Agenda for the
Allendale Charter Township Board Meeting
Monday, October 26, 2026, 6:00 p.m.
Fire Department Training Room
6660 Lake Michigan Dr., Allendale MI, 49401

Members Present:
Members Absent:
Guests Present:

Meeting called to order

- Invocation given by Jody Hansen
- Pledge of Allegiance
- Approve Agenda
- Consent Agenda
    - Approval of the October 12, 2026, Regular Board Meeting Minutes
    - Bills
    - Interim Payments
- For information
    - September 8, 2026, Planning Commission Meeting Minutes
    - Allendale Fire Department September Report
    - Ottawa County Sheriff's Office September Report
    - Notice of Hire – Tyler Wisdom, Maintenance Operator
- Public Hearings
- Public Comments
- Guest Speakers
- Action Items
    - Ordinance 2026-13: Dewpointe West PUD Amendment
    - Resolution 2026-18: Dewpointe West PUD Amendment
    - Ordinance 2026-14: First Reading - Zeinstra Rezoning
    - Emerald Springs Phase 3 Tentative Preliminary Plat Approval
    - Schedule Public Hearing for the Proposed 2027 Budget
- Discussion Items
    - Town Center Work Group
- Public Comments
- Board Comments
- Adjournment

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- Agenda and Packet file location: www.allendalemi.gov → Boards & Committees → Board of Trustees → Minutes & Agendas

PROPOSED
PROCEEDINGS OF THE ALLENDALE
TOWNSHIP BOARD OF TRUSTEES
OCTOBER SESSION 1st DAY

The Allendale Township Board of Trustees met at the Allendale Township Auditorium, located at 6676 Lake Michigan Drive, on Monday, October 12, 2026, at 6:00 p.m. and was called to order at 6:00 p.m. by Mr. Elenbaas.

Present at Roll Call: Mr. Elenbaas; Mr. Zeinstra; Mr. MacDonald; Ms. Hansen; Mr. Vander Wall; Mr. Smit; and Ms. Schuitema (7)

Absent at Roll Call: None (0)

Staff and Guests Present: Bob Sullivan, Legal Counsel; Abby Black, Library Director; Larry Haveman, Maintenance Superintendent; Chuck Hoyt, Nederveld; Pat Staskiewicz, Ottawa County Road Commission; Ed DeYoung; Juanita Bocanegra; Jim Scott; and Chris Scott.

Mr. Smit pronounced the invocation.

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

BOT 26-159 Mr. Zeinstra with support from Mr. MacDonald moved to approve the agenda of today as amended by removing County Commissioner Sylvia Rhodea from "Guest Speaker" and adding Pat Staskiewicz to "Guest Speaker". The motion passed.

BOT 26-160 Mr. MacDonald with support from Ms. Schuitema moved to approve the following Consent Resolutions:

1. To approve the Minutes of the September 28, 2026, Board of Trustees meeting as presented.

2. To approve the general claims in the amount of $631,292.85 and interim payments of $211,125.02, as presented by the summary report for October 12, 2026.

The motion passed.

Items Received for Information

1. September 21, 2026, Planning Commission meeting was cancelled.
2. Passport Program Update.
   Ms. Hansen provided several passport program highlights and accomplishments.

Public Hearings

1. Dewpointe West- PUD Amendment
   Mr. Elenbaas opened the public hearing at 6:17 p.m.

   Comments were received from:
   1. Chris Scott, Allendale Mi.
   2. Jim Scott, Allendale Mi.

BOT 26-161 Mr. Elenbaas with support from Mr. Smit moved to close the public hearing at 6:24 p.m. The motion passed.

Public Comments

Comments were received from:

1. Juanita Bocanegra, Holland Mi.

BOT 26-162 Mr. Elenbaas with support from Mr. Vander Wall moved to close public comment. The motion passed.

Guest Speakers

Pat Staskiewicz, Ottawa County Road Commission, presented a timeline and overview of the Public Utilities bond.

Several board members had questions and comments.

Action Items

BOT 26-163 Mr. Smit with support from Mr. MacDonald moved to approve the Public Utilities Wastewater Supervisor and Public Utilities Water Supervisor job descriptions as presented. The motion passed.

BOT 26-164 Mr. Elenbaas introduced Ordinance 2026-13; Zoning Map Amendment Ordinance- Dewpointe West PUD Amendment; an ordinance amending chapter 470 of the code of ordinances, by zoning certain land to include the PUD district, to provide for severability, to provide for repeal, and to establish an effective date; for its first reading.

BOT 26-165 Mr. Smit with support from Mr. MacDonald moved to approve and authorize the clerk and/or supervisor to sign Resolution 2026-16: Designation of Newspaper for Legal Notices, a resolution establishing the Grand Haven Tribune as the publication for all legal notices effective December 1, 2026. The motion passed.

BOT 26-166 Mr. MacDonald with support from Mr. Zeinstra moved to approve the 2027 Independence Day Fireworks Contract as presented. The motion passed.

BOT 26-167 Mr. Vander Wall with support from Mr. Zeinstra moved to approve and authorize the clerk and/or supervisor to sign Resolution 2026-17: Public Utilities Bond; a resolution approving the contract with Ottawa County to finance water, sewer, and stormwater improvements along Pierce Street, and to authorize the execution of the contract, establish publication notices, and the petition period. The motion passed as shown by the following votes:

YEAS: Mr. Zeinstra; Mr. MacDonald; Mr. Vander Wall; Mr. Elenbaas; Ms. Hansen; Mr. Smit; and Ms. Schuitema (7).

NAYS: None (0)
ABSENT: None (0)

BOT 26-168 Ms. Schuitema with support from Mr. Vander Wall moved to approve the Property Assessment Solutions Contract as presented. The motion passed.

Discussion Items

Abby Black, Library Director; Larry Haveman, Maintenance Superintendent; and Adam Elenbaas, Supervisor; presented several proposed 2027 budgets.

Mr. Smit provided an overview of recommended next steps from the Town Center workgroup for the board's consideration.

Public Comments- None

BOT 26-169 Mr. Elenbaas with support from Mr. Vander Wall moved to close public comment. The motion passed.

Board Comments

Mr. Vander Wall and Mr. MacDonald congratulated the passport team for

their many accomplishments and thanked them for providing such a convenient service to the community.

Ms. Schuitema thanked Mr. Smit and the Town Center workgroup for their hard work and providing a timely and thorough recommendation on next steps.

BOT 26-170 Mr. Zeinstra, with support from Mr. Vander Wall moved to adjourn the meeting at 7:44 p.m. The motion passed.

_____	_____
Jody L. Hansen, Clerk	Adam Elenbaas, Supervisor
Of the Township of Allendale	Of the Township of Allendale

INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 10/14/2026 - 10/27/2026
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 000.000 REVENUE					
101-000.000-123.000	Prepaid Expense	BS&A SOFTWARE	PAYROLL SYSTEM - ANNUAL SERVICE/SUPPO	717.00	
101-000.000-123.000	Prepaid Expense	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	325.00	
101-000.000-123.000	Prepaid Expense	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	325.00	
101-000.000-123.000	Prepaid Expense	GRAND VALLEY METRO COUNC	LGROW DUES - 2027	500.00	
101-000.000-123.000	Prepaid Expense	GRAND VALLEY METRO COUNC	MEMBER & TRANSPORTATION DUES - 2027	7,177.00	
101-000.000-123.000	Prepaid Expense	GRAND VALLEY METRO COUNC	MEMBER & TRANSPORTATION DUES - 2027	5,953.00	
101-000.000-123.000	Prepaid Expense	INT'L ASS'N OF ASSESSING	MEMBERSHIP RENEWAL - LARRISON	255.00	
101-000.000-123.000	Prepaid Expense	MICHIGAN ASSESSORS ASSOC	MEMBERSHIP DUES - LARRISON	95.00	
101-000.000-284.273	DEWPOINT WEST 5	FRESH COAST PLANNING LLC	PLANNING SERVICES - SEPTEMBER	742.00	
101-000.000-284.274	40TH GRAVEL PIT	FLEIS & VANDENBRINK ENG'	SITE PLAN REVIEW - 40TH AVENUE SAND M	1,074.00	
101-000.000-284.274	40TH GRAVEL PIT	FRESH COAST PLANNING LLC	PLANNING SERVICES - SEPTEMBER	602.00	
101-000.000-284.275	EMERALD SPRINGS PUD #3	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	1,603.99	
101-000.000-284.275	EMERALD SPRINGS PUD #3	FRESH COAST PLANNING LLC	PLANNING SERVICES - SEPTEMBER	126.00	
		Total For Dept 000.000 REVENUE		19,494.99	
Dept 101.000 Township Board					
101-101.000-900.000	PRINTING, PUBLISHING, & POSTAGE	MLIVE MEDIA GROUP	GR PRESS DISPLAY ADS - SEPTEMBER	1,389.73	
		Total For Dept 101.000 Township Board		1,389.73	
Dept 171.000 Supervisor					
101-171.000-860.000	MILEAGE	ADAM ELENBAAS	MILEAGE REIMBURSEMENT - 3RD QTR 2026	102.07	
		Total For Dept 171.000 Supervisor		102.07	
Dept 191.000 FINANCE/ACCT					
101-191.000-721.000-DUESXX	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	150.00	
101-191.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	482.10	
		Total For Dept 191.000 FINANCE/ACCT		632.10	
Dept 209.000 EMPLOYEE INSURANCES					
101-209.000-720.000-HEALTH	EMPLOYERS HEALTH INSURANCE	PRIORITY HEALTH	HEALTH INSURANCE - NOVEMBER	28,374.24	
		Total For Dept 209.000 EMPLOYEE INSURANCES		28,374.24	
Dept 215.000 CLERK					
101-215.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	525.00	
101-215.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	46.12	
101-215.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	525.00	
101-215.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	119.99	
101-215.000-860.000	MILEAGE	ELIZABETH SZYMANSKI	MILEAGE REIMBURSEMENT	37.24	
		Total For Dept 215.000 CLERK		1,253.35	
Dept 248.000 ADMINISTRATION					
101-248.000-732.000	SUPPLIES	PITNEY BOWES INC	RED INK CARTRIDGES / LABELS	619.93	
101-248.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	995.77	
101-248.000-802.000	Contracted Services	PITNEY BOWES INC	POSTAGE METER RENTAL - 07/18/26 - 10/	153.00	
101-248.000-802.000-ITMONT	Contracted Services	VC3 INC	MANAGE MONTHLY BILLING - OCTOBER	5,758.50	
101-248.000-802.000-ITMONT	Contracted Services	VC3 INC	WATCHGUARD TOTAL SECURITY LICENSE REN	2,443.00	
101-248.000-900.000	PRINTING, PUBLISHING, & POSTAGE	PITNEY BOWES BANK INC PU	POSTAGE METER REFILL	1,009.75	
101-248.000-955.000	Miscellaneous	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	116.35	
		Total For Dept 248.000 ADMINISTRATION		11,096.30	
Dept 262.000 ELECTIONS					
101-262.000-732.000	SUPPLIES	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	16.94	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	258.29	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 262.000 ELECTIONS					
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	BALLOTS @ 09/21/26 TO 09/25/26	1,416.49	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	BALLOTS @ 09/28/26 TO 10/02/26	13.63	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	BALLOTS @ 10/05/26 TO 10/09/26	31.80	
101-262.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	VOTER ID CARDS - SEPTEMBER	220.73	
101-262.000-955.262	EARLY VOTING	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	89.37	
		Total For Dept 262.000 ELECTIONS		2,047.25	
Dept 265.000 BUILDING & GROUNDS					
101-265.000-815.000	INSURANCE	BERENDS HENDRICKS STUIT	INSURANCE - ADD LIFT STATIONS & HITAC	320.00	
101-265.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	182.83	
101-265.000-930.000	Maintenance	FIRE FIGHTER SALES & SER	FIRE EXTINGUISHER INSPECTIONS - TWP H	618.29	
101-265.000-930.000	Maintenance	MENARDS-HOLLAND INC	MAINTENANCE SUPPLIES	98.34	
101-265.000-955.000	Miscellaneous	COREWELL HEALTH WEST OCC	MEDICAL TESTINGS/SCREENINGS - NEW EMP	59.00	
		Total For Dept 265.000 BUILDING & GROUNDS		1,278.46	
Dept 266.000 ATTORNEY					
101-266.000-802.000	Contracted Services	SCHOLTEN FANT	ATTORNEY SERVICES - SEPTEMBER	2,020.00	
101-266.000-802.010	Contracted Services P.C.	SCHOLTEN FANT	ATTORNEY SERVICES - SEPTEMBER	120.00	
101-266.000-802.025	CONTRACTED SERVICES-TAX TRIBUNA	SCHOLTEN FANT	SRESL LLC 2026 TAX APPEAL	35.00	
101-266.000-802.025	CONTRACTED SERVICES-TAX TRIBUNA	SCHOLTEN FANT	SPC OF WEST MICHIGAN 2026 TAX APPEAL	35.00	
101-266.000-802.025	CONTRACTED SERVICES-TAX TRIBUNA	SCHOLTEN FANT	ALIGN REALTY LLC 2026 TAX APPEAL	35.00	
		Total For Dept 266.000 ATTORNEY		2,245.00	
Dept 270.000 HUMAN RESOURCES					
101-270.000-721.000-DUESXX	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	299.00	
101-270.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	3.49	
101-270.000-802.000	Contracted Services	MICHIGAN ASSESSORS ASSOC	ADVERTISMENT - WEBPLUS	300.00	
101-270.000-802.000-RECRUI	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	450.00	
		Total For Dept 270.000 HUMAN RESOURCES		1,052.49	
Dept 336.000 FIRE DEPT					
101-336.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	25.00	
101-336.000-802.000-ITMONT	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	40.00	
101-336.000-807.000	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	5.62	
101-336.000-807.000	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	35.94	
101-336.000-807.000	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	283.07	
101-336.000-807.000	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	239.72	
101-336.000-926.000	UTILITIES	ENGINEERED PROTECTION SY	SYSTEM MONITORING & SERVICE AGREEMENT	327.84	
101-336.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	140.32	
101-336.000-930.000	Maintenance	FIRE FIGHTER SALES & SER	FIRE EXTINGUISHER INSPECTIONS - FIRE	599.50	
101-336.000-930.000	Maintenance	MACQUEEN EMERGENCY	PREVENTATIVE MAINTENANCE	641.50	
101-336.000-930.000	Maintenance	MENARDS-HOLLAND INC	MAINTENANCE SUPPLIES	19.47	
101-336.000-935.000	Truck Maintenance	BAUER BUILT TIRE	TRUCK MAINTENANCE	4,723.40	
101-336.000-935.000	Truck Maintenance	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	23.95	
101-336.000-935.000	Truck Maintenance	NAPA - GENUINE PARTS COM	TRUCK MAINTENANCE SUPPLIES	(74.95)	
101-336.000-935.000	Truck Maintenance	NAPA - GENUINE PARTS COM	TRUCK MAINTENANCE SUPPLIES	44.64	
101-336.000-935.000	Truck Maintenance	NAPA - GENUINE PARTS COM	TRUCK MAINTENANCE SUPPLIES	39.98	
101-336.000-935.000	Truck Maintenance	NAPA - GENUINE PARTS COM	TRUCK MAINTENANCE SUPPLIES	7.99	
101-336.000-935.000	Truck Maintenance	O'REILLY AUTOMOTIVE INC	TRUCK MAINTENANCE SUPPLIES	13.99	
101-336.000-955.000	Miscellaneous	COREWELL HEALTH WEST OCC	MEDICAL TESTINGS/SCREENINGS - NEW EMP	586.00	
101-336.000-955.000	Miscellaneous	COREWELL HEALTH WEST OCC	MEDICAL TESTINGS/SCREENINGS - NEW EMP	48.00	
		Total For Dept 336.000 FIRE DEPT		7,770.98	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 448.000 STREET LIGHTS					
101-448.000-920.000	Electricity	GREAT LAKES ENERGY COOPE	ELECTRIC USAGE - OCTOBER	28.03	
		Total For Dept 448.000 STREET LIGHTS		28.03	
Dept 449.000 HIGHWAY-M45					
101-449.000-926.000-ELECTR	UTILITIES	GREAT LAKES ENERGY COOPE	ELECTRIC USAGE - OCTOBER	62.28	
101-449.000-930.000	Maintenance	MENARDS-HOLLAND INC	MAINTENANCE SUPPLIES	229.88	
		Total For Dept 449.000 HIGHWAY-M45		292.16	
Dept 567.000 CEMETERY					
101-567.000-802.000	Contracted Services	KERKSTRA PORTABLE RESTRO	PORTABLE RESTROOM RENTAL	120.00	
		Total For Dept 567.000 CEMETERY		120.00	
Dept 672.000 LIFELONG LEARNERS					
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	49.33	
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	43.88	
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	5.00	
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	735.00	
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	72.34	
101-672.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	8.70	
101-672.000-860.000	MILEAGE	NATASHA SHEPARD	MILEAGE REIMBURSEMENT	9.12	
		Total For Dept 672.000 LIFELONG LEARNERS		923.37	
Dept 701.000 PLANNING & ZONING					
101-701.000-802.000	Contracted Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - SEPTEMBER	1,462.25	
101-701.000-802.000	Contracted Services	FRESH COAST PLANNING LLC	PLANNING SERVICES - SEPTEMBER	2,568.00	
101-701.000-900.000	PRINTING, PUBLISHING, & POSTAGE	MLIVE MEDIA GROUP	GR PRESS DISPLAY ADS - SEPTEMBER	913.78	
		Total For Dept 701.000 PLANNING & ZONING		4,944.03	
Dept 751.000 RECREATION AND PARKS					
101-751.000-930.000	Maintenance	MENARDS-HOLLAND INC	MAINTENANCE SUPPLIES	204.31	
		Total For Dept 751.000 RECREATION AND PARKS		204.31	
Dept 753.000 COMMUNITY PROMOTIONS					
101-753.000-807.000-CONCER	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	16.56	
		Total For Dept 753.000 COMMUNITY PROMOTIONS		16.56	
Dept 790.000 LIBRARY					
101-790.000-732.000	SUPPLIES	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	497.67	
101-790.000-732.000-AVMATE	SUPPLIES	MICROMARKETING LLC	BOOKS ON CD	55.99	
101-790.000-732.000-AVMATE	SUPPLIES	MIDWEST TAPE LLC	DVD & CD COLLECTION	146.10	
101-790.000-732.000-AVMATE	SUPPLIES	MIDWEST TAPE LLC	DVD & CD COLLECTION	245.00	
101-790.000-732.000-BOOKSX	SUPPLIES	AMAZON CAPITAL SERVICES	ADULT COLLECTION	15.95	
101-790.000-732.000-BOOKSX	SUPPLIES	CENTER POINT LARGE PRINT	LARGE PRINT COLLECTION	204.96	
101-790.000-732.000-BOOKSX	SUPPLIES	HERRICK DISTRICT LIBRARY	BOOK REPLACEMENT	17.99	
101-790.000-732.000-BOOKSX	SUPPLIES	MICHAEL FREDERICK	ADULT COLLECTION	50.00	
101-790.000-732.000-BOOKSX	SUPPLIES	MICROMARKETING LLC	ADULT COLLECTION	53.60	
101-790.000-732.000-BOOKSX	SUPPLIES	MICROMARKETING LLC	ADULT COLLECTION	24.00	
101-790.000-732.000-CHILDB	SUPPLIES	AMAZON CAPITAL SERVICES	YOUTH COLLECTION	12.34	
101-790.000-732.000-CHILDB	SUPPLIES	AMAZON CAPITAL SERVICES	YOUTH COLLECTION	12.99	
101-790.000-732.000-CHILDB	SUPPLIES	AMAZON CAPITAL SERVICES	YOUTH COLLECTION	5.48	
101-790.000-802.000	Contracted Services	BIBLIOTHECA LLC	ANNUAL SERVICE AGREEMENT	3,004.95	
101-790.000-802.000-COLLEC	Contracted Services	UNIQUE MANAGEMENT SERVIC	PLACEMENTS / COLLECTION MGMT FEE	29.55	
101-790.000-802.000-COPIER	Contracted Services	OFFICE MACHINES COMPANY	PRINTING & COPY MACHINE CONTRACT - OC	139.31	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 General Fund					
Dept 790.000 LIBRARY					
101-790.000-802.000-DIGITA	Contracted Services	OVERDRIVE INC	OVERDRIVE ADVANTAGE COLLECTION	19.99	
101-790.000-802.000-HOTSPO	Contracted Services	T-MOBILE	WIRELESS WIFI HOTSPOTS - SEPTEMBER	258.30	
101-790.000-802.000-ITMONT	Contracted Services	NICHOLAS HEIMLER	BROADBAND SERVICES @ OCT THRU DEC 202	345.00	
101-790.000-807.000-ADULTP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	21.25	
101-790.000-807.000-ADULTP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	27.19	
101-790.000-807.000-SUMMER	COMMUNITY PROGRAMS	MICHIGAN FARMSTEAD	FARM ON THE GO! CONTRACT - DEPOSIT	75.00	
101-790.000-807.000-SUMMER	COMMUNITY PROGRAMS	SCHOLASTIC INC	SRP PRIZES	35.70	
101-790.000-807.000-YOUTHP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	742.67	
101-790.000-807.000-YOUTHP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	1.97	
101-790.000-807.000-YOUTHP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	10.34	
101-790.000-807.000-YOUTHP	COMMUNITY PROGRAMS	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	12.99	
101-790.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	84.44	
101-790.000-926.000-TRASHX	UTILITIES	ARROWASTE INC	QTRLY TRASH SERVICES @ LIBRARY	96.25	
		Total For Dept 790.000 LIBRARY		6,246.97	
		Total For Fund 101 General Fund		89,512.39	
Fund 404 CAPITAL/ONE-TIME PROJECTS FUND					
Dept 262.000 ELECTIONS					
404-262.000-971.000	CAPITAL OUTLAY	LISA MILLER	CIMS PROGRAM	330.00	
		Total For Dept 262.000 ELECTIONS		330.00	
Dept 265.000 BUILDING & GROUNDS					
404-265.000-971.000	CAPITAL OUTLAY	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	3,277.00	
		Total For Dept 265.000 BUILDING & GROUNDS		3,277.00	
		Total For Fund 404 CAPITAL/ONE-TIME PROJECTS FUND		3,607.00	
Fund 494 Dda Development Fund					
Dept 248.000 ADMINISTRATION					
494-248.000-971.046	PROPERTY ENHANCEMENT PROGRAM	ENSINGS AUTO SERVICE INC	PROPERTY ENHANCEMENT PROGRAM	20,000.00	
		Total For Dept 248.000 ADMINISTRATION		20,000.00	
Dept 446.000 ROADS					
494-446.000-971.065	ROAD MAINTENANCE	OTTAWA CTY ROAD COMMISSI	RESURFACING - PROGRESS #3	82.16	
		Total For Dept 446.000 ROADS		82.16	
		Total For Fund 494 Dda Development Fund		20,082.16	
Fund 592 Water & Sewer					
Dept 000.000 REVENUE					
592-000.000-123.000	Prepaid Expense	BS&A SOFTWARE	PAYROLL SYSTEM - ANNUAL SERVICE/SUPPO	478.00	
		Total For Dept 000.000 REVENUE		478.00	
Dept 248.000 ADMINISTRATION					
592-248.000-802.000	Contracted Services	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	120.00	
592-248.000-802.000-ITMONT	Contracted Services	VC3 INC	MANAGE MONTHLY BILLING - OCTOBER	3,839.00	
592-248.000-900.000	PRINTING, PUBLISHING, & POSTAGE	KCI (KENT COMMUNICATIONS	WATER/SEWER BILLS - 3RD QTR 2026	2,665.67	
		Total For Dept 248.000 ADMINISTRATION		6,624.67	
Dept 536.000 WATER					
592-536.000-646.000	Utility Charges	ALLERS, ANTHONY-ASHLEY	UB refund for account: 5855	18.93	
592-536.000-646.000	Utility Charges	O'NEAL, S THOMAS-SUZANNE	UB refund for account: 5387	9.30	
592-536.000-720.000-HEALTH	EMPLOYERS HEALTH INSURANCE	PRIORITY HEALTH	HEALTH INSURANCE - NOVEMBER	7,665.26	

INVOICE GL DISTRIBUTION REPORT FOR ALLENDALE CHARTER TOWNSHIP
EXP CHECK RUN DATES 10/14/2026 - 10/27/2026
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 Water & Sewer					
Dept 536.000 WATER					
592-536.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	631.32	
592-536.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	710.00	
592-536.000-732.000-GENSUP	SUPPLIES	CREATIVE IMAGE DESIGNERS	DOOR HANGERS - WATER METER APPT	75.00	
592-536.000-732.000-SAFESU	SUPPLIES	KURT BLYTHIN	STEEL-TOED BOOTS - BLYTHIN	62.47	
592-536.000-802.000-MULTIP	Contracted Services	H2O COMPLIANCE SERVICES	CROSS CONNECTION CONTROL MGMT - SEPTE	1,140.75	
592-536.000-803.000	Professional Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - SEPTEMBER	2,667.37	
592-536.000-803.000	Professional Services	SCHOLTEN FANT	ATTORNEY SERVICES - SEPTEMBER	195.00	
592-536.000-815.000	INSURANCE	BERENDS HENDRICKS STUIT	INSURANCE - ADD LIFT STATIONS & HITAC	348.00	
592-536.000-926.000-ELECTR	UTILITIES	GREAT LAKES ENERGY COOPE	ELECTRIC USAGE - OCTOBER	78.22	
592-536.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	650.39	
592-536.000-926.000-HEATME	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	245.50	
592-536.000-930.000-GENMAI	MAINTENANCE	FIRE FIGHTER SALES & SER	SUPPRESSION SYSTEM INSPECTION	197.28	
592-536.000-935.000	Truck Maintenance	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	16.98	
592-536.000-971.000-NORTHS	CAPITAL OUTLAY	FLEIS & VANDENBRINK ENG'	WATER MAIN NORTH LOOP CE/RPR - SEPTEM	45,116.40	
		Total For Dept 536.000 WATER		59,828.17	
Dept 537.000 SEWER					
592-537.000-720.000-HEALTH	EMPLOYERS HEALTH INSURANCE	PRIORITY HEALTH	HEALTH INSURANCE - NOVEMBER	7,665.25	
592-537.000-721.000-SEMINA	PROFESSIONAL DEVELOPMENT	MWEA	LAB PRACTICES SEMINAR - VEREEKE	185.00	
592-537.000-732.000-SAFESU	SUPPLIES	KURT BLYTHIN	STEEL-TOED BOOTS - BLYTHIN	62.48	
592-537.000-803.000	Professional Services	FLEIS & VANDENBRINK ENG'	CONSULTING SERVICES - SEPTEMBER	1,914.70	
592-537.000-815.000	INSURANCE	BERENDS HENDRICKS STUIT	INSURANCE - ADD LIFT STATIONS & HITAC	348.00	
592-537.000-926.000-HEATFU	UTILITIES	DTE ENERGY	HEATING FUEL USAGE - OCTOBER	1,852.57	
592-537.000-930.000-GENMAI	MAINTENANCE	FIRE FIGHTER SALES & SER	SUPPRESSION SYSTEM INSPECTION	197.28	
592-537.000-935.000	Truck Maintenance	CARDMEMBER SERVICE	CREDIT CARD CHARGES - SEPTEMBER	16.97	
592-537.000-971.000-GVSUTR	CAPITAL OUTLAY	SCHOLTEN FANT	ATTORNEY SERVICES - SEPTEMBER	1,545.00	
		Total For Dept 537.000 SEWER		13,787.25	
		Total For Fund 592 Water & Sewer		80,718.09	

GL Number	GL Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 101 General Fund	89,512.39
Fund 404 CAPITAL/ONE-T	3,607.00
Fund 494 Dda Developme	20,082.16
Fund 592 Water & Sewer	80,718.09
Total For All Funds:	193,919.64

INTERIM PAYMENTS

Board Meeting: 10/26/26

DATE	CHECK #		AMOUNT	VENDOR	DESCRIPTION
10/9/2026	109580	$	110.00	AMBS CALL CENTER	Emergency Call Number
10/9/2026	109581	$	292.20	ARROWASTE INC	Recycle/Trash Services @ WWTP
10/9/2026	109582	$	1,538.21	WEX BANK - EXXON MOBIL	Fuel Charges
10/12/2026		$	1,837.14	HUDSONVILLE CITY	EARLY VOTING REIMBURSEMENT
10/12/2026		$	1,820.36	BLENDON TOWNSHIP	EARLY VOTING REIMBURSEMENT
10/16/2026	EFT	$	42,339.10	Consumers Energy	September billing
10/22/2026	EFT	$	95,532.27	EMPLOYEES	Bi-Weekly Payroll
10/22/2026	EFT	$	26,838.53	FEDERAL GOV'T	Payroll IRS Tax Payment
		$	**170,307.81**		

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

September 8, 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, Rick Westerling, Bruce Zeinstra, Joe Jacquot
   Absent: None
   Staff and Guests Present: Greg Ransford, Meegan Zickus, Mike Rodibaugh, Jim & Chris Scott, Larry & Sally Kravat, Randy Dyke and Rick Pulaski with Nederveld

   Communications and Correspondence: Letter from Mike Knoper
3. Motion to adjust the agenda and remove the Special Use Application (Part C. of New Business) as Great Lakes Excavating Service is not in attendance. Motion by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
4. Motion to Approve July 6, 2026 Planning Commission minutes with the typo corrections by Ray Nadda, Seconded by Joe Jacquot, **Approved 7-0**
5. Public Comments for *non-public hearing item*:
   A. Meegan Zickus – 78th Ave – Running for House of Representatives in 89th District; Three C's campaign Cost, Care, and Class
6. Public Hearings:
   A. Dewpointe West Tentative Preliminary Plat Phase 5 – Seeking 58 Single Family residential lots
      i. Rick Pulaski with Nederveld, engineer for Dewpointe West, presenting the Preliminary Plat on behalf of Ed DeYoung
      ii. The underlying PUD has been approved for years; All roads will be public roads; the Ottawa County Road Commission has reviewed and approved cul-de-sac and intersections; Ottawa County Water Resources Commissioner has approved all stormwater and drains
      iii. Greg Ransford provided a summary of next steps for the Planning Commission

   COMMENT:

   1. Chris Scott – 60th Ave – clarification on the location of Dewpointe West regarding 60th Ave; clarification on the location of four additional lots on 60th Ave; the four additional lots zoning agricultural vs PUD residential
   2. Larry Kravat – 60th Ave – Where is phase 5 located? Water mitigation for future phases of the Dewpointe West is a concern
   3. Randy Dyke – 60th Ave – Experiencing drainage issues every spring and fall without the additional homes from Dewpointe West, requesting storm drain or water mitigation system
   4. Mike Rodibaugh – 64th Ave – Where is the green space to the north of Dewpointe West? Is there a definitive line that could be upheld? The pond to the northwest is a concern. Some day it might let loose and our home and others downstream along Traders Creek will be flooded. Who oversees that retention pond and ensuring that it does not cause a flood?

5. Rick Pulaski – clarified the locations of the PUD and additional four lots; Storm sewer will be in place for Phase 5 and the four additional lots; Rain run-off will be capture and directed into the Storm sewer system; Ottawa County Water Resources Commissioner is responsible for the maintenance of the northeastern drainage pond; Slightly more green space on the plans for Phase 5 than what was previously approved for Phase 4

iv. Motion to Recommend the Approval of Dewpointe West Tentative Preliminary Plat Phase 5 and its related site plan as presented by the Dewpointe West Phase 5 report to the Planning Commission of Allendale Charter Township by Todd Bronson, Seconded by Rick Westerling, **Approved 7-0**

B. Dewpointe West Planned Unit Development Major Amendment (Expansion) – Seeking to add 3.2 acres to the existing PUD for four lots

i. Rick Pulaski with Nederveld elaborated on the location of the four lots; Allendale Charter Township approached Mr. DeYoung about placing a pressure-reducing valve system on the southeast-most corner of the four parcels, which will be part of the new water main system; Ottawa County Road Commission has been consulted and has required shared driveways onto 60th Ave; Public Water and Sewer will eventually be run to those four lots

ii. Greg Ransford provided a summary of next steps for the Planning Commission

COMMENT:

1. Mike Rodibaugh – 64th Ave – sightline issues will be an issue pulling onto 60th
2. Jim Scott – 60th Ave – there are no shoulders on 60th Ave, there's a line-of-sight problem when cyclists, walkers, electric scooters and ATVs travel this road; the frequency of 18-wheelers travelling this route is concerning: Speed Limit is 55mph and the number of accidents is a concern for public safety.
3. Rick Pulaski – spoke to the location of low spot on 60th Ave previously mentioned; The shared drives will be on the rising side of the profile;

iii. Motion to Recommend the Approval of Dewpointe West Planned Unit Development Major Amendment site plan as presented by way of content of draft resolution by Joe Jacquot, Seconded by Bruce Zeinstra, Opposed by Todd Bronson and Ray Nadda, **Approved 5-2**

7. Site Plan Review: None
8. New Business:

A. Emerald Springs Planned Unit Development – Major vs Minor determination

i. Was previously approved for 99 lots and has since increased the lot size therefore decreasing the number of lots.

ii. The Planning Commission has determined this to be a Minor adjustment

B. Zoning Map Amendment Application (Bruce has left the Chamber)

i. Gary Zeinstra – 8783 Lake Michigan Drive – seeking to rezone from the AG Agricultural and Rural Zoning District to the C-3 Commercial Zoning District

ii. Was zoned commercial in 1989 when his father owned it, but it had changed to AG

iii. There may be issues with trying to insure the home on/near their commercial lots

iv. The Planning Commission has no issues with changing the zoning classification to C-3, and it moves forward to a future-date Public Hearing

v. Bruce has returned to the Chamber

9. Old Business: None
10. Public Comment: None
11. Township Board Reports: Township hired a new Head Assessor, Ashley Larrison; Looking to hire a Field Appraiser; Sept 19 M45 Fest
12. Commissioner and Staff Comments: Strip Mall Maintenance between the veterinary and the Gas Station is in decline. Complaint was filed about grass trimming and cigarette butts everywhere.
13. Adjourn: 8:23 PM

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

Minutes respectfully submitted by Katie Glynn

◊

ALLENDALE FIRE DEPARTMENT

MONTHLY ACTIVITY REPORT

SEPTEMBER 2026



196 INCIDENTS IN SEPTEMBER 2026

50m 24s AVERAGE DURATION PER INCIDENT

5.75m AVERAGE RESPONSE TIME

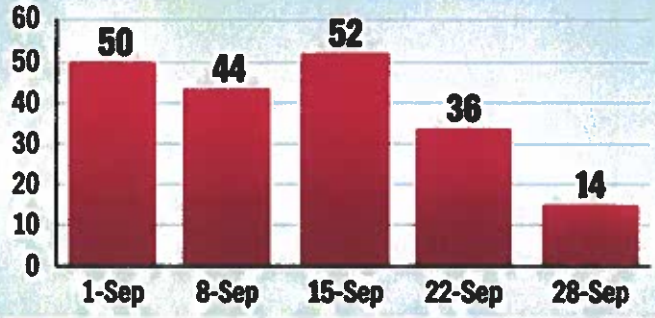
667.95 HOURS ON ALARMS

YEAR TO DATE COMPARISON

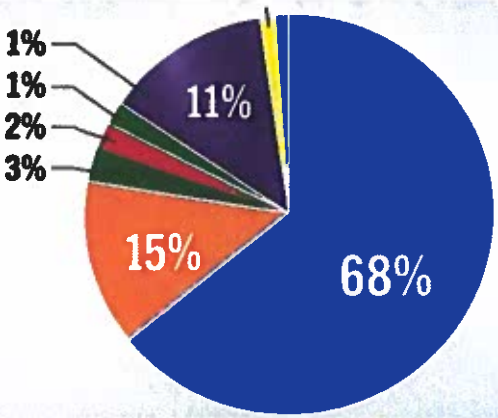
2025	2026
1,179 TOTAL INCIDENTS	1,355 TOTAL INCIDENTS

14.93% INCREASE FROM 2025

CALLS PER WEEK (SEPTEMBER 2026)

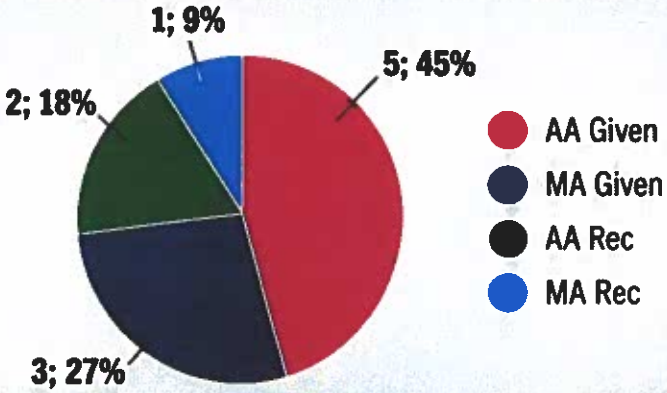


CALL TYPES (SEPTEMBER 2026)



Medical	68%
No Emerg	15%
HazSit	3%
Fire	2%
PubServ	11%
Law	1%
Rescue	1%

AID GIVEN / RECEIVED (SEPTEMBER 2026)



TRAINING HOURS 104.75

MEETING / SCHOOL HOURS 176.75

PROPERTY LOSS $17,325

Allendale Fire Department | **ACTIVITY REPORT** | September 2026

ALARM TYPE	MONTH September	YEAR TO DATE 2026	YEAR TO DATE 2025	CHANGE 2026/2025
MEDICAL EMERGENCIES	126	783	630	153
Canceled Enroute	4	26	42	-16
Squad 172 Responses	46	337	319	18
Asst. Amb	0	20	119	-99
Lift Assist	6	45	14	31
VEHICLE ACCIDENTS WITH INJURIES	7	43	34	9
Cancelled Enroute	0	1	1	0
PROPERTY DAMAGE ACCIDENTS	0	13	11	2
Canceled Enroute	1	5	3	2
SMOKE/ODOR INVESTIGATION	6	48	37	11
Canceled Enroute	0	4	0	4
MEDICAL ALARM	0	12	7	5
Canceled Enroute	0	3	5	-2
FIRE ALARM	16	98	84	14
Canceled Enroute	7	26	38	-12
SERVICE CALL / LOCK-IN/OUT	5	31	22	9
MUTUAL AID/AUTOMATIC AID:				
AUTOMATIC AID GIVEN:	5	35	11	24
MUTUAL AID GIVEN:	3	33	24	9
AUTOMATIC AID RECEIVED	2	15	19	-4
MUTUAL AID RECEIVED	2	9	12	-3
BUILDING FIRES	1	7	8	-1
GRASS, BRUSH, WOODS	0	4	4	0
TRASH, REFUSE, DUMPSTER	0	6	2	4
VEHICLE FIRES	2	10	2	8
CO ALARM	3	29	10	19
GAS LEAK / WIRE DOWN	2	46	32	14
NO DISPATCH	1	22	29	-7
UNAUTHORIZED BURN	1	5	10	-5
TOTALS	196	1355	1179	176
Property Loss: ($)	$17,325.00	$367,892.00	$808,272.00	-$440,380.00
Property Saved ($)	$162,564	$1,233,643	$520,909	$712,734.00
Man Hours on Alarms	667.95	4,710	4,369	341
Training Man Hours	104.75	708.25	956.50	-248
Fire School / PPS / Meeting / EQ Checks / Fire Prev / Other	176.75	1,352.33	3,750.00	-2,397.67
Burning Permits Issued	4	112	95	17
Grand Valley Alarms	47	187	168	19
Off-Campus Student Housing	25	169	142	27
Stonebridge Senior Housing	2	24	14	10
Green Acres	5	15	29	-14
Atrium of Allendale	18	94	69	25

AFD - Training and Activities

Report Filters

Activity/Training Start Date Time: is between '9/1/2026' and '9/30/2026'

Activity/Training Start Date Time	Activity/Training End Date Time	Activity/Training Start Day Name	Activity/Training Event Name	Activity/Training Attendee Count
Activity/Training Event Type: Activity				
09/01/2026 19:30:00	09/01/2026 21:30:00	Tuesday	GVSU FIRE ALARMS	4
09/02/2026 19:30:00	09/02/2026 22:00:00	Wednesday	GVSU FIRE ALARMS	4
09/03/2026 18:00:00	09/03/2026 22:30:00	Thursday	GVSU FOOTBALL GAME	2
09/04/2026 15:00:00	09/04/2026 18:00:00	Friday	PART TIME SHIFT	1
09/05/2026 09:00:00	09/05/2026 11:15:00	Saturday	EQUIPMENT CHECKS #2	5
09/08/2026 19:00:00	09/08/2026 20:30:00	Tuesday	NEOFC MEETING	1
09/09/2026 13:00:00	09/09/2026 13:45:00	Wednesday	PROBATIONARY FIREFIGHTER TRAINING	2
09/09/2026 13:00:00	09/09/2026 16:00:00	Wednesday	PART TIME SHIFT	1
09/10/2026 13:30:00	09/10/2026 15:30:00	Thursday	PROBATIONARY FIREFIGHTER TRAINING	2
09/10/2026 17:30:00	09/10/2026 21:30:00	Thursday	HAZMAT MONTHLY	1
09/12/2026 08:00:00	09/12/2026 12:30:00	Saturday	GVSU HERO RUN	2
09/12/2026 08:15:00	09/12/2026 10:00:22	Saturday	EQUIPMENT CHECKS #3	6
09/13/2026 16:00:00	09/13/2026 17:00:00	Sunday	PROBATIONARY FIREFIGHTER TRAINING	3
09/14/2026 06:00:00	09/14/2026 18:00:00	Monday	PART TIME SHIFT	1
09/16/2026 10:15:44	09/16/2026 10:15:44	Wednesday	Case #00260795	0
09/16/2026 17:15:00	09/16/2026 18:00:00	Wednesday	PROBATIONARY FIREFIGHTER TRAINING	2
09/17/2026 06:00:00	09/17/2026 12:00:00	Thursday	PART TIME SHIFT	1
09/17/2026 12:00:00	09/17/2026 18:00:00	Thursday	PART TIME SHIFT	1
09/17/2026 13:30:00	09/17/2026 15:15:00	Thursday	PROFICIENCY TESTING	4
09/17/2026 17:00:00	09/17/2026 18:30:00	Thursday	PROBATIONARY FIREFIGHTER TRAINING	2
09/18/2026 18:00:00	09/18/2026 19:00:00	Friday	EQUIPMENT CHECKS #4	4

Activity/Training Start Date Time	Activity/Training End Date Time	Activity/Training Start Day Name	Activity/Training Event Name	Activity/Training Attendee Count
09/18/2026 18:45:00	09/18/2026 21:30:00	Friday	ALLENDALE FOOTBALL EMS SB	3
09/19/2026 18:00:00	09/19/2026 22:00:00	Saturday	GVSU FOOTBALL GAME	2
09/22/2026 18:30:00	09/22/2026 21:45:00	Tuesday	OTTAWA FIRE CHIEFS	1
09/23/2026 18:00:00	09/23/2026 19:00:00	Wednesday	PROBATIONARY FIREFIGHTER TRAINING	2
09/25/2026 06:00:00	09/25/2026 18:00:00	Friday	PART TIME SHIFT	1
09/24/2026 17:00:00	09/24/2026 20:30:00	Thursday	SPRING LAKE OPEN HOUSE	1
09/26/2026 18:00:00	09/26/2026 19:00:00	Saturday	EQUIPMENT CHECKS #5	4
09/27/2026 18:30:00	09/27/2026 19:00:00	Sunday	PROBATIONARY FIREFIGHTER TRAINING	2
09/19/2026 08:00:00	09/19/2026 17:00:00	Saturday	BUILDING CONSTRUCTION & FIRE GROUND	3
09/28/2026 18:30:00	09/28/2026 19:15:00	Monday	OFFICERS MEETING	8
09/01/2026 10:46:24	09/30/2026 10:46:25	Tuesday	CAPTAIN PAY	1
09/01/2026 10:47:58	09/30/2026 10:47:59	Tuesday	EMS COORDINATOR	1
09/01/2026 10:50:00	09/30/2026 10:50:01	Tuesday	EMS REPORT AUDIT	1
09/01/2026 10:51:44	09/30/2026 10:51:45	Tuesday	OFFICER PAY D.C.	1
09/01/2026 10:53:31	09/30/2026 10:53:32	Tuesday	OFFICER PAY LT.	4
09/01/2026 10:55:52	09/30/2026 10:55:52	Tuesday	SERGEANT PAY	6
Activity/Training Event Type: Training				
09/21/2026 18:45:00	09/21/2026 21:00:00	Monday	VEHICLE EXTRICATION	8
09/21/2026 18:45:00	09/21/2026 21:00:00	Monday	ADVANCE FIRE SUPPRESSION	13
09/18/2026 11:00:00	09/18/2026 17:00:00	Friday	EVIDENCE BADED RESIDENTIAL FIREGROUND	1
09/14/2026 18:45:00	09/14/2026 21:15:00	Monday	VEHICLE EXTRICATION	21

Allendale Run Type By Month-NERIS

Dispatch Incident Number (fiDispatch.03)	Dispatch Alarm Date Time (itfiDispatch.001)	Incident Type Primary (fiIncident.03)	Dispatch Shift/Platoon (itfiDispatch.004)
Incident Type Primary Category 1 (fiIncident.03): (None)			
2026-00001162	09/01/2026 10:17:56	No Emergency - Cancelled - Fire Alarm	B - Shift 6A MON / 6P FRI
2026-00001163	09/01/2026 10:49:58	No Emergency - Cancelled - Fire Alarm	B - Shift 6A MON / 6P FRI
2026-00001171	09/02/2026 10:27:03	No Emergency - Cancelled - Fire Alarm	B - Shift 6A MON / 6P FRI
2026-00001187	09/04/2026 00:50:56	No Emergency - Cancelled - Fire Alarm	A - Shift 6P SUN / 6A FRI
2026-00001219	09/09/2026 13:38:55	Dispatch Error (Never Dispatched)	A - Shift 6P SUN / 6A FRI
2026-00001247	09/13/2026 21:52:10	No Emergency - Cancelled - Fire Alarm	A - Shift 6P SUN / 6A FRI
2026-00001252	09/14/2026 17:54:33	No Emergency - Cancelled - Fire Alarm	B - Shift 6A MON / 6P FRI
2026-00001279	09/18/2026 17:13:18	No Emergency - Cancelled - Fire Alarm	B - Shift 6A MON / 6P FRI
2026-00001281	09/18/2026 18:57:00	No Emergency - Cancelled - Medical	C - Shift 6P FRI / 6P SUN
2026-00001295		No Emergency - Cancelled - Medical	C - Shift 6P FRI / 6P SUN
2026-00001309	09/22/2026 21:09:19	No Emergency - Cancelled - Medical	A - Shift 6P SUN / 6A FRI
Count: 11			
Incident Type Primary Category 1 (fiIncident.03): Fire			
2026-00001233		Fire - Structure Fire - Structural Involvement	C - Shift 6P FRI / 6P SUN
2026-00001236		Fire - Structure Fire - Structural Involvement	C - Shift 6P FRI / 6P SUN
2026-00001239	09/12/2026 14:23:42	Fire - Transportation Fire - Vehicle Fire - Passenger	C - Shift 6P FRI / 6P SUN
2026-00001326	09/25/2026 18:21:19	Fire - Outside Fire - Other Outside Fire	C - Shift 6P FRI / 6P SUN
2026-00001337	09/27/2026 02:48:55	Fire - Structure Fire - Structural Involvement	C - Shift 6P FRI / 6P SUN
Count: 5			
Incident Type Primary Category 1 (fiIncident.03): Hazardous Situation			
2026-00001234	09/12/2026 00:06:49	Hazardous Situation - Investigation - Odor	C - Shift 6P FRI / 6P SUN
2026-00001253	09/14/2026 21:53:37	Hazardous Situation - Investigation - Odor	A - Shift 6P SUN / 6A FRI
2026-00001254	09/15/2026 02:59:07	Hazardous Situation - Investigation - Smoke Investigation	A - Shift 6P SUN / 6A FRI
2026-00001256	09/15/2026 08:16:27	Hazardous Situation - Hazard Nonchemical - Electrical Power Line Down / Arcing / Malfunction	B - Shift 6A MON / 6P FRI
2026-00001286	09/19/2026 23:08:32	Hazardous Situation - Hazard Nonchemical - Electrical Hazard / Short Circuit	C - Shift 6P FRI / 6P SUN
Count: 5			
Incident Type Primary Category 1 (fiIncident.03): Law Enforcement Support			
2026-00001183	09/03/2026 15:00:26	Law Enforcement Support	B - Shift 6A MON / 6P FRI
Count: 1			
Incident Type Primary Category 1 (fiIncident.03): Medical			
2026-00001161	09/01/2026 04:16:22	Medical - Illness - Abdominal Pain / Problems	A - Shift 6P SUN / 6A FRI
2026-00001164	09/01/2026 14:32:44	Medical - Illness - Altered Mental Status	B - Shift 6A MON / 6P FRI
2026-00001166	09/01/2026 20:02:34	Medical - Illness - Allergic Reaction / Stings	A - Shift 6P SUN / 6A FRI
2026-00001169	09/02/2026 04:03:47	Medical - Injury / Trauma - Hemorrhage / Laceration	A - Shift 6P SUN / 6A FRI
2026-00001170	09/02/2026 10:16:32	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001172	09/02/2026 12:51:30	Medical - Illness - Allergic Reaction / Stings	B - Shift 6A MON / 6P FRI
2026-00001173	09/02/2026 18:05:22	Medical - Illness - Psychological Behavior Issues	A - Shift 6P SUN / 6A FRI
2026-00001176	09/02/2026 20:48:35	Medical - Illness - Nausea / Vomiting	A - Shift 6P SUN / 6A FRI
2026-00001178	09/02/2026 23:10:10	Medical - Injury / Trauma - Fall	A - Shift 6P SUN / 6A FRI
2026-00001179	09/03/2026 07:18:56	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001181	09/03/2026 12:20:31	Medical - Illness - Chest Pain (Non - Trauma)	B - Shift 6A MON / 6P FRI
2026-00001182	09/03/2026 14:01:59	Medical - Illness - Cardiac Arrest	B - Shift 6A MON / 6P FRI
2026-00001184	09/03/2026 17:49:01	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001185	09/03/2026 19:46:03	Medical - Illness - Altered Mental Status	A - Shift 6P SUN / 6A FRI
2026-00001188	09/04/2026 02:13:35	Medical - Illness - Chest Pain (Non - Trauma)	A - Shift 6P SUN / 6A FRI
2026-00001189	09/04/2026 04:49:10	Medical - Illness - Breathing Problems	A - Shift 6P SUN / 6A FRI
2026-00001192	09/04/2026 12:45:41	Medical - Injury / Trauma - Motor Vehicle Collision	B - Shift 6A MON / 6P FRI
2026-00001193	09/05/2026 03:50:38	Medical - Illness - Diabetic Problems	C - Shift 6P FRI / 6P SUN
2026-00001194	09/05/2026 07:26:02	Medical - Illness - Diabetic Problems	C - Shift 6P FRI / 6P SUN
2026-00001195	09/05/2026 09:09:27	Medical - Injury / Trauma - Assault	C - Shift 6P FRI / 6P SUN
2026-00001198	09/06/2026 11:42:37	Medical - Illness - Abdominal Pain / Problems	C - Shift 6P FRI / 6P SUN

Dispatch Incident Number (fiDispatch.03)	Dispatch Alarm Date Time (itfiDispatch.001)	Incident Type Primary (fiIncident.03)	Dispatch Shift/Platoon (itfiDispatch.004)
2026-00001199	09/06/2026 14:02:36	Medical - Illness - Abdominal Pain / Problems	C - Shift 6P FRI / 6P SUN
2026-00001200	09/06/2026 14:05:22	Medical - Illness - Abdominal Pain / Problems	C - Shift 6P FRI / 6P SUN
2026-00001201	09/06/2026 15:11:50	Medical - Illness - Chest Pain (Non - Trauma)	C - Shift 6P FRI / 6P SUN
2026-00001202	09/06/2026 19:02:03	Medical - Illness - Well Person Check	A - Shift 6P SUN / 6A FRI
2026-00001203	09/06/2026 19:06:04	Medical - Illness - Chest Pain (Non - Trauma)	A - Shift 6P SUN / 6A FRI
2026-00001204	09/06/2026 19:25:29	Medical - Injury / Trauma - Motor Vehicle Collision	A - Shift 6P SUN / 6A FRI
2026-00001206	09/07/2026 04:34:37	Medical - Illness - Abdominal Pain / Problems	A - Shift 6P SUN / 6A FRI
2026-00001207	09/07/2026 13:23:42	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001208	09/07/2026 14:09:59	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001210	09/08/2026 00:14:59	Medical - Illness - No Appropriate Choice	A - Shift 6P SUN / 6A FRI
2026-00001211	09/08/2026 10:31:35	Medical - Illness - Stroke / CVA	B - Shift 6A MON / 6P FRI
2026-00001212	09/08/2026 16:17:08	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001213	09/08/2026 17:27:34	Medical - Illness - Diabetic Problems	B - Shift 6A MON / 6P FRI
2026-00001214	09/08/2026 18:26:49	Medical - Injury	A - Shift 6P SUN / 6A FRI
2026-00001216	09/08/2026 22:34:58	Medical - Injury / Trauma - Fall	A - Shift 6P SUN / 6A FRI
2026-00001217	09/08/2026 23:45:58	Medical - Illness - Breathing Problems	A - Shift 6P SUN / 6A FRI
2026-00001220	09/09/2026 17:56:40	Medical - Illness - Psychological Behavior Issues	B - Shift 6A MON / 6P FRI
2026-00001222	09/09/2026 22:25:58	Medical - Illness - Overdose / Poisoning	A - Shift 6P SUN / 6A FRI
2026-00001223	09/10/2026 12:05:36	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001225	09/10/2026 20:32:27	Medical - Illness - Overdose / Poisoning	A - Shift 6P SUN / 6A FRI
2026-00001226	09/11/2026 00:15:02	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001227	09/11/2026 05:52:08	Medical - Illness - Allergic Reaction / Stings	A - Shift 6P SUN / 6A FRI
2026-00001229	09/11/2026 12:46:58	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001230	09/11/2026 19:07:51	Medical - Illness - Headache	C - Shift 6P FRI / 6P SUN
2026-00001232	09/11/2026 20:17:05	Medical - Illness - Breathing Problems	C - Shift 6P FRI / 6P SUN
2026-00001235	09/12/2026 00:42:11	Medical - Illness - Diabetic Problems	C - Shift 6P FRI / 6P SUN
2026-00001238	09/12/2026 13:55:37	Medical - Illness - No Appropriate Choice	C - Shift 6P FRI / 6P SUN
2026-00001240	09/12/2026 15:29:08	Medical - Illness - Unconscious Victim	C - Shift 6P FRI / 6P SUN
2026-00001241	09/12/2026 17:38:20	Medical - Injury / Trauma - Fall	C - Shift 6P FRI / 6P SUN
2026-00001242	09/13/2026 02:00:35	Medical - Other - Standby Request	C - Shift 6P FRI / 6P SUN
2026-00001244	09/13/2026 05:03:29	Medical - Injury / Trauma - Motor Vehicle Collision	C - Shift 6P FRI / 6P SUN
2026-00001245	09/13/2026 09:06:05	Medical - Illness - Heart Problems	C - Shift 6P FRI / 6P SUN
2026-00001246	09/13/2026 12:04:13	Medical - Illness - Stroke / CVA	C - Shift 6P FRI / 6P SUN
2026-00001248	09/14/2026 08:44:42	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001249	09/14/2026 12:48:44	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001250	09/14/2026 15:10:49	Medical - Injury / Trauma - Hemorrhage / Laceration	B - Shift 6A MON / 6P FRI
2026-00001251	09/14/2026 16:06:43	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001255	09/15/2026 04:13:48	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001257	09/15/2026 10:14:19	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001258	09/15/2026 12:49:12	Medical - Illness - Abdominal Pain / Problems	B - Shift 6A MON / 6P FRI
2026-00001259	09/15/2026 22:09:07	Medical - Injury / Trauma - Hemorrhage / Laceration	A - Shift 6P SUN / 6A FRI
2026-00001261	09/16/2026 11:29:11	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001262	09/16/2026 14:16:57	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001263	09/16/2026 15:05:17	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001264	09/16/2026 15:35:49	Medical - Illness - Unconscious Victim	B - Shift 6A MON / 6P FRI
2026-00001265	09/16/2026 16:35:16	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001268	09/17/2026 11:43:16	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001269	09/17/2026 13:20:13	Medical - Illness - Convulsions / Seizures	B - Shift 6A MON / 6P FRI
2026-00001270	09/17/2026 15:26:52	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001271	09/17/2026 15:49:49	Medical - Illness - Convulsions / Seizures	B - Shift 6A MON / 6P FRI
2026-00001272	09/17/2026 16:57:54	Medical - Illness - Psychological Behavior Issues	B - Shift 6A MON / 6P FRI
2026-00001273	09/17/2026 17:27:51	Medical - Illness - Convulsions / Seizures	B - Shift 6A MON / 6P FRI
2026-00001274	09/17/2026 22:35:26	Medical - Illness - Convulsions / Seizures	A - Shift 6P SUN / 6A FRI
2026-00001275	09/18/2026 08:14:02	Medical - Injury / Trauma - Motor Vehicle Collision	B - Shift 6A MON / 6P FRI

Dispatch Incident Number (fiDispatch.03)	Dispatch Alarm Date Time (itfiDispatch.001)	Incident Type Primary (fiIncident.03)	Dispatch Shift/Platoon (itfiDispatch.004)
2026-00001276	09/18/2026 13:12:17	Medical - Injury / Trauma - Motor Vehicle Collision	B - Shift 6A MON / 6P FRI
2026-00001277		Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001278	09/18/2026 16:29:50	Medical - Injury / Trauma - Motor Vehicle Collision	B - Shift 6A MON / 6P FRI
2026-00001282	09/18/2026 23:28:27	Medical - Injury / Trauma - Motor Vehicle Collision	C - Shift 6P FRI / 6P SUN
2026-00001283	09/19/2026 01:09:40	Medical - Illness - Breathing Problems	C - Shift 6P FRI / 6P SUN
2026-00001284	09/19/2026 08:20:59	Medical - Illness - Diabetic Problems	C - Shift 6P FRI / 6P SUN
2026-00001288	09/20/2026 04:18:59	Medical - Illness - Overdose / Poisoning	C - Shift 6P FRI / 6P SUN
2026-00001289	09/20/2026 04:33:27	Medical - Illness - Nausea / Vomiting	C - Shift 6P FRI / 6P SUN
2026-00001290	09/20/2026 09:34:05	Medical - Illness - Nausea / Vomiting	C - Shift 6P FRI / 6P SUN
2026-00001291	09/20/2026 11:26:44	Medical - Illness - Back Pain (Non - Trauma)	C - Shift 6P FRI / 6P SUN
2026-00001292	09/20/2026 11:38:19	Medical - Injury / Trauma - Fall	C - Shift 6P FRI / 6P SUN
2026-00001293	09/20/2026 14:43:53	Medical - Illness - Chest Pain (Non - Trauma)	C - Shift 6P FRI / 6P SUN
2026-00001294	09/20/2026 16:42:36	Medical - Illness - Overdose / Poisoning	C - Shift 6P FRI / 6P SUN
2026-00001296	09/20/2026 18:02:02	Medical - Illness - Abdominal Pain / Problems	A - Shift 6P SUN / 6A FRI
2026-00001297	09/20/2026 18:17:16	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001298	09/20/2026 20:20:08	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001299	09/21/2026 07:42:00	Medical - Illness - Unknown Problem	B - Shift 6A MON / 6P FRI
2026-00001300	09/21/2026 08:15:00	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001301	09/21/2026 10:25:08	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001302	09/21/2026 12:50:24	Medical - Illness - Stroke / CVA	B - Shift 6A MON / 6P FRI
2026-00001303	09/21/2026 13:55:34	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001304	09/21/2026 17:39:48	Medical - Illness - Well Person Check	B - Shift 6A MON / 6P FRI
2026-00001305	09/21/2026 21:07:43	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001306	09/22/2026 12:30:04	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001307	09/22/2026 15:24:22	Medical - Illness - Psychological Behavior Issues	B - Shift 6A MON / 6P FRI
2026-00001308	09/22/2026 19:08:50	Medical - Illness - Convulsions / Seizures	A - Shift 6P SUN / 6A FRI
2026-00001310	09/22/2026 21:20:01	Medical - Illness - Convulsions / Seizures	A - Shift 6P SUN / 6A FRI
2026-00001311	09/23/2026 06:43:07	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001314	09/23/2026 23:59:32	Medical - Illness - Convulsions / Seizures	A - Shift 6P SUN / 6A FRI
2026-00001315	09/24/2026 11:04:56	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001316	09/24/2026 14:12:30	Medical - Illness - Convulsions / Seizures	B - Shift 6A MON / 6P FRI
2026-00001318	09/24/2026 20:34:04	Medical - Injury / Trauma - Fall	A - Shift 6P SUN / 6A FRI
2026-00001319	09/24/2026 20:35:46	Medical - Injury / Trauma - Fall	B - Shift 6A MON / 6P FRI
2026-00001322	09/25/2026 08:44:19	Medical - Illness - Chest Pain (Non - Trauma)	B - Shift 6A MON / 6P FRI
2026-00001323	09/25/2026 12:58:42	Medical - Illness - Stroke / CVA	B - Shift 6A MON / 6P FRI
2026-00001324	09/25/2026 16:05:22	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001325	09/25/2026 16:22:58	Medical - Illness - Abdominal Pain / Problems	B - Shift 6A MON / 6P FRI
2026-00001328	09/25/2026 18:35:42	Medical - Illness - Nausea / Vomiting	C - Shift 6P FRI / 6P SUN
2026-00001329	09/25/2026 19:03:36	Medical - Illness - Breathing Problems	C - Shift 6P FRI / 6P SUN
2026-00001330	09/26/2026 00:12:44	Medical - Illness - Abdominal Pain / Problems	C - Shift 6P FRI / 6P SUN
2026-00001331	09/26/2026 01:31:24	Medical - Illness - Overdose / Poisoning	C - Shift 6P FRI / 6P SUN
2026-00001332	09/26/2026 08:57:13	Medical - Illness - Overdose / Poisoning	C - Shift 6P FRI / 6P SUN
2026-00001334	09/26/2026 19:36:21	Medical - Illness - Breathing Problems	C - Shift 6P FRI / 6P SUN
2026-00001335	09/26/2026 23:40:39	Medical - Illness - Overdose / Poisoning	C - Shift 6P FRI / 6P SUN
2026-00001336	09/27/2026 00:22:12	Medical - Injury / Trauma - Motor Vehicle Collision	C - Shift 6P FRI / 6P SUN
2026-00001338	09/27/2026 04:40:16	Medical - Illness - Breathing Problems	C - Shift 6P FRI / 6P SUN
2026-00001340	09/27/2026 18:00:18	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001341	09/27/2026 19:15:35	Medical - Illness - Convulsions / Seizures	A - Shift 6P SUN / 6A FRI
2026-00001342	09/28/2026 03:58:31	Medical - Illness	A - Shift 6P SUN / 6A FRI
2026-00001343	09/28/2026 12:14:40	Medical - Illness - Nausea / Vomiting	B - Shift 6A MON / 6P FRI
2026-00001344	09/28/2026 15:46:32	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001346	09/28/2026 19:50:24	Medical - Illness - Sick Case	A - Shift 6P SUN / 6A FRI
2026-00001347	09/29/2026 06:30:48	Medical - Illness - Breathing Problems	B - Shift 6A MON / 6P FRI
2026-00001348	09/30/2026 02:36:28	Medical - Illness - Breathing Problems	A - Shift 6P SUN / 6A FRI

Dispatch Incident Number (fiDispatch.03)	Dispatch Alarm Date Time (itfiDispatch.001)	Incident Type Primary (fiIncident.03)	Dispatch Shift/Platoon (itfiDispatch.004)
2026-00001349	09/30/2026 02:55:28	Medical - Illness - Nausea / Vomiting	A - Shift 6P SUN / 6A FRI
2026-00001350	09/30/2026 04:58:37	Medical - Illness - Chest Pain (Non - Trauma)	A - Shift 6P SUN / 6A FRI
2026-00001351	09/30/2026 14:41:48	Medical - Illness	B - Shift 6A MON / 6P FRI
2026-00001352	09/30/2026 16:18:43	Medical - Illness - Abdominal Pain / Problems	B - Shift 6A MON / 6P FRI
2026-00001354	09/30/2026 17:59:37	Medical - Illness - Sick Case	B - Shift 6A MON / 6P FRI
2026-00001355	09/30/2026 18:52:30	Medical - Illness - Heart Problems	A - Shift 6P SUN / 6A FRI
Count: 135			
Incident Type Primary Category 1 (fiIncident.03): No Emergency			
2026-00001160	09/01/2026 01:21:49	No Emergency - False Alarm - Malfunctioning Alarm	A - Shift 6P SUN / 6A FRI
2026-00001168	09/02/2026 01:28:03	No Emergency - False Alarm - Accidental Alarm	A - Shift 6P SUN / 6A FRI
2026-00001190	09/04/2026 08:22:13	No Emergency - False Alarm - Other False Call	B - Shift 6A MON / 6P FRI
2026-00001191	09/04/2026 12:22:01	No Emergency - Cancelled	B - Shift 6A MON / 6P FRI
2026-00001196	09/05/2026 10:20:19	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	C - Shift 6P FRI / 6P SUN
2026-00001205	09/07/2026 00:17:17	No Emergency - False Alarm - Malfunctioning Alarm	A - Shift 6P SUN / 6A FRI
2026-00001209	09/07/2026 16:09:48	No Emergency - Good Intent - Controlled Burning (Authorized)	B - Shift 6A MON / 6P FRI
2026-00001224	09/10/2026 18:19:21	No Emergency - False Alarm - Accidental Alarm	A - Shift 6P SUN / 6A FRI
2026-00001228	09/11/2026 09:37:53	No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	B - Shift 6A MON / 6P FRI
2026-00001267	09/17/2026 01:45:19	No Emergency - Cancelled	A - Shift 6P SUN / 6A FRI
2026-00001285	09/19/2026 15:19:17	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	C - Shift 6P FRI / 6P SUN
2026-00001312	09/23/2026 11:17:25	No Emergency - False Alarm - Malfunctioning Alarm	B - Shift 6A MON / 6P FRI
2026-00001317	09/24/2026 20:19:01	No Emergency - False Alarm - Malfunctioning Alarm	A - Shift 6P SUN / 6A FRI
2026-00001320	09/24/2026 20:58:25	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	A - Shift 6P SUN / 6A FRI
2026-00001321	09/25/2026 00:23:52	No Emergency - False Alarm - Intentional False Alarm	A - Shift 6P SUN / 6A FRI
2026-00001327	09/25/2026 18:28:06	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	C - Shift 6P FRI / 6P SUN
2026-00001333	09/26/2026 10:29:33	No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	C - Shift 6P FRI / 6P SUN
2026-00001339	09/27/2026 12:46:27	No Emergency - False Alarm - Malfunctioning Alarm	C - Shift 6P FRI / 6P SUN
Count: 18			
Incident Type Primary Category 1 (fiIncident.03): Public Service			
2026-00001165	09/01/2026 19:38:40	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001167	09/01/2026 21:24:30	Public Service - Alarms (Non Medical) - CO Alarm	A - Shift 6P SUN / 6A FRI
2026-00001174	09/02/2026 18:31:25	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001175	09/02/2026 20:41:48	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001177	09/02/2026 21:43:24	Public Service - Citizen Assist - Citizen Assist / Service Call	A - Shift 6P SUN / 6A FRI
2026-00001180	09/03/2026 08:05:29	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	B - Shift 6A MON / 6P FRI
2026-00001186	09/04/2026 00:17:34	Public Service - Alarms (Non Medical) - Gas Alarm	A - Shift 6P SUN / 6A FRI
2026-00001215	09/08/2026 20:59:34	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001218	09/09/2026 00:53:21	Public Service - Citizen Assist - Lift Assist	A - Shift 6P SUN / 6A FRI
2026-00001221	09/09/2026 19:06:12	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001237	09/12/2026 12:31:33	Public Service - Citizen Assist - Lift Assist	C - Shift 6P FRI / 6P SUN
2026-00001243	09/13/2026 02:00:38	Public Service - Citizen Assist - Lift Assist	C - Shift 6P FRI / 6P SUN
2026-00001260	09/15/2026 22:24:55	Public Service - Alarms (Non Medical) - CO Alarm	A - Shift 6P SUN / 6A FRI
2026-00001266	09/16/2026 17:24:05	Public Service - Citizen Assist - Lift Assist	B - Shift 6A MON / 6P FRI
2026-00001280	09/18/2026 18:46:44	Public Service - Other - Standby	C - Shift 6P FRI / 6P SUN
2026-00001287	09/20/2026 03:02:55	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	C - Shift 6P FRI / 6P SUN
2026-00001313	09/23/2026 19:02:55	Public Service - Citizen Assist - Person In Distress	A - Shift 6P SUN / 6A FRI
2026-00001345	09/28/2026 19:25:48	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	A - Shift 6P SUN / 6A FRI
2026-00001353	09/30/2026 17:16:28	Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	B - Shift 6A MON / 6P FRI
Count: 19			
Incident Type Primary Category 1 (fiIncident.03): Rescue			
2026-00001197	09/06/2026 08:54:01	Rescue - Transportation (Land) - Motor Vehicle Collision	C - Shift 6P FRI / 6P SUN

Dispatch Incident Number (fiDispatch.03)	Dispatch Alarm Date Time (itfiDispatch.001)	Incident Type Primary (filncident.03)	Dispatch Shift/Platoon (itfiDispatch.004)
		Extrication / Entrapment	
2026-00001231	09/11/2026 19:40:08	Rescue - Outside - Extrication / Entrapped	C - Shift 6P FRI / 6P SUN

Count: 2

Count: 196

Report Filters

Incident Date Time (ltfiincident.004): is between '9/1/2026' and '9/30/2026'







OTTAWA COUNTY SHERIFF'S OFFICE

SEPTEMBER REPORT



SHERIFF
ERIC DEBOER

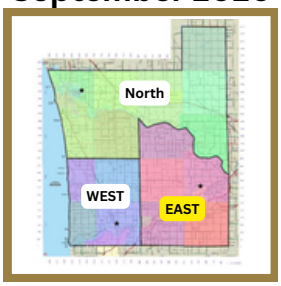
September was another incredible month for our team and our community! We kicked things off with our agency-wide In-Service Training held at Summit Church, where our entire team came together to train in several important areas including Home Safety Checks, Fraud, Investigative Support, and much more. It was a great opportunity to sharpen our skills and grow together as a department. We then had the pleasure of attending the Rose Park Elementary School Fall Festival, where we got to step away from the badge and just enjoy some quality time with the amazing families in our community. To close out the month on a truly special note, our Honor Guard had the distinct privilege of presenting the colors at the Allendale Valor Game, a meaningful and proud moment for our entire team. September was a reminder of why we love serving Ottawa County every single day and we cannot wait to see what October has in store!

OTTAWA COUNTY SHERIFF'S OFFICE

12220 Fillmore St West Olive, MI 49460

Eric J. DeBoer | Sheriff **David Kok** | Undersheriff

September 2026



Allendale Charter Township * Blendon Township * City of Hudsonville * Georgetown Charter Township * Jamestown Charter Township * Zeeland Charter Township

Georgetown Township	Sept. 26	Aug. 26
Calls	851	844
Enforcement	328	344
Crashes	91	68
Medicals	118	111

City of Hudsonville	Sept. 26	Aug. 26
Calls	202	214
Enforcement	89	126
Crashes	12	20
Medicals	35	21

Zeeland Township	Sept. 26	Aug. 26
Calls	252	215
Enforcement	41	70
Crashes	47	19
Medicals	13	23

Allendale Township	Sept. 26	Aug. 26
Calls	545	470
Enforcement	169	154
Crashes	59	35
Medicals	67	50

Blendon Township	Sept. 26	Aug. 26
Calls	94	90
Enforcement	13	23
Crashes	6	6
Medicals	15	13

Jamestown Township	Sept. 26	Aug. 26
Calls	158	156
Enforcement	56	82
Crashes	23	11
Medicals	16	24

Maintenance Operator
Notice of Hire- Tyler Wisdom
Prepared by Lydale Weaver
On 10/14/2026

Board of Trustees,

We have reviewed applications for the Maintenance Operator position. The interview panel, which included Larry Haveman, Facilities Supervisor, and Lydale Weaver, Human Resources Director, has recommended Tyler Wisdom for its Maintenance Operator position.

Tyler brings previous experience in mowing and property care that will help him transition smoothly into his new position with Allendale Charter Township. We are excited to welcome Tyler to the team and look forward to supporting his continued growth and development in his new role.

Respectfully,
Larry Haveman
Facilities Supervisor
Lydale Weaver
HR Director

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 Board of Trustees
From: Gregory L. Ransford, MPA
Date: September 16, 2026
Re: Dewpointe West Planned Unit Development – Major Amendment

---

Pursuant to Article 12 – Planned Unit Development District of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a Final Planned Unit Development (PUD) application from DeYoung Developments, LLC to expand the existing Dewpointe West PUD by adding approximately 3.2 acres of land to accommodate four lots, located along 60th Avenue.

As you know, you recently adopted an amendment to Article 12 of the ACTZO to accommodate amendments to PUDs 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 you further know, the Township has held discussions with the applicant to locate necessary utility infrastructure on the subject property as part of the PUD process. As a result, the applicant is seeking the proposed lots without further PUD elements pursuant to the newly adopted language.

The subject property is currently located within the Agricultural and Rural Zoning District.

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.

Planning Commission Action

The Allendale Charter Township Planning Commission (ACTPC) reviewed the Final PUD Plan at their September 8, 2026, meeting and held the required public hearing. Said public hearing resulted in two public comments with particular concern regarding vehicular traffic as a result of the proposed lots. Please refer to the related meeting minutes for details of those comments, which are attached for your convenience.

Recommendation

The ACTPC provided a recommendation of adoption of the attached Zoning Map Amendment Ordinance to rezone the property to the PUD Zoning District as well as approval of the Final PUD Site Plan pursuant to the draft ACTBT Resolution, by a vote of 5-2. A copy of the resolution is also attached.

Board of Trustees Responsibilities

Review Procedure

Pursuant to Section 470-12.08E – Procedures, Step 5 Township Board Action and Public Hearing of the ACTZO, the ACTBT shall review the Final PUD Site Plan, the Zoning Map Amendment Ordinance, the related PUD site plan resolution, as well as the proceedings and recommendation of the Planning Commission. The ACTBT shall make its findings based on the

PUD standards for approval provided in Section 470-12.09 of the ACTZO. For your convenience, below is a copy of Section 470-12.08 as we provided it to the ACTPC.

Further below is a copy of Section 470-24.06 – Standards for Approval of the ACTZO as we provided it to the ACTPC, which provides for your standards of review when deliberating regarding a site plan application.

For both Section 470-12.09 and Section 470-24.06, 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 your expected approval for the same, we have excluded our response to each standard. While we have not provided our response to each standard, the TCTBT should nonetheless base their decision on these standards.

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 as well as our response to each in italic font, in an effort to assist you with your review of the request.

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.

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 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 your expected approval for the same, we have excluded our response to each standard. While we have not provided our response to each standard, the ACTBT should nonetheless base their decision on these standards. As you are further aware, each standard is very lengthy and provides guidance and authority to the ACTBT. Rather than providing the entirety of each standard within this memorandum, we have only 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

Rezoning Evaluation Factors

In accordance with Section 470-29.01D – Rezoning Evaluation Factors of the ACTZO, the ACTBT shall review the factors therein when considering an amendment to the Zoning Map. Below is a copy of said section without our

comments to each standard given our aforementioned expectation of adoption. Nonetheless, the ACTBT should base their decision on these factors.

> Section 470-29.01D – REZONING EVALUATION FACTORS.
>
> In considering a request for a district change, the Planning Commission and Township Board should evaluate the extent that the request meets the following:
>
> 1. Consistency with the Master Plan text and its maps.
>
> 2. Compatibility with the existing zoning districts as well as existing and possible future uses in those zoning districts.
>
> 3. The capability of the land to support the uses permitted by the requested zoning district and whether the uses permitted are capable of being adequately served by the following (a through e):
>
>   a. The existing transportation network.
>
>   b. Utilities.
>
>   c. The environment.
>
>   d. Other public improvements.
>
>   e. Relevant governmental agencies.

Board of Trustees Actions and Considerations

Public Hearing & First Reading

Pursuant to the ACTZO and the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, the ACTBT shall hold a public hearing regarding the requested PUD Zoning District. A public hearing, along with a first reading of the request, has been scheduled for your October 12, 2026, meeting.

Second Reading & Conditions of Approval

As a part of this process, the ACTBT can impose reasonable conditions upon its approval of a PUD pursuant to Section 470-12.08E3 of the ACTZO. A copy of said section is below for your convenience. The ACTBT final approval does not occur until after public hearing and the second reading, and a vote of the membership is held.

> Section 470-12.08E3
>
> The Township Board may impose reasonable conditions upon its approval of the PUD. 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 of property in a socially and economically desirable manner.

In the instance approval is favorable, the ACTBT shall hold its second reading and adoption of the proposed PUD Zoning District and approval of the Final PUD Site Plan. Following both readings, publication and posting of the Zoning Map Amendment Ordinance authorizing the PUD Zoning District is required.

Resolution & Zoning Map Amendment Ordinance

As aforementioned, the draft resolution of the ACTBT and the Zoning Map Amendment Ordinance are attached for your review and consideration of adoption. These cannot be adopted until after your second reading.

Considerations

As the ACTBT deliberates regarding the proposed development, we offer the following for your consideration. They are listed in no particular order.

- Public comment
- The content of the draft Resolution
- PUD Standards provided in Section 470-12.09
- Site Plan Review Standards provided in Section 470-24.06
- Rezoning Evaluation Factors in Section 470-29.01D

As aforementioned, the application has been scheduled for a public hearing and first reading at your October 12, 2026, meeting. Following said meeting, a second reading at a subsequent meeting must occur to complete the rezoning and approval of the overall PUD.

If you have any questions, please let us know.

GLR
Planner

Attachments

ORDINANCE NO. 2026-13

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
Township Supervisor

_____
Jody Hansen
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

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

September 8, 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, Rick Westerling, Bruce Zeinstra, Joe Jacquot
   Absent: None
   Staff and Guests Present: Greg Ransford, Meegan Zickus, Mike Rodibaugh, Jim & Chris Scott, Larry & Sally Kravat, Randy Dyke and Rick Pulaski with Nederveld

   Communications and Correspondence: Letter from Mike Knoper
3. Motion to adjust the agenda and remove the Special Use Application (Part C. of New Business) as Great Lakes Excavating Service is not in attendance. Motion by Mark Adams, Seconded by Bruce Zeinstra, **Approved 7-0**
4. Motion to Approve July 6, 2026 Planning Commission minutes with the typo corrections by Ray Nadda, Seconded by Joe Jacquot, **Approved 7-0**
5. Public Comments for *non-public hearing item*:
   A. Meegan Zickus – 78th Ave – Running for House of Representatives in 89th District; Three C's campaign Cost, Care, and Class
6. Public Hearings:
   A. Dewpointe West Tentative Preliminary Plat Phase 5 – Seeking 58 Single Family residential lots
      i. Rick Pulaski with Nederveld, engineer for Dewpointe West, presenting the Preliminary Plat on behalf of Ed DeYoung
      ii. The underlying PUD has been approved for years; All roads will be public roads; the Ottawa County Road Commission has reviewed and approved cul-de-sac and intersections; Ottawa County Water Resources Commissioner has approved all stormwater and drains
      iii. Greg Ransford provided a summary of next steps for the Planning Commission

   COMMENT:

   1. Chris Scott – 60th Ave – clarification on the location of Dewpointe West regarding 60th Ave; clarification on the location of four additional lots on 60th Ave; the four additional lots zoning agricultural vs PUD residential
   2. Larry Kravat – 60th Ave – Where is phase 5 located? Water mitigation for future phases of the Dewpointe West is a concern
   3. Randy Dyke – 60th Ave – Experiencing drainage issues every spring and fall without the additional homes from Dewpointe West, requesting storm drain or water mitigation system
   4. Mike Rodibaugh – 64th Ave – Where is the green space to the north of Dewpointe West? Is there a definitive line that could be upheld? The pond to the northwest is a concern. Some

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day it might let loose and our home and others downstream along Traders Creek will be flooded. Who oversees that retention pond and ensuring that it does not cause a flood?

5. Rick Pulaski – clarified the locations of the PUD and additional four lots; Storm sewer will be in place for Phase 5 and the four additional lots; Rain run-off will be capture and directed into the Storm sewer system; Ottawa County Water Resources Commissioner is responsible for the maintenance of the northeastern drainage pond; Slightly more green space on the plans for Phase 5 than what was previously approved for Phase 4

iv. Motion to Recommend the Approval of Dewpointe West Tentative Preliminary Plat Phase 5 and its related site plan as presented by the Dewpointe West Phase 5 report to the Planning Commission of Allendale Charter Township by Todd Bronson, Seconded by Rick Westerling, **Approved 7-0**

B. Dewpointe West Planned Unit Development Major Amendment (Expansion) – Seeking to add 3.2 acres to the existing PUD for four lots

i. Rick Pulaski with Nederveld elaborated on the location of the four lots; Allendale Charter Township approached Mr. DeYoung about placing a pressure-reducing valve system on the southeast-most corner of the four parcels, which will be part of the new water main system; Ottawa County Road Commission has been consulted and has required shared driveways onto 60th Ave; Public Water and Sewer will eventually be run to those four lots

ii. Greg Ransford provided a summary of next steps for the Planning Commission

COMMENT:

1. Mike Rodibaugh – 64th Ave – sightline issues will be an issue pulling onto 60th
2. Jim Scott – 60th Ave – there are no shoulders on 60th Ave, there's a line-of-sight problem when cyclists, walkers, electric scooters and ATVs travel this road; the frequency of 18-wheelers travelling this route is concerning: Speed Limit is 55mph and the number of accidents is a concern for public safety.
3. Rick Pulaski – spoke to the location of low spot on 60th Ave previously mentioned; The shared drives will be on the rising side of the profile;

iii. Motion to Recommend the Approval of Dewpointe West Planned Unit Development Major Amendment site plan as presented by way of content of draft resolution by Joe Jacquot, Seconded by Bruce Zeinstra, Opposed by Todd Bronson and Ray Nadda, **Approved 5-2**

7. Site Plan Review: None
8. New Business:

A. Emerald Springs Planned Unit Development – Major vs Minor determination

i. Was previously approved for 99 lots and has since increased the lot size therefore decreasing the number of lots.

ii. The Planning Commission has determined this to be a Minor adjustment

B. Zoning Map Amendment Application (Bruce has left the Chamber)

i. Gary Zeinstra – 8783 Lake Michigan Drive – seeking to rezone from the AG Agricultural and Rural Zoning District to the C-3 Commercial Zoning District

ii. Was zoned commercial in 1989 when his father owned it, but it had changed to AG

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iii. There may be issues with trying to insure the home on/near their commercial lots

iv. The Planning Commission has no issues with changing the zoning classification to C-3, and it moves forward to a future-date Public Hearing

v. Bruce has returned to the Chamber

9. Old Business: None
10. Public Comment: None
11. Township Board Reports: Township hired a new Head Assessor, Ashley Larrison; Looking to hire a Field Appraiser; Sept 19 M45 Fest
12. Commissioner and Staff Comments: Strip Mall Maintenance between the veterinary and the Gas Station is in decline. Complaint was filed about grass trimming and cigarette butts everywhere.
13. Adjourn: 8:23 PM

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

Minutes respectfully submitted by Katie Glynn

◊

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CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA
STATE OF MICHIGAN

RESOLUTION #2026-18

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 Code 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

Fresh Coast Planning
Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Board of Trustees
From: Gregory L. Ransford, MPA
Date: October 9, 2026
Re: Zeinstra Map Amendment (Rezoning)

In accordance with Article 29 – Amendments and District Changes; Procedures of the Allendale Charter Township Zoning Ordinance (ACTZO), below we provide a synopsis of a map amendment (rezoning) request to the Zoning Ordinance Map 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.

Board of Trustees Responsibility

Given that the Township is a charter township, two introductions and readings are required by the Allendale Charter Township Board of Trustees (ACTBT) to formally adopt a map amendment, each of which would occur at two separate meetings. Included with the application materials is the formal Zoning Map Amendment Ordinance for your consideration of adoption and is part of the first and second readings. As the ACTBT considers the request, your decision should be based on the Rezoning Evaluation Factors of Section 470-29.01D of the ACTZO, which includes provisions from the Allendale Charter Township Master Plan (ACTMP), both of which we outline further below.

Request & 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.



Below we provide a summary of the ACTMP and the ACTZO related to the subject property to assist with your review, as presented to the Allendale Charter Township Planning Commission (ACTPC). After their review of the same, the ACTPC provided a recommendation of adoption.

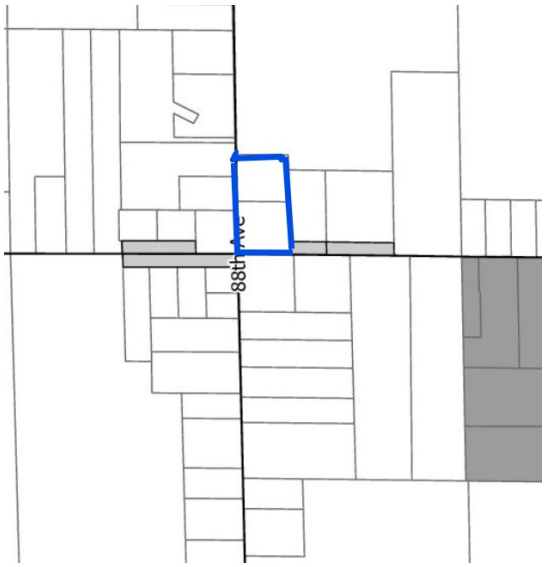
Master Plan Considerations

Master Plan 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.



Master Plan Text

As aforementioned, below we provide relevant provisions from the Commercial Classification and the Agricultural Classification, as well as other relevant provisions of the ACTMP, as presented to the ACTPC. Where appropriate, we provide our comments in italic font to assist with your review.

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."

The ACTPC concluded that the rezoning is generally consistent with the text of the ACTMP, with particular consideration given to the historic use of the property and the challenges that are present to use it agriculturally.

Zoning Ordinance Considerations

Text of the Zoning Ordinance

As you know, your review of the ACTZO should assess the surrounding uses and the potential uses that would be permitted on the subject property, in the instance the rezoning is adopted. 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 ACTBT 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 ACTBT 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 470-3.17.
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

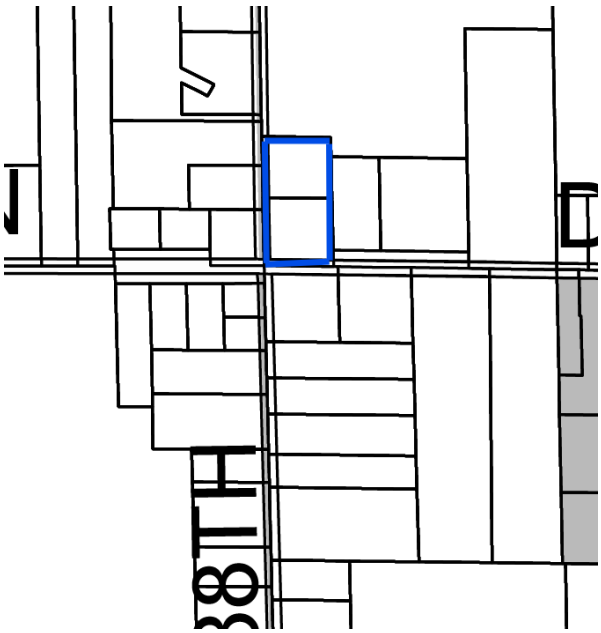
The minimum lot area and width within the C-3 Zoning District is 30,000 square feet and 200 feet, respectively. As noted above, given the area of the subject property is approximately 4.24 acres (if combined) and it is 314 feet in width on Lake Michigan Drive, the lot exceeds the minimum area and width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



<u>Rezoning Evaluation Factors</u>

In accordance with Section 470-29.01D – Procedure for Changes of the ACTZO, and as performed by the ACTPC, the ACTBT shall review the factors therein when considering an amendment to the Zoning Map. Below is a copy of said section with our responses in italic font to assist with your review, as provided to the ACTPC.

> Section 470-29.01D – REZONING EVALUATION FACTORS.
>
> In considering a request for a district change, the Planning Commission and Township Board should evaluate the extent that the request meets the following:
>
> 1. Consistency with the Master Plan text and its maps.
>
> *While the request is inconsistent with the Master Plan Map, the historic use of the property created an atmosphere similar to that provided by the C-3 Zoning District, where the purpose of said District, as provided by Section 470-15.01 – Description and Purpose of the ACTZO, is to provide for "selected commercial retail sales and services, including warehousing, distributing and storage and wholesale activities. It is desirable to separate these uses from other commercial and from residential areas because of the large lot size needed to accommodate many of these uses, and because they possess characteristics that would detract from the retail or residential environments of the other districts." As you know, and even though the applicant could pursue any use allowed within the C-3 Zoning District if the request is approved, the applicant seeks to conduct a major automobile repair garage. This use or any other use consistent with the purpose of the District would be consistent, in part, with the ACTMP.*

2. Compatibility with the existing zoning districts as well as existing and possible future uses in those zoning districts.

   As you will note within the aerial photo on page one of this memorandum, the property abuts existing residential and agricultural uses. As noted within our Zoning Ordinance Considerations section above, the all of the surrounding property is located within the Ag Zoning District. While Potluck Pickup existed on the property, we are unaware of any complaints regarding the use. Pending comments received at the public hearing, we anticipate that the request will be compatible with those districts, existing uses, and future uses, particularly when buffers or other mechanisms are used to protect the surrounding properties from future commercial improvements.

3. The capability of the land to support the uses permitted by the requested zoning district and whether the uses permitted are capable of being adequately served by the following (a through e):

   Given the area and width of the parcel as aforementioned, we believe the land can support the uses of the district.

   a. The existing transportation network.

      The subject property abuts Lake Michigan Drive and has already established direct driveway connection to Lake Michigan Drive. As a result of this, we believe the property will be adequately served by the transportation network.

   b. Utilities.

      Public utilities are not available at the property. Despite this, we believe the subject property will be adequately served by utilities given the acreage of the properties in the instance a raised septic system is necessary. We are unaware of any issues related to well water on the properties.

   c. The environment.

      We are not aware of any characteristics of the environment that would prevent the subject property from supporting the permitted uses. As a result, we believe the property will be adequately served by the environment.

   d. Other public improvements.

      We believe the subject property will be adequately served by other public improvements such as electricity, cable, and etcetera, as it is currently served by the aforementioned.

   e. Relevant governmental agencies.

      While the rezoning does not include a site plan, we anticipate that other governmental agencies, such as the Allendale Charter Township Fire Department, will be able to adequately serve the property after the rezoning, as they do today.

Public Hearing

No public comments were received at the hearing.

Recommendation

While considering the rezoning evaluation factors of Section 470-29.01D of the ACTZO, Commissioner Westerling provided a motion to recommend adoption, finding the request meets said factors. The motion was seconded by Commissioner Zuniga and carried 5-0 with one member absent and one member abstaining.

Board of Trustees Action

As aforementioned, accompanying this memorandum is the proposed Zoning Map Amendment Ordinance for introduction and first reading at your October 26, 2026, meeting. Following, the same Ordinance should have its second reading, final vote and adoption, if approved, at a subsequent meeting.

If you have any questions, please let us know.

GLR
Planner

Attachments

ORDINANCE NO. 2026-14

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE BY REZONING CERTAIN LAND TO THE C-3 SERVICE COMMERCIAL ZONING 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 the Zoning Ordinance for the Charter Township of Allendale pursuant to Article 4, shall be amended so the following land shall be rezoned to the C-3 Service Commercial Zoning District. The land is in the Charter Township of Allendale, Ottawa County, Michigan, and is described as follows:

PART OF W 1/2 OF SW 1/4 COM SW SEC COR, TH S 88D 13M 59S E 316.2 FT, N 0D 14M 12S W 316.3 FT, N 88D 35M 20S W 314.93 FT, TH S 314.31 FT TO BEG. SEC 20 T7N R14W 70-09-20-300-005 and;

PART OF SW 1/4 COM 314.31 FT N OF SW SEC COR, TH N 277.22 FT, S 88D 35M 20S E 313.79 FT, S 0D 14M 12S E 277.25 FT, TH N 88D 35M 20S W 314.93 FT TO BEG. SEC 20 T7N R14W 70-09-20-300-022

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 the Allendale Charter Township Zoning Ordinance 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

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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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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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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Paramount
DEVELOPMENT

October 2, 2026

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

RE: Emerald Springs Phase 3 – Tentative Preliminary Plat
10899 60th Ave, Allendale, MI 49401

Dear Mr. Ransford:

Included with this cover letter please find five (5) copies of the application materials for the proposed Emerald Springs Phase 3 Tentative Preliminary Plat. An electronic copy of the application materials has also been submitted for your records. Please note that phase 3 will consist of 45 platted lots and will be the final phase in the Emerald Springs community, completing the neighborhood. Included are the following:

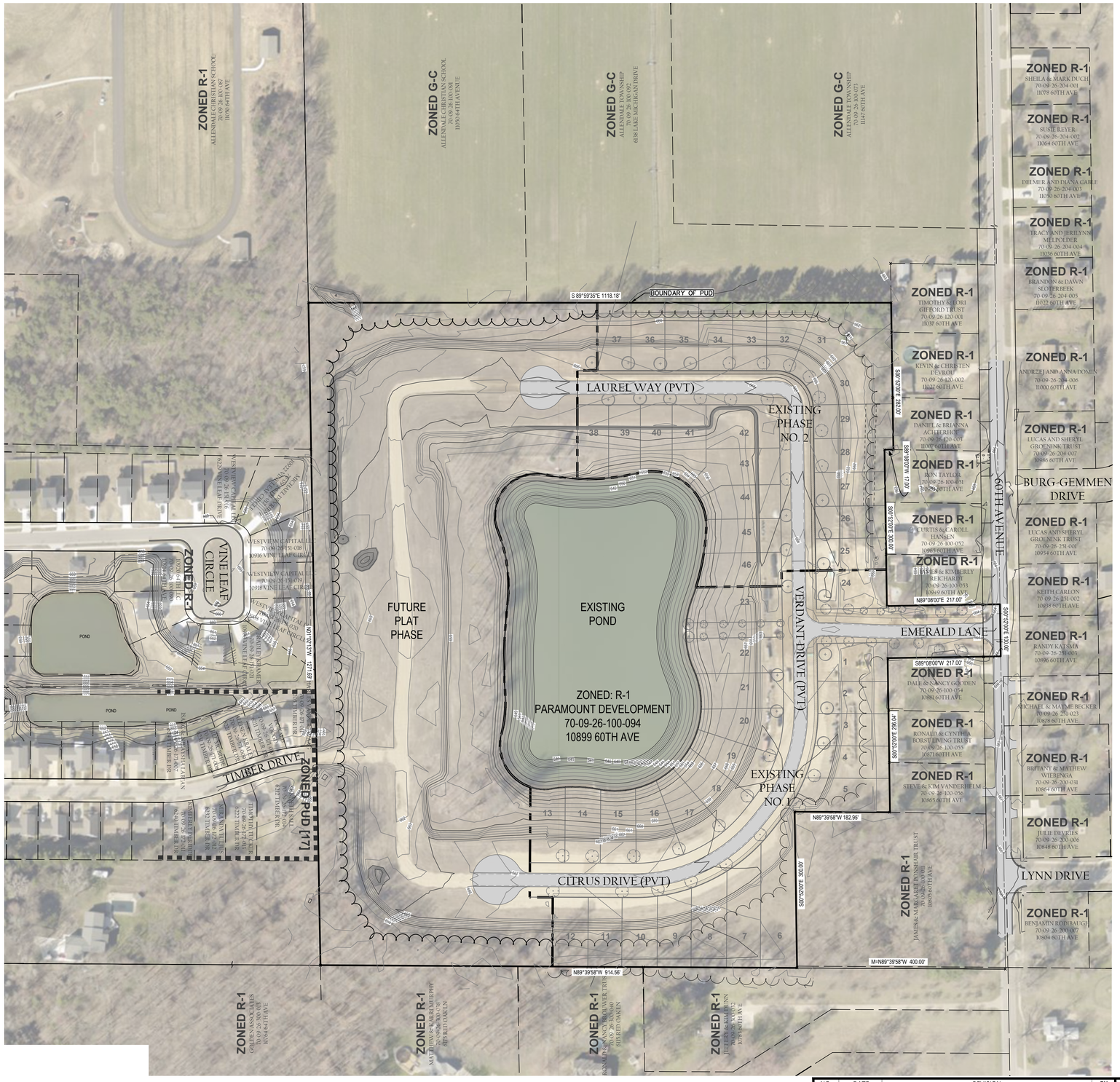
1. Application
2. Legal Description
3. Escrow policy acknowledgment
4. Preliminary plat plan (24x36)

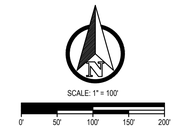
Also included is a check in the amount of $1,500 for escrow expenses. These items are being submitted for public hearing at the next available Planning Commission meeting. Should you have any questions or need any additional information, please do not hesitate to contact me at kkuiper@eastbrookhomes.com or (616) 988-1339.

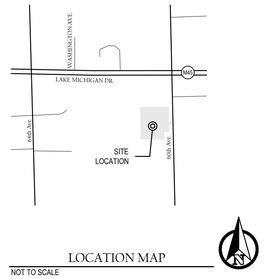
Sincerely,

Kelly Kuiper

Kelly Kuiper
Manager of Land Planning and Entitlement





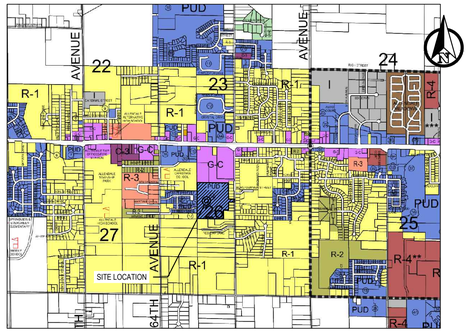


LOCATION MAP

NOT TO SCALE

OVERALL PROPERTY 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.



PREPARED FOR:
PARAMOUNT DEVELOPMENT
MICHAEL MCGRAW
1188 EAST PARIS AVENUED SE, SUITE 100
GRAND RAPIDS, MI 49546

AG	AGRICULTURAL AND RURAL	PUD	PLANNED UNIT DEVELOPMENT
RE	RURAL ESTATE	O	OFFICE
R-1	LOW DENSITY ONE-FAMILY RESIDENTIAL	G-C	GENERAL COMMERCIAL
R-2	MEDIUM DENSITY ONE- AND TWO-FAMILY RESIDENTIAL	S-C	SERVICE COMMERCIAL
R-3	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	I	INDUSTRIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE		SCHOOL
R-5	MOBILE HOME PARK		
	GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)		

ZONING CONTEXT EXHIBIT

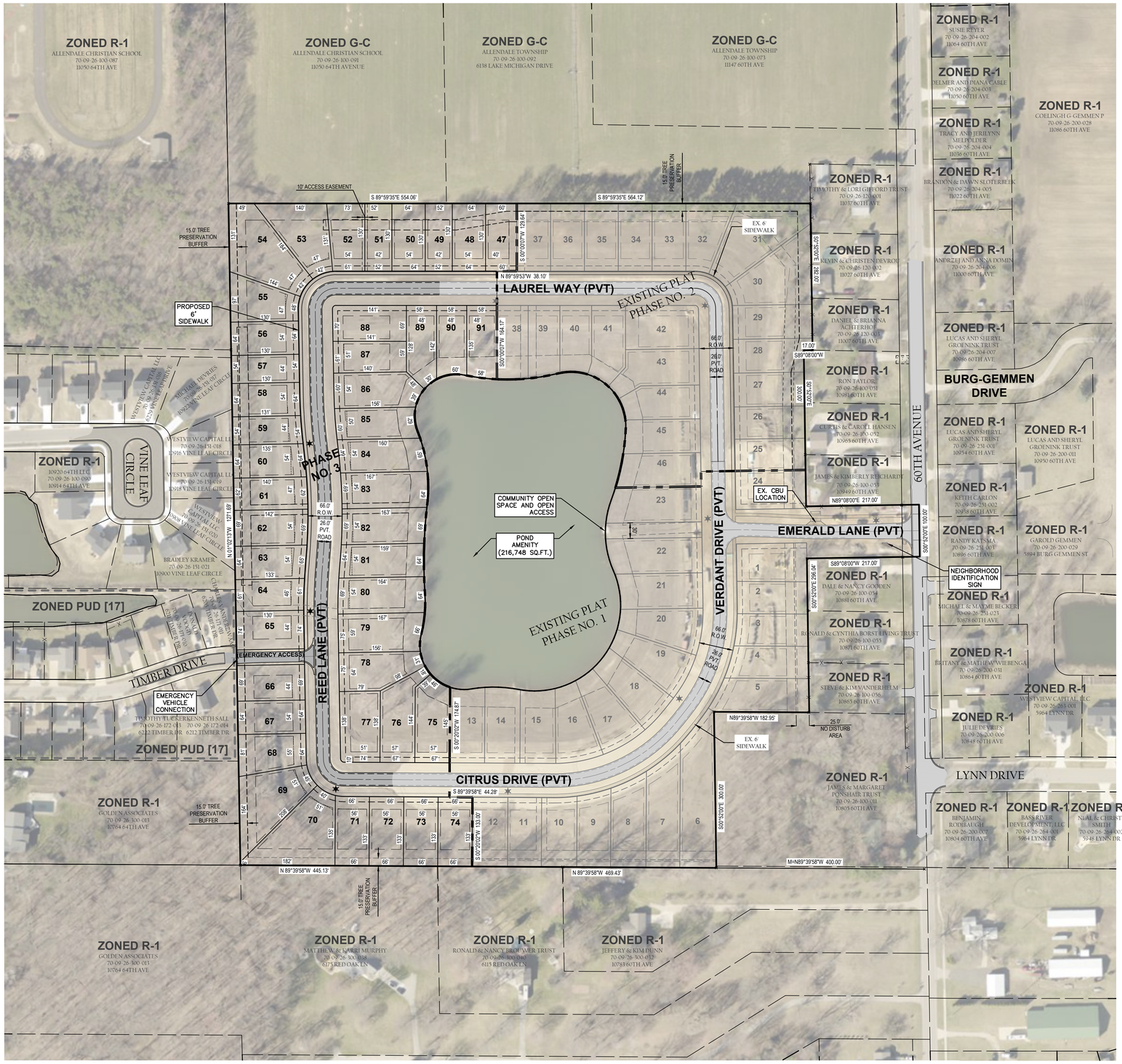
NO.	DATE	REVISION	BY
1	10/02/2026	TENTATIVE PRELIMINARY PLAT	CML

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS NO. 3
TENTATIVE PRELIMINARY PLAT
EXISITNG CONDITIONS

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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

LEGEND

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

SCALE: 1" = 100'

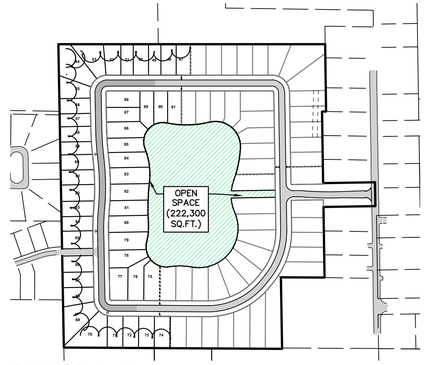
0' 50' 100' 150' 200'

DESCRIPTION OF PHASE TWO

PHASE ONE:	2023 (2024 COMPLETION)
PHASE TWO:	2026 (2026 COMPLETION)
PHASE THREE:	2028

PHASE 3 DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00° 52' 00" EAST ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 26 A DISTANCE OF 1274.38 FEET; THENCE NORTH 89° 01' 05" WEST ON THE NORTH LINE OF LOT 1, "PONSHAIR'S SUBDIVISION", BEING A SUBDIVISION IN SAID NORTHWEST QUARTER, AS RECORDED IN LIBER 1190, PAGES 208-212, OTTAWA COUNTY RECORDS 200.10 FEET; THENCE SOUTH 00° 52' 35" EAST ON THE WEST LINE OF SAID SUBDIVISION 75.89 FEET; THENCE NORTH 89° 59' 35" WEST 564.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 07" WEST 129.64 FEET; THENCE NORTH 89° 59' 53" WEST 38.10 FEET; THENCE SOUTH 00° 00' 07" WEST 164.17 FEET TO REFERENCE POINT "C"; THENCE CONTINUING SOUTH 00° 00' 07" WEST 47 FEET, MORE OR LESS, TO THE WATER'S EDGE OF AN UNNAMED POND; THENCE SOUTHWESTERLY 764 FEET, MORE OR LESS, ON SAID WATER'S EDGE; THENCE SOUTH 00° 20' 02" WEST ON THE WEST LINE OF EMERALD SPRINGS PLAT, AS RECORDED IN INSTRUMENT NO. 2024-0031729, OTTAWA COUNTY RECORDS 34 FEET, MORE OR LESS TO REFERENCE POINT "A", SAID REFERENCE POINT "A" BEING NORTH 89° 08' 58" WEST 97.52 FEET; THENCE SOUTH 60° 08' 13" WEST 103.19 FEET; THENCE SOUTH 08° 05' 44" EAST 181.79 FEET; THENCE SOUTH 01° 22' 51" WEST 316.54 FEET; THENCE SOUTH 05° 10' 09" EAST 101.49 FEET; THENCE SOUTH 72° 37' 14" EAST 79.79 FEET ALL ON AN INTERMEDIATE TRAVERSE LINE FROM AFOREMENTIONED REFERENCE POINT "C"; THENCE SOUTH 00° 20' 02" WEST ON SAID WEST LINE 174.87 FEET; THENCE SOUTH 89° 39' 58" EAST 44.28 FEET; THENCE SOUTH 00° 20' 02" WEST 133.00 FEET TO THE EAST AND WEST QUARTER LINE OF SAID SECTION 26; THENCE NORTH 89° 39' 58" WEST ON SAID EAST AND WEST QUARTER LINE 445.13 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 01° 02' 13" WEST ON SAID WEST LINE 1271.69 FEET; THENCE SOUTH 89° 59' 35" EAST 554.06 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND INCLUDING THE UNNAMED POND LYING ADJACENT THERETO. CONTAINING 17.42 ACRES, MORE OR LESS, INCLUDING 5.05 ACRES, MORE OR LESS, OF POND.



OPEN SPACE EXHIBIT

NOT TO SCALE

Know what's below. Call before you dig.

NOTE: UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS. CONTRACTOR SHOULD BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

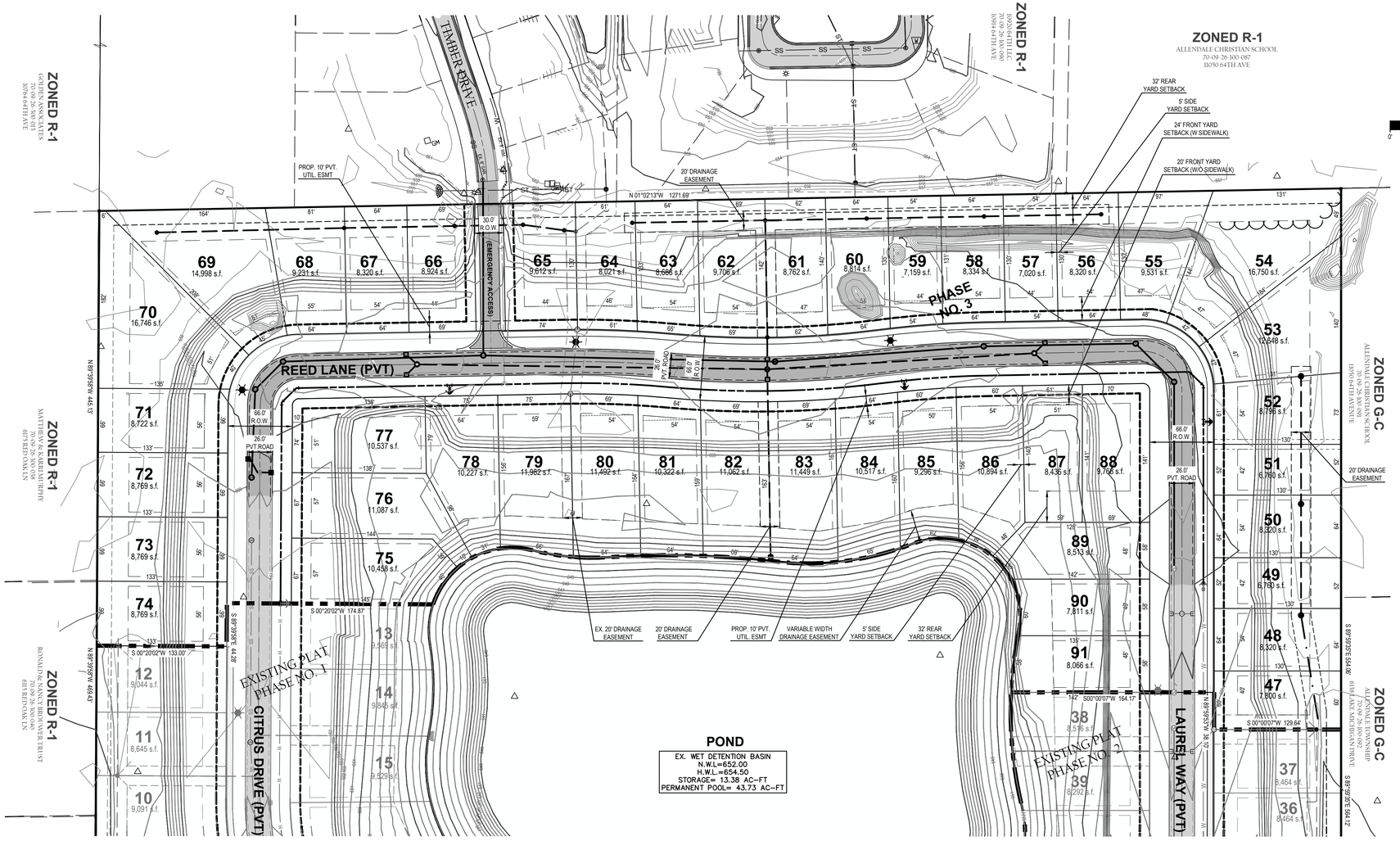
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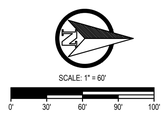
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS NO. 3
TENTATIVE PRELIMINARY PLAT
OVERALL PLAN

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

LEGEND

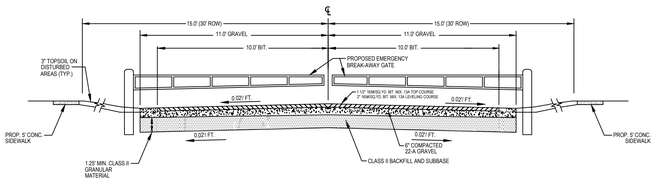
- EX. GRADE CONTOUR
- PROP. DRAINAGE FLOW
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. 12" TO 30" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN
- EXISITNG STORM SEWER
- EXISITNG 8" SANITARY SEWER
- EXISITNG 8" WATERMAIN

LOT TABLE	
LOT NO.	AREA
47	7,800 S.F.
48	8,320 S.F.
49	6,760 S.F.
50	8,320 S.F.
51	6,760 S.F.
52	8,796 S.F.
53	12,648 S.F.
54	16,750 S.F.
55	9,531 S.F.
56	8,320 S.F.
57	7,020 S.F.
58	8,334 S.F.
59	7,159 S.F.
60	8,814 S.F.
61	8,762 S.F.

LOT TABLE	
LOT NO.	AREA
62	9,706 S.F.
63	8,688 S.F.
64	8,021 S.F.
65	9,612 S.F.
66	8,924 S.F.
67	8,320 S.F.
68	9,231 S.F.
69	14,998 S.F.
70	16,746 S.F.
71	8,722 S.F.
72	8,769 S.F.
73	8,769 S.F.
74	8,769 S.F.
75	10,458 S.F.
76	11,087 S.F.

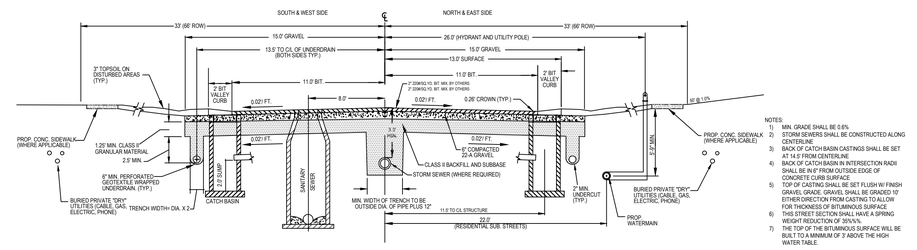
LOT TABLE	
LOT NO.	AREA
77	10,537 S.F.
78	10,227 S.F.
79	11,982 S.F.
80	11,492 S.F.
81	10,322 S.F.
82	11,062 S.F.
83	11,449 S.F.
84	10,517 S.F.
85	9,296 S.F.
86	10,894 S.F.
87	8,436 S.F.
88	9,768 S.F.
89	8,513 S.F.
90	7,811 S.F.
91	8,066 S.F.

AVERAGE LOT SIZE: 9,673 S.F.



EMERGENCY ACCESS ROAD CROSS SECTION

N.T.S.



TYPICAL PRIVATE ROAD CROSS SECTION

N.T.S.

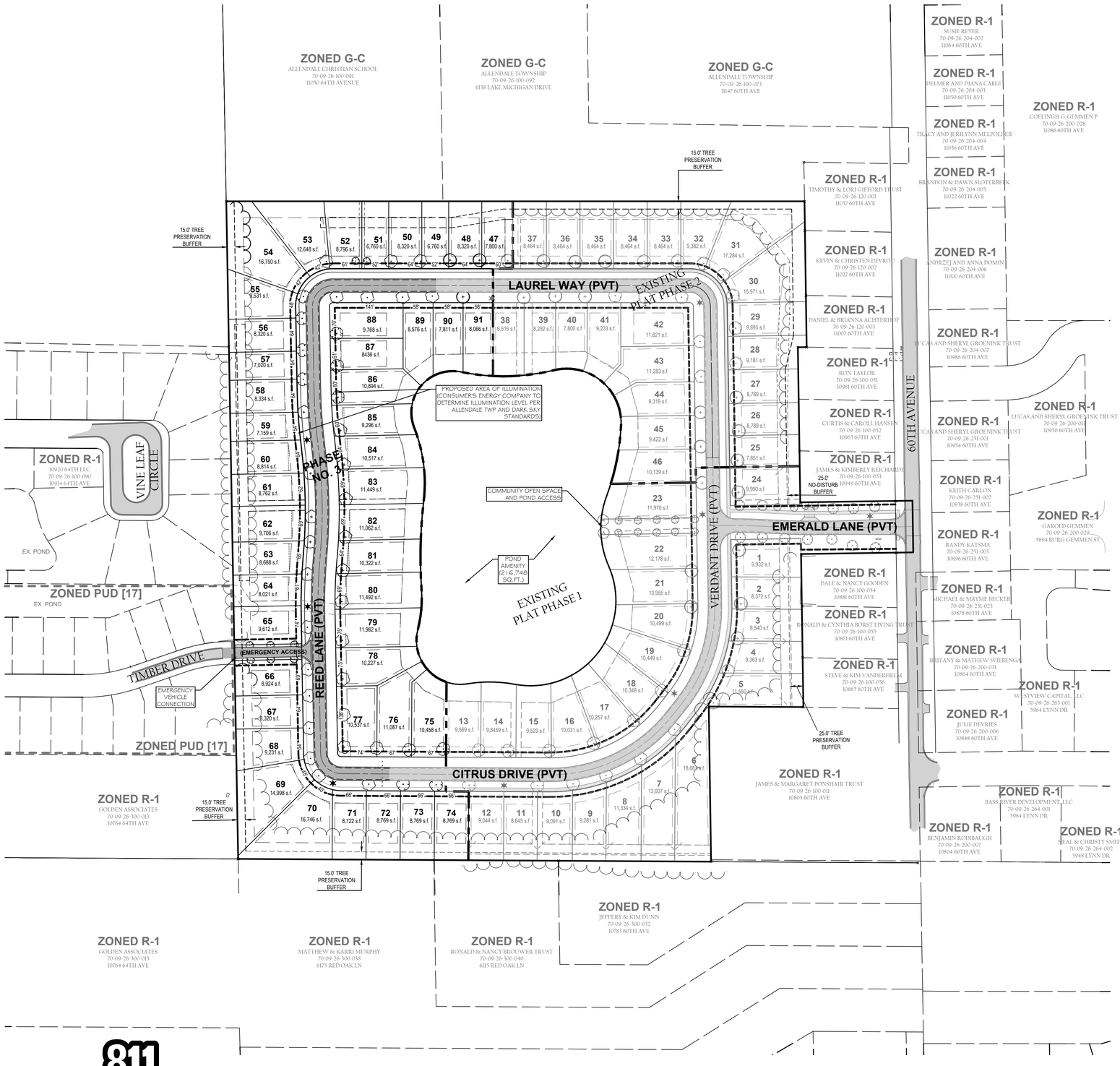
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

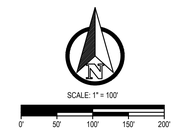
EMERALD SPRINGS NO. 3
TENTATIVE PRELIMINARY PLAT
SITE LAYOUT & UTILTIY PLAN

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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

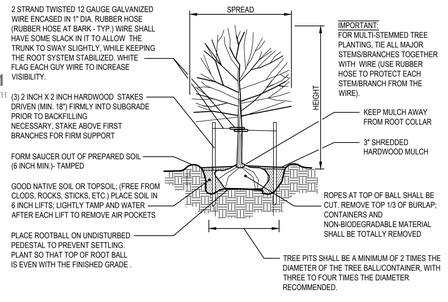
LANDSCAPE NOTES

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.

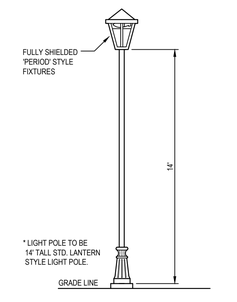
TOPSOIL AND SEED NOTES:

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 PARTS 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:
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NO.	DATE	REVISION	BY
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

EMERALD SPRINGS NO. 3
TENTATIVE PRELIMINARY PLAT
LANDSCAPE PLAN

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