ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

October 5, 2026
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call

3. Communications and Correspondence:

4. Approval of the Agenda

5. Approval of the September 8, 2026 Planning Commission minutes

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

7. Public Hearings:
   A. Zoning Map Amendment Application
      - Gary Zeinstra – 8783 Lake Michigan Drive
        - Seeking rezoning from the AG Agricultural and Rural Zoning District to the C-3 Service Commercial Zoning District

8. Site Plan Review:

9. New Business:
   A. Special Use Application
      - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
        - Seeking mining permit
   B. Annual Reports
      - JMM Mining Site
      - 46th Avenue Mining Site

10. Old Business:

11. Public Comments

12. Township Board Reports

13. Commissioner and Staff Comments

14. Adjourn

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

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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NOTICE OF PUBLIC HEARING
GEORGETOWN TOWNSHIP
1515 Baldwin Street, Jenison, Michigan

TOWNSHIP MASTER PLAN AMENDMENT

The Georgetown Township Planning Commission will hold a public hearing on Wednesday, November 4, 2026, at 7:00 p.m., or after, at the Georgetown Township Office. The hearing is called to consider a proposal **to amend the Georgetown Township Master Plan.** The current and proposed Master Plan and Future Land Use Map, and Zoning map and Zoning Ordinance can be examined at the Township Office during regular office hours and until close of said hearing. Written comments will be received at the Township Office during regular office hours prior to the date of hearing.

Signed: Kelly Kuiper, Clerk
Georgetown 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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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 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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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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Fresh Coast Planning
Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 30, 2026
Re: Zeinstra Map Amendment (Rezoning) Application – Final Review

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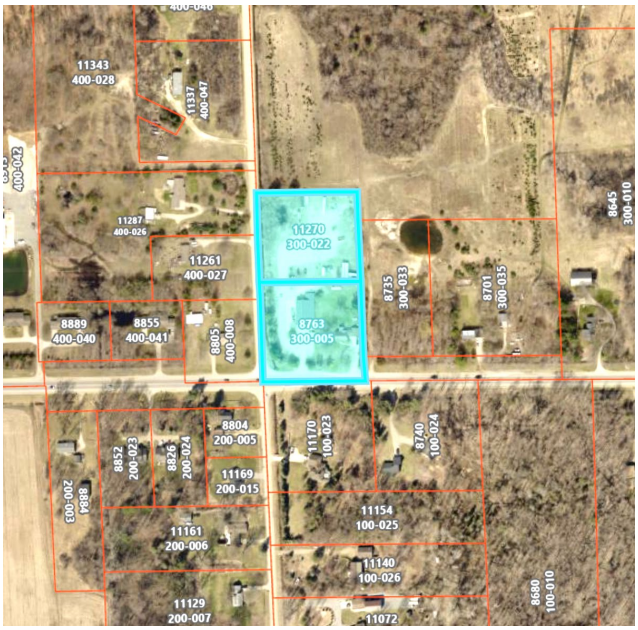
Attached is a Map Amendment application from Gary Zeinstra to rezone his property located at 8783 Lake Michigan Drive, parcel numbers 70-09-20-300-005 and 70-09-20-300-022, from the (AG) Agricultural and Rural Zoning District to the (C-3) Service Commercial Zoning District. The properties are located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

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

Additionally, attached is the related Zoning Map Amendment Ordinance for your consideration.

Application & Property Details

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



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

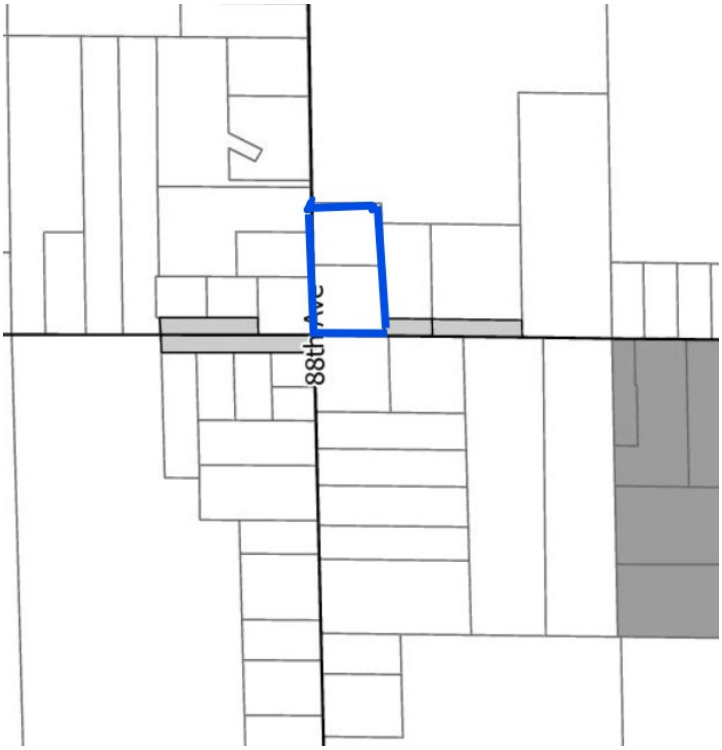
Master Plan Considerations

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.



Commercial Classification

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

- Goal: Concentrate the density of commercial land uses to protect open spaces and rural character
- Goal: Promote the development, redevelopment, and rehabilitation of commercial areas to provide attractive sites, and to encourage a diversity of enterprises which will strengthen the tax base and increase employment opportunities
    - *While a site plan application is not subject to the rezoning request, if adopted, the applicant will need to return for site plan approval, at which time the Planning Commission can seek to improve the property to the current ACTZO requirements.*
- Goal: Development along Lake Michigan Drive should be designed to enhance traffic safety, establish walkable access from adjacent neighborhoods, and be compatible with existing and future land uses in these neighborhoods
    - *As noted above, while a site plan application is not subject to the rezoning request, if adopted, the applicant will need to return for site plan approval, at which time the Planning Commission can seek to accomplish these provisions.*
- Recommendation: Intensive commercial land uses should have the resources to support such development, and be located within the boundaries of the water and sanitary sewer service areas, accessible from adequate roads, and other available infrastructure
    - *While the subject property does not have public utilities available it is located on Lake Michigan Drive.*
- Recommendation: Require that future commercial development does not intrude upon the residents in abutting single family neighborhoods
    - *While the subject property is located within residential uses, as the applicant notes, the property has historically been used for commercial purposes for 37 years.*
- Recommendation: Improve and expand upon existing business areas that will provide functional, safe, convenient, and attractive shopping and service opportunities

Chapter One – Agricultural Uses

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

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

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

Chapter Seven – Public Utilities

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

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

Chapter Eight – Transportation

- Development along Lake Michigan Drive should be designed to achieve traffic safety, walkable access from adjacent neighborhoods and compatibility with existing and future land uses in these neighborhoods
- Consider the ability of existing roadway conditions to handle projected traffic volumes resulting from new development when reviewing site plans and rezoning requests

Chapter Nine – Implementation

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

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

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

Zoning Ordinance Considerations

Text of the Zoning Ordinance

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

we provide the permitted and special uses that could occur on the subject property as it is currently master planned (Agricultural) and zoned.

Surrounding Uses

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

Permitted and Special Uses within the C-3 Zoning District

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

Permitted and Special Uses within the AG Zoning District

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

Sec. 470-5.02 PERMITTED USES.

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

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

Sec. 470-5.03 USES REQUIRING SPECIAL APPROVAL.

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

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

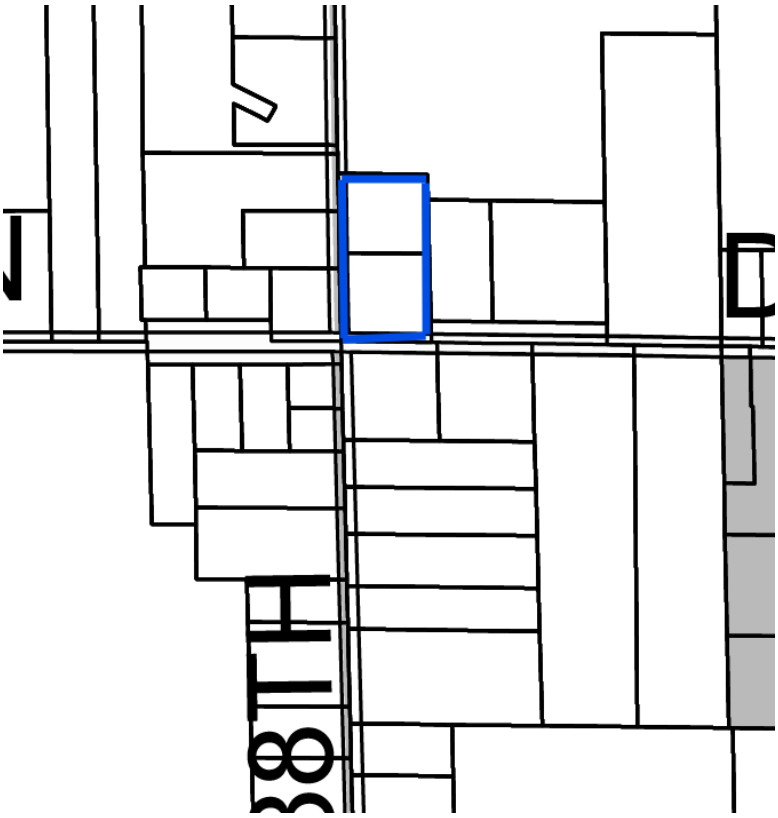
The minimum lot area and width within the C-3 Zoning District is 30,000 square feet and 200 feet, respectively. As noted above, given the area of the subject property is approximately 4.24 acres (if combined) and it is 314 feet in width on Lake Michigan Drive, the lot exceeds the minimum area and width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



Rezoning Evaluation Factors

In accordance with Section 470-29.01D – Rezoning Evaluation Factors of the ACTZO, the Planning Commission shall review the factors therein when considering an amendment to the Zoning Map. Below is a copy of said section with our responses to each factor in italic font to assist with your review. Given your favorable position during the preliminary review of the request, we have written our responses to support the same.

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.

Recommendation & Draft Motion

Recommendation

As aforementioned, pending comments received at the public hearing and as a result of the above Master Plan and Zoning Ordinance considerations, while the request is inconsistent with the ACTMP Map, in part, it appears to be reasonably consistent with the provisions of the ACTMP, it appears to be compatible with the ACTZO and surrounding uses, and it appears capable of supporting the permitted special uses of the C-3 Zoning District. Further, the request appears to meet your Rezoning Evaluation Factors, pending your review and deliberation regarding the same. Given your preliminary review in favor of the C-3 Zoning District and pending comments received at the public hearing, we believe a recommendation of adoption is appropriate.

In the instance the Planning Commission agrees with our recommendation, the Planning Commission shall provide the same to the Allendale Charter Township Board of Trustees.

Draft Motion

In that regard, we offer the following motion for your consideration. In the event a motion is offered to recommend rejection of the proposed, we will gladly draft that motion for consideration at your next meeting based on your direction.

> Motion to recommend adoption of the rezoning request to the C-3 Zoning District finding that the request meets the Rezoning Evaluation Factors of Section 470-29.01D of the ACTZO, as outlined by the Township Planner [or including specifics of your own notation or combination thereof].

The application has been scheduled for a public hearing at your October 5, 2026 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Planning Commission
Application

Submission Date: 8/7/2026

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

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

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

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

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

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

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

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

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

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

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

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

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

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

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

   legally described as:

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

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

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

   B. Present use of the property is: Commercial
   C. Lot size in acres or square feet: 4.25 Acres
   D. Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:
      1. The land which would be affected by the proposed amendment;
      2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is proposed for rezoning and the portion of the parcel of the lot which is not proposed for rezoning;
      3. The present zoning of the land proposed for rezoning;
      4. The present zoning of all abutting lands; and

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

E. Reason for this amendment request at this time:

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

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

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

No

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

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

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

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

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

Dan Zinster 8-12-26

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

Allendale
CHARTER TOWNSHIP

"Where community is more than just a concept!"

Project Name: _____

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

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

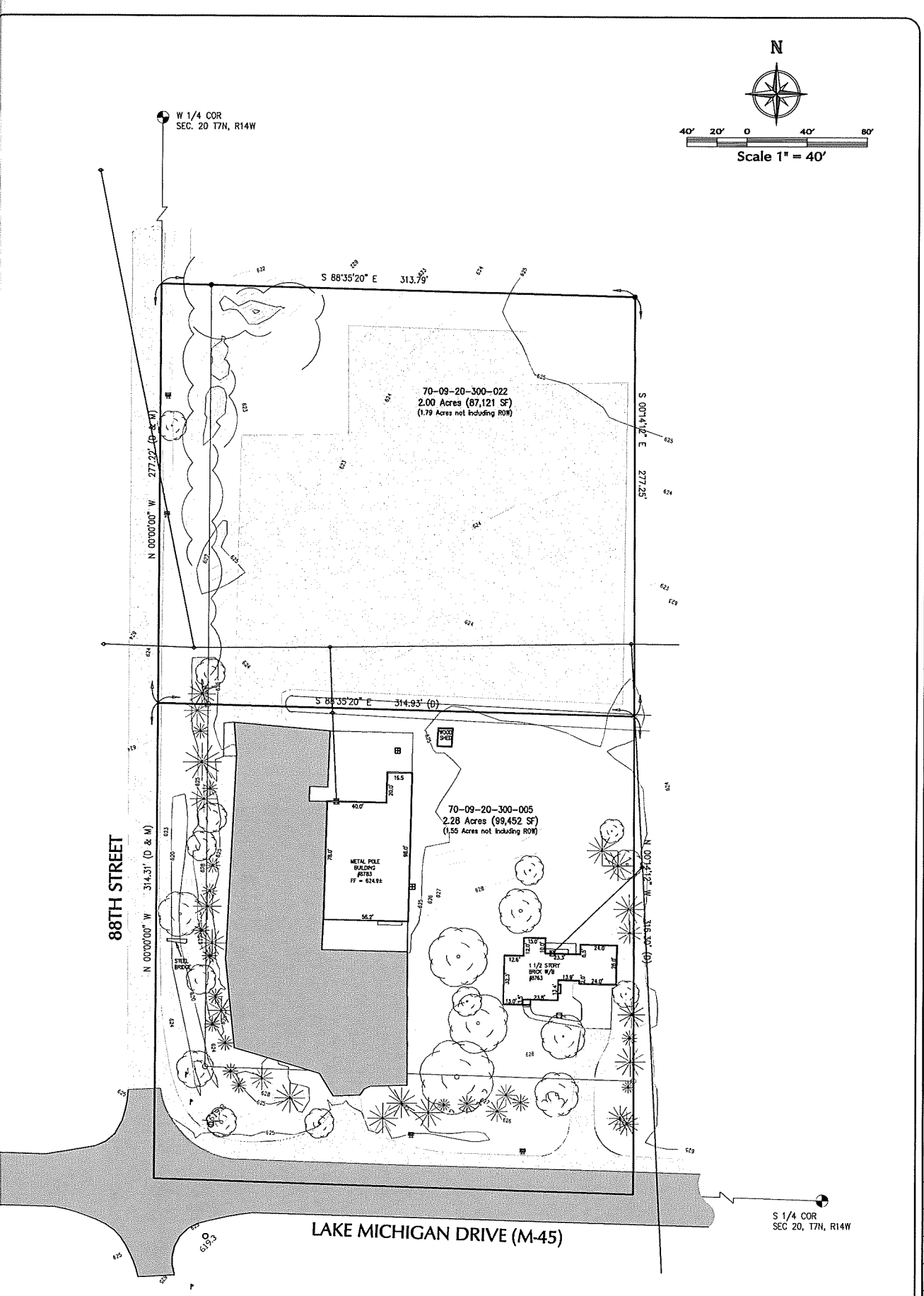
Dan Zeinstra — 8-6-26

Applicant or Authorized Agent Signature — Date

_____ _____

Applicant or Authorized Agent Name — Date

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



Revisions

No.	Description	Date

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

BOUNDARY AND TOPO
POTLUCK PICK-UP

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

GARY ZEINSTRA

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

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

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

Ottawa County
Geospatial Insights & Solutions

Property Mapping





Legend

Parcels

Parcels

1:2,400

Notes

0 350 700 ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

@ Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ORDINANCE NO. _____

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

GREAT LAKES EXCAVATING SERVICE

JMM (46th Ave) – Annual Review 2026

1. **Progress made over the preceding year, including:**
   For reference:
   Approved total proposed excavation = Approximately 806,490 C.Y.

   Amount and percent of material removed between July 2025 and July 2026:
   Approximately 61,294 C.Y. (8%)

   Amount and percent of material remaining:
   Approximately 10,000 C.Y. (1%) stockpiled

2. **Whether the mining will be completed within the time limit of permit:**
   For reference:
   The total time indicated for the mining was eight (8) years, expiring January 2028.
   The extraction of material has been completed. The remaining material on site is stockpiled and ready for sale.

3. **List of complaints received and how they were addressed:**
   A request for any received for complaints was submitted to Katie Glynn on 9/1/2026. No complaints were provided to us for this project.

4. **Reclamation progress:**
   Restoration has been complete excluding the current stockpile area which will be restored after the material is moved off site.

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

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 30, 2026
Re: 5015 Warner Street Sand Mine Annual Report

Pursuant to Section 23.08G6 – Removal of Topsoil, Sand, Gravel, or Other Minerals, Annual Review of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a written report from Great Lakes Excavating Service, which outlines the progress of mining conducted on their property located at 5015 Warner Street, as authorized by the Township. As you will recall, Great Lakes Excavating Service is permitted to excavate two ponds, which includes a total of approximately 265,000 cubic yards of sand.

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

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

After reviewing the submitted materials, we believe the applicant has provided all of the required information.

Coupled with the submission by the applicant, we inquired with the Township office regarding any complaints received directly by the Township. In response, we were provided the following:

1. 02/12/26 – Torn snow fencing
2. 03/16/26 – Flooding
3. 03/26/26 – Water seeped through the topsoil berm and was running down the slope facing Bea's
4. 03/26/26 – Water was flowing from the field next to her house toward her house
5. 07/31/26 – Mine is supposed to be wrapped up and it appears there is still activity on site

We understand numbers one (1) through four (4) above have been resolved. In regards to number five (5), while the complainant is correct that the site was scheduled to be complete in August of this year, which is also acknowledged by the applicant in the Annual Report, the Township has been conducting site inspections to close the site, as also noted by the applicant in the Annual Report (in the next 30 days). Given this timing it seemed appropriate to continue inspections to complete the site rather than a new application to extend operations.

This matter is scheduled as a New Business item at your October 5, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Supervisor Elenbaas

Attachment

GLES
GREAT LAKES
EXCAVATING SERVICE

EXCAVATION ACCESS DRIVE AGREEMENT

This Excavation Access Drive Agreement ("Agreement") is entered into between:

Great Lakes Excavation Services Inc.
3471 146th Ave SW
Zeeland, MI 49464
("Great Lakes Excavation")

and

Spencer and Anna Sellner
11915 40th Ave
Allendale, MI 49401
("Sellners")

Collectively, the parties may be referred to as the "Parties."

1. Purpose

The purpose of this Agreement is to document the Sellners consent regarding the location of an excavation access drive associated with work to be performed by Great Lakes Excavation Services Inc.

2. Excavation Access Drive

The Sellner's agree to allow Great Lakes Excavation to establish and/or utilize an excavation access drive that will be located less than 250 feet from the Sellner's home.

The anticipated distance from the Sellners home to the excavation access drive is approximately **191 feet.**

The Sellners acknowledge and agree to this distance and consent to the access drive being located at approximately this distance, notwithstanding any requirement or guideline that may otherwise call for an access drive to be located 250 feet or more from a residence, to the extent such consent is permitted and applicable.

3. Application and Permitting

The Sellners agree to cooperate with Great Lakes Excavation Services Inc. in connection with any application, permit, variance, approval, or other governmental or regulatory process that may be necessary or appropriate for the proposed excavation access drive.

If the Sellners participation is required or requested as part of an application or approval process, the Sellner's agree to participate and provide reasonable cooperation, including signing documentation or providing written acknowledgment of their consent, if necessary.

4. No Guarantee of Approval

The Parties acknowledge that this Agreement represents the consent of the Sellners regarding the matters described herein and does not guarantee that any governmental agency, municipality, county, or other regulatory authority will approve the proposed excavation access drive or any related application or permit.

Great Lakes Excavation Services Inc. remains responsible for obtaining any permits, approvals, or authorizations required for its work, unless otherwise agreed to in writing by the Parties.

5. Access and Use

Any access provided pursuant to this Agreement shall be used for purposes reasonably related to the excavation project and shall be conducted in accordance with applicable laws, regulations, permits, and property rights.

6. Entire Agreement

This Agreement represents the understanding between the Parties regarding the excavation access drive described above. Any changes or additions to this Agreement must be made in writing and signed by the Parties.

7. Voluntary Agreement

The Sellners acknowledge that they have read and understand this Agreement and voluntarily agree to the terms contained herein.

8. Signatures

By signing below, the Parties acknowledge and agree to the terms of this Excavation Access Drive Agreement.

GREAT LAKES EXCAVATION SERVICES INC.

By: _____

Name/Title: Curtis Moran JR, member

Date: 9/24/26

SPENCER SELLNER

Signature: _____

Date: 9/24/26

ANNA SELLNER

Signature: anna sellner

Date: 9/24/26

State of MI County of Ottawa

Subscribed and sworn to (or affirmed) before me on this 24 day of September, 20 26 by Spencer Sellner & Anna Sellner

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Signature _____

RAYMOND J SIMON
Notary public, State of Michigan
County of KENT
My commission expires 14-Aug-2031
Acting in the County of Ottawa

Project Name: 40th Avenue Mine

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

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

Applicant or Authorized Agent Signature — Date: 4/28/26

Applicant or Authorized Agent Name — Date

Submission Guide for Planning Commission Review

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

1. Fees and Escrow $1500.00

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

2. Pre-application Conference

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

3. Submittal Requirements

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

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

4. Processing Period

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

5. Planning Commission Meeting Dates & Location

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

6. Site Plan Review

There are 2 types of Site Plan Review:

a) Planning Commission Review

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

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

b) Administrative Review

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

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

7. Review Process

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

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

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

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

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

9. Next Steps

Please see the Next Steps page for information on:

- Pre-Con Meetings
- Building Permits

Planning Commission
Site Plan Review Checklist

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

1. SITE ANALYSIS PLAN CHECKLIST

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

❖

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

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

YES Existing buildings and structures

YES Current zoning of site and all abutting properties

YES Current use of site AGRICULTURE / RESIDENTIAL

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

YES Swales and existing drainage patterns

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

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

NA Base flood elevation data (if applicable)

2. SITE PLAN CHECKLIST

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

❖

GENERAL INFORMATION

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

YES Name YES Address YES Professional seal

PROPERTY INFORMATION

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

BUILDINGS AND USES

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

UTILITIES AND STORMWATER MANAGEMENT

Location, size and dimensions of the following:

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

VEHICLE CIRCULATION

Location, size and dimensions including width of the following:

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

PEDESTRIAN CIRCULATION (Sec. 24.06.C)

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

PARKING (Article 21)

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

LIGHTING (Article 24.06.E)

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

OTHER REQUIRED INFORMATION

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

NA Proposed density of the net residential site

NA Proposed phasing

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

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

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

3. LANDSCAPING PLAN CHECKLIST

This is a separate plan illustrating proposed landscaping

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

❖

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

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

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

NA Computations for all required landscaping

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

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

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

NA Open space and common areas

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

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

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

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

Planning Commission Application

Submission Date: 04/30

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

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

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

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

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

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

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

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

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

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

Planning Commission Application

Submission Date: 04/30

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

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

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

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

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

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

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

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

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

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

For Office Use Only

Date Received:			
Amount Paid:		Check No:	
Notes:			

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

CERTIFICATE OF LIABILITY INSURANCE

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

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

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

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

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

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

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

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

CERTIFICATE HOLDER

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Vriesman & Korhorn

CIVIL

September 1, 2026
1555

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

Dear Members of the Allendale Township Planning Commission:

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

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

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

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

Sincerely,

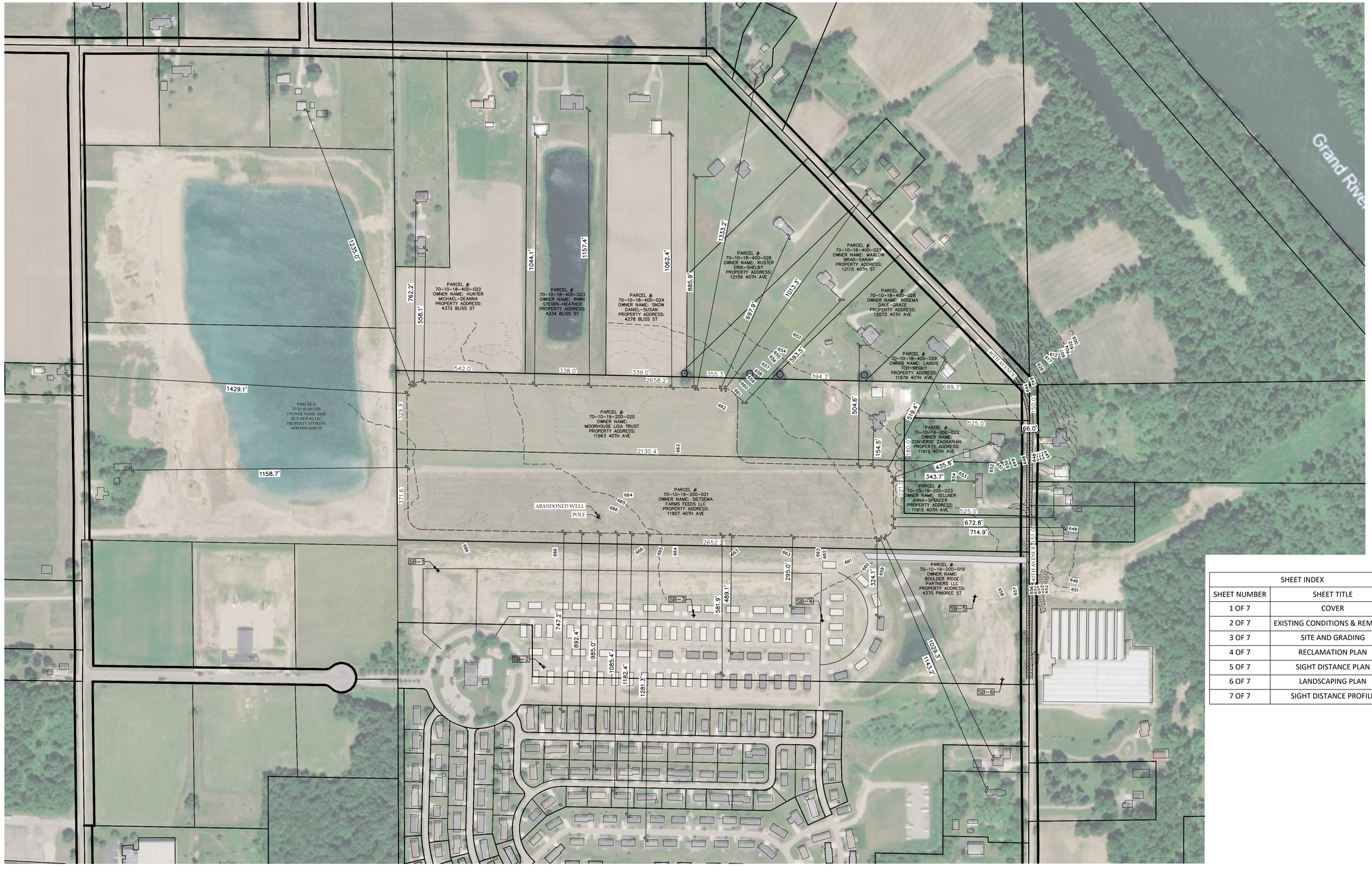
VK Civil

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

ALLENDALE TOWNSHIP

OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE

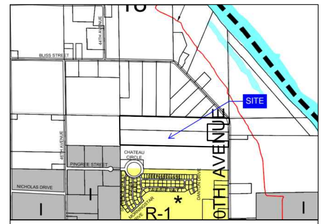


SCALE: 1" = 200'

0' 100' 200' 300' 400'



ALLENDALE, OTTAWA COUNTY, MI
LOCATION MAP
NOT TO SCALE



Allendale Charter Township
Ottawa County, Michigan

OFFICIAL ZONING MAP

ZONING DISTRICT LEGEND

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

STATE OF MICHIGAN
ZACHARY BOEVE
ENGINEER
NO. 6201311944
LICENSED PROFESSIONAL ENGINEER

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

DESIGN ENGINEER

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

CONTRACTOR

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

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

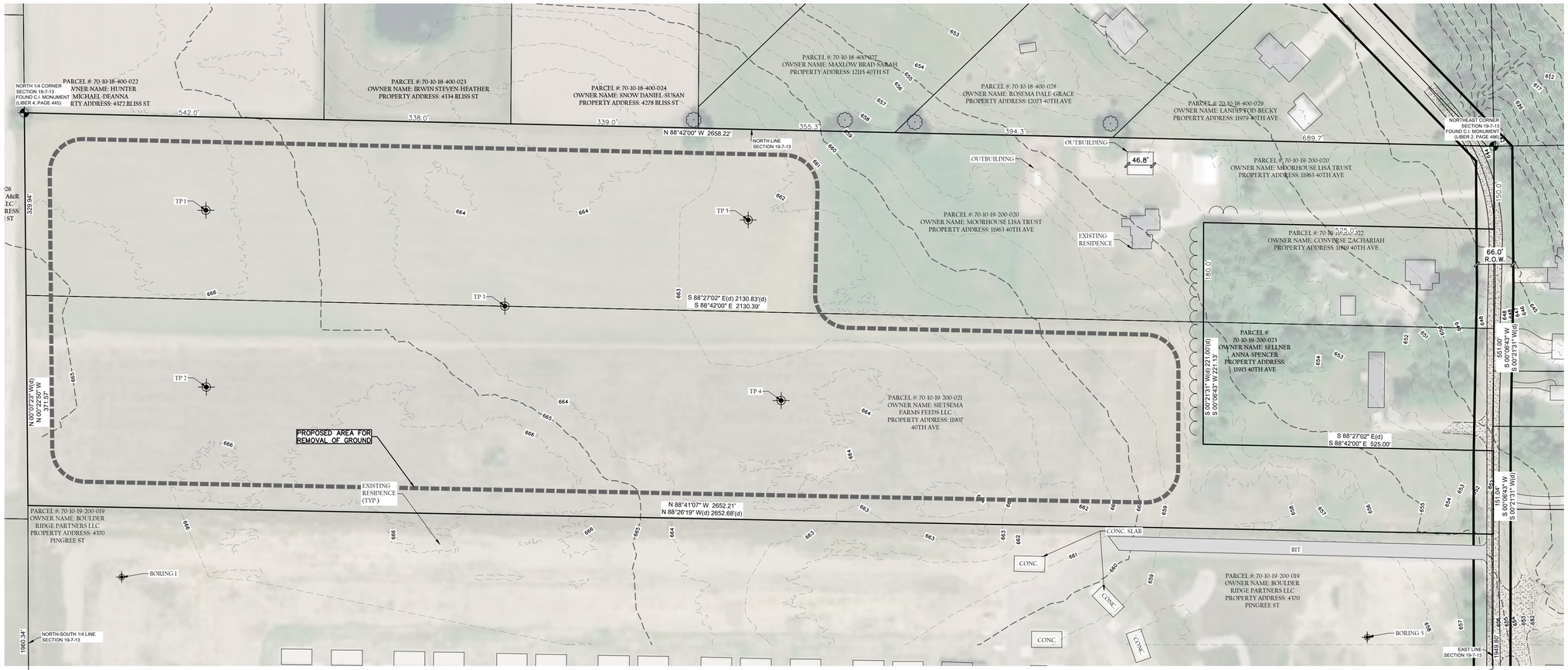
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
COVER

VK CIVIL Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

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



SCALE: 1" = 100'

0' 50' 100' 150' 200'

SYMBOL LEGEND

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

LINE LEGEND

- OH — EXISTING OVERHEAD ELECTRIC
- OH — PROPOSED OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC
- E — PROPOSED ELECTRIC
- GAS — EXISTING GAS
- GAS — PROPOSED GAS
- C — EXISTING COMMUNICATIONS
- C — PROPOSED COMMUNICATIONS
- X — EXISTING FENCE
- X — PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- FM — EXISTING FORCEMAIN
- FM — PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING HOT MIXED ASPHALT

SOIL BORING DATA

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

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

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

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

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

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

TEST PIT DATA

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

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

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

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

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

GENERAL SITE NOTES

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

LEGAL DESCRIPTIONS

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

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

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

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

LEGAL DESCRIPTION AS SURVEYED:

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

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

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

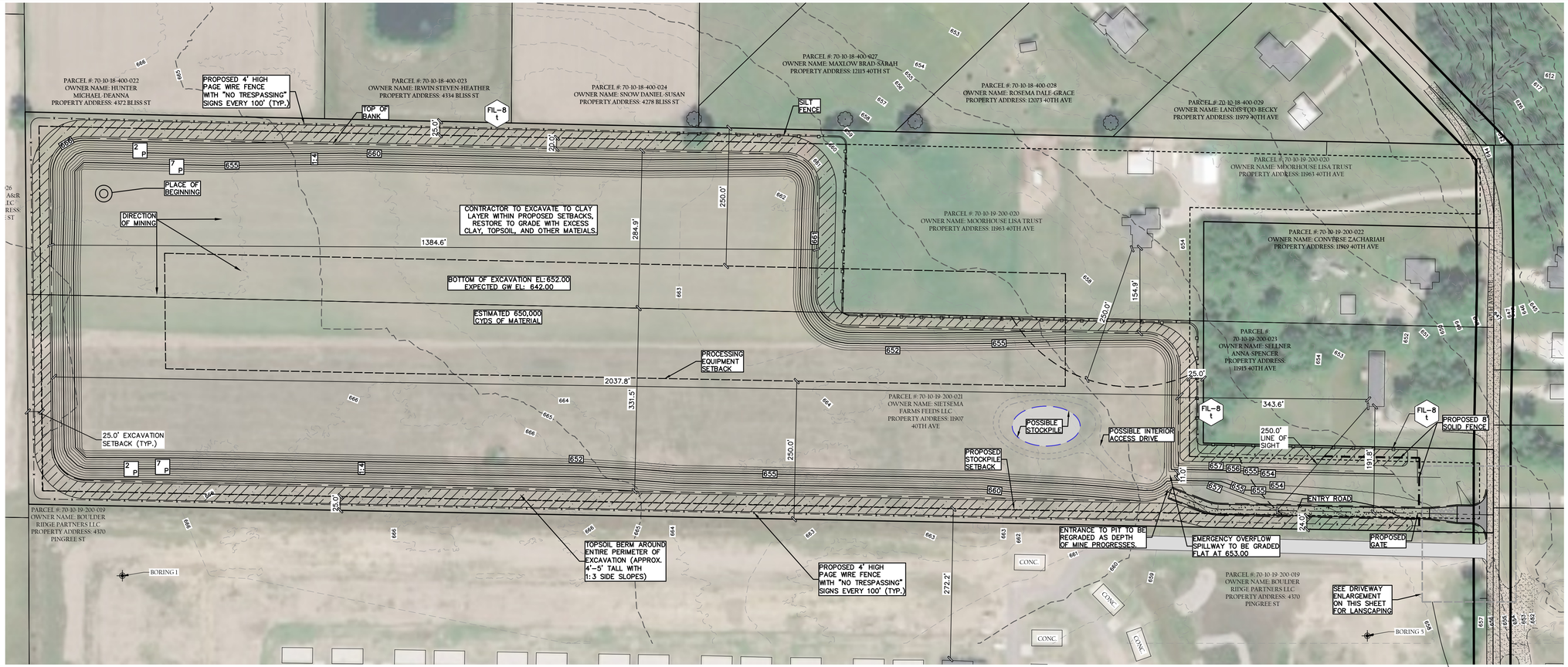
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
EXISTING CONDITIONS & REMOVAL

Vriesman & Korhorn
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SYMBOL LEGEND

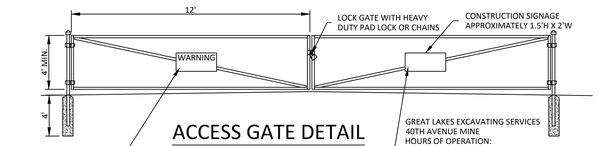
- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
-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

LINE LEGEND

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

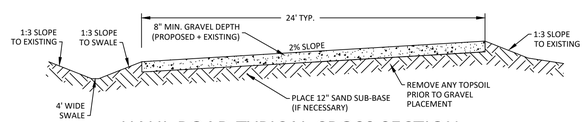
HATCH LEGEND

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



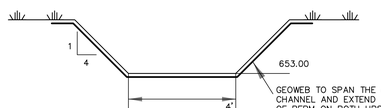
ACCESS GATE DETAIL

NOT TO SCALE



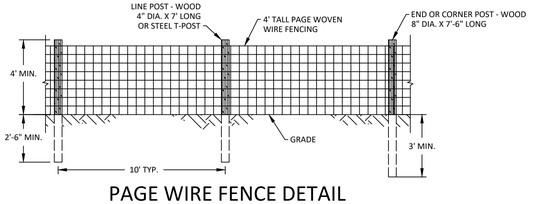
HAUL ROAD TYPICAL CROSS SECTION

NOT TO SCALE



EMERGENCY OVERFLOW SPILLWAY

NOT TO SCALE



PAGE WIRE FENCE DETAIL

NOT TO SCALE

SOIL EROSION CONTROL STRUCTURE

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

GENERAL SOIL EROSION MEASURES
(APPLICABLE TO ENTIRE SITE)

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

GRADING PLAN NOTES:

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

GENERAL SITE NOTES

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

CONTROL MEASURE KEY

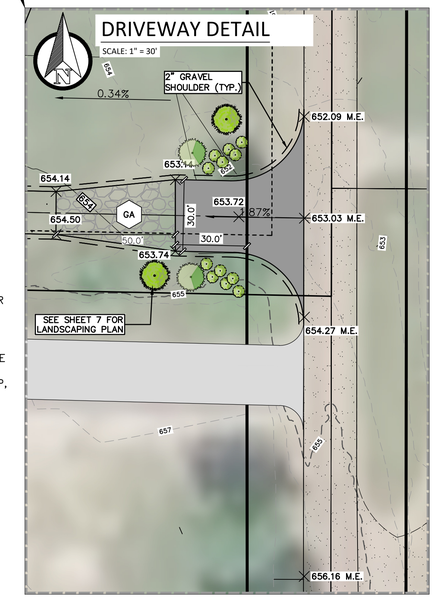
- 2 P — SELECTIVE GRADING & SHAPING, PERMANENT
- 7 P — HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 14 t — AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- 15 P — PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED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

LEGEND

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

NOTE:

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



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

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SITE AND GRADING

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

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

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

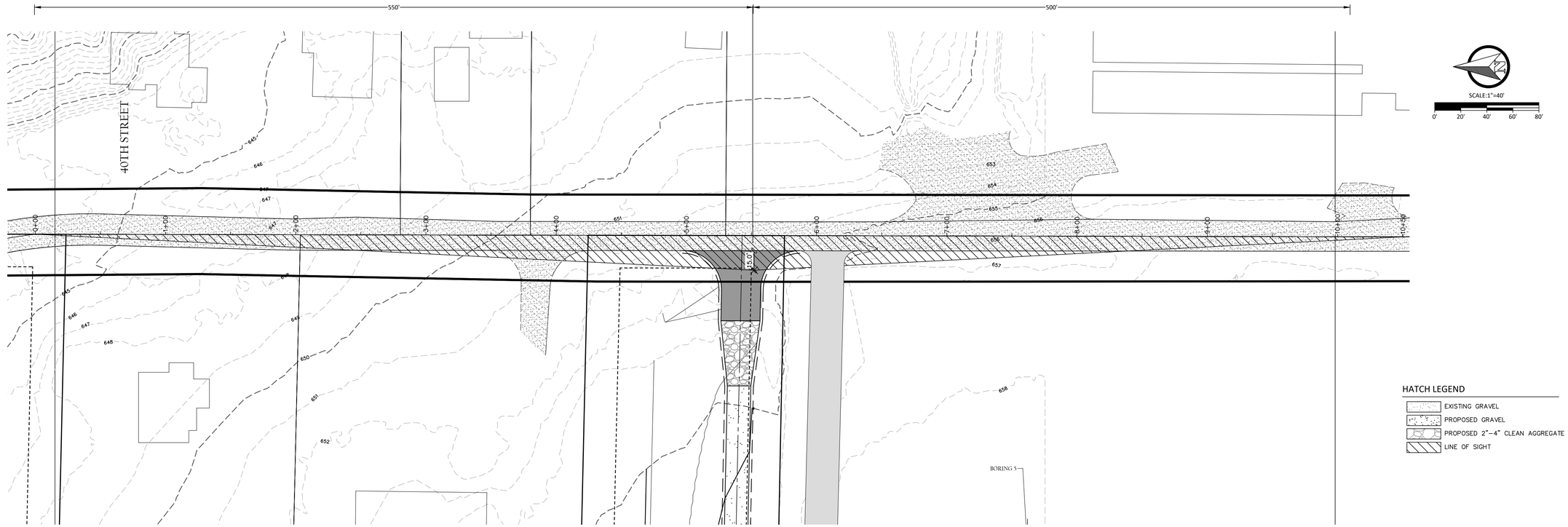
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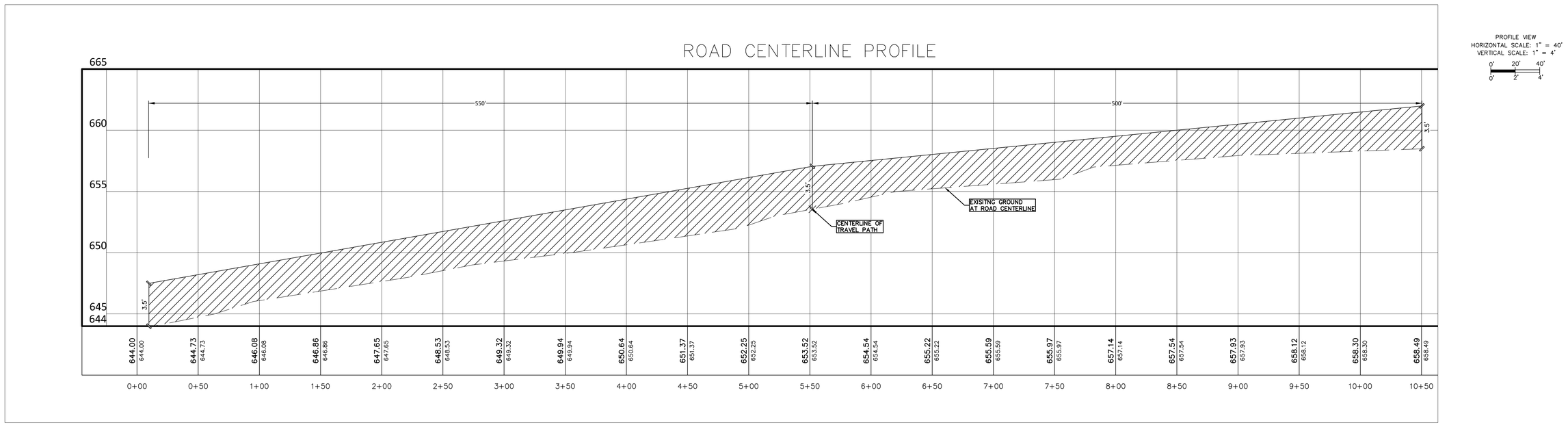
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
RECLAMATION PLAN

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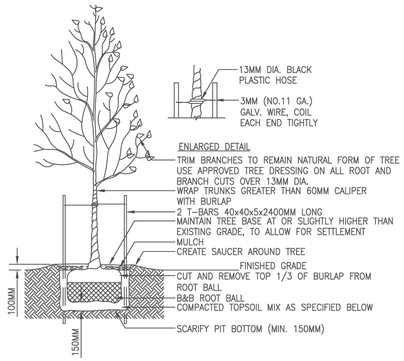
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3	08/05/26	TOWNSHIP COMMENTS	MDS
4	09/01/26	TOWNSHIP COMMENTS	MDS

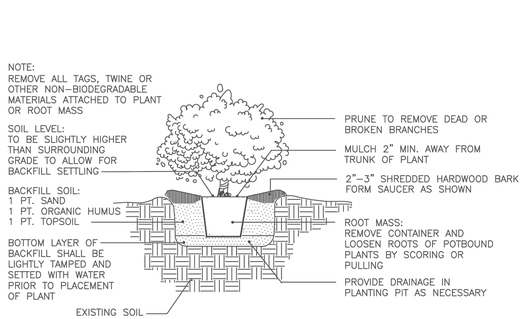
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SIGHT DISTANCE PLAN

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FILE NO. 1555
CHECKED GB
Sheet No. 5 OF 7

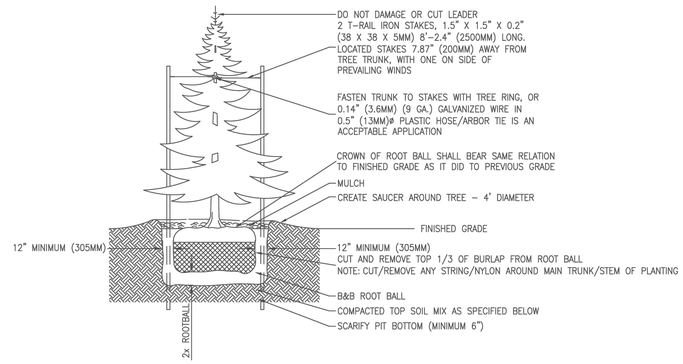




2/3 PLANTING
CONTAINER SHRUB

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

1/3 DECIDUOUS TREE DETAIL



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

3/3 CONIFEROUS TREE DETAIL

LANDSCAPING NOTES:

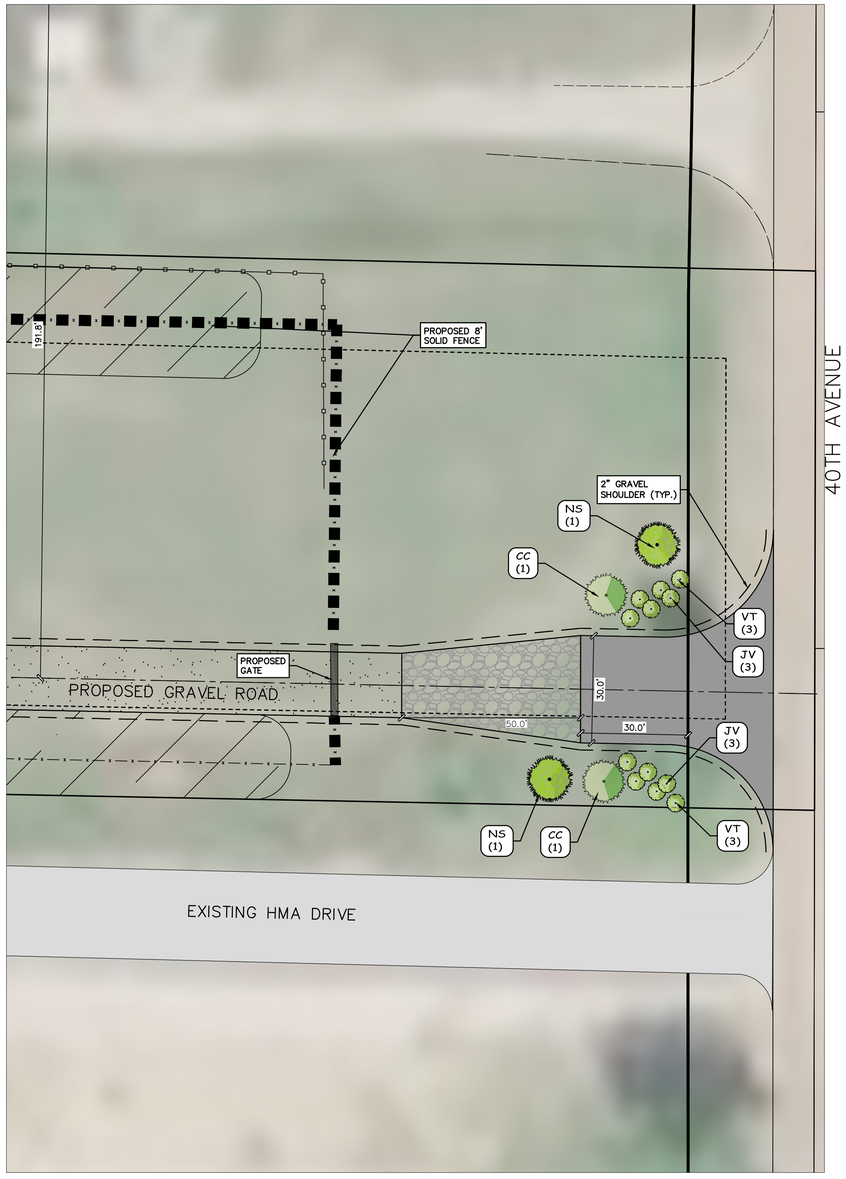
PLANT MATERIALS:
1. PLACE SHREDDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN PERENNIAL AREAS AND INSTALL A 4' BARK SAUCER ON ALL TREE PLANT MATERIALS
2. 4" STEEL EDGING IS TO BE INSTALLED WHERE LAWN MEETS TURF AS SHOWN ON DRAWINGS
3. MICHIGAN 1-3" WASHED STONE MULCH TO BE INSTALLED 4" DEPTH ON FABRIC IN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

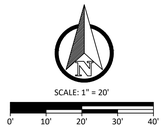
4. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
5. STAKING/GUYING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WEST WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE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

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

LANDSCAPE LEGEND:

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





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

STATE OF MICHIGAN
TODD BRUNNER
LANDSCAPE ARCHITECT
3001001351
REGISTERED LANDSCAPE ARCHITECT

TMB Landscape Consulting

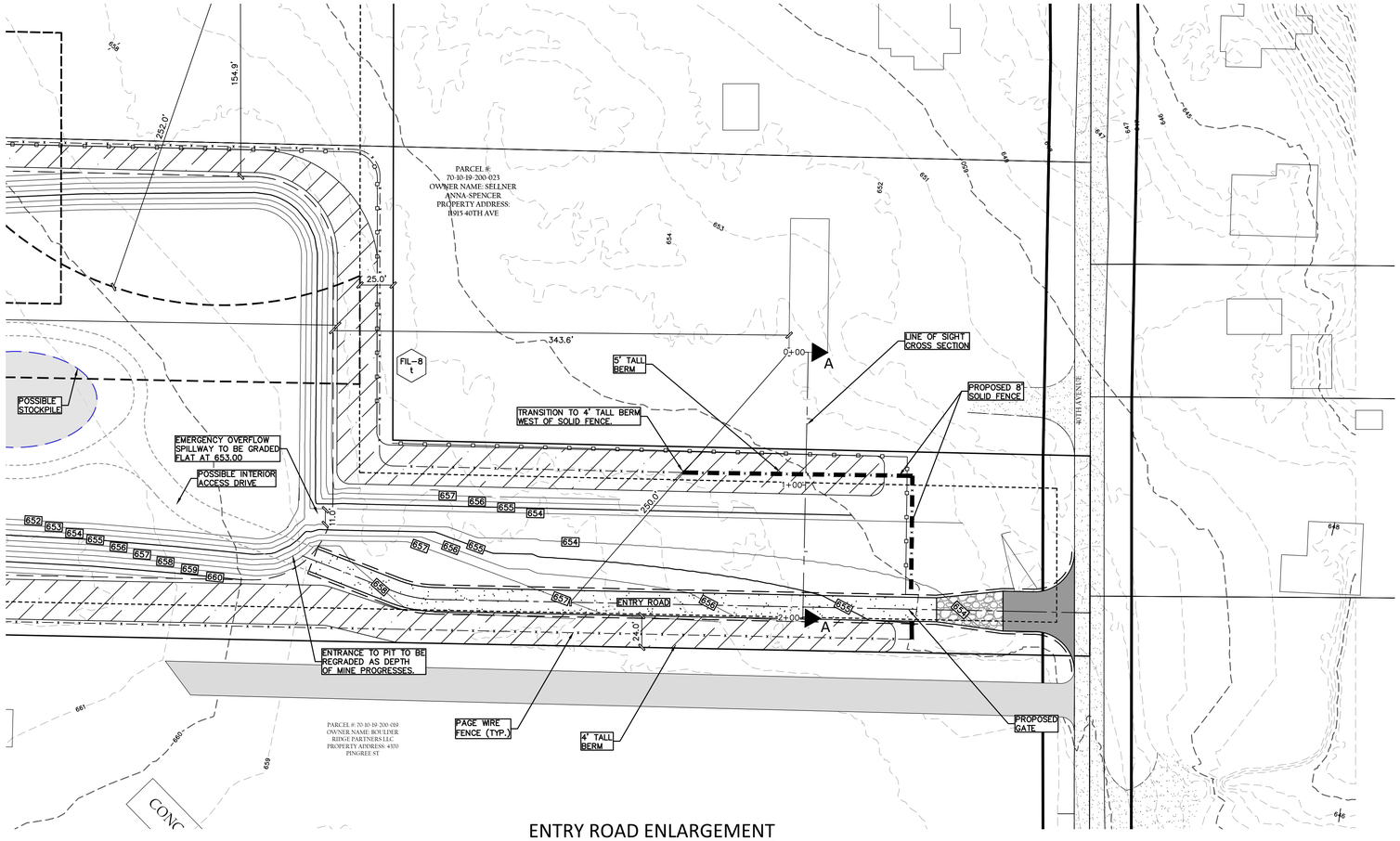
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
LANDSCAPING PLAN

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(269) 697-7120

FILE NO. 1555
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Sheet No. 6 OF 7



SCALE: 1" = 50'

0' 25' 50' 75' 100'

SYMBOL LEGEND

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

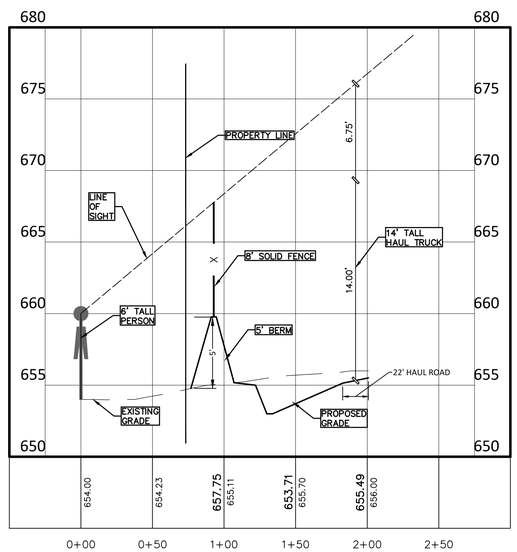
LINE LEGEND

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

HATCH LEGEND

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

ENTRY ROAD ENLARGEMENT



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

0' 25' 50'
0' 5' 5'

A-A
LINE OF SIGHT CROSS SECTION

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

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SIGHT DISTANCE PROFILE

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

Vriesman & Korhorn

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

Project Narrative

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

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

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

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

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

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

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

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

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

Vriesman & Korhorn

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

Site Plan Review – Application Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

MEMORANDUM OF LEASE

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

WITNESSETH:

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

See Exhibit A attached hereto and made a part hereof.

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

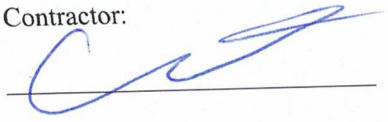
This memorandum is executed for the purpose of giving record notice of the Lease and all of the matters contained therein. All terms and conditions of the Lease are incorporated into this Memorandum by reference.

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

[Signature Page Follows]

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

Contractor:



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

Owner:



Lisa D. Moorhouse

3/27/26

Vriesman & Korhorn

CIVIL

September 1, 2026
1555

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

Dear Members of the Allendale Township Planning Commission:

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

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

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

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

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

Sincerely,

VK Civil

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

Vriesman & Korhorn

August 5, 2026
1555

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

RE: 40th Avenue Mine Trip Generation Analysis

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

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

Truck Trips:

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

Employee Trips:

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

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

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

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

Sincerely,

Zach Boeve, P.E.

Fresh Coast Planning

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

Gregory L. Ransford, MPA
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greg@freshcoastplanning.com

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

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

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

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

MEMORANDUM

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

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

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

Preliminary Review Comments

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

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

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

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

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

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

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

Section 470-24.06D – Landscaping and Buffering

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

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

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

Article 21-A Landscaping Requirements

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

Section 470-24.06C – Sidewalks and Pedestrian Circulation

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

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

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

General Notations

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

Township Department Reviews

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

Public Hearing

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

Planning Commission Considerations

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

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

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

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor
Grant Braun, VK Civil

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

MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 30, 2026
Re: 12084 46th Avenue Mining Site Annual Report

Pursuant to Section 23.08G6 – Removal of Topsoil, Sand, Gravel, or Other Minerals, Annual Review of the Allendale Charter Township Zoning Ordinance (ACTZO), attached is a written report from Great Lakes Excavating Service, which outlines the progress of mining conducted on their property located at 12084 46th Avenue, as authorized by the Township. As you will recall, Great Lakes Excavating Service is permitted to excavate approximately 806,490 cubic yards of sand and gravel.

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

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

After reviewing the submitted materials, we believe the applicant has provided all of the required information.

Coupled with the submission by the applicant, we inquired with the Township office regarding any complaints received directly by the Township since the last Annual Report. No complaints have been received.

This matter is scheduled as a New Business item at your October 5, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Supervisor Elenbaas

Attachment

GREAT LAKES EXCAVATING SERVICE

Warner Ponds – Annual Review 2026

1. **Progress made over the preceding year, including:**

For reference, the following totals were approved:
Pond A Total = 107,709 C.Y.
Topsoil = 6,165 C.Y.
Sand = 101,544 C.Y.
Pond B Total = 157,320 C.Y.
Topsoil = 6,858 C.Y.
Sand = 150,462 C.Y.

Amount and percent of material removed between July 2025 and July 2026:
Pond A Total = Approximately 52,294 C.Y. (52%)
Pond B Total = Approximately 68,012 C.Y. (45%)

Amount and percent of material <u>remaining:</u>
Pond A Total = Approximately 1,250 C.Y. (1%)
Pond B Total = Approximately 1,250 C.Y. (>1%)

2. **Whether the mining will be completed within the time limit of permit**
   For reference, the total time approved for the mining was five (5) years, expiring August 2, 2026. The extraction of the pond has been completed, and it is anticipated that fine grading will be completed in the next 30 days.

3. **List of complaints received and how they were addressed**
   A request for any received for complaints was submitted to Katie Glynn on 9/1/2026. No complaints were provided to us for this project.

4. **Reclamation progress**
   Restoration will begin from the west to the east and be completed before winter. Small stockpiles of sand will be strategically left on site for construction of the future homes.