

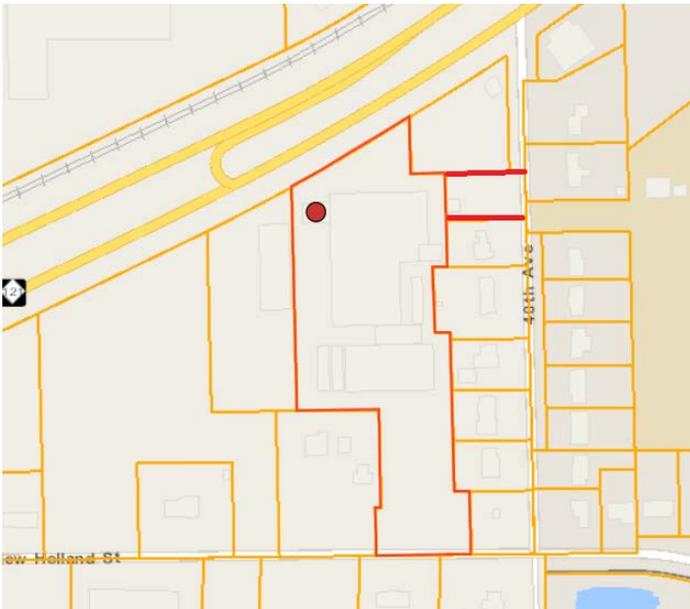
## REQUEST

**(SUP1602) WW Greenhouses, Doug Walters**, 4044 Chicago Dr., is requesting to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI.

The business has existed at this site since the 1980s and various changes have taken place throughout the years, with the latest in the late 1990s. No special use permit was ever requested or granted for the use, though site plan approval has been granted for several revisions. Consequently, **now that an addition is proposed and the site is to be changed, a special use permit is required.**

The request is for special use permit and site plan approval for an open air business and for greenhouses selling retail, for the construction of a 36 by 96 foot barn to expand the use of maintenance, storage, planting and shipping which is being conducted in the existing 36 by 102 foot barn.

Therefore, the site should be brought up to current standards as much as practical. A temporary sidewalk waiver was granted by the Township Board on July 11, 2016.



## HISTORY

ST8719 – inadequate site plan, no approval granted

From 1988 to 1998 the various greenhouses and structures were constructed.

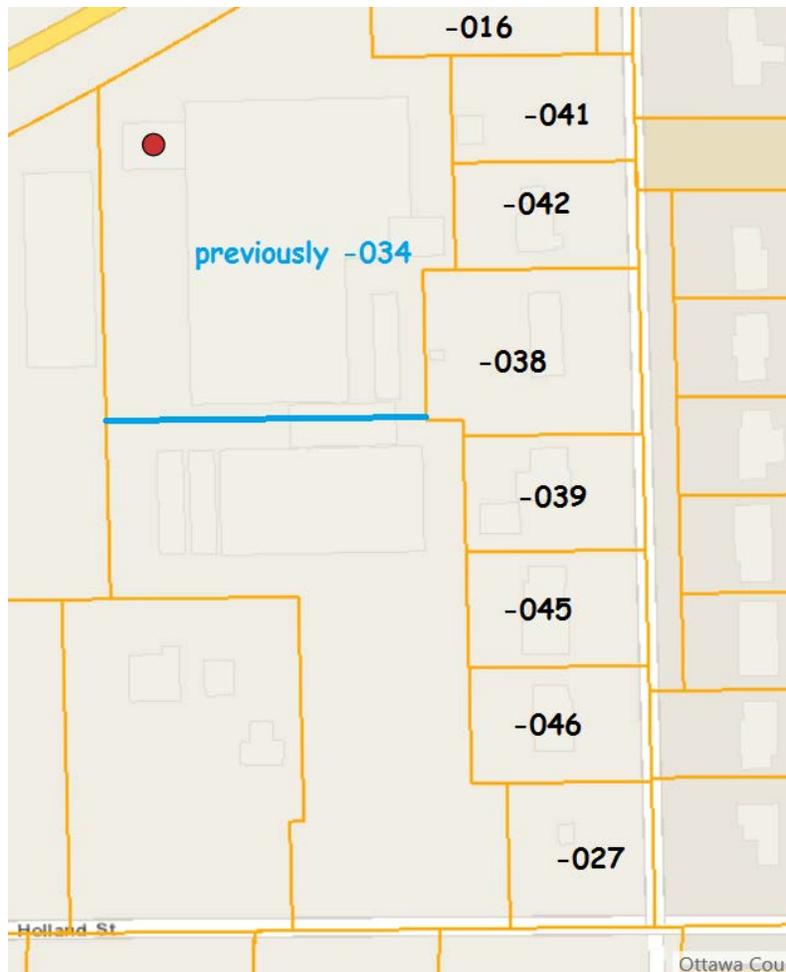
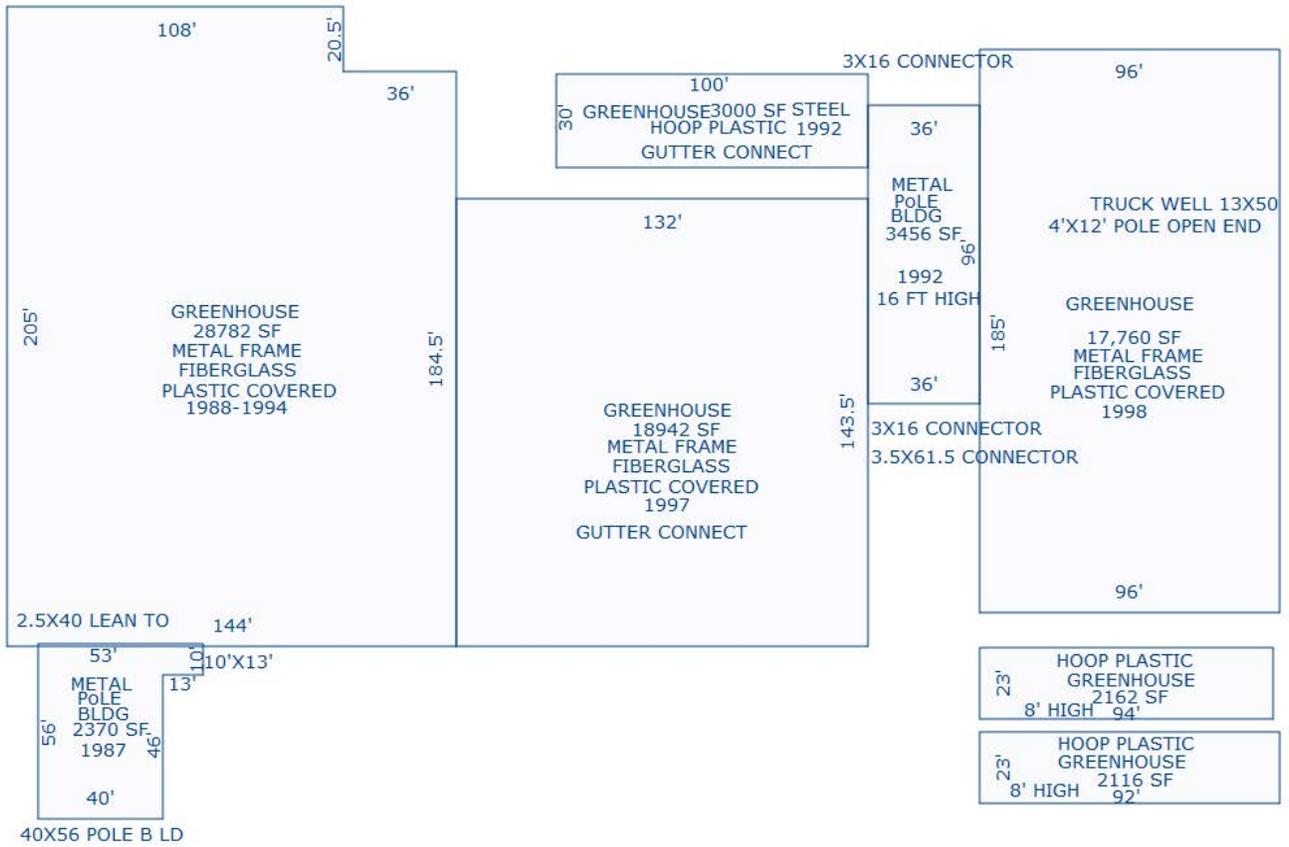
ST9212 – site plan approved

ST9724 – site plan approved

VAR8872 – variance approved for required front yard setback of 40 feet to be reduced to 30 feet, to allow an additional 13.3% lot coverage (was maximum of 35% coverage, now 48.3% allowed) on P.P. # 70-14-31-400-034, and to allow a gravel parking lot only on P.P. # 70-14-31-400-034.

VAR8958 – variance approved to have a ground sign height of 5 feet.

VAR9719 – variance denied to have an additional 7.5% of lot coverage



## MASTER PLAN

The use of greenhouses is consistent with the Master Plan. The Master Plan designates the parcel as (HC) Highway Commercial and greenhouses selling retail are allowed.



## SUMMARY

- a. **The parcels must be combined since parking for the use is on -041 (P.P. #70-14-31-400-051 and 70-14-31-400-041).** The plan notes that the parcels shall be combined.
- 1) The front yard setback is required to be 30 feet from the property line. Chapter 24 footnote I states that the required front yard setback (30 feet) shall be landscaped and not used for parking or drives. **Landscaping and landscaping calculations along Chicago Dr. and 40<sup>th</sup> Ave. were provided.**
  - 2) The side yard setbacks are 10 and 15; however, the Planning Commission will determine if the requirements are met in Sec. 26.3(D) for a greenbelt for a parking area adjacent to a residential district. The adjacent property to the east and south is all LDR and the 25 foot greenbelt is required. **Landscaping calculations were provided.**
  - 3) The rear yard meets the requirement to be 40 feet. **Landscaping or the greenbelt along New Holland was provided.**
  - 4) **The building at the corner of Chicago Dr. and 40<sup>th</sup> Ave. is not included in this proposal.**

As per the plan, landscaping and greenbelt calculations were provided for along Chicago Dr., 40<sup>th</sup> Ave. and New Holland. Some additional landscaping is proposed; however, the plan shows that much landscaping already exists. The applicant is asking for the Planning Commission to determine that the existing landscaping meets the ordinance requirements for streetscape and for greenbelts.

See the pictures below of the landscaping along Chicago Dr. and from the rear of the site that screens the use from the houses along 40<sup>th</sup> Ave.

See the chart below the pictures. Note the requirements and the amount existing, along with the amount proposed. In some instances, no additional landscaping is proposed.

It appears that extensive landscaping already exists on the site. Plus the use on the site has been in existence since the 1980s.



Chicago Drive Streetscape  
 Required – 287 LF of Frontage / 25 Feet = 12 Trees  
 Existing – 2 Ornamental Trees, extensive bushes and other plantings  
 Proposed – No Additional Landscaping

40th Ave. Streetscape  
 Required – 98 LF of Frontage / 25 Feet = 4 Trees  
 Existing – None  
 Proposed – 1 Canopy, 2 Ornamental, 1 Evergreen

#4901 40th Ave. Greenbelt (North and West)  
 Required – 266 LF of Frontage / 20 Feet = 14 Evergreens  
 Existing – Privacy Fence & Evergreen Hedge  
 Proposed – No Additional Landscaping

#4885 40th Ave. Greenbelt  
 Required – 220 LF of Frontage / 20 Feet = 11 Evergreens  
 Existing – Privacy Fence & Evergreen Hedge  
 Proposed – No Additional Landscaping

#4861 40th Ave. Greenbelt  
 Required – 106 LF of Frontage / 20 Feet = 6 Evergreens  
 Existing – None  
 Proposed – Extend the existing Evergreen Hedge across the lot.

#4843 40th Ave. Greenbelt  
 Required – 106 LF of Frontage / 20 Feet = 6 Evergreens  
 Existing – Evergreen Hedge  
 Proposed – No Additional Landscaping

#4829 40th Ave. Greenbelt  
 Required – 138 LF of Frontage / 20 Feet = 7 Evergreens  
 Existing – Evergreen Hedge  
 Proposed – No Additional Landscaping

#4815 40th Ave. Greenbelt  
 Non-Residential Use (Georgetown Township Metering Station No. 2), No Additional Landscaping

New Holland St. Streetscape  
 Required – 200 LF of Frontage / 25 Feet = 8 Trees  
 Existing – 2 Evergreen Trees & 1 Canopy Tree  
 Proposed – 1 Evergreen, 3 Ornamental, 1 Canopy

#4053 New Holland St. Greenbelt  
 Land Master Planned as Highway Service Commercial & Land owned by WW Greenhouses  
 No Additional Landscaping Proposed

**The Planning Commission should determine if the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) meets the ordinance requirements for streetscape and greenbelts.**

- b. Lot coverage was provided and meets ordinance requirements since a variance was granted in 1988.
- c. The driveway is noted to be paved.
- d. The Township Board temporarily waived sidewalks at the July 11, 2016 meeting.
- e. Sign and lighting details were provided. They currently exist and no changes are proposed.
- f. As per the parking calculations, 74 spaces are required and 61 spaces are provided on the site and an additional 60 are shared from the neighboring site.

- g. **As stated in note (a) above, the Planning Commission will determine of the proposed landscaping and greenbelt meets ordinance requirements as noted with the additional and existing plantings.**
- h. **A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner's office will be required at the time a Zoning Compliance/building permit application is submitted.**
- i. No specific special use standards are listed in the ordinance for greenhouses and nurseries selling retail. There are specific standards for the open air business. The general standards have been met.

**General Special Use Standards in Sec. 20.3**

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

**Sec. 2.77 OPEN AIR BUSINESS.**

Includes uses operated for profit substantially in the open air, including, but not limited to:

- (A) Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair, rental, or storage services.
- (B) Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
- (C) Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
- (D) Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses (transient or permanent).

**Sec. 20.4**

**(Z) Open air businesses.**

The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

- (1) Minimum lot area shall be one (1) acre. **Met.**
- (2) Minimum lot width shall be two hundred (200) feet. **Met.**
- (3) Except in the Agricultural Districts, the Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises.
- (4) All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.
- (5) The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.
- (6) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and

- drained so as to dispose of all surface water. **Variance granted for northern section only. A hard surface for the southern driveway is noted on the plan to be provided.**
- (7) Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection. **Met.**
  - (8) All lighting shall be shielded from adjacent residential areas. **Lighting is noted on the plan and appears to meet this standard.**
  - (9) In the case of a plant materials nursery- **Appears to be met:**
    - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.
    - b. All loading activities and parking areas shall be provided on the same premises (off-street).
    - c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
  - (10) No display area shall be located within ten (10) feet of a road right-of-way line. **Appears to be met.**

**OPTIONS FOR MOTIONS**

*If the Planning Commission determines that the standards of the ordinance have been met, the following motions are offered.*

**Special Use Permit**

**Motion: To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in 20.4(Z).**

**Motion: To adopt the staff report as finding of fact and to determine that the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) \_\_\_\_\_ (meets or does not meet) the ordinance requirements for streetscape and greenbelts (if it does NOT, the following shall be added as a condition of approval \_\_\_\_\_).**

**And to approve the site plan dated 08/24/16 as presented based on the findings that all applicable standards of the ordinance have been met and with the following conditions:**

- 1. The parcels shall be combined (P.P. #70-14-31-400-051 and 70-14-31-400-041) at the time a Zoning Compliance/Building Permit application is submitted. To combine the parcels, both parcels must be in the same name and a letter signed by all owners must be submitted to the assessor requesting the combination.
- 2. A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner’s office shall be submitted at the time a Zoning Compliance/Building Permit application is submitted.

ID number	SUP 1602	Date	8/29/16
Name	WW Greenhouses		
Address	2076 Baldwin		
Use	Greenhouses/open air business	SUP required	Yes, Sec. 16.3(C) and (E)

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		a. PC determine
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	b. Lot coverage
Location of existing and proposed drives (dimensions and radii), circulation		c. paved
Sidewalks, non-motorized paths-select streets, accel, decel lanes		d. waived
Signs, exterior lighting		e. remain
Curbing, parking areas, dimensions of typical space, number of parking spaces		f. clarify
Calculations of parking spaces, unloading areas		
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt		g. PC determine
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	h. needs
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific		i. see above
Residential development extra requirements-attached garages	NA	