



## Fresh Coast Planning

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# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: March 10, 2021  
Re: Draft Master Plan Map

Pursuant to your direction at your December 21, 2020 meeting, attached is the draft Master Plan map. As you will recall, you instructed us to perform the following.

- Public/Institutional Classification – remove this classification throughout the Township and replace with logical classifications
- 84<sup>th</sup> Avenue and Lake Michigan Drive – revise the 40 acres on the southwest corner entirely to Industrial, matching the current Zoning Map
- Springfield neighborhood west of 52<sup>nd</sup> Avenue – ensure that this area matches the equivalent Zoning District
- North of Rich Street between 48<sup>th</sup> Avenue and 56<sup>th</sup> Avenue – change the parcels from Moderate Density Residential and Low Density Residential to Industrial
- Enclave – change to the R-4 Zoning District equivalent classification
- Town Center – change to General Commercial

We believe the draft map achieves your direction. Also attached for your convenience is the current Master Plan map.

In addition, at your November 16, 2020 meeting, you asked us to attempt to improve the Master Plan Classification to Zoning District table within the Implementation Chapter in an effort to reduce the possibility of confusion. Unfortunately, we determined that the only means to reduce confusion would be to modify the Zoning District terms, which requires an amendment to the Zoning Ordinance. In the instance the Planning Commission desires to seek that end, we can prepare the necessary text amendments for your consideration.

The draft map has been scheduled for your consideration at your March 15, 2021 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachments

cc: Adam Elenbaas, Supervisor