



Fresh Coast Planning

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MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: January 31, 2022
Re: Compiled Master Plan Draft

Pursuant to your direction at your October 4, 2021 meeting, we transmitted the draft Allendale Charter Township Master Plan (ACTMP) to the Allendale Charter Township Parks and Recreation Committee (ACTPRC) for review and comment, with particular regard to the recreational components of the Plan. In response, the ACTPRC was satisfied with its content and did not have any suggested revisions. Consequently, we return the ACTMP to you for review of your changes, as directed at your October 4, 2021 meeting. Those included:

1. Remove the Future Street at West Campus Drive and 52nd Avenue
2. Revise the lot at the end of Henry Street to Medium Density Residential rather than Service Commercial

In addition, you asked us to include a wetland map separate of the Master Plan map within the Appendix. We have created that map and a placeholder for its inclusion, accordingly.

Residential Densities

Lastly, as you may recall from your August meeting at which you reviewed the ACTMP Map, we were working on verification of densities for existing residential neighborhoods related to the Low Density Residential (LDR) Classification and Moderate Density Residential (MOD) Classification. At the time of your meeting, we had not completed that process. Since then, we completed our review, including neighborhoods recommended for a double check by the Planning Commission and found the following, as highlighted within the attached Master Plan Map excerpt. As a reminder, the LDR is intended at 100 feet in lot width and 15,000 square feet in lot area, and the MOD is intended at 80 feet in lot width and 10,000 square feet in lot area.

- Outlined in Pink (MOD)
 - Rosewood Avenue – These lots have a common lot width of 90 feet and lot area of 13,000 square feet.
 - Forest View Street – Six lots exist that would meet the parameters for the MOD Classification, but would exist “on an island” without additional MOD property abutting
 - Lynn Drive – Five lots exist that would meet the parameters for the MOD Classification, but would exist “on an island” without additional MOD property abutting
- Outlined in Green (LDR)
 - Ivory Road and Larkspur Lane – In the instance you conclude that Rosewood Avenue should be identified as MOD, it may be appropriate to do the same for Ivory Road and Larkspur Lane. While these lots possess the lot width of LDR properties, some of the lots are in between the MOD and LDR lot areas.

Next Steps

As you know, after your review of the compiled plan, the next step is to send a copy to the Township Attorney for review and comment. Following his review, we will return the ACTMP

draft to you with his comments for additional revision, if necessary. At the completion of any revisions, the ACTPC can then transmit the draft ACTMP to the Allendale Charter Township Board of Trustees (ACTBT) for review and comment. The ACTBT can either provide comment back to the you for revisions, or authorize distribution of the draft Plan to surrounding municipalities and registered parties.

Similar to your August review of the compiled plan, we have not provided a copy of all of the identified appendices. In the instance you prefer a copy of those appendices, please let us know and we will provide them to you. The Master Plan is scheduled as an Old Business item at your February 7, 2022 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor