ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

November 16, 2026
7:00 p.m.
Allendale Township Public Meeting Room

1. Call the Meeting to Order

2. Roll Call

3. Communications and Correspondence:

4. Approval of the Agenda

5. Approval of the October 5, 2026, Planning Commission minutes

6. Approval of the November 2, 2026, Planning Commission minutes

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

8. Public Hearings:

9. Site Plan Review:

10. New Business:

11. Old Business:
    A. Special Use Application
        - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
            - Seeking mining permit

12. Public Comments

13. Township Board Reports

14. Commissioner and Staff Comments

15. Adjourn

Next meeting: December 7, 2026 at 7:00 p.m.

ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

October 5, 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, Ray Nadda, Rick Westerling, Bruce Zeinstra, Joe Jacquot
   Absent: Todd Bronson
   Staff and Guests Present: Greg Ransford, Corey Kaminski, Lisa Moorhouse, Gary Zeinstra, Zach Boeve with VK Civil
3. Communications and Correspondence: None
4. Approval of the Agenda. Motion to approve agenda as is by Mark Adams, Seconded by Bruce Zeinstra, **Approved 6-0**
5. Motion to Approve September 8, 2026 Planning Commission minutes by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 6-0**
6. Public Comments for *non-public hearing item*: None
7. Public Hearings:
   A. Zoning Map Amendment Application
      - Gary Zeinstra – 8783 Lake Michigan Drive
        - Seeking rezoning from AG Agricultural and Rural Zoning District to the C-3 Service Commercial Zoning District
        - Bruce Zeinstra recused himself; The Chairperson opened the public hearing. There being no comments, the Chairperson closed the public hearing. Motion to recommend adoption to the Board of Trustees pursuant to the Rezoning Evaluation Factors provided by Section 470-29.01D by Rick Westerling, Seconded by Tom Zuniga, **Approved 5-0**; Bruce Zeinstra re-entered the chamber
8. Site Plan Review: None
9. New Business:
   A. Special Use Application
      - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
        - Seeking mining permit; five years of dry extraction and will be reclaimed back to AG use; ground water is approximately ten feet below where the mining will stop
          a. Requesting deferment on the sidewalk – until something is built next door
          b. Requesting only half landscaping on 40th Ave, specifically the south side of the project, as the north side has a driveway, house and barn as frontage along 40th Avenue
          c. Requesting internal drive at 190’ from the existing residence, instead of the 250’ required per the ordinance. Proposing a berm with a sheet metal fence on top for approximately a 20’ barrier from the haul route/driveway.

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There is a signed and notarized letter from the neighbor agreeing to this request.

d. From the Township: could the site contact information sign be larger? – yes, the sign/contact information can be larger, visible from the road

   How will the 35' stockpile be kept from blowing into the neighbor's? – water wagon kept on site will help reduce dust

   Do we have these requests in writing? – We can get it in writing.

e. Public hearing could be scheduled for Nov 2.

B. Annual Reports

- JMM Mining Site
  - The Warner St mine is wrapping up, mineral extraction has concluded and the restoration portion remains and will be completed in a couple weeks. As far as complaints, there have been five calls to the Township over the course of the year
- 46th Avenue Mining Site
- The Planning Commission acknowledges the annual reports and accepts their status

10. Old Business: None
11. Public Comment: None
12. Township Board Reports: The 2027 Budget process has begun. We've passed the operating millage resolution. The Sewer Ordinance changes and Emerald Springs Phase 2 streetlight agreement were created. The Town Center Next Steps Work Group was established. Dewpointe West Phase 5 Tentative Preliminary Plat approval, and Joal Street sidewalk installation
13. Commissioner and Staff Comments: Tom Zuniga will be gone for 4-5 weeks for work
14. Adjourn: 7:49 PM

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

Minutes respectfully submitted by Katie Glynn

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ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

November 2, 2026
7:00 p.m.
Allendale Township Library Meeting Room

1. Call the Meeting to Order: 7:00 PM
2. Roll Call:
   Present: Ray Nadda, Rick Westerling, Bruce Zeinstra, Joe Jacquot, Todd Bronson
   Absent: Mark Adams, Tom Zuniga,
   Staff and Guests Present: Greg Ransford, Zach Boeve with VK Civil, Don Vander Wal, Deanna & Mike Hunter, Sue Snow, Jay Knoper, Anthony & Danielle Arrasmith, Al Helbling, Kaitlyn Walters, Mike Stein, Debbie Popma, Ken Rosema, and Zac Converse
3. Communications and Correspondence: Email from Boulder Ridge regarding the Public Hearing
4. Approval of the Agenda. Motion to approve agenda as is by Joe Jacquot, Seconded by Bruce Zeinstra, **Approved 5-0**
5. Motion to Table the Approval of October 5, 2026 Planning Commission minutes by Rick Westerling, Seconded by Joe Jacquot, **Approved 5-0**
6. Public Comments for *non-public hearing item*: Deanna Hunter spoke regarding the 46th Ave mine
7. Public Hearings:
   - Special Use Application - Great Lakes Excavating Service – 11907 40th Avenue & 11963 40th Avenue
     - Seeking mining permit; five years of dry extraction and will be reclaimed back to AG use; ground water is approximately ten feet below where the mining will stop

   - Zach Boeve with VK Civil gave a summary of the project and highlighted the changes made to the plan since last meeting with the Planning Commission.
   - Mike Hunter spoke highlighting the company (Great Lakes Excavating Service)'s history of disregarding the rules
   - Jay Knoper spoke regarding the safety concerns that are present at the Warner St mine and that will potentially be an issue for the new location
   - Don Vander Wal spoke regarding the horrible condition of 40th Ave and asked that measures be taken to fix the current state and address dust control
   - Deanna Hunter requested the Planning Commission look into the setback minimums and noise violations, as well as the queuing of trucks on 40th ave.
   - Mike, a resident of Boulder Ridge and an employee of Curtis Moran, mentioned the company "could do a better job"
   - Mike Stein, the community manager for Boulder Ridge, asked several questions in hopes to learn more about the standards, regulations, and procedures for protecting resident's quality of life
   - Kaitlyn Walters is concerned about the air quality and had questions about how much of the access road is paved

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- Ken Rosema spoke about the dust control measures and the direction of the flow of storm water on the mining site, and how the company was mandated to return the flow of storm water drainage to its original patterns on the earlier mining site(s). He requested a hydrological survey be completed before the project is initiated
- Zac Converse spoke more on the importance of the previously mentioned hydrological study, an established dust control plan, larger setbacks, and that the migratory patterns of wildlife be taken into consideration
- Bruce Zeinstra asked Curtis Moran if the berms could be set to 8-10 feet in the areas where mining is occurring, and that metal fencing be added to the south property line for more privacy for the future phase of Boulder Ridge. The suggestions will need to be agreed upon in writing before the Planning Commission brings it to a vote.
- Ray Nadda made a motion to table the vote to give the applicant the opportunity to address privacy along the entire south property line and to provide a plan for truck stacking entering the site, Seconded by Rick Westerling, **Approved 5-0**

8. Site Plan Review: None
9. New Business: None
10. Old Business: None
11. Public Comment: Mike Hunter thanked the Planning Commission for their time and attention to the quality of life of the impacted residents
12. Township Board Reports: The 2027 Budget process is wrapping up. The Town Center Next Steps Work Group was established.
13. Commissioner and Staff Comments:
14. Adjourn: 8:43 PM

Next meeting November 16, 2026 at 7:00 p.m.

Minutes respectfully submitted by Katie Glynn

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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: November 11, 2026
Re: GLES Mining Special Use Application – Revised Plans

Pursuant to your direction at your November 2, 2026, meeting, attached are revised plans from VK Civil on behalf of 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. As you will recall, you directed the applicant to perform the following:

1. Consider increasing the berm height along the south property line to a range of eight to ten feet
2. Consider adding the eight foot fence along the south property line from the gate, west to the "bend" in the Boulder Ridge road adjacent to the property line
3. Show stacking of trucks on the site plan
4. Provide for means to add more privacy along the south property line

As you will note with the site plan materials, and as shown in italic font below, the applicant provided the following in response to your direction.

> *Based on public comments at the 11-2-26 planning commission meeting and comments voiced by some of the members of planning commission, the site plan has been updated to enhance the screening to the south and address the concerns we heard on dust, screening, and truck traffic. A few of the changes made are as follows:*
>
> 1. *The south berm along Boulder Ridge has been increased to provide additional screening. The ACT ordinance calls for a 4' screening berm. This berm has been increased to 5' around the entire site, as well as 8' along the area of Boulder Ridge dwellings. The proposed plan doubles the ordinance requirement.*
> 2. *An "initial phase" has been detailed on sheet 7. While the proposed operation is planned to take place in one phase starting at the northwest corner and working towards the SW, an initial phase along the south and west edges of the excavation area will be prioritized to lower the floor by 8'-10'. This will create a scenario where the excavation on the south side of the site will be completed initially, and that if Boulder Ridge anticipates further development to the north of their property, the extraction of material will be finished in the south. This will also make it so that excavation will be 8'10' lower than the existing grade and with the 5'-8' berm proposed, excavation will be a total of 13'-18' from the top of berm, providing significant screening.*
> 3. *Truck stacking information has been added to Sheet 7. The proposed gate location allows for 4 trucks to queue at the gate.*

4. *While not edited, I would like to point to Sheet 3 General Site Notes 4. and 6. for dust and noise. Note #4 states "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." As mentioned in the meeting and on the plan, a water truck will be on site and will wet the site to reduce dust. Note #6 states "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." As shown in the noise study, the noise levels of the site were below OSHA limits and were comparable to normal car traffic.*

Following our review of the revised plans, it is important to note that the proposed eight foot tall fence is limited to the house north of the proposed drive to the site and parallel to 40th Avenue. None of the eight foot fence is proposed along the south property line.

Updated Resolution

As a result of your November 2, 2026, meeting, the resubmission materials, and communications from the Township, we have updated the draft resolution for your consideration. The primary revisions can be found in conditions 20 and 23.

Below is a copy of our previous memorandum, in part, for your convenience. The application has been scheduled for your review at your November 16, 2026, meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

Previous Memorandum

Removal of Topsoil, Sand, Gravel, or Other Minerals Review Standards

Pursuant to Section 470-23.08G – Review by Planning Commission; Standards for Approval/Denial of the Allendale Charter Township Zoning Ordinance (ACTZO), the Planning Commission shall review the application and determine if the proposal meets the intent and purpose of Section 470-23.08 – Purpose, is compliant with the requirements of Section 470-23.08F4 – Operating and Site Reclamation Procedures, meets the standards provided therein (Section 470-23.08G2 - Standards), and meets the special use standards of the ACTZO. For your convenience, below is a copy of the Purpose, Section 470-23.08F4, in part, and Section 470-23.08G2 of the ACTZO.

Section 470-23.08B – Purpose

While we would ordinarily provide our comments to assist with your review, and we anticipate that the proposed will not cause any very serious consequences to occur particularly because the applicant does not intend to impact the water table, we felt it was appropriate to first receive public comment prior to commenting on Section 470-23.08B below.

> Section 470-23.08B – Purpose
>
> The purpose of the mineral mining special land use is to regulate the appropriate excavation and removal of mineral resources, but to authorize such activity only if it can be accomplished without very serious consequences to other land uses in the vicinity and elsewhere in the

Township. While the excavation and removal of mineral resources is a legitimate land use, it may involve activities which are incompatible with residential uses or other uses permitted by this Ordinance. The objective of these special land use provisions is to enable the Township to permit such mineral extraction and removal, where such activity can reasonable be permitted, but only upon such terms and conditions as will adequately protect residential and other land uses from very serious consequences and also assure that, once mineral material has been removed, the land shall be reclaimed and restored so as to be available for residential uses or other uses permitted by this Ordinance.

Section 470-23.08F4 – Operating and Site Reclamation Conditions

As you are aware, each condition provided within Section 470-23.08F4 is very lengthy and generally provides a required provision rather than a provision of discretion. Given this and rather than providing the entirety of each condition within this memorandum, we have included the subtitle along with a synopsis of the condition, as well as our comments in italic font for each to assist with your review. If you require the entirety of any condition, please let us know and we will provide it to you.

Section 470-23.08F4 – Operating and Site Reclamation Conditions

All mineral mining activities which are approved for a special land use shall comply with all of the following conditions:

a. Driveways – Driveway access shall be only at the locations approved for such purpose

   Given that the Planning Commission is satisfied with the proposed driveway location, and the applicant has provided evidence of acceptance from the immediately adjacent neighbor to the north that would be impacted by its location, it appears this condition may be met. That said, we have not received any comment from the Ottawa County Road Commission (OCRC) regarding its location s we presume there is a potential its location could be impacted by their review.

b. Truck Routes – Routes for trucks shall comply with the Allendale Charter Township Truck Route Ordinance

   The applicant proposes to travel via 40th Avenue south to Lake Michigan Drive. Given that this is the shortest distance to a Class A road and because we have not received any objection from the OCRC regarding the proposed route, it appears this condition may be met.

c. Entry Roads – The entry road shall be composed of asphalt, concrete, or similar dustless hard surface material

   The entry road drive apron is proposed to meet the pavement requirement of the ACTZO and the remainder of the entry road is proposed as gravel. Given that the Planning Commission was satisfied with the proposed materials during the preliminary review, it appears this condition may be met.

d. Setbacks – Minimum setbacks are required for the excavation area, machinery, and storage or stockpiles

The Planning Commission (and staff) concluded that the applicant met all of the required setbacks during the preliminary plan review. The applicant proposes the same setbacks within the final plan. As a result, it appears this condition may be met.

e. Fencing and Signs – Any area subject to excavation shall be fenced and gated as well as signed with no trespassing signage

As was found during your preliminary plan review, the applicant provided satisfactory fencing and signage. As a result, it appears this condition may be met.

f. Entrance Gate – The property shall contain a gate that is properly placed to accommodate mining vehicles on site waiting outside the gate. In addition, the gate entrance shall be appropriately signed.

The applicant has provided the required accommodations pursuant to this condition, which was found satisfactory by the Planning Commission during preliminary plan review. In particular, you required a larger gate sign, which the applicant agreed to locate and position near the roadway. As a result, it appears this condition may be met.

g. Hours of Operation – The hours of operation of any mining site shall be limited to 7:00a.m. to 6:00p.m., Monday through Friday, and 8:00a.m. to 1:00p.m. on Saturday. Operations are prohibited on Sundays and legal holidays.

As presented during the preliminary review, the applicant proposed hours of operation in compliance with the ACTZO. As a result, it appears this condition may be met.

h. Noise – Mining sites shall be operated in such a fashion that noise or vibration cannot reasonably be considered disturbing to neighboring uses or users of land

While we do not anticipate the site will operate in an objectionable manner, particularly because the applicant acknowledges the necessary compliance with any sound regulations in General Site Note number 6 on Sheet 3 of 7, public comment may reveal concerns in this regard. Pending comments received during the public hearing, it appears this condition may be met.

i. Crushing & Processing of Materials – The processing of material from off-site and from within the site may be occur on the property, with conditions

The applicant has noted a processing equipment setback and intends to conduct mineral processing on site with an excavator, loader, three deck dry screen and rinse deck, conveyors and stackers, tractor and pan, off-road haul truck, and a skid steer. While the applicant proposes processing in compliance with the ACTZO, the Planning Commission may nonetheless place conditions on the processing activity. Following your deliberations in this regard, it appears this condition may be met.

j. Dust Control – The operator shall maintain all interior access roads by preventing dust from the use of said roads

The applicant has included a plan note to maintain a water wagon on site to control dust, as well as provided a noise and dust study, as they have provided previously. Unless public

comment compels the Planning Commission to conclude otherwise, it appears this condition may be met.

k. Drainage – Measures shall be taken to avoid surface water exiting the site in an adverse fashion

While the Township Engineer has expressed concern with potential flooding, in the instance the applicant complies with the direction of the Township Engineer review letter, the site management regarding storm water appears to be satisfied. Further, the applicant will be required to submit for review and approval by the Ottawa County Water Resources Commissioner's Office. As a result, it appears this condition may be met.

l. Topsoil – The replacement of topsoil shall be to a depth of not less than four (4) inches, unless it is demonstrated that less than four (4) inches existed prior to excavation of the site

The applicant indicated that topsoil will be returned at a depth of at least four (4) inches within the application narrative. As a result, it appears this condition may be met.

m. Phasing – If phases exist for a project, reclamation shall occur in one phase prior to operations in another phase

The applicant is aware of this requirement. As a result, it appears this condition may be met.

n. Final Slopes – The final slopes shall not exceed one (1) foot of elevation to each four (4) feet of horizontal distance, unless otherwise approved by the Planning Commission. Further, if the mining operation results in a body of water, the final slopes shall not exceed one (1) foot of elevation to each six (6) feet of horizontal distance to a depth of five (5) feet.

As aforementioned, no body of water is proposed as part of the excavation. The applicant proposes slopes that comply with the requirements of the ACTZO. As a result, it appears this condition may be met.

o. Screening – Earth berms, landscaping or both may be required along the boundaries of the site

As a result of your preliminary plan review, no additional screening was deemed necessary beyond that proposed. As a result, it appears this condition may be met.

p. Lake – The creation of a lake shall only be permitted when a hydrogeological study demonstrates that the waters will not become polluted or stagnant and will not adversely affect groundwater supplies for nearby uses.

The applicant is not proposing to create any body of water Given this, it appears this condition may be met.

Section 470-23.08G2 – Standards

In addition to the aforementioned conditions, the ACTPC shall also consider the factors within Section 470-23.08G2 of the ACTZO, which is provided below for your convenience, prior to approving a special use permit. Given that these factors are generally discretionary, based on their applicability, we have not provided our routine comments under each factor to assist with your review.

Section 470-23.08G2 – Standards

The Township Planning Commission shall not approve any special land use for mineral mining unless the application sufficiently demonstrates that the proposed mineral mining operations and activities will not create very serious consequences or serious environmental impact upon adjacent or nearby lands or other lands in the Township or the area.

Furthermore, before approving a Special Use Permit for mineral mining activities under this Ordinance the Planning Commission shall consider the following factors of the proposed mining operation as applicable:

a. The relationship of extraction and associated activities with existing land uses.
b. The impact on existing land uses in the vicinity of the property.
c. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
d. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
f. The overall public interest in the extraction of the specific natural resources on the property.

<u>Special Use Standards</u>

As you are aware, you must additionally review the request in accordance with your standards provided for special use approval in Section 470-20.06 – Standards of the ACTZO. In that regard, below is copy of said Standards as well as our response to each in italic font, in an effort to assist you with your review of the request.

Section 470-20.06 STANDARDS.

No special land use shall be approved by the Planning Commission unless the Commission finds:

A. That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.

We believe the Planning Commission tentatively concluded during its preliminary review that the special land use will not be detrimental to or endanger the public health, safety, or general welfare. Given that the final plan has generally not changed since the preliminary plan, we expect that the special land use will not be detrimental to the public health, safety, or general welfare. As a result, it appears this standard may be met.

However, pending comment received during the public hearing and after reviewing the final plan, the Planning Commission may disagree with our conclusion.

B. That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.

We do not believe the special land use will be injurious to the use and enjoyment of other property in the immediate vicinity, given that the most adjacent neighbor has agreed to the proposed location of the entry drive. However, pending comment received during the public hearing, the Planning Commission may disagree with our conclusion. Further, and although not found necessary during the preliminary review, the Planning Commission possesses the authority to require other relevant studies to determine if any negative impacts may result from the proposed use.

C. That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We do not believe the special land use will impede the normal and orderly development and improvement of the surrounding property, particularly given that it is located within the Agricultural and Rural Zoning District as well as adjacent to large lots and an active mining site. Related, the applicant has provided an intended end use plan that shows a residential lot, which is compatible with the majority of the surrounding land uses, which are also residential. As a result, it appears this standard may be met.

D. That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Pending comments from the OCRC regarding the access drive location and review by the Ottawa County Water Resources Commissioner's (OCWRC) Office related to drainage, it appears this standard may be met.

E. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

We believe adequate measures have been taken to ensure the minimization of traffic congestion in public streets, as a result of the applicant indicating that an average of 94 trips per day will occur, according to the Trip Generation Analysis, which is well below the threshold for a formal traffic impact study. As a result, it appears this standard may be met.

F. That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in Article 23.

We believe the proposed special land use conforms to the applicable regulations of the district in which it is located as well as those provided in Article 23 of the ACTZO. As a result, it appears this standard may be met.

Site Plan Review Standards

As you are aware, Section 470-24.06 – Standards for Approval of the ACTZO provides your standards of review when deliberating regarding a site plan application. In that regard, below, in part, is copy of said Standards for Approval. While we would ordinarily provide our response to each in an effort to assist you with your review of the request, we suspect that exercise is unnecessary given that most of the standards do not apply to the project. As you are further aware, each standard is very lengthy and provides guidance and authority to the Planning Commission. Given this, rather than providing the entirety of each standard within this memorandum, we have only included the subtitle. If you require the entirety of any standard, please let us know and we will provide it to you.

Section 470-24.06 STANDARDS FOR APPROVAL

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

A. General Access Requirements
B. Environmental Considerations
C. Sidewalks and Pedestrian Circulation
D. Landscaping and Buffering
E. Lighting
F. Utility Service
G. Outdoor Features
H. Waste Disposal Facilities
I. The location and dimensions of all existing and proposed structures on the subject property
J. Building Appearance
K. Site plans shall conform to all applicable requirements of County, State and Federal statutes and approval may be conditioned on the applicant receiving necessary County, State and Federal permits before final site plan or an occupancy permit is granted
L. Traffic Impact Study

Township Department Reviews

Generally, no further comments have been received from township staff since the preliminary plan review. In the instance we receive additional comments, we will transmit them to you. Nonetheless, we have included reference to the staff plan review letters within the draft Resolution to ensure their recommendation and conditions are part of the approval, if granted.

Resolution

Attached is the proposed resolution of approval for the project. While the resolution can be modified if denial is supported, we drafted the resolution for approval based on your favorable response during the preliminary review.

Planning Commission Considerations

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

- Submission of the offered correspondence from the northern property owner that is a co-applicant, acknowledging their commitment to the comments made at the meeting and within the submission materials
- Whether conditions should be placed on the proposed processing area and equipment
- The content of the proposed resolution
    - A requirement that the proper Surety Bond is provided in favor of the OCRC for maintenance of the road during the operation and its restoration when the operation is completed
    - Daily truck and employee traffic shall not exceed an average of 94 trips, calculated each week
    - A condition that the OCRC is satisfied with the proposed plans
    - A condition that the OCWRC Office is satisfied with the proposed plans
- Whether studies are necessary to determine the need for and consequences of the proposed excavation
- The standards, conditions, or considerations provided within:
    - Section 470-23.08B – Purpose
    - Section 470-23.08F4 – Operating and Site Reclamation Conditions
    - Section 470-23.08G2 – Standards (mining)
    - Section 470-20.06 – Standards (special use)
    - Section 470-24.06 – Standards for Approval (site plan)

The application has been scheduled for a public hearing at your November 2, 2026, meeting. We expect the applicant to be in attendance. If you have any questions, please let us know.

GLR
Planner

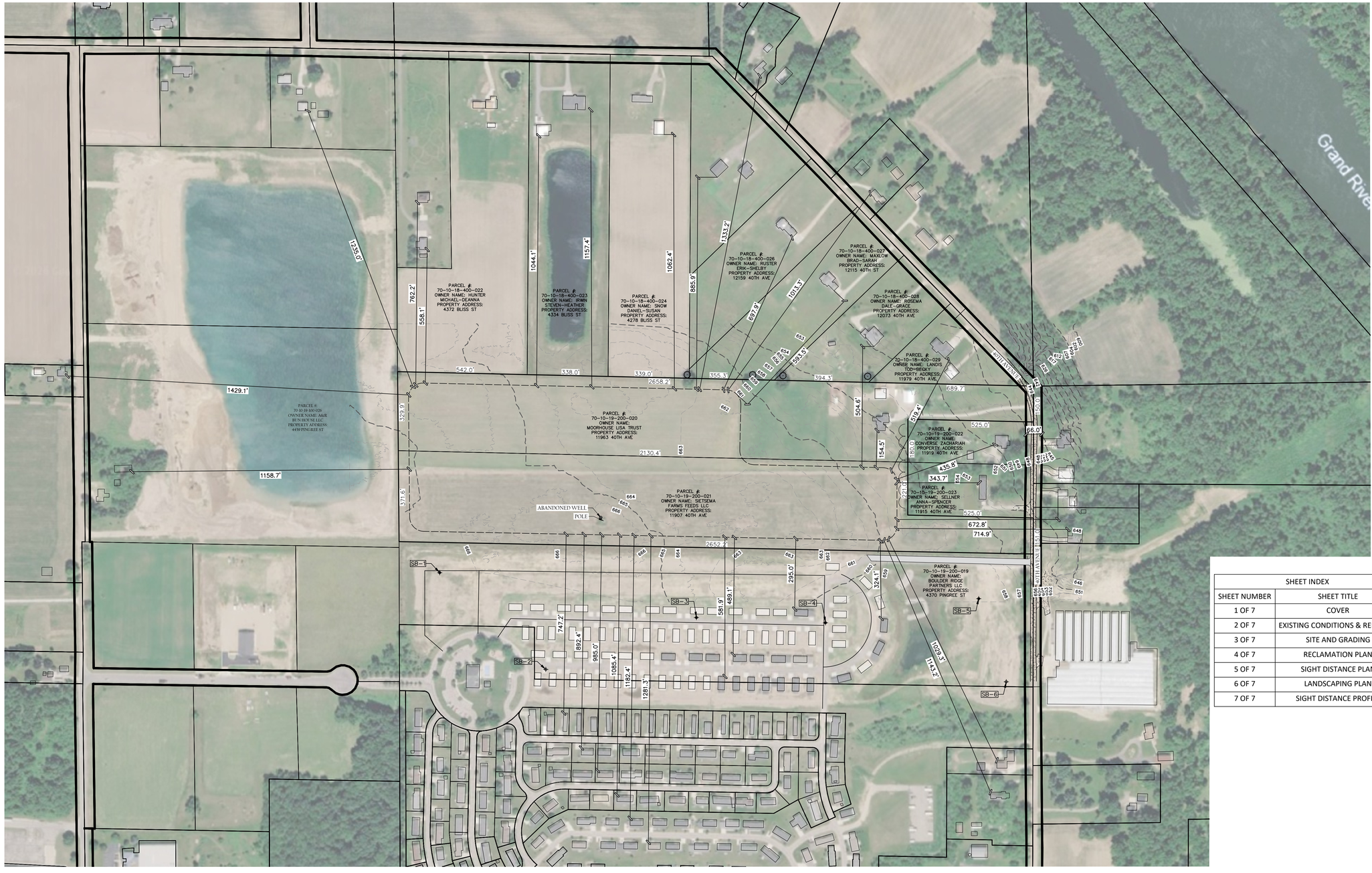
Attachments

cc: Adam Elenbaas, Supervisor
Zach Boeve, VK Civil

ALLENDALE TOWNSHIP

OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE

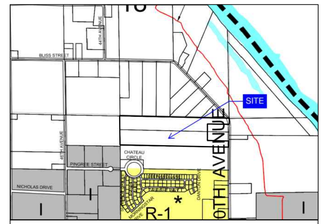


SCALE: 1" = 200'

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
R-4	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE	S	SCHOOL
MH	MOBILE HOME PARK		
	GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)		

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

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

DESIGN ENGINEER
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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

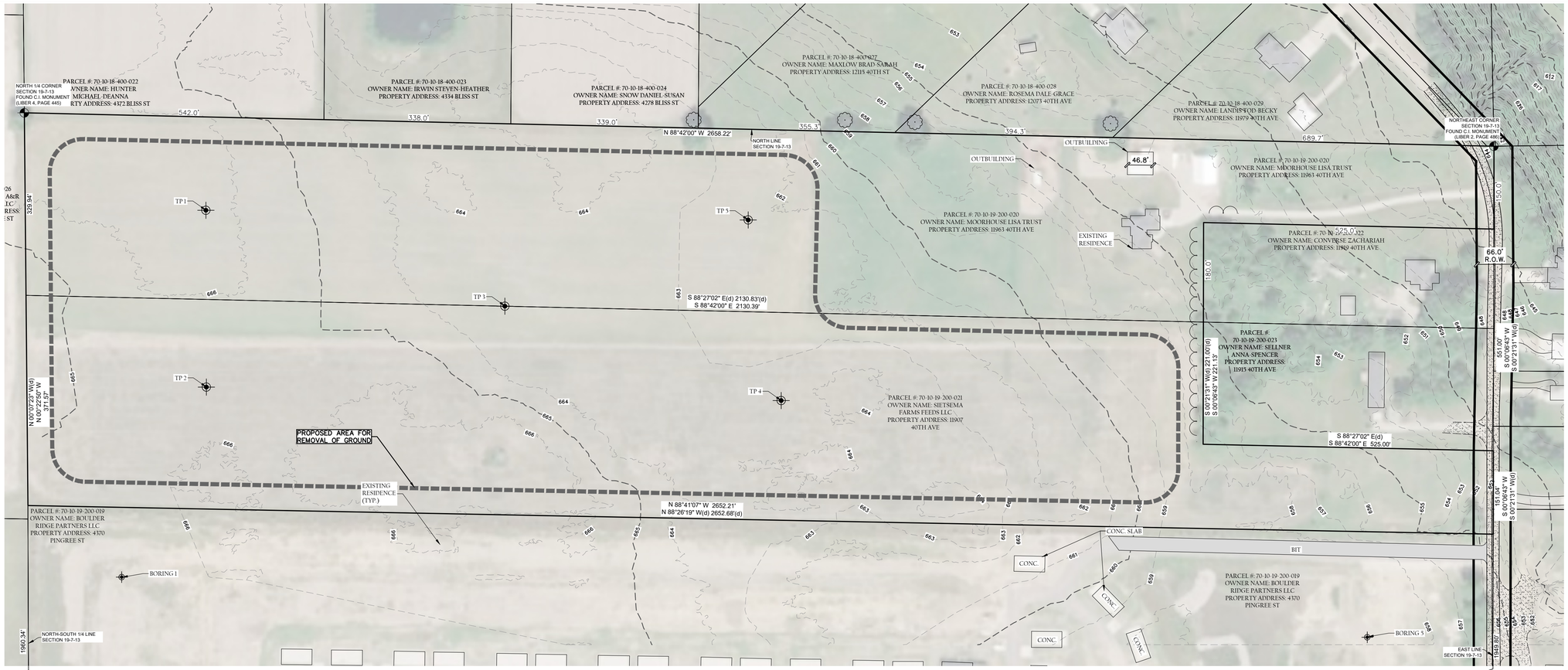
NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
2	06/23/26	TOWNSHIP COMMENTS	MDS
3	08/05/26	TOWNSHIP COMMENTS	MDS
4	09/01/26	TOWNSHIP COMMENTS	MDS
5	10/09/26	TOWNSHIP COMMENTS	MDS
6	11/11/26	PLANNING COMMISSION COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
COVER

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

FILE NO. 1555
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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.

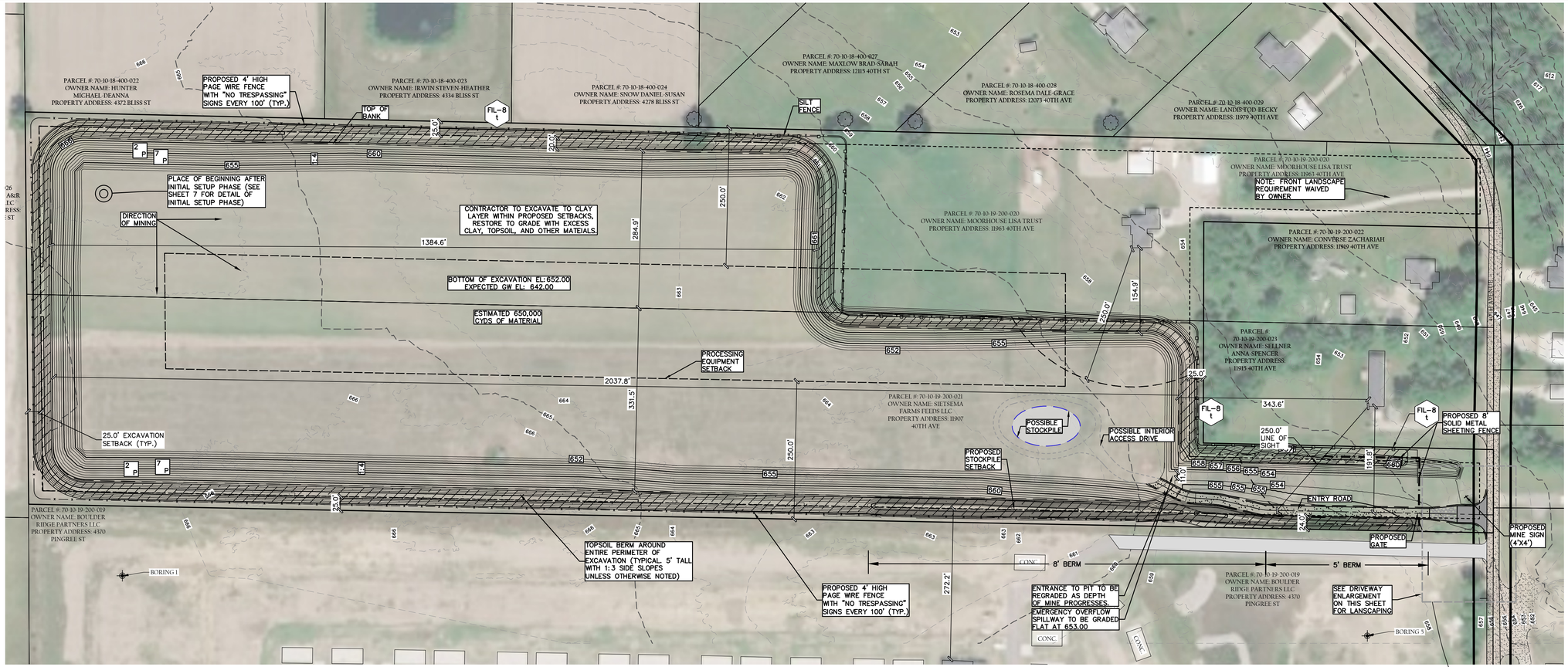
NO.	DATE	REVISION	BY
1	04/30/26	SITE PLAN REVIEW	MDS
2	06/23/26	TOWNSHIP COMMENTS	MDS
3	08/05/26	TOWNSHIP COMMENTS	MDS
4	09/01/26	TOWNSHIP COMMENTS	MDS
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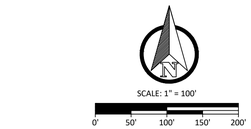
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
EXISTING CONDITIONS & REMOVAL

VK CIVIL
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SYMBOL LEGEND

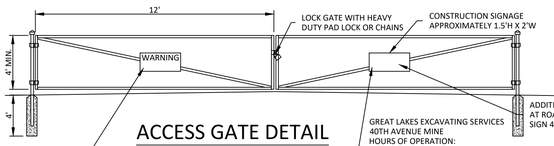
- EXISTING TREE
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- BENCHMARK/CONTROL POINT
- SOIL BORING
- SILT FENCE

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

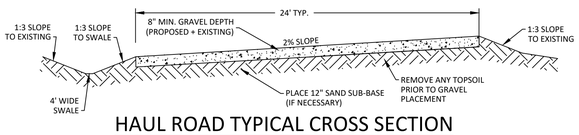
HATCH LEGEND

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



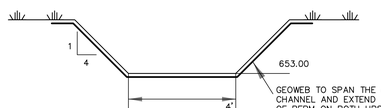
ACCESS GATE DETAIL

NOT TO SCALE



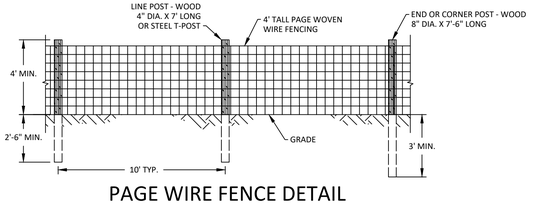
HAUL ROAD TYPICAL CROSS SECTION

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						

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: 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.
22) A WATER CART SHALL BE ON SITE FOR DUST CONTROL.

GENERAL SOIL EROSION MEASURES (APPLICABLE TO ENTIRE SITE)

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

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

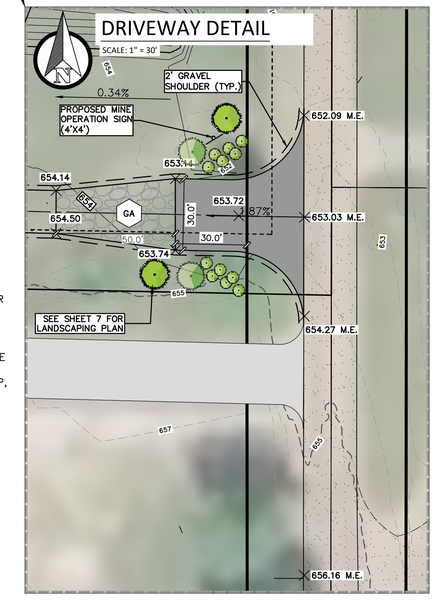
- 2 P — SELECTIVE GRADING & SHAPING, PERMANENT
- 7 P — HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 14 t — AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- 15 P — PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED 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
5	10/09/26	TOWNSHIP COMMENTS	MDS
6	11/11/26	PLANNING COMMISSION COMMENTS	MDS

ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SITE AND GRADING

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com

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

FILE NO. 1555
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Sheet No. 3 OF 7

SCALE: 1" = 100'

0' 50' 100' 150' 200'



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

RECLAMATION NOTE: RECLAMATION SHALL BE ONGOING DURING THE OPERATION. AS FINAL SLOPES ARE MET, EMBANKMENTS SHALL BE SEEDED WITH GRASS SEED TO ESTABLISH GROWTH AND STABILIZE BANKS. ADDITIONALLY, PORTIONS OF THE SITE WILL RETURN TO FARM WHEN EXTRACTION IS COMPLETED.

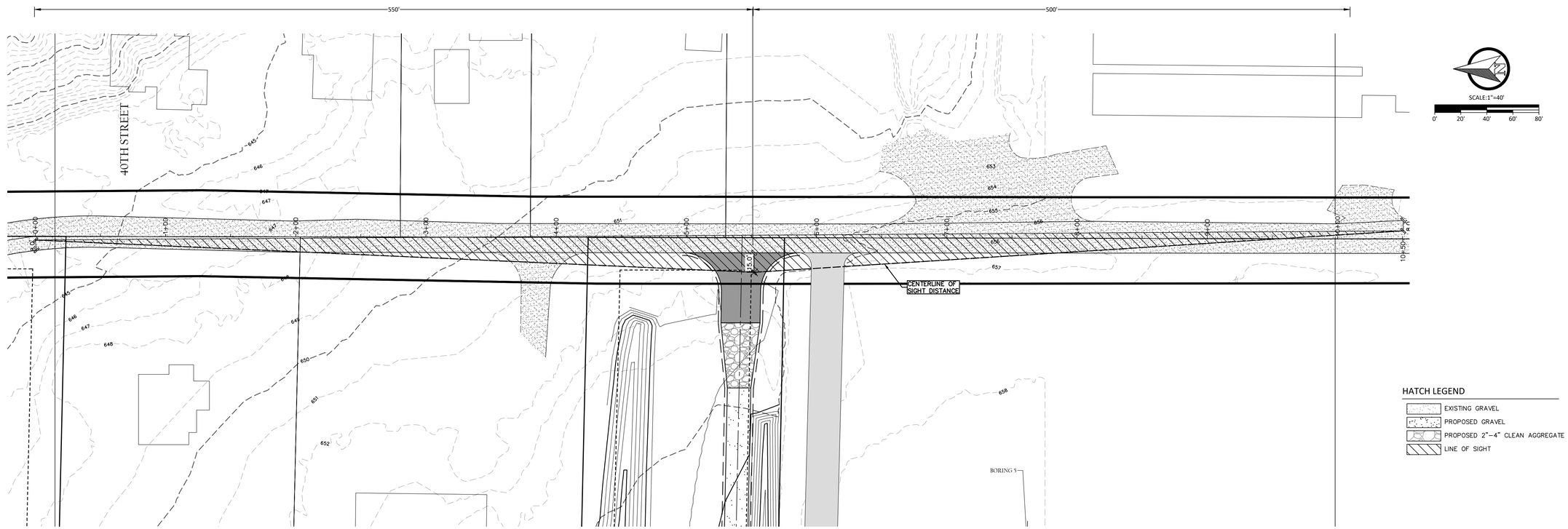
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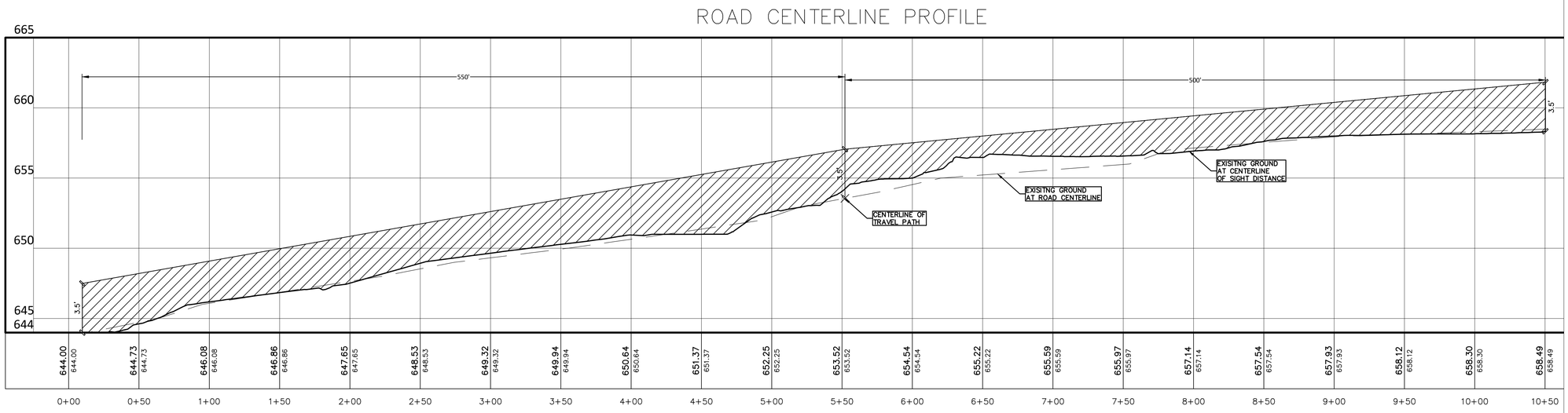
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
RECLAMATION PLAN

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FILE NO. 1555
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Sheet No. 4 OF 7





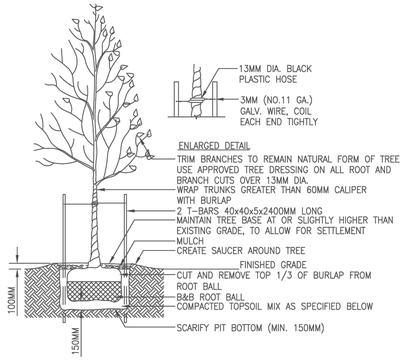
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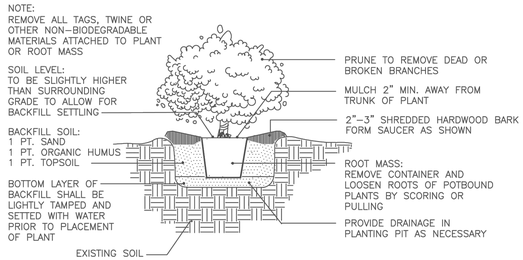
ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
SIGHT DISTANCE PLAN

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Sheet No. 5 OF 7

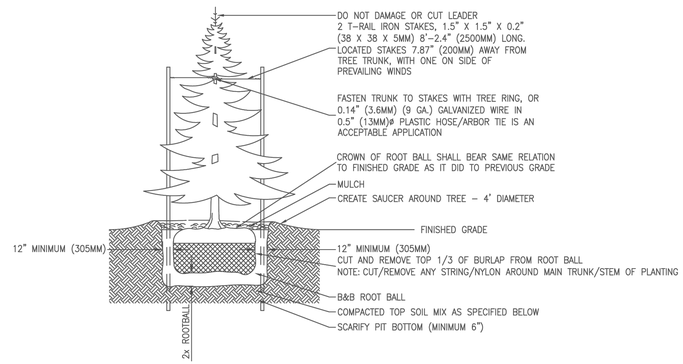




2/3 PLANTING
CONTAINER SHRUB

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:

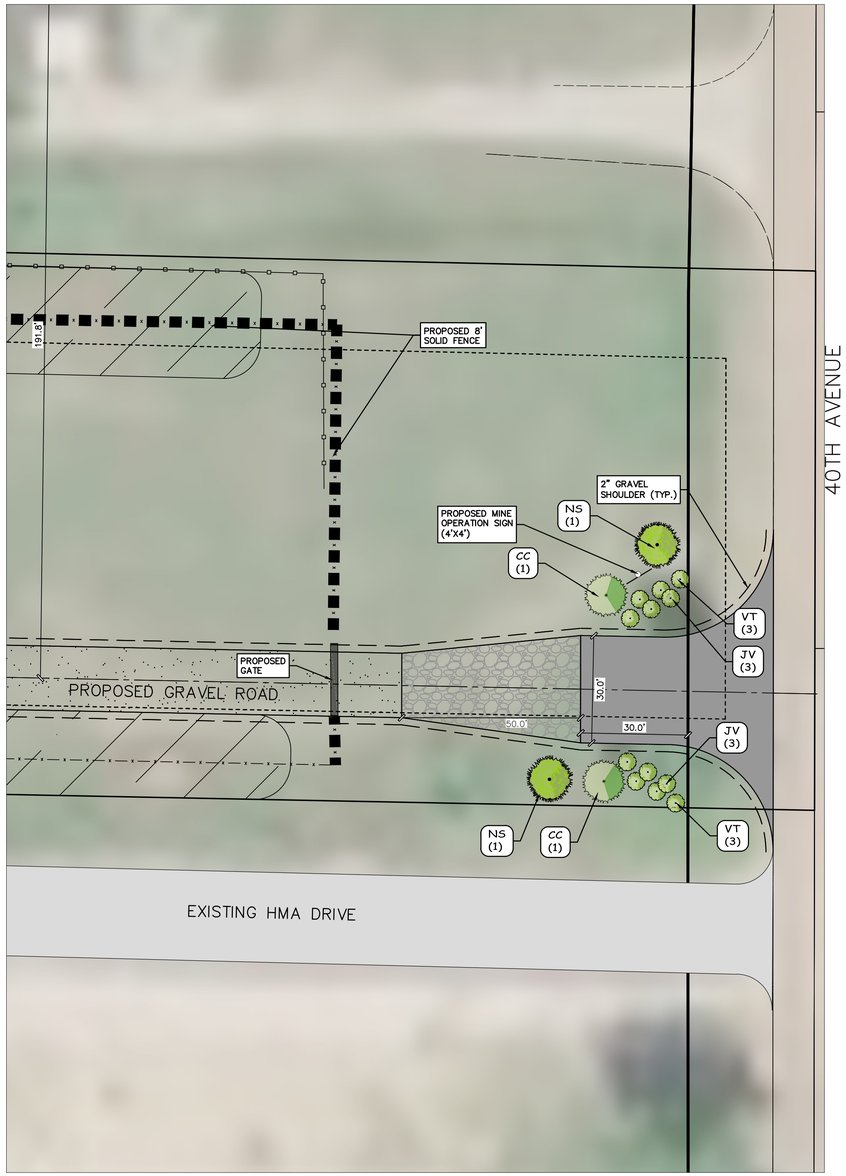
PLANT MATERIALS:
1. PLACE SHREDDED HARDWOOD MULCH TO A UNIFORM 3" DEPTH IN PERENNIAL AREAS AND INSTALL A 4' BARK SAUCER ON ALL TREE PLANT MATERIALS
2. 4" STEEL EDGING IS TO BE INSTALLED WHERE LAWN MEETS TURF AS SHOWN ON DRAWINGS
3. MICHIGAN 1-3" WASHED STONE MULCH TO BE INSTALLED 4" DEPTH ON FABRIC IN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

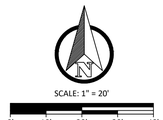
4. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
5. STAKING/GUYING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WEST WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE 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 NO. 3001001351 — REGISTERED LANDSCAPE ARCHITECT

TMB Landscape Consulting

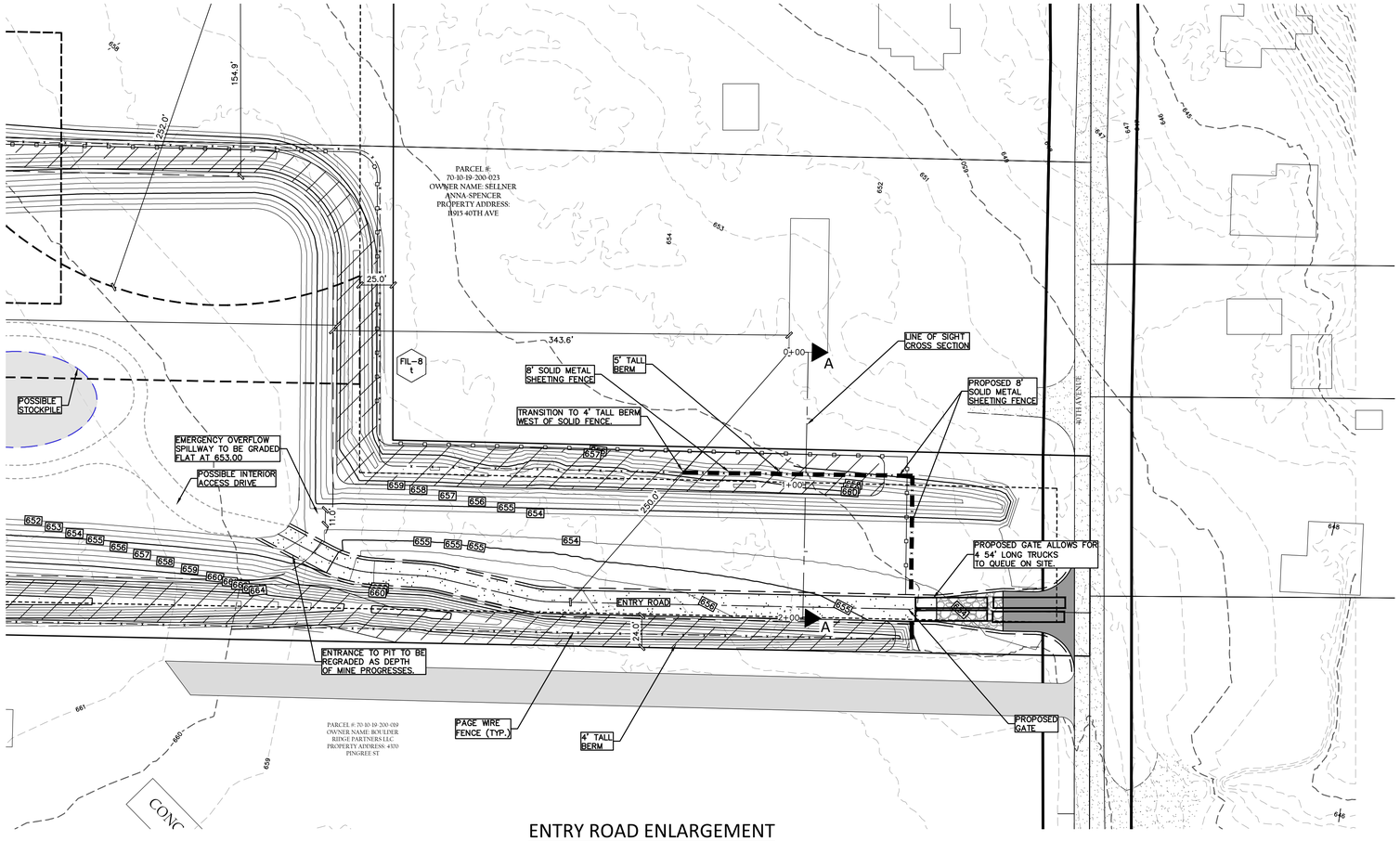
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ALLENDALE TOWNSHIP
OTTAWA COUNTY, MICHIGAN

40TH AVENUE MINE
LANDSCAPING PLAN

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FILE NO. 1555
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Sheet No. 6 OF 7



NOTE: THE OWNER OF 70-10-19-200-023 HAS SIGNED A LETTER AGREEING TO THE PROPOSED LOCATION OF THE ENTRY ROAD.

ENTRY ROAD ENLARGEMENT

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

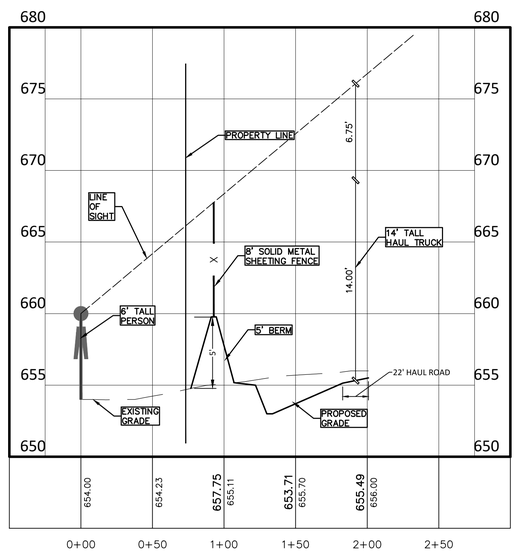
HATCH LEGEND

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



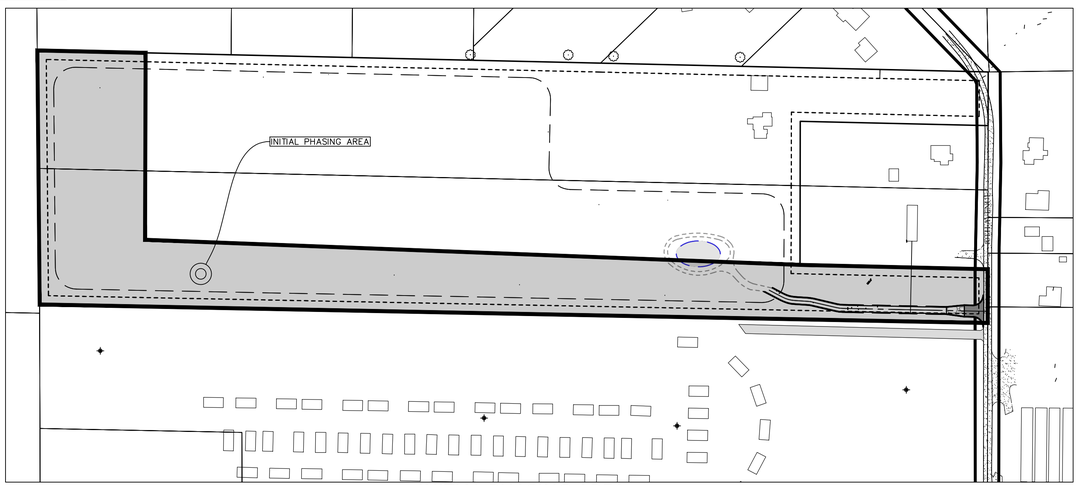
CORRUGATED METAL

NOTE: PROPOSED SOLID METAL FENCE WILL BE SIMILAR TO PHOTO, BUT MAY DIFFER IN COLOR, TRIM, AND CORRUGATION.



CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'
0' 25' 50'
0' 5'

A-A
LINE OF SIGHT CROSS SECTION



INITIAL PHASING AREA

SCALE: 1"=200'

THE ABOVE DETAIL OUTLINES THE INITIAL PHASE OF INSTALLING THE DRIVE ALONG THE SOUTH SIDE OF THE SITE AND PRIORITIZING EXTRACTING THE MATERIAL CLOSEST TO BOULDER RIDGE IN ORDER TO COMPLETE EXTRACTION AHEAD OF PROJECTED EXPANSION.

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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

CHARTER TOWNSHIP OF ALLENDALE
COUNTY OF OTTAWA
STATE OF MICHIGAN

RESOLUTION #_____

At a regular meeting of the Planning Commission of the Charter Township of Allendale, Ottawa County, Michigan, held on the _____ day of _____, 2026 at 7:00 p.m. local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Allegan Sand and Gravel, LLC (the "Applicant"), whose address is 3471 146th Avenue, Southwest, Zeeland, Michigan, 49464, and the Lisa D. Moorhouse Living Trust (also the "Applicant"), whose address is 11963 40th Avenue, Allendale, Michigan, 49401, applied to Allendale Charter Township (the "Township") for a special use approval pursuant to Article 20 and Section 470-23.08 of the Allendale Charter Township Zoning Ordinance (the "Zoning Ordinance"), to excavate approximately 650,000 cubic yards of sand and gravel, within parcel numbers 70-10-19-200-021 and 70-10-19-200-020 as shown in the site plan submission titled "40th Avenue Mine," prepared by VK Civil, dated 11/11/26 (the "Development"), which includes;

1. A one page letter from VK Civil re: 40th Avenue Mine Trip Generation Analysis, dated August 5, 2026;
2. A two page letter from VK Civil dated April 30, 2026 regarding Site Plan Review;
3. A one page letter from VK Civil dated September 1, 2026, re: 40th Avenue Mineral

Extraction Project Allendale Charter Township, Ottawa County;

4. A one page letter from VK Civil dated September 1, 2026, re: 40th Avenue Mineral Extraction Project – Landscape Frontage Waiver, Allendale Charter Township, Ottawa County;
5. A two page Project Narrative from VK Civil dated August 3, 2026 regarding 1555-GLES 40th Avenue Mine;
6. A two page Memorandum of Lease dated 3/27/26;
7. A three page Excavation Access Drive Agreement dated 9/24/26;
8. A 28 page letter from Lakeshore Environmental, Incorporated dated July 18, 2023 re: Investigation of Dust Particulate Concentrations & Noise Levels, Great Lakes Excavating Services, Moorland Township, Muskegon County, Michigan;
9. A Certificate of Liability Insurance dated 4/29/2026;
10. A three page Special Use Application dated 04/30;
11. A one page escrow policy acknowledgment dated 4/28/26;
12. The Development Plans, which include:
    a. 40th Avenue Mine Cover, File No 1555, Sheet 1 of 7;
    b. 40th Avenue Existing Conditions & Removal, File No 1555, Sheet 2 of 7;
    c. 40th Avenue Site Grading, File No 1555, Sheet 3 of 7;
    d. 40th Avenue Reclamation Plan, File No 1555, Sheet 4 of 7;
    e. 40th Avenue Sight Distance Plan, File No 1555, Sheet 5 of 7;
    f. 40th Avenue Landscape Plan, File No 1555, Sheet 6 of 7;
    g. 40th Avenue Sight Distance Profile, File No 1555, Sheet 7 of 7; and

WHEREAS, before taking any action to approve or deny a request for approval of the Development, it is necessary that the Planning Commission hold a public hearing on the proposed special land use and give notice as required by Michigan Act 110 of 2006, as amended; and

WHEREAS, proper notice of the public hearing on the special land use and related site plan having been given as is required by Michigan Act 110 of 2006, as amended, as is evidenced by the Affidavits of Publication and Mailing on file in the office of the Township Clerk and the public hearing having been held on November 2, 2026; and

WHEREAS, the Township Planning Commission found that the Development complies with the purpose of Section 470-23.08 of the Zoning Ordinance, the conditions of Section 470-23.08F4 of the Zoning Ordinance, the standards of Section 470-23.08G2 of the Zoning Ordinance, the standards of Section 470-20.06 of the Zoning Ordinance, and the standards of Section 470-24.06 of the Zoning Ordinance and;

WHEREAS, pursuant to Article 20 and Section 470-23.08 of the Zoning Ordinance, the Township Planning Commission desires to approve the Development.

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

1. The pedestrian pathway parallel to 40th Avenue and Pierce Street shall be constructed at the time pathway is installed on any adjacent property.
2. The front yard landscaping waiver request is granted for 11963 40th Avenue.
3. Daily truck and employee traffic shall not exceed an average of 94 trips, calculated each week.
4. Submission of the offered correspondence from the northern property owner that

is a co-applicant, acknowledging their commitment to the comments made at the meeting and within the submission materials.

5. A Surety Bond, in an amount at the discretion of the Ottawa County Road Commission, shall be provided in favor of the Ottawa County Road Commission for maintenance of 40th Avenue during the operation and for the restoration of the road when the operation is completed.
6. An Irrevocable Letter of Credit, in an amount at the discretion of the Township Engineer, shall be provided in favor of the Township to cover the expense to reclaim and restore the site in the event the owner fails to perform the same.
7. No dewatering shall occur.
8. All trucks exiting the site shall be routed south on 40th Avenue to Lake Michigan Drive.
9. All trucks entering the site shall come from Lake Michigan Drive, north.
10. The Applicant shall arrange a maintenance schedule for 40th Avenue with the Ottawa County Road Commission for the regular grading and application of appropriate dust control.
11. All topsoil returned to the site shall be replaced at a depth of not less than four (4) inches.
12. The special land use shall be completed within five (5) years from November 2, 2026.
13. Stockpiles shall not exceed thirty-five (35) feet in height from original grade.
14. The special land use permit shall be subject to annual review by the Planning Commission on or about the anniversary date of approval of the permit. The

applicant shall provide a written description of the progress of the special land use pursuant to Section 470-23.08G6 of the Zoning Ordinance.

15. The special land use shall be subject to periodic inspections by the Township Engineer to determine if the approved activity is proceeding in accordance with the conditions of the approved site plan and the site plan itself.
16. Upon expiration of the special land use permit, the Applicant shall provide to the Township a certification from a registered civil engineer, landscape architect, or registered land surveyor that the site has been restored in conformance with the approved reclamation plan and may consult with the Township Engineer. Any costs incurred by the Township for such engineering services shall be paid for by the Applicant.
17. Review and approval from the Ottawa County Water Resources Commissioner's office. If significant changes are required to the site, as determined by the Township Zoning Administrator, as a result of approval by the Ottawa County Water Resources Commissioner's office, the Applicant shall return to the Planning Commission for revised approval.
18. Review and approval from the Ottawa County Soil Erosion and Sedimentation Control Agency.
19. Review and approval from the Ottawa County Road Commission. If significant changes are required to the site, as determined by the Township Zoning Administrator, as a result of approval by the Ottawa County Road Commission, the Applicant shall return to the Planning Commission for revised approval.
20. Compliance with the conditions of approval provided by the Fleis and

VandenBrink review letter dated September 8, 2026, and any former letter, including June 2, 2026, and July 16, 2026, or any subsequent letter.

21. These conditions shall be binding on the Applicant and all successor owners or parties in interest in the Development, or any portion of the Development.
22. Any violation of these conditions shall constitute a violation of the Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the Development.
23. Fines will be imposed for any violation of the hours of operation.

YEAS: _____

NAYS: _____

RESOLUTION DECLARED _____.

_____
Tom Zuniga, Secretary
Allendale Charter Township
Planning Commission