

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2016-04)**

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:

(PUD1603) (Ordinance No. 2016-04) Todd Ponstein, 6601 Wilshere, to approve (rezoning from NS to PUD) **preliminary planned unit development approval** and **final development plan approval** for mini-storage garages, on a parcel of land described as P.P. # 70-14-22-364-007, located at 6555 Center Industrial Dr., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative](#);
3. [Preliminary and final development plan](#) dated 08-31-16;
4. [Grading plan](#) dated 08-31-16;
5. [Elevation](#);
6. [Landscape](#) plan
7. [Streetscape](#) calculations.

Based on the determinations that:

- 1. The determination is that the proposal is consistent with the Master Plan.**
- 2. The determination is that the proposal does meet the ordinance requirement for pedestrian walkways.**
- 3. The determination is that the proposal does meet the ordinance requirement for architecture.**
- 4. The determination is that the proposal does meet the ordinance requirement for traffic.**
- 5. The determination is that the proposal does meet the ordinance requirement for open space.**
- 6. The determination is that the proposal does meet the ordinance requirement for uses that are allowed.**
- 7. The determination is that the proposal does meet the standards of approval.**

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. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township at the time a Zoning Compliance/Building Permit application is submitted.**
- 2. Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
- 3. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township at the time a Zoning Compliance/Building Permit application is submitted.**
- 4. No outdoor storage is allowed. No businesses will be allowed to operate out of the storage units.**
- 5. Approved permits are required for all signs and all signs shall meet ordinance standards.**
- 6. The approval of the final development plan is contingent upon the Board approving the preliminary plan with rezoning. The approval of the final development plan is effective upon the effective date of the rezoning.**

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