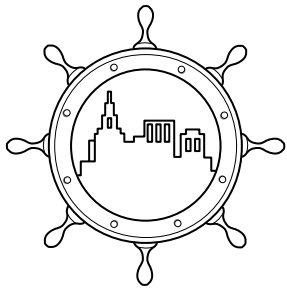


MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: August 11, 2021
Re: Compiled Draft Master Plan



Fresh Coast Planning

950 Taylor Avenue, Ste 200
Grand Haven, MI 49417
www.freshcoastplanning.com

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

Julie Lovelace
616-914-0922
julie@freshcoastplanning.com

Sara Moring-Hilt
586-850-8784
sara@freshcoastplanning.com

Hillary Taylor, MUP, MUD
248-545-2906
hillary@freshcoastplanning.com

Brian Werschem
231-206-4821
bwerschem@gmail.com

At your June 7, 2021 meeting, as a result of an inquiry from a property owner concerning the Master Plan classification identified for their property, you directed us to perform revisions to the draft Master Plan Map and appropriately place existing neighborhoods within the Low Density Residential (LDR) Classification or the Moderate Density Residential (MOD) Classification, in addition to changing the classification of the inquiring party properties. Attached is a copy of the previous draft Master Plan Map for your convenience, as well as the current draft of the Master Plan Map reflecting those changes.

In addition, attached is the complete Master Plan text (less certain appendix maps) for your review in accordance with the Master Plan Framework. The Framework calls for your review of the Master Plan draft in its entirety prior to sending the plan to the Township Attorney for review and comment. Following his review, the plan will return to the Planning Commission prior to transmittal to the Allendale Charter Township Board of Trustees for their review, comment, and distribution to surrounding municipalities for comment.

Master Plan Observations

Below are our final observations for your consideration as you review the entire Master Plan draft. We intend to also review the entire draft prior to distribution to the Township Attorney and provide any further suggestions to you.

- Master Plan Map – Given that your recent direction was to update the Master Plan Map related only to the LDR and MOD Classifications (80' wide & 10,000 square feet / 100' wide and 15,000 square feet, respectively), we limited our revisions to those Classifications. However, during our review, we noted that the Trader's Creek Landing neighborhood averages approximately 60 feet in lot width and 6,500 square feet in lot area.
- Chapter Strategies – As you know, the chapter strategies are future legislative actions by the Township to mandate Master Plan provisions into physical form through ordinance amendments. In an effort to organize those strategies following adoption of the master plan, does the Planning Commission desire to rank them in order of "importance" to prioritize that legislative process?
- Future Streets – As you know, the current and draft Master Plan Map identify future streets to connect to existing major north south roads and provide alternative routes for vehicular traffic. The Planning Commission may want to review whether those locations remain accurate and if additional locations are necessary.
- Census Data – We understand that complete 2020 Census data will be available in September. Initially, the release of this data was scheduled for early summer. Following its release, we will update all of the related statistical data within the Appendix.
- Staff Review – While we preferred to send the compiled Master Plan draft to Township staff prior to your review of the same, we distributed a copy of the draft at the same time as this memorandum to you. We are seeking their final review of

language relevant to their department. We will let you know if any further suggestions are raised by staff.

The Master Plan is scheduled as an Old Business item at your August 16, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor