



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

November 18, 2020, 7:00 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
 - 6.I. (Public Hearing) The Layout Of The Preliminary Plat Of Alward Estates West No. 5,
P.P. # 70-14-20-300- 104, Alward Dr.

Documents:

[ALWARD ESTATES NO. 5 PLAT MAP.PDF](#)
[ALWARD WEST NO 5 STAFF REPORT.PDF](#)

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

BENCHMARK ELEV. 652.11 (NAVD88)
TOP OF SE FLANGE BOLT UNDER "M"
ON HYDRANT AT SE CORNER OF
CHESTER DRIVE AND ARLENE COURT

BENCHMARK ELEV. 666.75 (NAVD88)
TOP OF SE FLANGE BOLT UNDER "M"
ON HYDRANT AT SE CORNER OF
ALWARD DRIVE AND DELIA DRIVE



Know what's below.
Call before you dig.

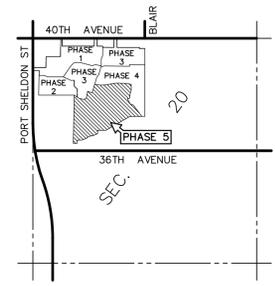
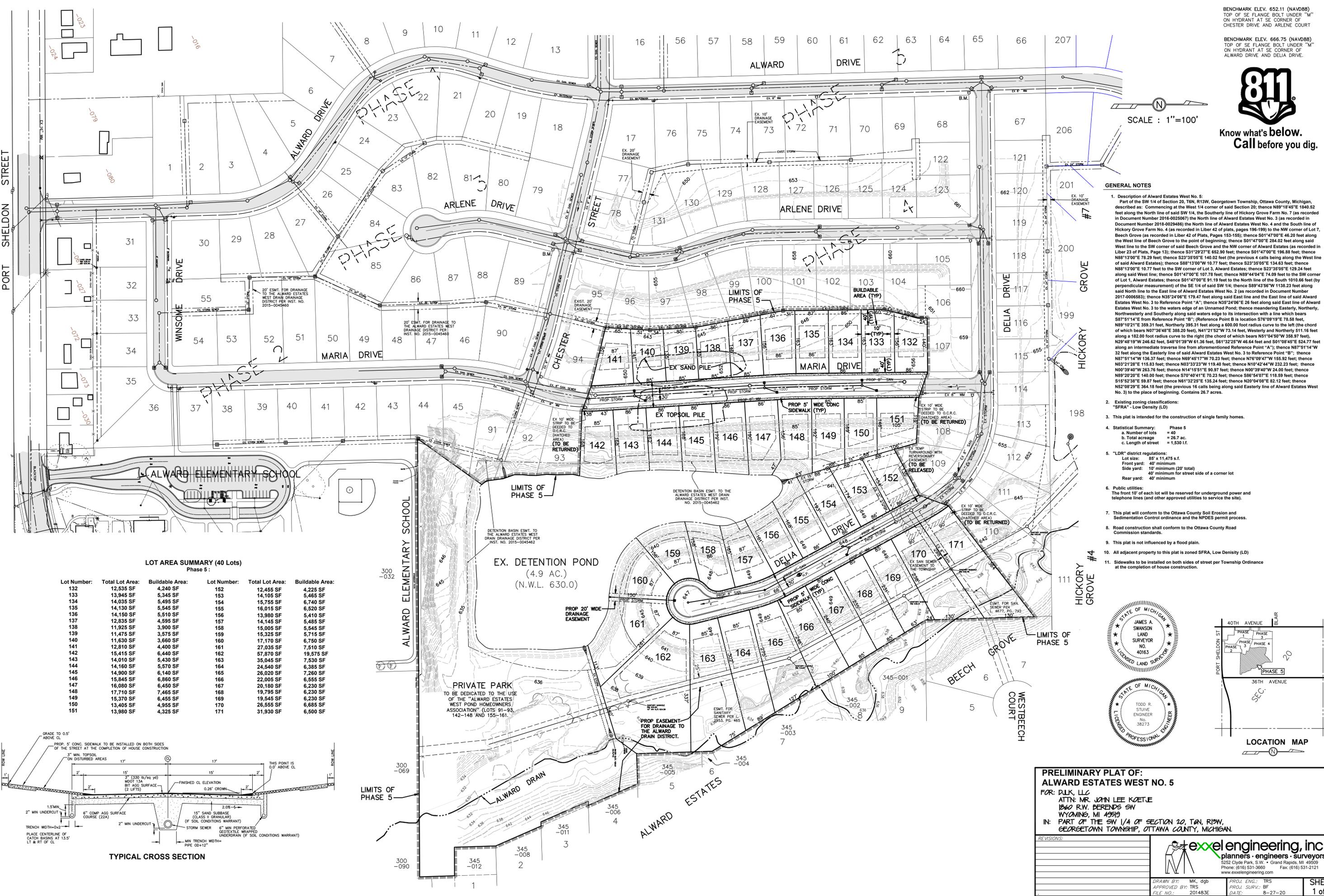
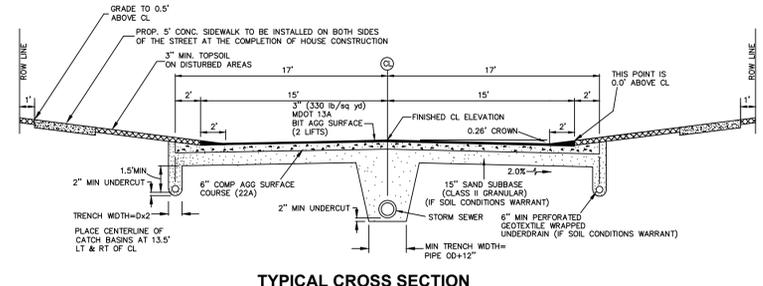
SCALE: 1"=100'

GENERAL NOTES

- Description of Alward Estates West No. 5:
Part of the SW 1/4 of Section 20, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section 20; thence N89°18'45"E 1840.52 feet along the North line of said SW 1/4, the Southerly line of Hickory Grove Farm No. 7 (as recorded in Document Number 2016-0025067) the North line of Alward Estates West No. 3 (as recorded in Document Number 2016-0029466) the North line of Alward Estates West No. 4 and the South line of Hickory Grove Farm No. 4 (as recorded in Liber 42 of plats, pages 196-199) to the NW corner of Lot 7, Beech Grove (as recorded in Liber 42 of Plats, Pages 153-155); thence S01°47'00"E 46.20 feet along the West line of Beech Grove to the point of beginning; thence S01°47'00"E 284.02 feet along said West line to the SW corner of said Beech Grove and the NW corner of Alward Estates (as recorded in Liber 23 of Plats, Page 13); thence S31°23'27"E 652.90 feet; thence S01°47'00"E 156.88 feet; thence N88°13'00"E 78.29 feet; thence S23°35'05"E 140.02 feet (the previous 4 calls being along the West line of said Alward Estates); thence S88°13'00"W 10.77 feet; thence S23°35'05"E 134.63 feet; thence N88°13'00"E 10.77 feet to the SW corner of Lot 3, Alward Estates; thence S23°35'05"E 129.24 feet along said West line; thence S01°47'00"E 107.78 feet; thence N88°14'04"E 74.09 feet to the SW corner of Lot 1, Alward Estates; thence S01°47'00"E 91.19 feet to the North line of the South 1010.66 feet (by perpendicular measurement) of the SE 1/4 of said SW 1/4; thence S89°43'56"W 1138.23 feet along said North line to the East line of Alward Estates West No. 2 (as recorded in Document Number 2017-0005833); thence N35°24'05"E 179.47 feet along said East line and the East line of said Alward Estates West No. 3 to Reference Point "A"; thence N35°24'06"E 26 feet along said East line of Alward Estates West No. 3 to the waters edge of an Unnamed Pond; thence meandering Easterly, Northerly, Northwesterly and Southerly along said waters edge to its intersection with a line which bears S87°51'14"E of Reference Point "B"; (Reference Point B is location S76°09'19"E 78.58 feet, N89°12'21"E 359.31 feet, Northerly 395.31 feet along a 600.00 foot radius curve to the left (the chord of which bears N07°36'48"E 388.20 feet), N41°21'52"W 73.14 feet, Westerly and Northerly 511.16 feet along a 182.00 foot radius curve to the right (the chord of which bears N51°04'50"W 358.97 feet), N29°48'19"W 246.82 feet, S48°01'39"W 61.36 feet, S61°32'25"W 46.64 feet and S01°08'45"E 524.77 feet along an intermediate traverse line from aforementioned Reference Point "A"); thence N87°51'14"W 32 feet along the Easterly line of said Alward Estates West No. 3 to Reference Point "B"; thence N87°51'14"W 136.37 feet; thence N69°45'17"W 70.23 feet; thence N76°09'47"W 155.92 feet; thence N03°21'28"E 115.83 feet; thence N03°33'23"W 119.40 feet; thence N10°42'44"W 232.23 feet; thence N00°39'40"W 263.76 feet; thence N14°15'51"E 90.97 feet; thence N00°39'40"W 24.00 feet; thence N82°02'20"E 140.00 feet; thence S70°40'41"E 70.23 feet; thence S80°54'07"E 118.59 feet; thence S15°52'38"E 59.87 feet; thence N61°32'25"E 135.24 feet; thence N20°04'08"E 82.12 feet; thence N52°08'29"E 364.18 feet (the previous 16 calls being along said Easterly line of Alward Estates West No. 3) to the place of beginning. Contains 26.7 acres.
- Existing zoning classifications:
"SFRA" - Low Density (LD)
- This plat is intended for the construction of single family homes.
- Statistical Summary: Phase 5
a. Number of lots = 40
b. Total acreage = 26.7 ac.
c. Length of street = 1,530 LF.
- "LDR" district regulations:
Lot size: 85' x 11,475 s.f.
Front yard: 40' minimum
Side yard: 10' minimum (20' total)
40' minimum for street side of a corner lot
Rear yard: 40' minimum
- Public utilities:
The front 10' of each lot will be reserved for underground power and telephone lines (and other approved utilities to service the site).
- This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
- Road construction shall conform to the Ottawa County Road Commission standards.
- This plat is not influenced by a flood plain.
- All adjacent property to this plat is zoned SFRA, Low Density (LD)
- Sidewalks to be installed on both sides of street per Township Ordinance at the completion of house construction.

LOT AREA SUMMARY (40 Lots)
Phase 5:

Lot Number:	Total Lot Area:	Buildable Area:	Lot Number:	Total Lot Area:	Buildable Area:
132	12,535 SF	4,240 SF	152	12,455 SF	4,225 SF
133	13,945 SF	5,345 SF	153	14,105 SF	5,465 SF
134	14,035 SF	5,495 SF	154	15,755 SF	6,740 SF
135	14,130 SF	5,545 SF	155	16,015 SF	6,520 SF
136	14,150 SF	5,510 SF	156	13,980 SF	5,410 SF
137	12,835 SF	4,595 SF	157	14,145 SF	5,485 SF
138	11,925 SF	3,900 SF	158	15,005 SF	5,545 SF
139	11,475 SF	3,575 SF	159	15,325 SF	5,715 SF
140	11,630 SF	3,660 SF	160	17,170 SF	6,750 SF
141	12,810 SF	4,400 SF	161	27,035 SF	7,510 SF
142	15,415 SF	6,440 SF	162	57,870 SF	19,575 SF
143	14,010 SF	5,430 SF	163	35,045 SF	7,530 SF
144	14,160 SF	5,570 SF	164	24,540 SF	6,385 SF
145	14,900 SF	6,140 SF	165	16,200 SF	6,260 SF
146	15,845 SF	6,860 SF	166	22,005 SF	6,555 SF
147	16,080 SF	6,450 SF	167	20,180 SF	6,230 SF
148	17,710 SF	7,465 SF	168	19,795 SF	6,230 SF
149	15,370 SF	6,455 SF	169	19,545 SF	6,230 SF
150	13,405 SF	4,955 SF	170	26,555 SF	6,685 SF
151	13,980 SF	4,325 SF	171	31,930 SF	6,500 SF



**PRELIMINARY PLAT OF:
ALWARD ESTATES WEST NO. 5**

FOR: DLK, LLC
ATTN: MR. JOHN LEE KOETJE
1860 R.V. BERENDS SW
WYOMING, MI 49310
IN: PART OF THE SW 1/4 OF SECTION 20, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:

excel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.excelengineering.com

DRAWN BY: MK, dgb
APPROVED BY: TRS
FILE NO.: 201483E

PROJ. ENG.: TRS
PROJ. SURV.: BF
DATE: 8-27-20

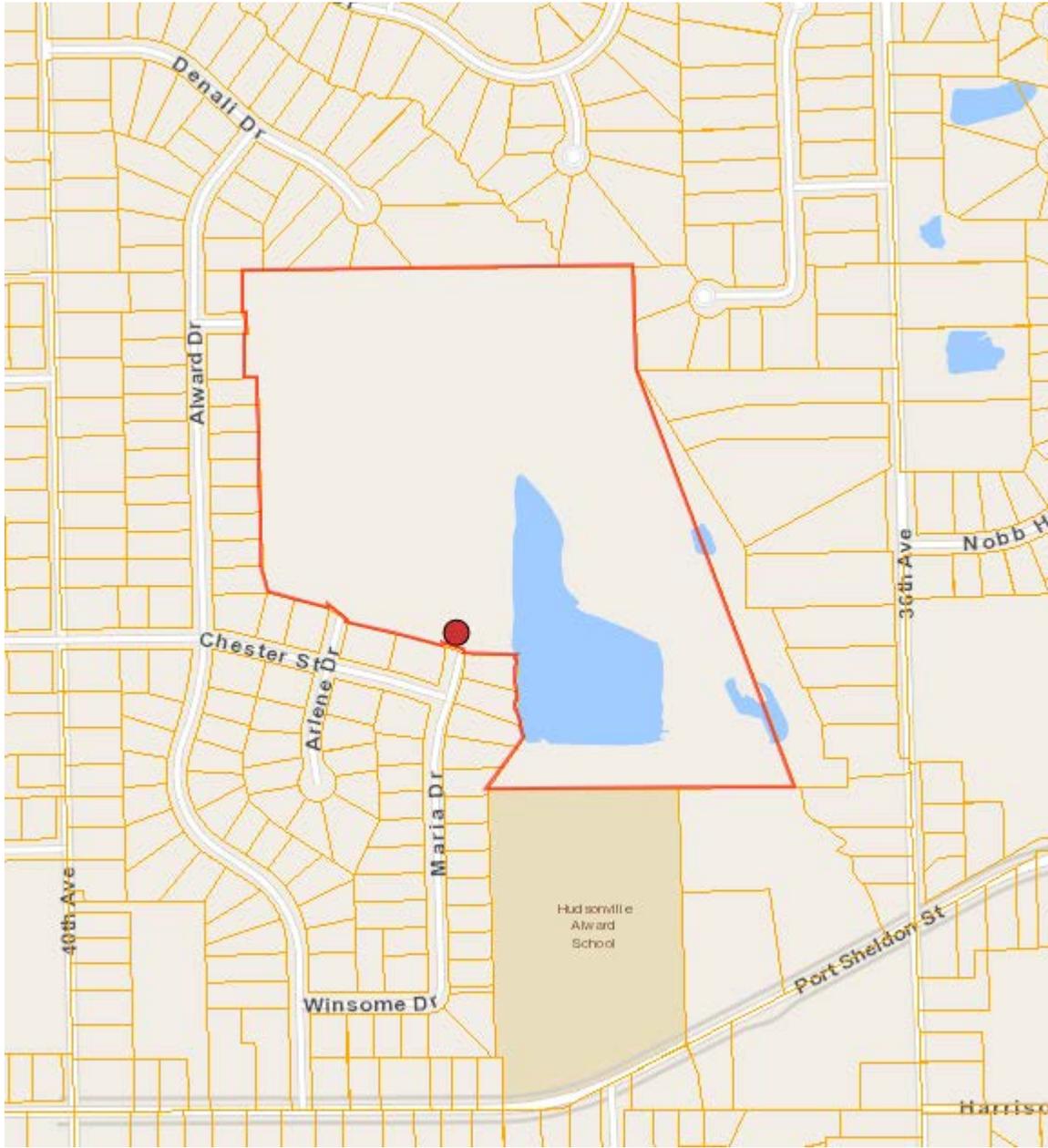
**SHEET
1 of 1**

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REQUEST

The layout of the **Preliminary Plat of Alward Estates West No. 5**, P.P. # 70-14-20-300-104, Alward Dr.; Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Alward Estates No. 5 with 40 lots. All are zoned LDR. A mining operation currently exists on the site.





SUMMARY

- a. Lot areas meet ordinance requirements, but the buildable area listed for each lot is greater than the maximum lot coverage of 30% as allowed by the Zoning Ordinance. Building sizes will be reviewed for exactness at the time a building permit application is submitted. Many lots are affected by a drainage easement and this is noted to be self-created by the developer in case in the future the homeowner decides to see a variance
- b. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- c. Each house is required to have a minimum 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.
- d. A street light petition has been submitted.
- e. School district lines were submitted in an email.
- f. An escrow fee of \$3,000 as determined by the Township Superintendent is required.
- g. Evidence of a legal document for the maintenance of the private park was provided.

OPTION FOR MOTION

If the Planning Commission determines that the plans are in compliance with Township ordinances, the following motion is recommended.

Alward Estates West No. 5

Motion: **To adopt the staff report as finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Alward Estates West No. 5, P.P. # 70-14-20-300-104, Alward Dr.; Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 8-27-2020, and with the following conditions:**

- 1) Lot areas meet ordinance requirements, but building area will be reviewed for exactness at the time a building permit application is submitted. Many lots are affected by a drainage easement and this is noted to be self-created by the developer in case in the future the homeowner decides to see a variance.
- 2) Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
- 3) All fees, including deferred assessments and an escrow fee of \$3,000 as determined by the Township Superintendent, shall be paid prior to the issuance of any building permits.
- 4) Each house is required to have a minimum 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.

The following documents compliance with Township ordinances:

ID number		Date	9/22/20
Name	Alward Estates West No. 5		
Address			
Use	Preliminary Plat	SUP required	NA

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