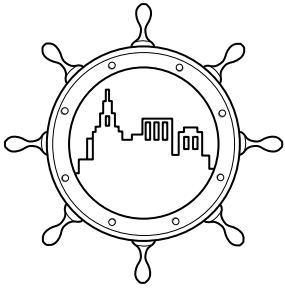


MEMORANDUM

To: Allendale Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 29, 2021
Re: Revised Draft Master Plan Map & Text



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Pursuant to your August 16, 2021 meeting, attached is a revised draft of the Master Plan Map. As you will recall, you directed us to perform the following changes:

- Southeast corner of Lake Michigan Drive and 60th – General Commercial
- Mr. Burger property – General Commercial
- Eric Street, North of LDR area – General Commercial
- West and South of Scott Street – General Commercial
- 74th Avenue and Lake Michigan Drive – Moderate Density Residential
- Valley View to west – Moderate Density Residential
- Continue Rural Estate from Lake Michigan Drive, north to Buchanan
- Mobile Home Park at the end of Pingree, including dashed line area to the north if part of the approved mobile home park – Medium Density Residential
- Extend Industrial at Rich Street and 48th Avenue
- Allendale Sewer Treatment property – Agriculture

Further, you directed us to perform or provide the following:

- Provide the percentage of land mass for each master plan classification within the 2013 map and the draft map
- Create a wetland overlay on a separate master plan map
- Provide more consistent sized road names and their locations
- Bold the township limits and label the Grand River
- Include a bike trail map within the master plan
- Verify all of the neighborhood densities changed to LDR and MOD to ensure they are appropriately classified

While we believe the draft map achieves your direction, we were unable to complete our verification of neighborhood densities in time for your agenda distribution. Nonetheless, we wanted you to be able to review the draft and provide additional comment, if any. We will continue to work on the verification of those areas as time permits.

Percentage of Land Mass 2013 vs 2022 Draft

Below is a table containing the land mass of the master plan classifications in the current 2013 map and the draft 2022 map. The total area is shown in acres.

Classification	2013 Plan	2022 Plan
Agriculture	9,454	10,480
Rural Estate	1,295	1,458
Low Density Residential	4,154	4,632
Moderate Density Residential	531	1,205
Medium Density Residential	481	575
High Density Residential	405	421
Office	19	19
General Commercial	266	327
Service Commercial	93	93
Town Center	20	-
Industrial	368	547
Public/Institutional	2,670	-

Master Plan Text

Additionally attached is the same master plan text previously provided to you with a slight revision to the introduction of Chapter Six, following review and suggestion by Mr. Chad Doornbos, Superintendent of Public Utilities. The second to last line in the first paragraph now includes “all plats” with no other changes.

The Master Plan is scheduled as an Old Business item at your October 4, 2021 meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Adam Elenbaas, Supervisor