

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2016-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., to have preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative and restrictions](#);
3. [Site development plan](#) dated 12/11/2015;
4. [Utility plan](#) dated 12/11/2015;
5. [Grading plan](#) dated 12/11/2015;
6. [Elevation](#);
7. [Sign](#).

**Based on the findings that:**

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
  - a. The qualifying conditions in Sec. 22.2 are met;
  - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
  - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
  - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
  - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.

- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

**And with the following conditions:**

- 1. The parcels shall be combined prior to any building permit approval.**
- 2. As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- 3. A Storm Water Drain Permit (written approval by the Drain Commissioner’s office) shall be submitted to the Township prior to the issuance of any building permits.**
- 4. At least one of the entrance lanes from 36<sup>th</sup> Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**
- 5. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

**MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.**

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk