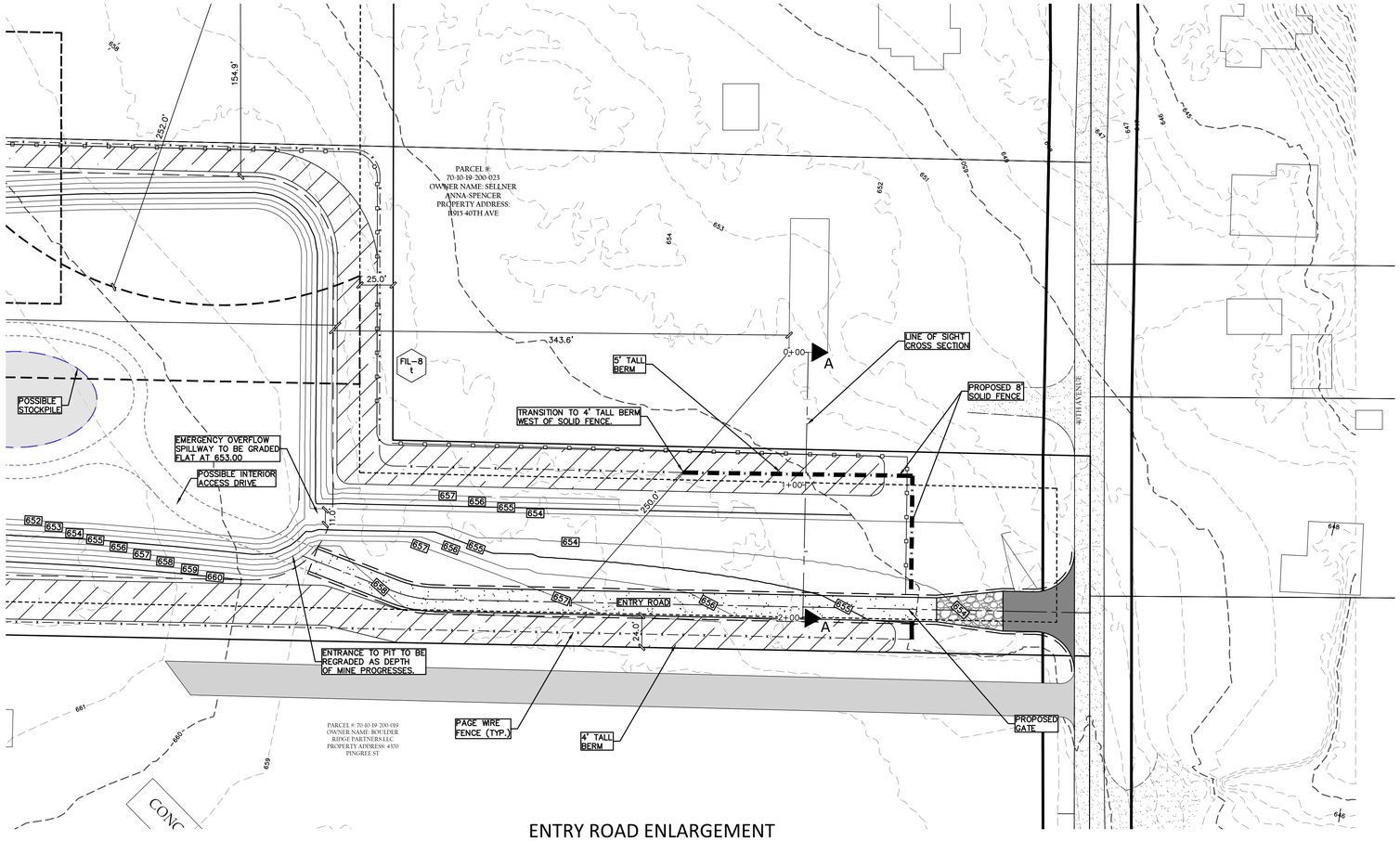
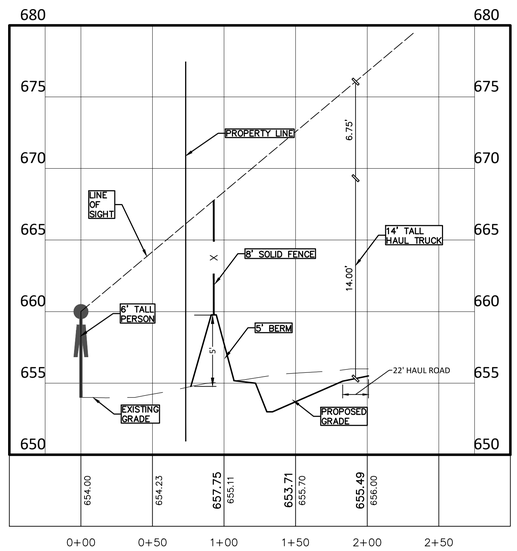


ENTRY ROAD ENLARGEMENT



A-A

LINE OF SIGHT CROSS SECTION

CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

0' 25' 50'
0' 5'

SCALE: 1" = 50'

0' 25' 50' 75' 100'

SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- SILT FENCE

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED 2"–4" CLEAN AGGREGATE
- PROPOSED TOPSOIL BERM
- EXISTING HOT MIXED ASPHALT

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ALLENDALE TOWNSHIP
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Sheet No. 7 OF 7

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

July 16, 2026

Gregory Ransford, MPA
Fresh Coast Planning
119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417

RE: Site Plan Review Submittal - GLES 40th Avenue Mine
Allendale Charter Township, Ottawa County, Michigan

Dear Mr. Ransford:

Fleis & VandenBrink (F&V) received the revised GLES 40th Avenue Mine site plan documents on July 2, 2026, which were prepared by Vriesman & Korhorn (VK) Civil, and dated June 23, 2026. Our updated review included the following documents:

1. Site Plan Review – Response Memo dated June 23, 2026
2. Trip Generation Memo dated June 23, 2026
3. Site Plan Set (5 sheets) dated June 23, 2026

SITE PLAN SET

Sheet No. 1:

- No further comments

Sheet No. 2:

- Regarding comments previously provided to you, Greg. We cannot verify the existing ground water depth stated in their response. It is stated that the expected water table is 642.00 but I have no way to verify this with the soil borings provided. Soil borings SB-2, 3, 4, 6 locations are not shown on the plans at all. I have no idea where they are located and the depth of water they have noted is not tied to a ground elevation. So, I cannot verify. It should be noted that none of the soil borings are located on the applicant's property in question. SB-1 and 5 are at least immediately adjacent.

Sheet No. 3:

- A berm is stated to be 4'-5' tall with 1:3 slopes around the entire property. However, based on the grading plan, there is not room to accommodate this tall of a berm on the north side of the property abutting 11915 40th Ave. and 11963 40th Ave. Grading needs adjusted to account for full height berm.
- Per response provided regarding the entry road surface, the applicant is seeking not to place a hard surface as we requested due to 40th Ave being gravel. Greg you have made a similar comment and we'll let you address with the Planning Commission on whether they will grant an exception.

Sheet No. 4:

- Application Response: *The future land use intent is to backfill the mine approximately 10' and leave a gradual depression in the land. This area will then be suitable to support a buildable lot. The setbacks are shown on the reclamation plan.*

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

- It should be noted by the Planning Commission that it could take many years to a decade to get enough backfill material from surrounding properties to bring this property back up to grade and make this suitable for building.
- Additionally, there should be requirements that all backfill is placed and compacted in suitable lifts. Periodic testing should be required as well to verify compaction. Otherwise, the backfill will never be suitable for future building activities.

Sheet No. 5:

- No further comments

TRIP GENERATION MEMO (JUNE 23, 2026)

- VK Civil has completed a trip generation analysis for the proposed 40th Avenue Mine dated June 23, 2026. This analysis was based on the proposed five (5) years of operation and the projected amount of material to be mined.
- The analysis assumed an average rear dump truck volume of 13 CYD per load. With no operations on weekends, legal holidays and during the period of annual spring weight restrictions.
- The ordinance requires that "calculations of trips shall be based on the most recent edition of Trip Generation published by the Institute of Transportation Engineers", however this project does not have an applicable land use code. Therefore, the use of the calculated data is appropriate.
- The truck trip generation was estimated based upon these factors to determine the trip generation used in this comparison to the Township requirements for a traffic study in Section 24.06L(1) of Allendale Charter Township's Zoning Ordinance.
- The results of the evaluation was based only on truck trips that are hauling materials. There was no consideration for employees that will work at the facility.

Summary

The following additional information should be provided by the applicant to clarify the items noted above:

- Include a daily operation summary, including peak hour daily distributions. Provide additional details regarding the truck trip calculations performed using the assumptions noted. Include the back-up calculations for review and verification.
- The Township ordinance threshold applies to trips generated by the entire proposed land use. Further information is needed regarding the number of employee trips that are expected to be generated in addition to the number of truck (haul) trips per day.
- Confirm if the truck trips generated originate at the mine, from outside contractors, or a combination of both. This should be considered in the hourly trip generation summary.
- Update the trip generation memo to include this information for review.

CONDITIONS OF APPROVAL

Should the special land use application for mining be approved by the Township, we recommend that all previous conditions noted in our June 3, 2026 letter still be included.

If there are any questions regarding the items noted above, please contact us at your earliest convenience.

Sincerely,

FLEIS & VANDENBRINK

Brant Mercer, P.E
Project Manager

cc: Chad Doornbos, ACT
Katie Glynn, ACT