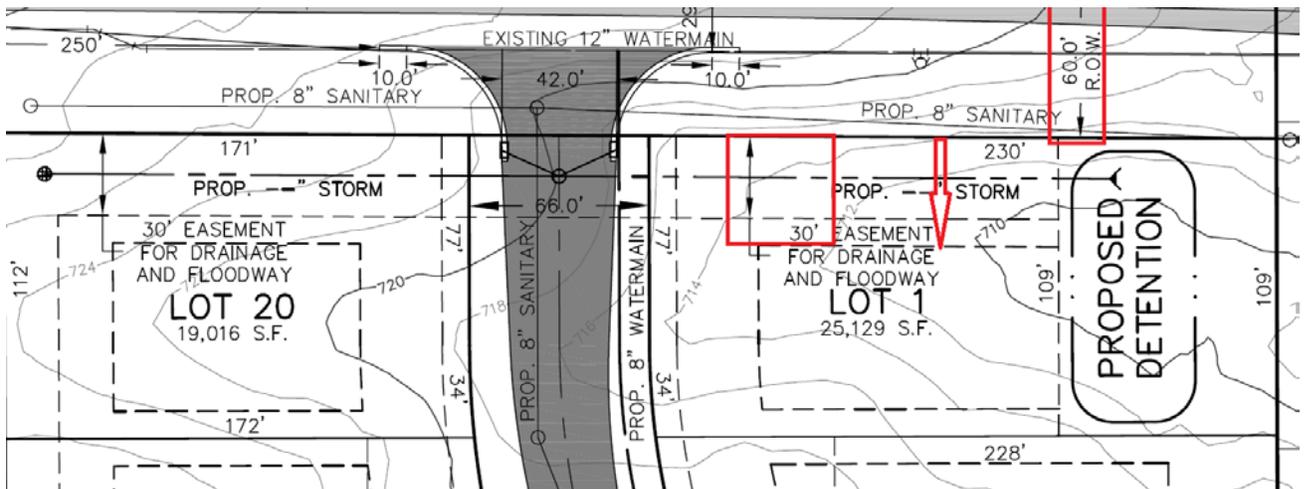
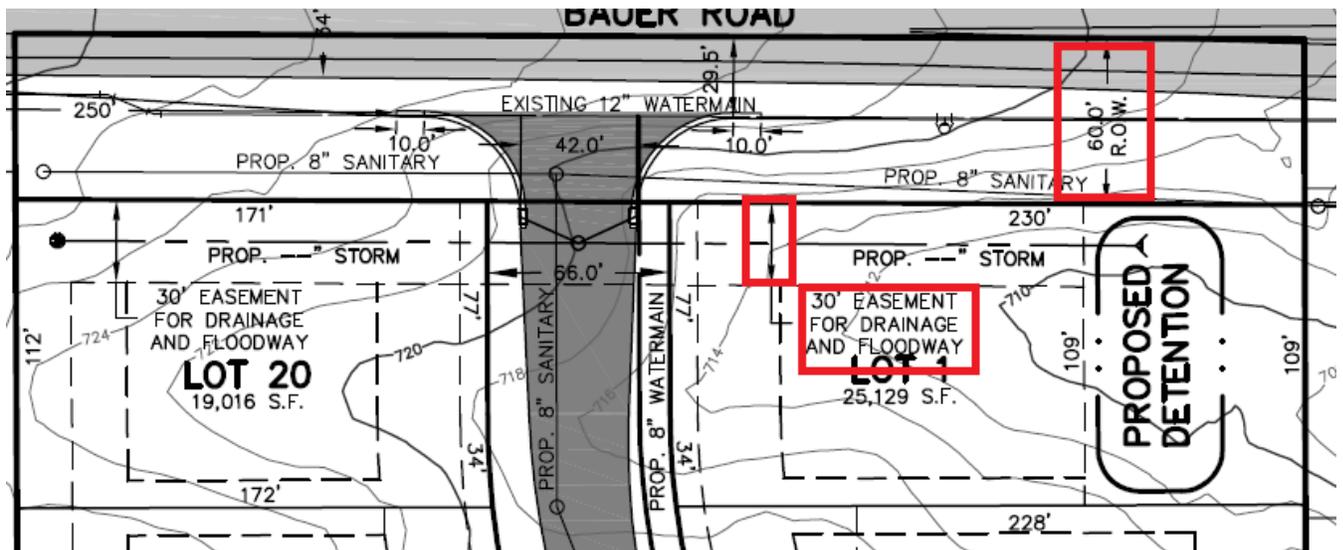


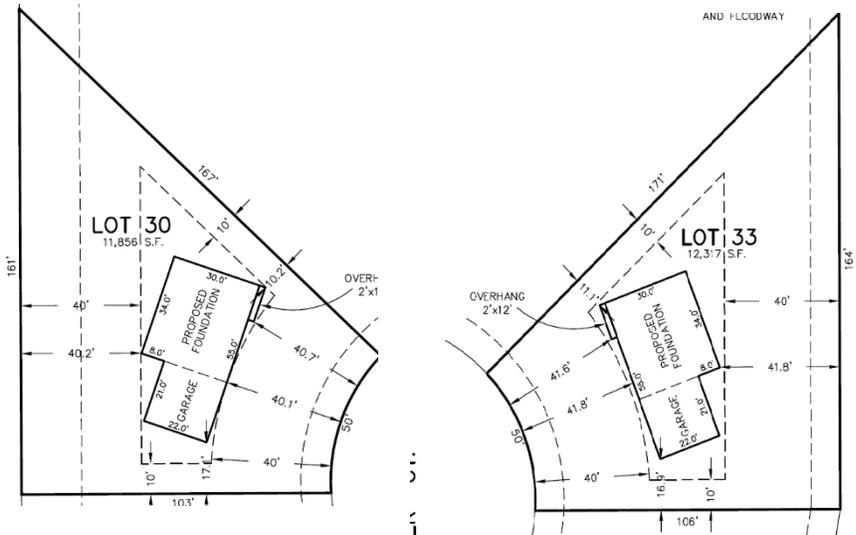


**SUMMARY**

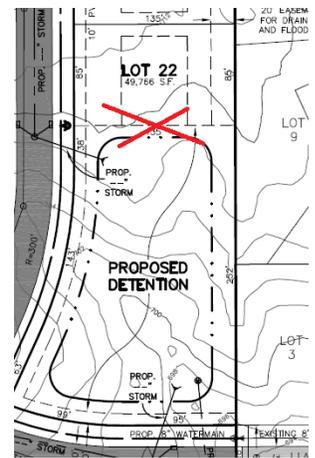
- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
  - 1) Many lots have small buildable areas with small or no available rear yards for accessory structures and uses. Many are affected by drainage and floodway easements, detention ponds, and wetlands. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances (including the location of accessory uses and structures since many rear yards are not buildable).
  - 2) Lots 1 and 20 are required to have front yard setbacks on Bauer Rd. Therefore, the front yard setback for lots 1 and 20 is 100 feet (40 feet measured from a point 60 feet from the center of Bauer Rd.). **The developer provided a revised sketch that shows the building envelopes to comply with the required setback.**



3) Lots 30 and 33 have very small building envelopes. Examples have been provided that the minimum size house would fit on the lots. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested for a larger house to be placed on these lots based on those circumstances.



4) Although a lot line is shown to the south of lot 22 and the north of the detention pond, a note on the plan states that the detention pond shall be owned by low 22. **Therefore, a condition of approval will be added that the detention pond property is part of the parcel of lot 22.**



b. The layout has been revised.

1) The revised layout shows a stub street to the south, as required at the last Planning Commission meeting. A stub street is also shown to the west. Note that the stub street does not provide a feasible connection to the west because of the water tower. **The Planning Commission will have to determine if this is acceptable.**



**Sec. 50-51. For tentative approval of preliminary plat.**

Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

- (1) *Street layout.* Street layout and arrangement shall provide for the continuation of existing principal streets in surrounding areas, or conform to a plan of the general area or neighborhood, approved and adopted by the planning commission. In any event, the subdivider shall provide for satisfactory future circulation within the neighborhood or general area by extending the street system within the proposed subdivision to the property boundary line of the tract at points not more than 1,300 feet apart. Minor streets shall be so arranged as to discourage their use by through traffic.
- 2) The total length of the proposed temporary dead end road from Bauer Rd. is 2,462 lineal feet, 1,133 lineal feet for phase 1 and 1,329 for phase 2, which exceeds the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances by 1,662 feet. **The Planning Commission will have to determine if this is acceptable and if a variance should be recommended.**

The Planning Commission may recommend and the Board may approve a 1,662 foot variance. The proposal includes one stub extension to the west, one to the south and one to the east. These future stubs will provide for future connectivity and will result in the proposed roads complying with ordinances when the streets are built out.

**Sec. 50-51. For tentative approval of preliminary plat.**

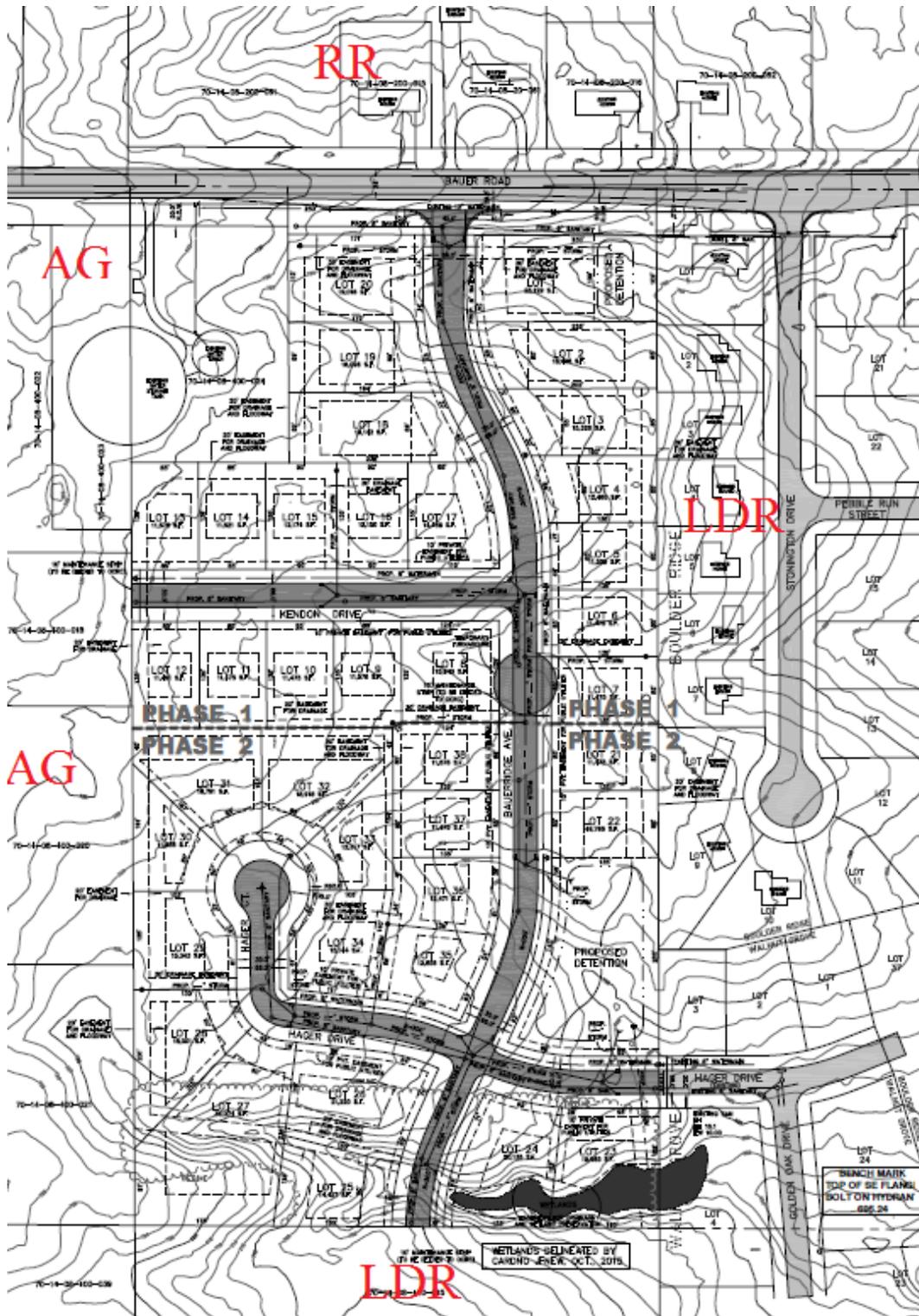
Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

3c. The maximum length of a cul-de-sac street shall be 800 feet, measured from the centerline of the closest intersecting street to the furthest point of the right-of-way of the cul-de-sac, which street itself is not a cul-de-sac or dead-end street.

**Sec. 50-52. Variances.**

When the subdivider can show that a literal enforcement of the standards of this chapter would cause unnecessary hardship if strictly enforced or where, because of topographical or other conditions peculiar to the site the standards require adjustments, departure may be made without destroying the intent of such provisions. The planning commission may recommend a variance, or the township board on its own initiative may approve a variance; provided, however, that such variance from the terms of this chapter may not change or amend the requirements of the township zoning ordinance.

- 3) Lots 1 and 20 shall not have access to Bauer Rd.
- c. As noted on the plan, the developer shall construct sidewalks adjacent to Bauer Rd. and the detention pond on lot 22 at the time the plat is constructed.
- d. The plan fails to show the adjacent zoning. See the map below. Adjacent zoning is as follows:
  - 1) To the north RR
  - 2) To the east and south LDR
  - 3) To the west AG



e. An association shall maintain the parkway along Bauer Rd.

## **OPTION FOR MOTION**

Planning Commission determinations:

1. The revised layout shows a stub street to the south, as required at the last Planning Commission meeting. A stub street is also shown to the west. Note that the stub street does not provide a feasible connection to the west because of the water tower. **The Planning Commission will have to determine if this is acceptable.**
2. The total length of the proposed temporary dead end road from Bauer Rd. is 2,462 lineal feet, 1,133 lineal feet for phase 1 and 1,329 for phase 2, which exceeds the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances by over a 1,662 feet. The Planning Commission may recommend and the Board may approve a 1,662 foot variance. **The Planning Commission will have to determine if this is acceptable and if a variance should be recommended.**

Note that the proposal includes one stub extension to the west, one to the south and one to the east. These future stubs will provide for future connectivity and will result in the proposed roads complying with ordinances when the streets are built out.

*If the Planning Commission determines that the plan complies with Township ordinances **and if the layout is acceptable and if the length of the road warrants a variance**, the following motion is recommended. If the Planning Commission determines that the plan does not meet ordinance requirements or the street layout should be redesigned, the plan could be tabled for revisions.*

**Motion: To remove the item from the table.**

**Motion: To adopt the staff report as findings of fact, to approve the site plan, and to recommend to the Township Board to grant tentative preliminary plat approval of the layout of the Preliminary Plat of Bauer Ridge, P.P. # 70-14-08-400-025, located at 3358 Bauer Rd., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated February 09, 2016, and**

**To recommend to the Township Board to grant a variance of 1,662 feet for the 2,462 lineal foot length of the road because it exceed the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances (with the authority given to the Board in Sec. 50-52),**

- a. Based on the findings that if the Township Board approves the variance for the cul-de-sac length, the applicable standards of the ordinance will be met.
- b. The conditions of approval are recommended as follows:
  - 1) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Many lots have small buildable areas with small or no available rear yards for accessory structures and uses. Many are affected by drainage and floodway easements, detention ponds, and wetlands. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances (including the location of accessory uses and structures since many rear yards are not buildable).

- 2) Lots 1 and 20 are required to have front yard setbacks on Bauer Rd. Therefore, the front yard setback for lots 1 and 20 is 100 feet (40 feet measured from a point 60 feet from the center of Bauer Rd.), as shown on the additional sketch provided by the applicant.
- 3) Lots 30 and 33 have very small building envelopes. Examples have been provided that the minimum size house would fit on the lots. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested for a larger house to be placed on these lots based on those circumstances.
- 4) Although a lot line is shown to the south of lot 22 and the north of the detention pond, a note on the plan states that the detention pond shall be owned by lot 22. Therefore, **the detention pond property shall be shown as part of the parcel of lot 22.**
- 5) Lots 1 and 20 shall not have access to Bauer Rd.
- 6) As noted on the plan, the developer shall construct sidewalks adjacent to Bauer Rd. and the detention pond on lot 22 at the time the plat is constructed.
- 7) An association shall maintain the parkway along Bauer Rd.
- 8) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

**The following documents compliance with Township ordinances:**

ID number		Date	2/10/2016
Name	Bauer Ridge		
Address			
Use	Preliminary Plat	SUP required	NA

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. setbacks
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	b. roads
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	c. by developer
Signs, exterior lighting	X	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	d. provide
Location of existing vegetation-parkway association	X	e. association
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	required	