



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

July 1, 2020, 7:00 p.m.

1. THE PLANNING COMMISSION OF THE TOWNSHIP OF GEORGETOWN OTTAWA COUNTY, MICHIGAN

**NOTICE OF PUBLIC MEETING OF THE PLANNING COMMISSION
OF GEORGETOWN TOWNSHIP VIA ELECTRONIC MEANS IN ACCORDANCE WITH
EXECUTIVE ORDERS 2020-75 AND 2020-110**

PUBLIC NOTICE is hereby provided that, in order to comply with recommended guidance from the U.S. Centers for Disease Control and Prevention (CDC) and Section 1(a) of Executive Order 2020-75 issued by Governor Whitmer on May 6, 2020, amending the Open Meetings Act to temporarily suspend any physical-place or physical-presence requirements, and pursuant to, Section 5 of Executive Order 2020-110 issue by Governor Whitmer on June 1, 2020, declaring indoor events among persons not part of a single household are permitted, but may not exceed 10 people, and in an effort to reduce the likelihood of spreading the Coronavirus (Covid-19), the Planning Commission of Georgetown Township will conduct the July 1, 2020, Planning Commission meeting via electronic means using ZOOM on-line video conferencing at 7 pm.

The public may participate in the July 1, 2020, Planning Commission meeting electronically via the following website address:
<HTTPS://US02WEB.ZOOM.US/J/81618270495>

Detailed instructions for joining the video conference of the meeting and providing public comment via video conference are included below.

PUBLIC NOTICE IS FURTHER PROVIDED THAT, in order to comply with Executive Order 2020-110, MEMBERS OF THE PUBLIC WILL NOT BE PERMITTED TO ATTEND THE PLANNING COMMISSION MEETING AT THE GEORGETOWN TOWNSHIP OFFICE IN-PERSON.

In all other respects, the July 1, 2020, Planning Commission meeting will be held in accordance with Michigan's Open Meetings Act.

Emails for the Planning Commission may be directed to:

Mannette Minier, Zoning Administrator, at MMINIER@GEORGETOWN-MI.GOV

This notice was posted at the Township Office on June 25, 2020 at approximately

12:00 p.m. and on the Township's website, WWW.GEORGETOWN-MI.GOV, on June 25, 2020 at approximately 12:00 p.m.

To join the Planning Commission meeting follow these instructions:

When: July 1, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Georgetown Township Planning Commission Meeting

Please click the link below to join the webinar:

[HTTPS://US02WEB.ZOOM.US/J/81618270495](https://us02web.zoom.us/j/81618270495)

Or iPhone one-tap :

US: +13017158592,,81618270495# or +13126266799,,81618270495#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 816 1827 0495

For those needing TTY Service, please contact Michigan Relay Services at 7-1-1 and provide them with one of the phone numbers above as well as the Webinar ID.

Members of the public will be given the option to provide comment during the Public Comment portion of the agenda. Those interested in providing comment will simply need to utilize the raise hand option at the appropriate time. To utilize the Raise Hand feature, follow these steps:

Those that have joined electronically: Click on Participants on the Control Panel at the bottom of the screen. The Raise Hand feature will be available in the lower right corner of the Participants box.

Those that have joined by phone: Push *9

2. Call To Order
3. Roll Call
4. Approval Of The Agenda
5. Approval Of The Minutes Of The Previous Meeting
6. Old Business
7. New Business
 - 7.I. (PUD1702-02) Final Development Plan For Gleneagle PUD. Georgetown Condos LLC, Scott Chandler, 240 E 8th St., Holland, Is Requesting Final Development Approval, For Condominiums On A Parcel Of Land Described As: 70-14-26-100-063, Located West Of 14th Avenue; Georgetown Township, Ottawa County, Michigan.

Documents:

[\(PUD1702-02\) GLEN EAGLE PUD STAFF REPORT.PDF](#)
[20200527_FINALDEVELOPMENTPLAN_DRIVINGRANGE.PDF](#)

8. Communications, Letters And Reports
9. Public Comments
10. Other Business
 - 10.I. Discussion Of Proposed Ordinance Revisions

Documents:

[ORD REVISION BED AND BREAKFAST SHORT TERM RENTAL.PDF](#)
[COMMERCIAL NO FRONTAGE ORDINANCE REVISION.PDF](#)
[ZONING ORDINANCE REVISIONS KENNELS STAFF REPORT.PDF](#)

11. Commissioner/Staff Comments
12. Adjournment

REQUEST

(PUD1702-02) Final Development Plan for Gleneagle PUD. Georgetown Condos LLC, Scott Chandler, 240 E 8th St., Holland, is requesting final development approval, for condominiums on a parcel of land described as: 70-14-26-100-063, located west of 14th Avenue; Georgetown Township, Ottawa County, Michigan.

The proposal is for 44 condo units on the former driving range land on the west side of 14th Ave., out of the 640 units for the whole PUD (639 units previously noted on the 2017 approved preliminary development plan, though 640 total were allowed). The PUD site is 286.10 acres and this portion of the PUD is 11.08 acres. The Gleneagle PUD includes detached single family condos, attached single family condos, and low density residential single family lots with 48% open space. The proposed density is 2.23 units per acre which is less than permitted.

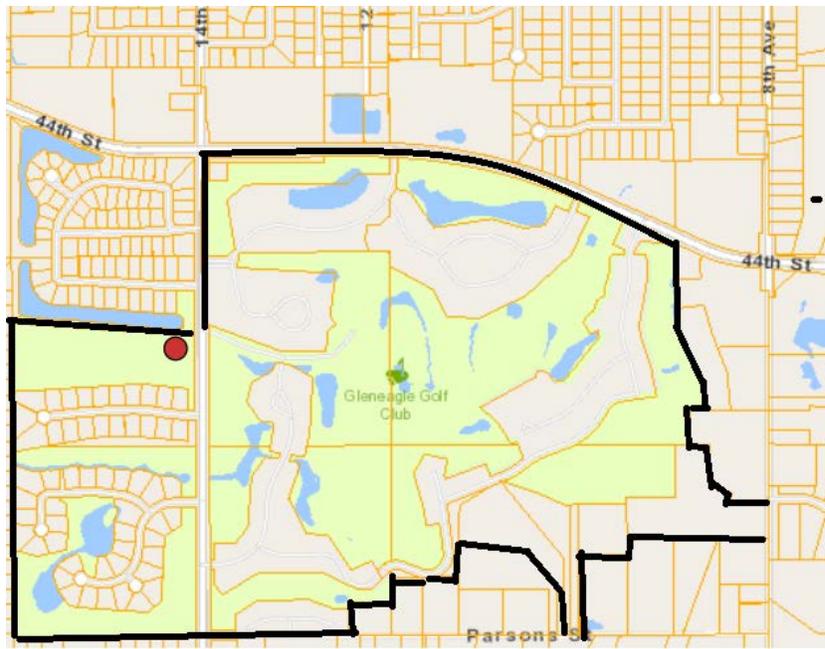
Circumstances and History

At the point of drafting the review, revised preliminary and final development plans are scheduled on the June 3, 2020 Planning Commission agenda. If any changes are approved at that meeting, they would not be reflected in this staff report.

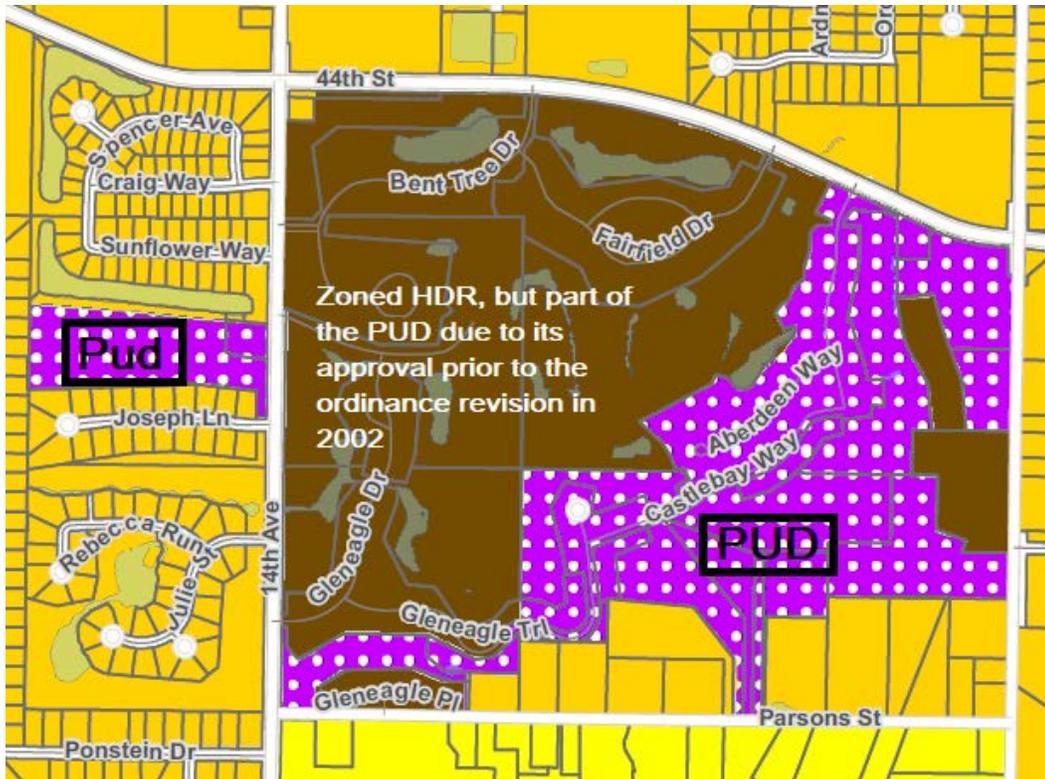
For the condo sections, the plan proposes private streets for the interior of the development, attached garages with a minimum of 400 square feet, and a minimum of 800 square feet in area for the dwelling unit, meeting ordinance standards.

For the area of the PUD to the west of 14th Ave., single family lots were initially proposed with sizes and widths that meet the LDR requirements. Although the 1,172 lineal foot street exceeds the maximum length of 800 feet for a cul de sac in the ordinance, there is no possible connection to the north, west or south due to the completed development of the surrounding area.

MAP of the entire PUD AREA



ZONING MAP



New Concept

The plan proposes a new concept of using building envelopes for the units (like a building envelope for a lot in a plat). The plan provides the maximum number of units allowed, the required minimum setbacks, and the required minimum distance between buildings. The building envelope is the area in which the units could be arranged (while meeting the minimum requirements) and staying within the overall number of units. This building envelope is shown on the plan, along with a proposed layout. With this concept of a building envelope, the units could be revised or rearranged from this layout in any fashion within the building envelope (without returning for revised site plan approval), as long as the number of units remains the same or less, as long as the minimum setbacks are met, and as long as the minimum distance between the buildings is met.



Deviations requested:

1. Proposed residential condo uses:

- a. The Master Plan calls for MDR and the Zoning Map designates part of the PUD as HDR and some LDR to the south.
- b. The proposed density is 2.23 units per acre which is less than the average gross density in this land use category of five dwelling units per acre stipulated in the Master Plan and as listed in the Zoning Ordinance.
- c. Attached two family dwellings are allowed in this zoning district and per the Master Plan.
- d. The proposed minimum 800 square feet per unit meets the requirements in Chapter 24 footnote (a).
- e. Attached garages are proposed with 400 square feet in area, consistent with ordinance standards.
- f. Deviations are requested for setbacks as follows (based on the LDR standards):
 - Required - 40 foot front yard setback. Proposed - a minimum of a 25 foot front yard setback from the private street and proposed – 150 feet from the 14th Ave. right-of-way line.
 - Required - 10 feet side. Proposed – total of 20 between buildings.
 - Required - 40 foot rear yard setback. Proposed - a minimum of 25 to the building envelope and 40 foot rear yard.
 - Required - Chapter 24 footnote (j) requires a minimum distance of 25 feet between contiguous buildings. Proposed - a minimum distance from side to side of the building of 20 feet and a minimum distance from rear to rear of building of 40 feet.

REVIEW OF THE CONCEPTUAL PLAN AS PER SEC. 22.4:

The following review determines if the proposal complies with the minimum requirements of the qualifying conditions in Sec. 22.2.

Sec. 22.2 QUALIFYING CONDITIONS.

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- 1. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant’s ability to develop a cohesive PUD.

Met. The site is 286.10 acres, 11.08 acres for this phase.

- 2. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

This is required to be met and is to be coordinated with the DPW and Drain Commissioner’s office. The developer would be responsible to bring the utilities to this site and a Storm Water Drain Permit will be required prior to any construction commencing.

3. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Provided.

4. **Master Plan:** The proposed uses of the PUD must be substantially consistent with Georgetown Township's Master Plan for the subject property.

The proposal appears to be consistent with the text of the Master Plan and Future Land Use Map. The density of 2.23 units per is less than the maximum allowed in the Master Plan.



- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

No interior sidewalks or pedestrian paths are proposed for the interior of the development. The Planning Commission previously determined this qualification to be met with the interior private streets and the approval of the preliminary development plan. The Planning Commission will determine if this standard is met.

5. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

This standard appears to be met and typical elevations and floorplans were provided.

- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

This standard appears to be met. The private street is technically longer than the Ottawa County Road Commission allows for a cul de sac. However, this is a private street and there are no opportunities to connect to any other streets in any direction because the entire area has already been developed.

H. **Open Space Requirements:**

1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall **not include required yards** (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township;** or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

This standard appears to be met with a note on the plan indicating that 47.06% of the property is open space, which exceeds the minimum amount required.

Sec. 22.3 PERMITTED USES..

Any use permitted by right or special land use in any District may be approved within a PUD.

The uses of family residences are consistent with the Master Plan and the area.

1. **Narrative Statement:** A narrative statement describing the following: **PROVIDED.**
 - a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.
 - b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.
 - c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.
 - d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

Sec. 22.11 PUD AGREEMENT.

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.
- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

A condition of approval for the final development approval will be that the recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township. The PUD agreement shall include the greenspace as shown on the site plan sheet titled Open Space Exhibit, dated 2020.05.15 and shall contain language providing for the maintenance of the open space.

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

- 2. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).
 - a. The location and dimensions of all proposed structures and buildings on the PUD site. **PROVIDED.**
 - b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included. **PROVIDED.**
 - c. The location of all proposed signs and lighting, including the sizes and types. **Lighting shall be downward directing and shall not shed light on adjacent properties or roadways. The developer shall provide a street light at the entrance to the private street. A signed Street Light Petition was provided. No sign details were provided other than a note on the plan stating that any signage shall meet ordinances; therefore, the sign shall meet ordinance requirements as follows and an approved sign permit shall be obtained prior to construction.**

The sign shall be determined to be a plat entry sign and shall be subject to the following:

- a. Two signs are allowed per road entrance to a multi-family development;
- b. Maximum 64 square feet in area per sign;
- c. Maximum 3 feet in height;
- d. Set back 60 feet from the centerline of 14th Ave.

Note that sign regulations could be flexible in a PUD; however, no flexibility was requested.

- d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.). **PROVIDED for landscaping and it meets ordinance requirements.**
 - e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc. **A Storm Water Drain Permit is required to be submitted prior to the submission of a building permit application. Water and sewer shall be coordinated with the DPW.**
 - f. Existing and proposed topographic contours at a maximum of three (3) foot intervals. **PROVIDED.**
 - g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units. **PROVIDED.**
 - h. Proposed open space areas, including recreational amenities (playgrounds, etc.). **PROVIDED.**
 - i. Floodplain areas. (Revised 6-27-2005) **PROVIDED.**
3. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

- (A) The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.

This property is zoned PUD. The minutes from the June 12, 2017 Township Board meeting when the preliminary plan was approved indicate that the PUD was approved for single family and attached family dwelling units. No specifics were provided as to where each dwelling would be located, other than what is shown on the preliminary plan, which is preliminary and

subject to the final development plan for each phase. The minutes state that the development would be subject to the platting process; however, the minutes do not state that a plat is required to be located there.

The condos actually will have less of an impact on the adjacent property than single family homes would have because they are smaller and closer to the private street.

The overall number of units has remained the same and the density has remained the same.

- (B) Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.

This is one phase.

- (C) If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.
- (D) The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.
- (E) Any regulatory modification from traditional district requirements shall be 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. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.
- (F) A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning. **Deviation requests are listed.**

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

- (A) The proposed PUD complies with all qualifying conditions of Section 22.2.
- (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 this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

The Planning Commission will determine.

SUMMARY

- A. This property is zoned PUD. The minutes from the June 12, 2017 Township Board meeting when the preliminary plan was approved indicate that the PUD was approved for single family and attached family dwelling units. No specifics were provided as to where each dwelling would be located, other than what is shown on the preliminary plan, which is preliminary and subject to the final development plan for each phase. The minutes state that the development would be subject to the platting process; however, the minutes do not state that a plat is required to be located there.**

The condos actually will have less of an impact on the adjacent property than single family homes would have because they are smaller and closer to the private street.

The overall number of units has remained the same and the density has remained the same.

Therefore, it appears that the proposed phase is consistent with the preliminary development plan approved in 2017.

- B. With the new concept of buildings envelopes, the approval will be for the total number of units, all meeting the setbacks, but in any configuration within the building envelopes.**
- C. Does the Planning Commission determine that the standards in Sec. 22.10 are met?**
- D. Is the length of the private street acceptable? It is not subject to the OCRC standards.**
- E. Does the Planning Commission determine that the proposal meets the requirement for pedestrian access (considering the private street much the same as the private streets in the portion of the PUD on the east side of 14th Ave.)**
- F. Are the deviations acceptable for setbacks as follows (based on the HDR standards):**
Deviations are requested for setbacks as follows (based on the LDR standards):
 - Required - 40 foot front yard setback. Proposed - a minimum of a 25 foot front yard setback from the private street and proposed – 150 feet from the 14th Ave. right-of-way line.
 - Required - 10 feet side. Proposed – total of 20 between buildings.
 - Required - 40 foot rear yard setback. Proposed - a minimum of 25 to the building envelope and 40 foot rear yard.
 - Required - Chapter 24 footnote (j) requires a minimum distance of 25 feet between contiguous buildings. Proposed - a minimum distance from side to side of the building of 20 feet and a minimum distance from rear to rear of building of 40 feet.

- G. Lighting shall be downward directing and shall not shed light on adjacent properties or roadways. The developer shall provide a street light at the entrance to the private street. A signed Street Light Petition was provided. No sign details were provided other than a note on the plan stating that any signage shall meet ordinances; therefore, the sign shall meet ordinance requirements as follows and an approved sign permit shall be obtained prior to construction. Note that sign regulations could be flexible in a PUD; however, no flexibility was requested.

The sign shall be determined to be a plat entry sign and shall be subject to the following:
Two signs are allowed per road entrance to a multi-family development;
Maximum 64 square feet in area per sign;
Maximum 3 feet in height;
Set back 60 feet from the centerline of 14th Ave.

- H. The following should be added as conditions of approval:

1. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of the first building permit application.
2. Utilities are to be coordinated with the DPW and Drain Commissioner's office.
3. As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application. The PUD agreement shall include the greenspace as shown on the site plan sheet titled Open Space Exhibit, dated 2020.05.15 and shall contain language providing for the maintenance of the open space.
4. Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.

OPTION FOR MOTION-Final Development Plan

If the Planning Commission determines that the proposal meets the requirements of the ordinance, the following motion is offered. If the Planning Commission determines that more revisions are necessary or more information should be provided, the item could be tabled.

Motion: **To adopt the staff report as finding of fact and to approve the final development plan as shown on the following:**

1. **Final Development Plans dated 2020.05.15, sheets 205, C-300 and Open Space Exhibit.**
2. **Application, narrative and elevations with floorplans.**

Based on the findings that the ordinance standards have been met; and based on the finding as follows:

1. **The final development plan is consistent with the preliminary development plan due to the following. This property is zoned PUD. The minutes from the June 12, 2017 Township Board meeting when the preliminary plan was approved indicate that the PUD was approved for single family and attached family dwelling units. No specifics were provided as to where each dwelling would be located, other than what is shown on the preliminary plan, which is preliminary and subject to the final development plan for each phase. The minutes state that the development would be subject to the platting process; however, the minutes do not state that a plat is required to be located there. The condos actually will have less of an impact on the adjacent property than single family homes would have because they are smaller and closer to the private street. The overall number of units has remained the same and the density has remained the same. Therefore, it appears that the proposed phase is consistent with the preliminary development plan approved in 2017.**
2. **With the new concept of buildings envelopes, the approval will be for the total number of units, all meeting the setbacks, but in any configuration within the building envelopes.**
3. **The determinations is that the standards in Sec. 22.10 are met.**
4. **The determination is that the proposal meets the requirement for pedestrian access the same way as the private streets do in the rest of the PUD on the east side of 14th Ave.**
5. **The deviations acceptable for setbacks as follows (based on the LDR standards):**
Deviations are requested for setbacks as follows (based on the LDR standards):
 - Required - 40 foot front yard setback. Proposed - a minimum of a 25 foot front yard setback from the private street and proposed – 150 feet from the 14th Ave. right-of-way line.
 - Required - 10 feet side. Proposed – total of 20 between buildings.
 - Required - 40 foot rear yard setback. Proposed - a minimum of 25 to the building envelope and 40 foot rear yard.
 - Required - Chapter 24 footnote (j) requires a minimum distance of 25 feet between contiguous buildings. Proposed - a minimum distance from side to side of the building of 20 feet and a minimum distance from rear to rear of building of 40 feet.
6. **The length of the private street is acceptable.**

With the following conditions:

1. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of the first building permit application.**
2. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application. The PUD agreement shall include the greenspace as shown on the site plan sheet titled Open Space Exhibit, dated 2020.05.15 and shall contain language providing for the maintenance of the open space.**
4. **No sign details were provided other than a note on the plan stating that any signage shall meet ordinances; therefore, the sign shall meet ordinance requirements as follows and an approved sign permit shall be obtained prior to construction. Note that sign regulations could be flexible**

in a PUD; however, no flexibility was requested. The sign shall be determined to be a plat entry sign and shall be subject to the following:

Two signs are allowed per road entrance to a multi-family development;

Maximum 64 square feet in area per sign;

Maximum 3 feet in height;

Set back 60 feet from the centerline of 14th Ave.

- 5. Lighting shall be downward directing and shall not shed light on adjacent properties or roadways. The developer shall provide a street light at the entrance to the private street. A signed Street Light Petition was provided.**



May 27, 2020

Ms. Mannette Minier
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429

RE: Gleneagle PUD – Final Development Plan (Driving Range)

Ms. Minier:

Included with this cover letter, please find nine (9) copies of the following documents to support the request for Final Planned Unit Development Approval at the driving range property within the Gleneagle Eagle PUD:

1. Application
2. Streetlight Petition
3. Legal Description
4. Narrative
5. Gleneagle PUD Unit Total Summary
6. Color Rendering
7. Final Development Plan Set (24x36)
8. Open Space Exhibit
9. Architectural Elevations

These items are being submitted for consideration at the next regularly scheduled Planning Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Kuiper".

Kelly Kuiper
Project Manager

PERMIT NUMBER:

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
 1515 Baldwin St, P.O. Box 769
 Jenison, MI 49429
 616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Georgetown Condos LLC	PHONE:
APPLICANT NAME: Scott Chandler	
ADDRESS: 240 E 8th Street	CITY / STATE / ZIP: Holland, MI 49423

PROPERTY INFORMATION

COMPANY NAME: Georgetown Condos LLC	PHONE: (616) 583-2728
OWNER / AGENT NAME: Scott Chandler	TITLE:
ADDRESS: Unaddressed 14th Avenue	CITY / STATE / ZIP: Hudsonville, MI 49426
PARCEL NUMBER: 70-14-26-100-063	ZONING DISTRICT: PUD
LEGAL DESCRIPTION: See attached	PARCEL SIZE (IN ACRES): 12.01

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:
See attached

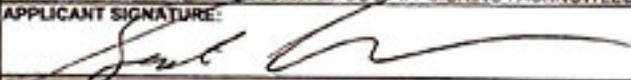
CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.
See attached

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: 	DATE: 5-12-20
--	-------------------------

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

THIS DOCUMENT IS A PETITION FOR INSTALLATION AND PAYMENT OF STREET LIGHTS, THEREOF, AND ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR A MAINTENANCE OF A LIGHTING SYSTEM (PAYMENT FOR ELECTRICITY USED) AND WAIVER OF NOTICE OF HEARING IN ACCORDANCE WITH GEORGETOWN CHARTER TOWNSHIP SUBDIVISION CONTROL ORDINANCE No. 125, SECTION 4.24.

NAME OF PLAT OR PLATTER: Gleneagle PUD - Gleneagle Driving Range

REPRESENTS TO GEORGETOWN CHARTER TOWNSHIP, AND PETITIONS THE TOWNSHIP AS FOLLOWS:

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:

See attached

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.

3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.

4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE): May 27, 2020

OWNER(S) AND PETITIONER(S): Georgetown Condos LLC (Attn: Scott Chandler)

Scott Chandler

ADDRESS: Owner address: 240 E. 8th Street, Holland, MI 49423

Property address: Unaddressed 14th Avenue, Hudsonville, MI 49426

PHONE: (616) 583-2728

OFFICE USE: GIVEN TO CLERK _____ RETURNED FROM CLERK TO PLANNING _____

LEGAL DESCRIPTION

Gleneagle Driving Range – Final Development Plan

THAT PART OF FOLLOWING DESC N OF S LI OF LOT 24: PART OF LOT 24 SUNRISE POND SUB & PART OF NW 1/4 COM AT W 1/4 COR, TH N OD 09M 55S W 866.52 FT & S 85D 16M 03S E 1054.86 FT ALG S LI OF SUNRISE POND SUB TO REF PT D & PT OF BEG, TH S OD 12M 17S E 171.4 FT, SE'LY 95.95 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 74D 33M 59S E 95.48 FT), S 84D 27M 15S E 75.28 FT, SE'LY 26.83 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 87D 13M 10S E 26.82 FT), S 89D 59M 05S E 29.41 FT, TH N OD 12M 17S W 186.94 FT ALG W R/W LI OF 14TH AVE, TH N 85D 16M 03S W 125.63 FT, TH N OD 12M 17S W 28.91 FT TO REF PT B (REF PT B BEING S 85D 16M 03S E 98.24 FT & N OD 12M 17S W 29.81 FT FROM REF PT D), TH CONT N OD 12M 17S W 15 FT M/L TO WATERS EDGE OF SUNRISE POND, TH W'LY 98 FT M/L ALG SD WATERS EDGE TO PT N OD 12M 17S W 41 FT M/L FROM REF PT D, TH S OD 12M 17S E 41 FT M/L TO BEG. SUNRISE POND SUB & SEC 26 T6N R13W

NARRATIVE

Gleneagle Driving Range – Final Development Plan

Summary of the Gleneagle Driving Range phase of the PUD:

Previously, the Gleneagle Planned Unit Development went through a major amendment process that better established the total number of units, created dedicated open space, and confirmed allowable uses and lot requirements. The overall development officially allows up to a total of 640 units, including detached single family condominiums, attached single family condominiums, and low density residential single family lots. The overall PUD includes the Gleneagle golf course, and therefore, 149.90 total acres of open space, of which 134.63 acres are credited (per the definition in Section 22.2.H.2.), on a development area of 286.10 acres for a total of 48.77 percent open space. The driving range portion of the site did not have any open space indicated with the previous PUD amendment, however, with the revised layout, a total of 1.73 acres qualifies as open space. This increases the overall PUD totals to 136.6 acres for a total of 48 percent.

The overall Gleneagle Planned Unit Development includes traditional, low density residential, single family condominiums. These condominium styles include detached and attached units, ranging from stand-alone units to six (6) unit buildings and have been efficiently clustered. The lot requirements are specific to this development and provide flexibility from the traditional standards of the zoning ordinance. This type of efficiency through clustering, and the reduction in some lot requirements, such as the front setback, create a traditional neighborhood aesthetic and could only be accomplished through a planned unit development.

In the Gleneagle Driving Range phase, the unit style has been revised to include attached condominiums. This is an existing allowable use within the overall PUD, and the setbacks meet the requirements approved with the PUD, however, the total number of units has increased from 29 units to 44 units. Since the PUD is designed to provide flexibility, and the proposed phase design remains within the parameters of the previous approvals, this increase in units is acceptable so long as the overall total number of units does not increase. A breakdown of phase totals has been included with this submittal for your review.

Acreage:

The Gleneagle Planned Unit Development contains 286.10 total acres; the Gleneagle Driving Range phase contains 12.01 acres.

Utilities:

The Gleneagle Driving Range phase of the PUD will be served by existing public water and sanitary sewer available within 14th Avenue (as depicted on the preliminary utilities sheet of the Final Development Plan set). Review and approvals, especially of the individual proposed service connections, will be coordinated with the Georgetown Township Department of Public Works. In addition, this phase is proposed to handle stormwater through the creation of a wet pond with an outlet to an existing County Drain at the northwest corner of the property. Review and approval of the stormwater management for the site will be sought through the Ottawa County Water Resources Commissioner's Office.

Land Ownership:

The Gleneagle Driving Range portion of the Gleneagle PUD is owned by Georgetown Condos LLC. A PUD agreement can be prepared and recorded upon approval of the Final Development Plan, acknowledging Georgetown Condos LLC as part of the responsible parties for the overall PUD.

Master Plan:

The established residential and proposed residential uses are consistent with the goals and objectives of the Georgetown Township Master Plan as this site is indicated to be medium density residential. The proposed density of the site is calculated to be 2.23 units per acre which is not only in line with the medium density residential designation, but actually substantially less units than could exist here based on the significant 48.77 percent open space.

Pedestrian:

Due to the short length of the private road, and the limited number of homes, no sidewalk has been proposed within the Gleneagle Driving Range portion of the PUD, just as sidewalks were not required within the main portion of the Gleneagle PUD. Sidewalk has been shown along the 14th Avenue frontage as required by the Ordinance.

Architecture:

The future homes within the Gleneagle Driving Range will be constructed with high quality materials and utilize many of the building materials characteristic to Georgetown Township. In addition, the proposed future homes are consistent with the previously constructed units (and units proposed for construction) within the existing Gleneagle Planned Unit Development. Architectural elevations have been included within this submittal package for your review.

Traffic:

The Gleneagle Driving Range phase of the PUD has been designed with a single, safe and efficient, cul-de-sac that meets local and County standards. The proposed private road is approximately 1,100 linear feet long. While this exceeds the typically allowable distance of 800 feet, the minimal additional distance of 300 feet allows the site to be fully developed, but it is important to note that it cannot be further developed. Therefore, there is no possibility of further extension of this road length. In addition, the total number of units is well below the typical maximum allowable number of units on a single point of access. Final approval of the location and configuration of the drive entrance will be subject to review and approval by Georgetown Township and the Ottawa County Road Commission.

Open Space Requirements:

The overall Gleneagle Planned Unit Development includes the Gleneagle golf course, and therefore a significant amount of open space. A total of 134.63 acres was set aside in perpetuity as qualifying open space per the signed PUD agreement with the Township with the previous PUD amendment. Originally, the Gleneagle Driving Range property did not include any additional open space to be set aside, however, the proposed condominium style development allows some additional open space to be created and maintained. 1.73 acres is proposed as additional open space, on a phase area totaling 12.01 acres. This offers x percent of open space for the Gleneagle Driving Range property and increases the total open space for the development to 136.6 acres, or 48 percent of the total PUD.

Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.

Specific to this phase, construction of the infrastructure will begin immediately following all required approvals of construction plans. Individual buildings will be constructed as the market demands.

Proposed deed restriction, covenants, or similar legal instruments to be used within the PUD.

As with the previous existing phases of the Gleneagle Planned Unit Development, this condominium phase will be regulated by its respective Master Deed.

PHASE UNIT TOTALS
 Gleneagle Driving Range – Final Development Plan

VILLAGE OF BENT TREE	108	*Previously constructed/existing total
GLENEAGLE EAST	108	*Previously constructed/existing total
VILLAGE OF FAIRFIELD	88	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 1	66	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 2	26	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 3	36	*Decrease of 8 units from 44 approved units
GLENEAGLE HIGHLANDS	109	*Decrease of 7 or more units from 116 approved units
GLENEAGLE WEST	55	*Previously constructed/existing total
GLENEAGLE WEST PHASE 2 (Gleneagle Driving Range)	44	*Increase of 15 units, total units not exceeded

640 TOTAL UNITS WITH CURRENT FINAL DEVELOPMENT PLAN
 (640 TOTAL UNITS APPROVED WITH 2017 PUD AMENDMENT)



LEGEND

- ① SITE ENTRANCE
- ② LANDSCAPE SCREENING
- ③ STORMWATER DETENTION
- ④ EXISTING VEGETATION TO REMAIN

NOTES

Site Location:	6087 14th Avenue Hudsonville, MI 49426
Site Area	= 12.03 ac.
Unit Total	= 44
2-Unit Buildings	= 10 buildings (20 units)
3-Unit Buildings	= 8 buildings (24 units)
Length of Roads	= 1,120 In.ft.

May 14, 2020

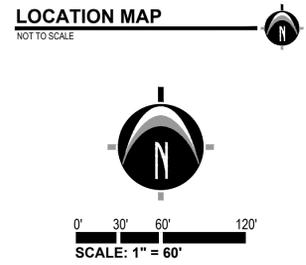
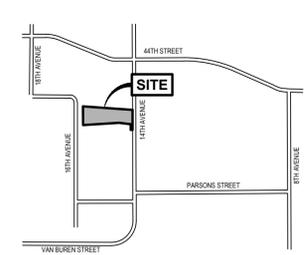


north 0° 30° 60° 120° scale: 1"=60'

GLENEAGLE PLANNED UNIT DEVELOPMENT - DRIVING RANGE

SITE PLAN RENDERING
project number: 19201922





LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- Light Pole

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 www.nederveld.com
 800.222.1868
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 217 GrandHill Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
 ANN ARBOR
 CHICAGO
 COLUMBUS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Georgetown Condos LLC
 Attn: Scott Chandler
 240 E. 8th Street
 Holland, MI 49423
 (616) 583-2728

REVISIONS:
 Title: Final PUD
 Drawn: DC Checked: KK Date: 2020.05.15

GLENEAGLE PLANNED UNIT DEVELOPMENT DRIVING RANGE
Site Layout Plan
 6087 14TH AVENUE
 PART OF THE NORTHWEST 1/4 OF SECTION 26, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DESCRIPTION
 Part of the Northwest 1/4, Section 26, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N00°09'55"W 387.82 feet along the West line of said Section to the Point of Beginning; thence continuing N00°09'55"W 478.70 feet along said West line; thence S85°16'03"E 1054.86 feet along the South line of Sunrise Pond Subdivision as recorded in LDR 36 of Plans, Pages 21-23, Ottawa County Records; thence S00°12'17"E 171.40 feet; thence Southeasteary 95.95 feet along a 278.00 foot radius curve to the left, said curve having a central angle of 19°46'32" and a chord bearing S74°33'59"E 95.48 feet; thence S84°27'15"E 75.28 feet; thence Southeasteary 26.83 feet along a 278.00 foot radius curve to the left, said curve having a central angle of 05°31'50", and a chord bearing S87°13'10"E 26.82 feet; thence S89°59'05"E 29.41 feet; thence S00°12'17"E 327.11 feet along the Westerly line right-of-way line of 14th Avenue; thence S89°47'43"W 50.12 feet along the Northerly right-of-way line to Joseph Lane; thence N00°09'34"W 149.91 feet along the East line of Gleneagle West Ottawa County Condominium Subdivision Plan No. 149, thence N84°39'15"W 328.19 feet; thence S67°28'58"W 898.39 feet to the Point of Beginning (The previous 2 calls being along the North line of said Gleneagle West). Contains 11.08 acres. Subject to easements, restrictions and rights-of-way of record.

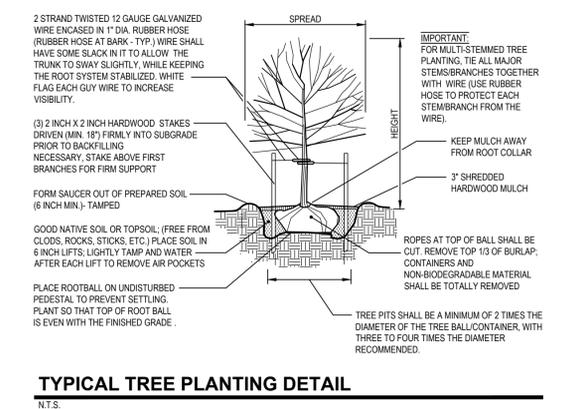
- GENERAL NOTES**
- ZONING OF PROPERTY: PUD - PLANNED UNIT DEVELOPMENT PUD ZONING REQUIREMENTS
 - MINIMUM AREA PER UNIT = 800 SQ.FT. WITH A 400 SQ.FT. ATTACHED GARAGE
 - MAXIMUM BUILDING HEIGHT = 35 FT.
 - SETBACKS
 - FRONT YARD = 25 FT. FROM EDGE OF PAVEMENT
 - REAR YARD = 25 FT.
 - MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE TO NEIGHBORING BUILDING) = 20 FT.
 - MINIMUM DISTANCE BETWEEN BUILDINGS (BACK TO NEIGHBORING BUILDING) = 40'
 - DECKS MAY PROJECT INTO REQUIRED REAR YARD SETBACK UP TO 12" PER CHAPTER 24
 - SUMMARY OF LAND USE (DRIVING RANGE PHASE ONLY):
 - TOTAL ACREAGE = 12.03 ACRES (524,171 SQ.FT.) (EXCLUDING R.O.W.)
 - TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS = 44 UNITS
 - NUMBER OF 2-UNIT BUILDINGS = 10 BUILDINGS (20 UNITS)
 - NUMBER OF 3-UNIT BUILDINGS = 8 BUILDINGS (24 UNITS)
 - ZONING OF PARCELS TO NORTH, SOUTH, AND WEST = LDR - LOW DENSITY RESIDENTIAL
 - ZONING OF PARCELS TO EAST = HDR-PUD - HIGH DENSITY RESIDENTIAL
 - OPEN SPACE REQUIREMENTS:
 - REQUIRED OPEN SPACE FOR OVERALL PUD = 20% (57.22 ACRES)
 - PROVIDED OPEN SPACE IN PHASE = 1.73 ACRES (75,349 SQ.FT.)
 - PROVIDED OPEN SPACE IN OVERALL PUD = 136.36 ACRES
 - PARKING REQUIREMENTS:
 - NUMBER OF SPACES REQUIRED = 88 (BASED ON TWP REQUIREMENT OF 2 PER DU)
 - TOTAL NUMBER OF PARKING SPACES PROVIDED = 176 SPACES
 - NUMBER OF EXTERIOR SPACES = 88 SPACES
 - NUMBER OF INTERIOR GARAGE SPACES = 88 SPACES
 - PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - ANY PROPOSED LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES PER SEC 3.23.
 - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-26-100-083. THE ADDRESS OF THE PROPERTY IS UNADDRESSED 14TH AVENUE.
 - PUD HAS BEEN DESIGNED TO UTILIZE BUILDING ENVELOPES TO ALLOW UNITS TO BE FLEXIBLE IN SIZE AND LOCATION SO LONG AS ALL MINIMUM REQUIREMENTS ARE MET. NUMBER OF UNITS MAY NOT BE INCREASED.
 - ANY PROPOSED SIGNAGE WILL MEET REQUIREMENTS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE. NECESSARY PERMITS WILL BE SECURED PRIOR TO INSTALLATION.
 - EACH UNIT WILL UTILIZE PRIVATE, INDIVIDUAL WASTE RECEPTACLES.

LANDSCAPE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ar	Amelanchier canadensis / Rob'n Hill / Canadian Serviceberry	2' cal. min.	3
	Oc	Quercus cocinea / Scarlet Oak	2.5' cal. min.	3
	Uj	Ulmus americana / Jefferson / American Elm	2.5' cal. min.	7

STREETSCAPE CALCULATIONS

- REQUIRED STREETSCAPING (PER ORDINANCE SEC 3.11[B])
 - 1 TREE PER 25 LF OF FRONTAGE
 - 327 LF OF FRONTAGE ALONG 14TH AVE = 13 TREES REQUIRED
- PROPOSED TREES:
 - TOTAL NUMBER OF PROPOSED STREETSCAPE TREES = 13 TREES
 - LARGE DECIDUOUS CANOPY TREES = 10
 - ORNAMENTAL DECIDUOUS TREES = 3



STAMP:

PROJECT NO:
 19201922

SHEET NO:
C-205

SHEET:

811 Know what's below. CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UTILITY" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONSTRUCTION.

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 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Georgetown Condos LLC
 Attn: Scott Chandler
 240 E. 8th Street
 Holland, MI 49423
 (616) 583-2728

REVISIONS:
 Title: Final PUD
 Drawn: DC Checked: KK Date: 2020.05.15



LOCATION MAP
 NOT TO SCALE



0' 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



PROPOSED DEVELOPMENT TO UTILIZE MUNICIPAL WATER AND SEWER. MUNICIPAL WATER AND SEWER ARE LOCATED WITHIN THE 14TH AVE FRONTAGE OF THE PROJECT.

GAS, ELECTRIC, AND COMMUNICATIONS ARE ALSO AVAILABLE ALONG 14TH AVENUE.

STORM WATER RUNOFF TO BE COLLECTED AND CONVEYED VIA UNDERGROUND PIPE TO DETENTION POND IN THE SOUTH AND WEST PORTION OF THE SITE. DETENTION POND WILL DISCHARGE TO COUNTY DRAIN ALONG WEST PROPERTY LINE.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.

GLENEAGLE PLANNED UNIT DEVELOPMENT
 DRIVING RANGE
 Grading Plan and Utility Plan

STAMP:

PROJECT NO:
 19201922

SHEET NO:
C-300

SHEET:



LEGEND

 OPEN SPACE

SCALE: 1" = 100' 0' 50' 100'



**GLENEAGLE PLANNED UNIT DEVELOPMENT
DRIVING RANGE**

Open Space Exhibit

GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MI

DRAWN BY: DC V. DATE: 2020.05.15
CHECKED BY: KK S. DATE: 2020.05.15

PRJ NO: 19201922



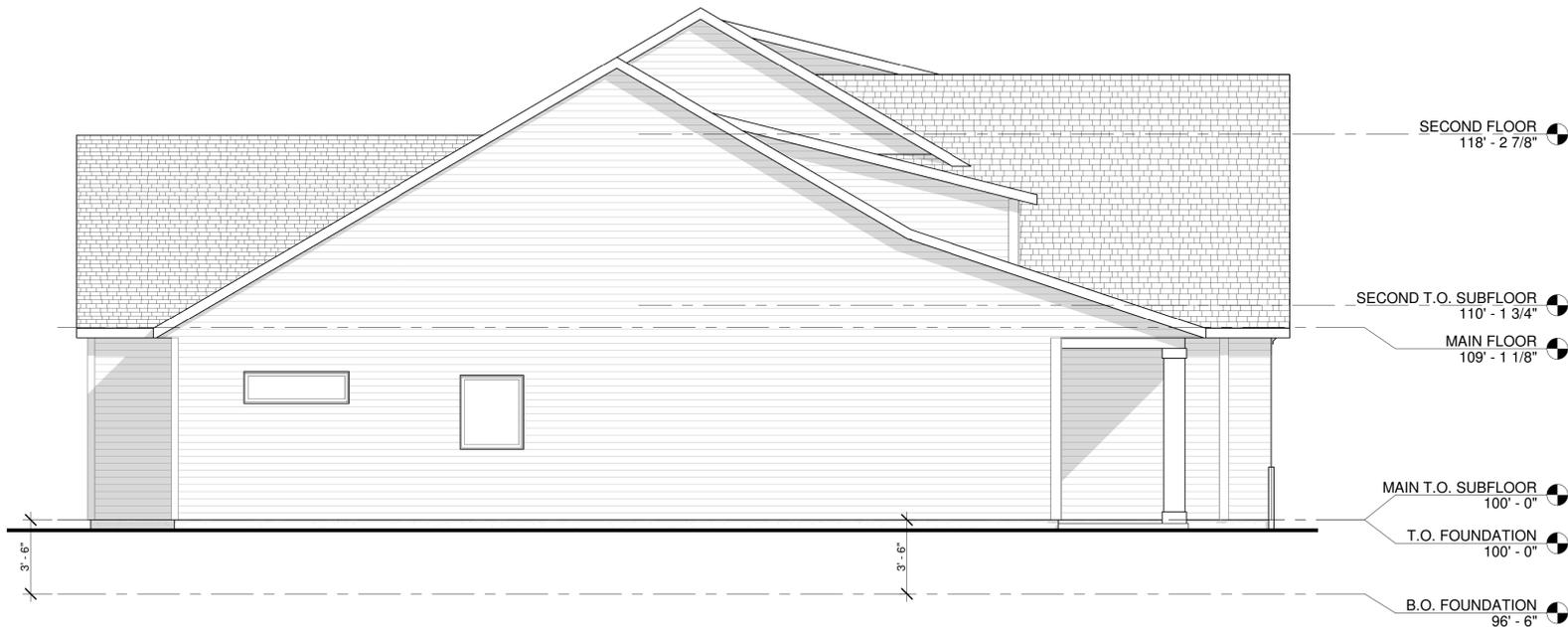
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Grand Rapids
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Ann Arbor, Chicago, Columbus,
Holland, Indianapolis, St. Louis



FRONT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit A - Main	1435 SF
Unit B - Main	1435 SF



LEFT ELEVATION

1/4" = 1'-0"

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Baumann BUILDING INC.
2783 120 Ave. Holland, MI 49424 - Phone: (616) 796-6623



Glen Eagle Duplex A-B
Address, Lot # #
City, MI

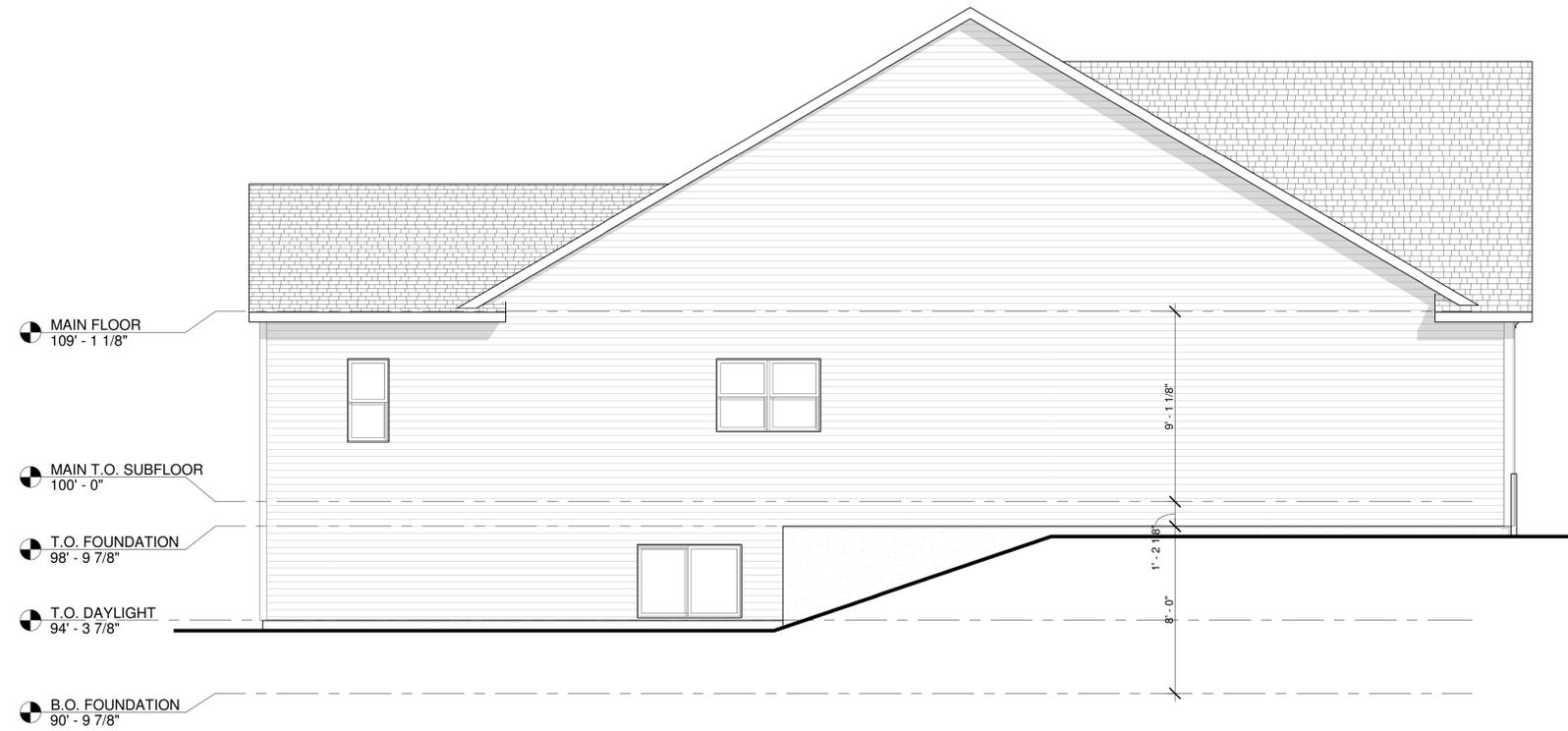
PROJECT NUMBER
20-038
PLOT DATE
4/24/2020 9:15:38 AM

A1.0
ELEVATIONS 1



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit D - Main	1364 SF
Unit D - Unf LL	936 SF
Unit E - Main	1364 SF
Unit E - Unf LL	936 SF

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Glen Eagle Duplex D-E
 Garage Apart

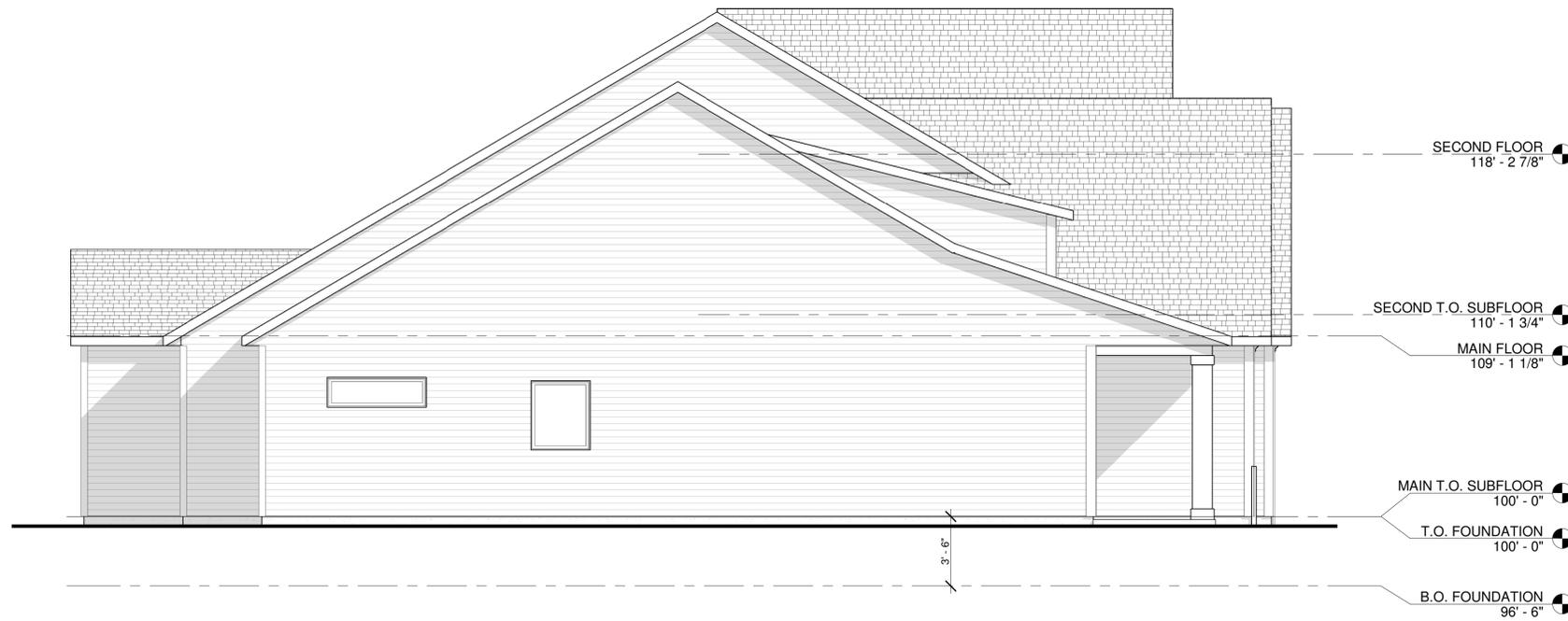
PROJECT NUMBER 20-021
 PLOT DATE 4/24/2020 10:03:11 AM

A1.0
 ELEVATIONS 1



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit A	1435 SF
Unit C	1414 SF
Unit B	1435 SF

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Glen Eagle 3Plex A-C-B
 Address, Lot # #
 City, MI

PROJECT NUMBER
 20-023
PLOT DATE
 4/24/2020 9:59:44 AM

A1.0
 ELEVATIONS 1

REQUEST

Discuss Zoning Ordinance revisions to the Bed and Breakfast ordinance

HISTORY

#200115-07 – Discuss Ordinance Revision for Bed and Breakfast/[Short Term Rental](#)

There was discussion about the proposed ordinance change with the language as directed by the Planning Commission. There was also discussion about the recent huge increase in the cost to publish the required legal notices in the Grand Rapids Press. It was noted that the Township would bear the burden of the entire expense if the publication was done at the initiation of the Planning Commission since this was not a result of a submitted application accompanied by a paid fee. The determination was to delay action until such time as another ordinance change has to be published in order to reduce some of the cost of publication. If nothing arises in the next few months, this ordinance revision could be discussed again in the summer. This ordinance revision was at the request of only one person interested in changing the ordinance in order to have a business of a bed and breakfast at their house and they have not submitted a paid application for the ordinance revision.

PROPOSED REVISIONS

Definition:

Sec. 2.8 BED AND BREAKFAST ESTABLISHMENT [AND A SHORT TERM RENTAL.](#)

A use within a detached single dwelling in which transient guests are provided a sleeping room, breakfast [\(optional\)](#) and access to bathing and lavatory facilities in return for payment.

AG district:

Sec. 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(O) Bed and breakfast establishments and [short term rentals.](#)

LDR district:

Sec. 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(P) Bed and breakfast establishments and [short term rentals.](#)

MDR district:

Sec. 9.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(G) Bed and breakfast establishments and [short term rentals.](#)

MHR district:

Sec. 10.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met:

(B) Bed and breakfast establishments and **short term rentals.**

Special Use Standards:

Sec. 20.1 SCOPE.

(D) Bed and breakfast establishments and **short term rentals.**

Sec. 20.4 SITE DESIGN STANDARDS.

(D) Bed and breakfast establishments and short term rentals.

- (1) The establishment shall be directly serviced by public water and sanitary sewer services; **exception-if the parcel is a minimum of one acre, the establishment may be serviced by a septic system and well if satisfactory reports for each are provided from the health department.**
- (2) **The establishment shall be located on property with direct access to a paved public road.**
- (3) No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within **seven hundred fifty (750) feet,** measured between the closest property lines.
- (4) Such uses shall only be established in a detached single family dwelling.
- (5) Parking shall be located to minimize negative impacts on adjacent properties **and shall be met on site and off the street.**
- (6) The lot on which the establishment is located shall meet the minimum lot size requirements of the zone district.
- (7) The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed seven (7) guest rooms in any case.
- (8) **Maximum occupancy is limited to two (2) adults and two (2) children (defined as a person under the age of 18 years of age) per guest room.**
- (9) Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.
- (10) Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area.
- (11) The establishment shall contain the principal residence of the operator **and the resident shall reside on the premises at all periods when the use is in operation.**
- (12) Accessory retail or service uses to a bed-and-breakfast establishment **or short term rental** shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
- (13) **Separate cooking facilities are prohibited.**
- (14) **Sidewalks shall be provided adjacent to all public and private streets as per Township specifications.**
- (15) **Breakfast may be served only to the operator's family, employees, and overnight guests.**

Sec. 26.8 TABLE OF OFF-STREET PARKING REQUIREMENTS

Bed and breakfast **and short term rentals.**

Motion: To initiate a Zoning Ordinance amendment as follows and for the public notices and public hearing to be held simultaneously with another application:

REQUEST

Consider allowing the creation of lots in a commercial district, that are a part of a larger development, to be exempt from the requirement of having frontage on a public or private street if there is access to a public or private street through easements or other legal means.

Sec. 2.55 LOT.

A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) main building with its accessory buildings, and providing the open spaces, parking spaces, and loading spaces required by this Ordinance. The word "lot" shall include plot or parcel. A lot need not be a "lot of record". A lot may also mean a portion of a condominium project, as regulated by Public Act 59 of 1978, as amended, designed and intended for separate ownership and use. **All lots shall abut upon and have**

permanent access to a public or private street, except as follows:

a. If provided for otherwise in the ordinance; or

b. If a parcel in a commercial zoning district is part of a larger development, it may be exempt from abutting a public or private street contingent upon access to a public or private street being provided through an easement or other legal means.

Sec. 3.19 STREET ACCESS.

Any lot of record created after the effective date of this Ordinance **shall have frontage as required by this Ordinance upon a public street right-of-way or approved private street, except as may be otherwise provided for otherwise in a Planned Unit Development (Chap. XXII) or created in accordance with all the other applicable provisions of this Ordinance.**

For information only:

Sec. 3.29 LAND DIVISION ORDINANCE

(G) Standards for Approval of Land Divisions. (revised 4/24/17)

A proposed land division or property line adjustment reviewable by the Township shall be approved if the following criteria are met:

(1) All parcels created by the proposed division(s) or adjustment(s) have a minimum width as stipulated in Chapter 24 in the Georgetown Township Zoning Ordinance for the district in which it is located, to be measured as provided for in the applicable zoning ordinance.

(4) The proposed land division(s) or adjustment(s) comply with all requirements of this Ordinance, the Georgetown Township Zoning Ordinance and the Land Division Act.

If the decision is to initiate a Zoning Ordinance amendment, the motion is as follows:

Motion: To initiate a Zoning Ordinance amendment as follows.

REQUEST

The Planning Commission asked that an outline be provided for discussion for changes to the kennel ordinance.

1. Current language:

- a. **Kennels are allowed with a special use permit in AG, RR, NS and CS districts.**
- b. **Kennels are allowed by right in the HS and I districts with no specific standards.**
- c. **Kennels are prohibited in the following zoning districts: LDR, LMR, MDR, MHR, MHP, and OS districts.**

Chapter 2 – Definitions.

Sec. 2.52 **KENNEL.**

Any lot or premises on which four (4) or more animals, four (4) months of age or older are kept temporarily or permanently for the purpose of breeding, boarding or for sale.

Chapter 6 – AG-Agriculture.

Sec. 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(C) **Kennels** and veterinary hospitals.

Chapter 7 – RR-Rural Residential.

Sec. 7.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(A) Any Special Land Use permitted in the AG District.

Chapter 14 – NS- Neighborhood Service Commercial.

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(G) Veterinary hospitals, clinics, and **kennels**.

Chapter 15 – CS-Community Service Commercial.

Sec. 15.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(B) Veterinary/animal hospitals, clinics, and **kennels**.

Chapter 16 – HS-Highway Service Commercial.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

(C) Veterinary/animal hospitals, clinics, and **kennels**.

Chapter 17 – I-Industrial.

Sec. 17.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(E) Trade or industrial schools and veterinary/animal hospitals or clinics or **kennels**.

Chapter 20 – Special Land Uses.

Special use specific standards:

Sec. 20.4 SITE DESIGN STANDARDS.

(V) Kennels.

- (1) For kennels, the minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.
- (2) Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.

2. Questions to consider about which districts the use is allowed by right or by special use permit.

- a. Does the Planning Commission want to continue to allow kennels with a special use permit in AG, RR, NS and CS districts?

It seems appropriate because the use would be reviewed by the Planning Commission and a public hearing would be held, allowing public comments from affected neighbors. Plus, with a special use permit, kennels can be subject to both general and specific standards to mitigate any negative impacts and to regulate size, number of dogs, etc.

- b. Does the Planning Commission want to continue to allow kennels by right in the HS and I districts with no specific standards? Should they be subject to any standards without the requirement of a special use permit?

It may be appropriate to either include some standards with the allowance by right (i.e. number of animals based on size of lot or building), or else to revise the ordinance to require a special use permit in order to regulate size, number of animals, etc.

- c. Should kennels be allowed in any additional zoning districts by right or with special land use approval?

Kennels are currently not allowed in the following zoning districts: LDR, LMR, MDR, MHR, MHP, and OS districts. It may be appropriate to continue to prohibit the use of a kennel in those districts because they are higher intense residential districts with smaller lots allowed. Also, OS is a low intense commercial district, again with smaller lots allowed. With lots closer together, kennels could provide more negative impacts.

3. Questions to consider about setbacks.

- a. Should kennels, including all aspects of their use (i.e. such as outdoor exercise fenced areas), be subject to the same setback requirements in Chapter 24 as stipulated for the main building?

This may be an appropriate way to ensure that all outdoor exercise areas are a good distance from property lines. However, note that in the NS and CS districts, the side yard setbacks are zero, and in the HS the side yard setback could be 10 feet and 20 feet in the Industrial

district. It may be appropriate to add the stipulation that no outdoor exercise areas shall be located closer than 25 feet to any lot line.

4. Questions to consider about the number of animal allowed.

- a. Should the number of animals be limited based on the size of the lot or the square footage of the building?

PROPOSED FOR CONSIDERATION

- a. Allow kennels with a special use permit in AG, RR, NS and CS districts (all with the same standards).
 b. Allow kennels by right in the HS and I districts with some specific standards.
 c. Prohibiting kennels in the following zoning districts: LDR, LMR, MDR, MHR, MHP, and OS districts.
 d. This language proposes the same standards for all districts in which a special use permit is required.

Sec. 20.4 SITE DESIGN STANDARDS.

(V) Kennels.

- (1) The minimum lot size shall be (3/4 of an acre or one (1) or two (2) acres).**

Could be different for different zoning districts if desired. Note that the number of acres varies with ordinances from other municipalities – see Sample Ordinance document.

- (2) The maximum number of animals occupying the facility shall be**

Options

- a. Six animals for the first two acres plus an additional 1/3rd acre for each animal in excess of 6. (*Cascade and Cannon Township*)
 b. One acre for first 4 animals and an addition 1/3 acre for each animal in addition to the first 4 animals. (*Grand Haven*)
 c. One animal per 60 square feet of building floor area of the facility. (*City of Kentwood*)

- (3) All animals shall be kept within a completely enclosed building at all times, with the exception that animals may be placed in an outdoor area for limited periods of time, under personal supervision by staff of the facility.**

- (4) Buildings wherein animals are kept, runs, and/or outdoor exercise areas shall not be located nearer than one hundred (100) feet to any adjacent residential district. Outdoor runs and/or exercise areas shall not be located in any front (including required and non-required), rear or side yard setback area and, in any case, shall not be located closer than 25 feet to any property line.**

- (5) All outdoor runs and/or exercise areas shall be enclosed by a six (6) foot high fence or other suitable barrier that is completely opaque and shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area.
- (6) The Planning Commission may request any additional information deemed necessary to ensure compliance with all Township ordinances.
- (7) The Planning Commission may impose any conditions of approval necessary to ensure compliance with Township ordinances and to mitigate any potential negative impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- (8) Kennels shall comply with all applicable County, State, and Federal regulations.
- (9) If public sewer is available, the facility shall connect to the public sewer.
- (10) In all districts where kennels are allowed, except for the AG and RR districts, sidewalks shall be installed adjacent to all public and private streets.

Chapter 16 – HS-Highway Service Commercial.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

(C) Veterinary/animal hospitals, clinics, and kennels **(and kennels shall be subject to the minimum lot size and maximum number of animals as regulated in Chapter 20).**

Chapter 17 – I-Industrial.

Sec. 17.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(F) Trade or industrial schools and veterinary/animal hospitals or clinics or kennels **(and kennels shall be subject to the minimum lot size and maximum number of animals as regulated in Chapter 20).**

(Any other stipulations could be added or the use could be moved to the special use section if the Planning Commission determines that kennels should be subject to the special use standards.)