Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

January 15, 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. Election Of Officers
   Current officers: Tim Smit, chairman; Josiah Samy, vice-chairman; Donna Ferguson, secretary.
6. Old Business
7. New Business

7.I. Public Hearing – The Layout Of The Preliminary Plat Of Cedar Lake Estates No. 14, P.P. # 70-14-03-300-058, Part Of P.P. # 70-14-03-300-052 And Part Of P.P. # 70-14-03-300-055, Located At 8955 Cedar Lake Dr. And 2126 Fillmore, Zoned (LDR) Low Density Residential And (RR) Rural Residential, Georgetown Township, Ottawa County, Michigan

Documents:

PLAT MAP.PDF
CEDAR LAKE NO 14 STAFF REPORT MOTION.PDF

7.II. Public Hearing – The Layout Of The Preliminary Plat Of Two Oakes, P.P. # 70-14-09-300- 006, Located At 8225 28th Ave., Zoned LMR Low/Medium Density Residential, Georgetown Township, Ottawa County, Michigan.

Documents:

TWO OAK PLAT STAFF REPORT.PDF
PLAT MAP.PDF

8. Public Hearing (PUD2001) (Ordinance No. 2020-01) Revised Preliminary Plan (And Final Development Plan) For Waterford Place/Sunset Retirement Communities, 725 Baldwin St. The Request Is For (Rezoning From MDR Medium Density Residential To PUD) Preliminary Planned Unit Development (And Final Development) Approval For Waterford Place, For Residential Uses, Independent And Assisted Living Community With Associated Commons, Assisted Living, Housing For The Elderly, Associated Uses, Service Area, Parking, Amenities And Open Space, On A Parcel Of Land Described As Part Of P.P. # 70-14-22-400-042, Located At 1725 Port Sheldon, Georgetown Township, Ottawa County, Michigan.

Documents:

PUD2001 WATERFORD PUD STAFF REPORT.PDF
RESOLUTION.PDF
12-11-19 PUD SUBMITTAL PLANS.PDF
PUD APPLICATION.PDF
PUD NARRATIVE.PDF

9. Communications, Letters And Reports

10. Public Comments

11. Other Business - Discuss Bed And Breakfast/Short Term Rentals

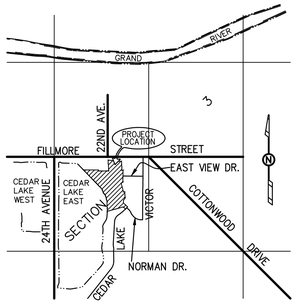
    Documents:

    ORD REVISION BED AND BREAKFAST SHORT TERM RENTALS.PDF

12. Other Business

13. Commissioner/Staff Comments

14. Adjournment

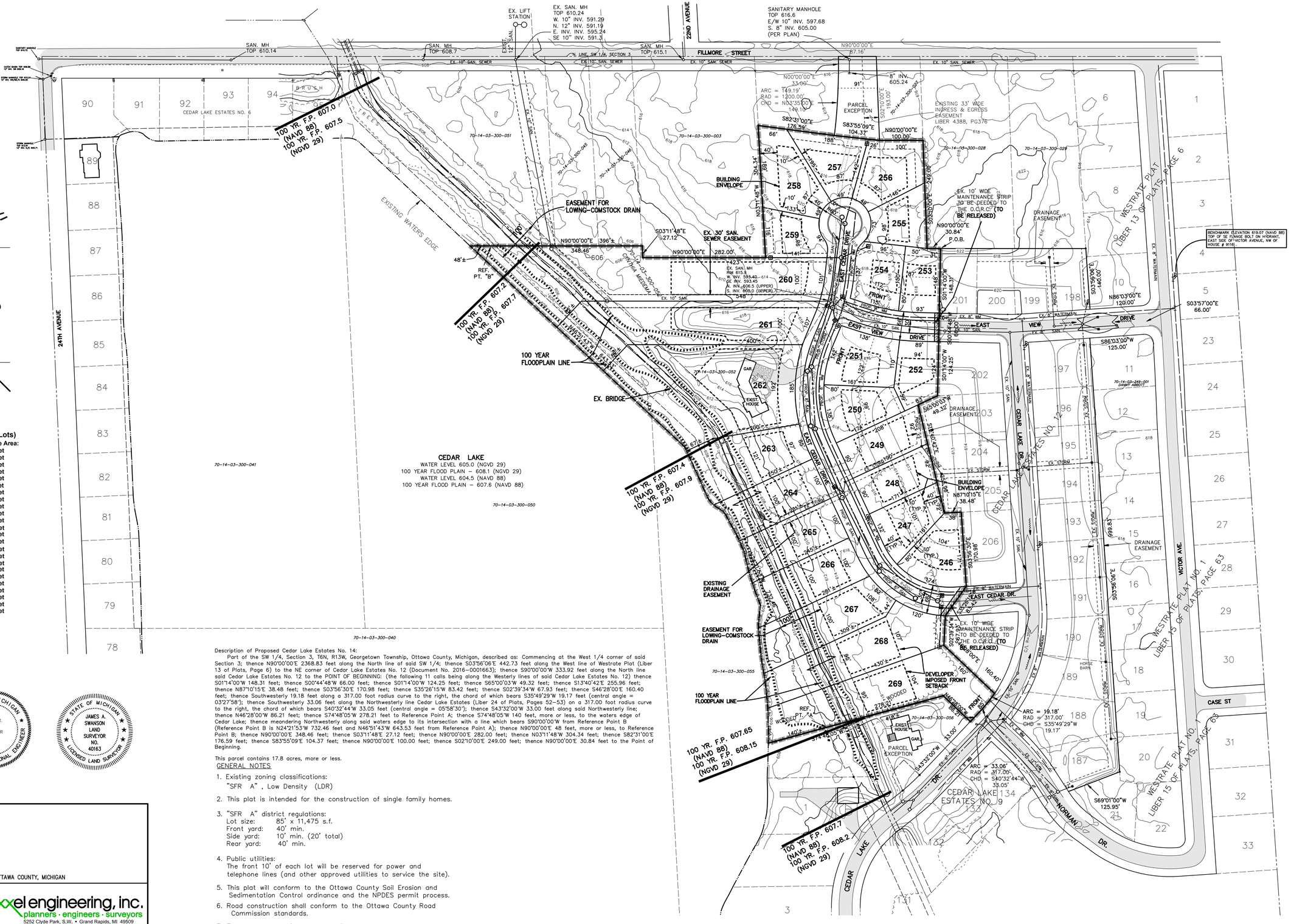


LOCATION MAP

SCALE: 1" = 2000'

LOT AREA SUMMARY (Lots 246-269, 24 Lots)

Lot Number:	Total Lot Area:	Buildable Envelope Area:
Lot 246	17,855 square feet	7,550 square feet
Lot 247	16,555 square feet	6,645 square feet
Lot 248	16,250 square feet	6,985 square feet
Lot 249	17,875 square feet	8,245 square feet
Lot 250	16,650 square feet	6,980 square feet
Lot 251	18,900 square feet	5,560 square feet
Lot 252	13,615 square feet	4,925 square feet
Lot 253	12,935 square feet	4,608 square feet
Lot 254	15,845 square feet	4,035 square feet
Lot 255	14,500 square feet	4,420 square feet
Lot 256	19,805 square feet	7,890 square feet
Lot 257	17,250 square feet	6,175 square feet
Lot 258	22,620 square feet	9,275 square feet
Lot 258	13,805 square feet	4,275 square feet
Lot 260	87,100 square feet	20,235 square feet
Lot 261	59,515 square feet	13,890 square feet
Lot 262	79,560 square feet	26,350 square feet
Lot 263	30,590 square feet	7,600 square feet
Lot 264	23,490 square feet	6,780 square feet
Lot 265	23,685 square feet	6,870 square feet
Lot 266	25,540 square feet	7,005 square feet
Lot 267	31,220 square feet	8,685 square feet
Lot 268	41,330 square feet	10,400 square feet
Lot 269	50,080 square feet	9,480 square feet



SCALE: 1"= 100'
2' CONTOUR INTERVAL

STATE OF MICHIGAN — TODD R. STUIVE ENGINEER No. 38273 — LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN — JAMES A. SWANSON LAND SURVEYOR NO. 40163 — LICENSED LAND SURVEYOR

Description of Proposed Cedar Lake Estates No. 14:

Part of the SW 1/4, Section 3, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section 3; thence N90°00'00"E 2368.83 feet along the North line of said SW 1/4; thence S03°56'06"E 442.73 feet along the West line of Westrate Plat (Liber 13 of Plats, Page 6) to the NE corner of Cedar Lake Estates No. 12 (Document No. 2016–0001663); thence S90°00'00"W 333.92 feet along the North line said Cedar Lake Estates No. 12 to the POINT OF BEGINNING: (the following 11 calls being along the Westerly lines of said Cedar Lake Estates No. 12) thence S01°14'00"W 148.31 feet; thence S00°44'48"W 66.00 feet; thence S01°14'00"W 124.25 feet; thence S65°00'03"W 49.32 feet; thence S13°40'42"E 255.96 feet; thence N87°10'15"E 38.48 feet; thence S03°56'30"E 170.98 feet; thence S35°26'15"W 83.42 feet; thence S02°39'34"W 67.93 feet; thence S46°28'00"E 160.40 feet; thence Southwesterly 19.18 feet along a 317.00 foot radius curve to the right, the chord of which bears S35°49'29"W 19.17 feet (central angle = 03°27'58"); thence Southwesterly 33.06 feet along the Northwesterly line Cedar Lake Estates (Liber 24 of Plats, Pages 52–53) on a 317.00 foot radius curve to the right, the chord of which bears S40°32'44"W 33.05 feet (central angle = 05°58'30"); thence S43°32'00"W 33.00 feet along said Northwesterly line; thence N46°28'00"W 86.21 feet; thence S74°48'05"W 278.21 feet to Reference Point A; thence S74°48'05"W 140 feet, more or less, to the waters edge of Cedar Lake; thence meandering Northwesterly along said waters edge to its intersection with a line which bears S90°00'00"W from Reference Point B (Reference Point B is N24°21'53"W 732.46 feet and N46°51'43"W 643.53 feet from Reference Point A); thence N90°00'00"E 48 feet, more or less, to Reference Point B; thence N90°00'00"E 348.46 feet; thence N03°11'48"E 27.12 feet; thence N90°00'00"E 282.00 feet; thence N03°11'48"W 304.34 feet; thence S82°31'00"E 176.59 feet; thence S83°55'09"E 104.37 feet; thence N90°00'00"E 100.00 feet; thence S02°10'00"E 249.00 feet; thence N90°00'00"E 30.84 feet to the Point of Beginning.

This parcel contains 17.8 acres, more or less.

GENERAL NOTES

1. Existing zoning classifications:
   "SFR A", Low Density (LDR)
2. This plat is intended for the construction of single family homes.
3. "SFR A" district regulations:
   Lot size: 85' x 11,475 s.f.
   Front yard: 40' min.
   Side yard: 10' min. (20' total)
   Rear yard: 40' min.
4. Public utilities:
   The front 10' of each lot will be reserved for power and telephone lines (and other approved utilities to service the site).
5. This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
6. Road construction shall conform to the Ottawa County Road Commission standards.
7. This plat is not influenced by a flood plain.
8. Sidewalks shall be installed per Township ordinance at such time as individual house construction is completed.
9. All adjacent property to this plat is zoned LDR and RR.
10. All drainage easement and detention areas will be conveyed to the Ottawa County Water Resources Commission.

PRELIMINARY PLAT

CEDAR LAKE NO. 14

FOR: Cedar Valley Associates, Inc.
Attn: Denise Decker
8879 24th Ave.
Jension MI 49428

PART OF THE SW 1/4, SECTION 3, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: dgb
APPROVED BY: TRS
FILE NO.: 191937E
PROJ. ENG.: TRS
PROJ. SURV.: JAS
DATE: 11/08/19

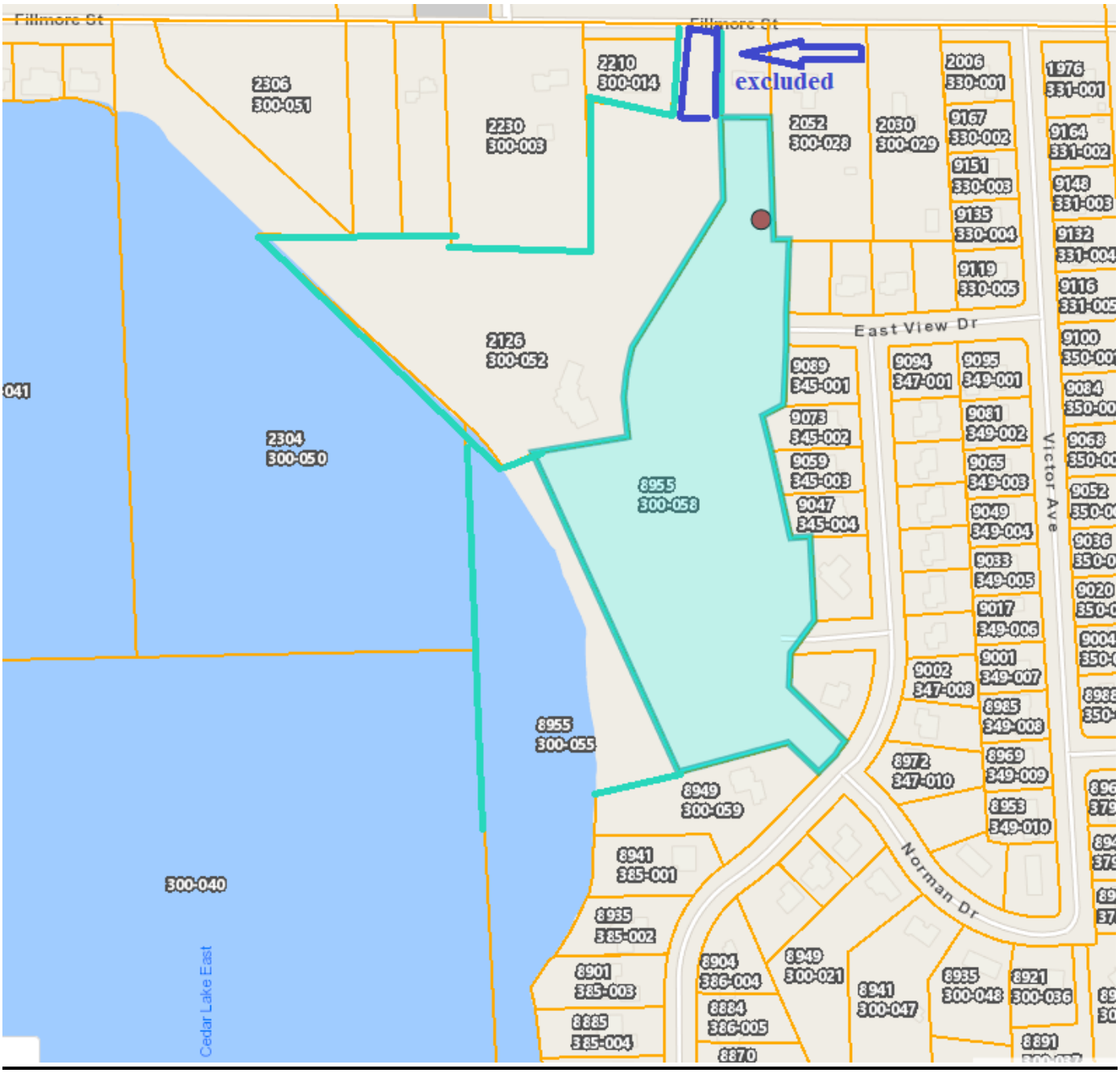
SHEET 1 of 1

P:\Projects\2019\191937\Drawings\191937P.dwg, SDP, 11/26/2019 9:28:26 AM, dbosch

The layout of the **Preliminary Plat of Cedar Lake Estates No. 14**, P.P. # 70-14-03-300-058, part of P.P. # 70-14-03-300-052 and part of P.P. # 70-14-03-300-055, located at 8955 Cedar Lake Dr. and 2126 Fillmore, zoned LDR (Low Density Residential) and RR (Rural Residential), Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for preliminary plat approval of Cedar Lake No. 14 with 24 lots in the LDR district.



HISTORY

Cedar Lake Estates No. 11 was approved in 2006. Cedar Lake 12 was approved in 2014. Cedar Lake 13 was approved in 2018.

SUMMARY

a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. **The driveway for lot 262 encroaches upon lot 261. How will that situation be remedied?**

The plan shows an exception along Fillmore which is excluded from the plat. The exclusion has a width of 91 feet, which meets the ordinance requirement for a lot in the LDR district that is serviced by public water and sanitary sewer; however, the lot does NOT meet the minimum width of 95 feet which is required for a lot not serviced by public water and sanitary sewer. Therefore, **the lot created by the exception shall be connected to public water and sanitary sewer. Provide evidence, such as a letter signed by the developer, stating that the lot created by the exception shall be connected to public water and sanitary sewer prior to any development taking place on it.**

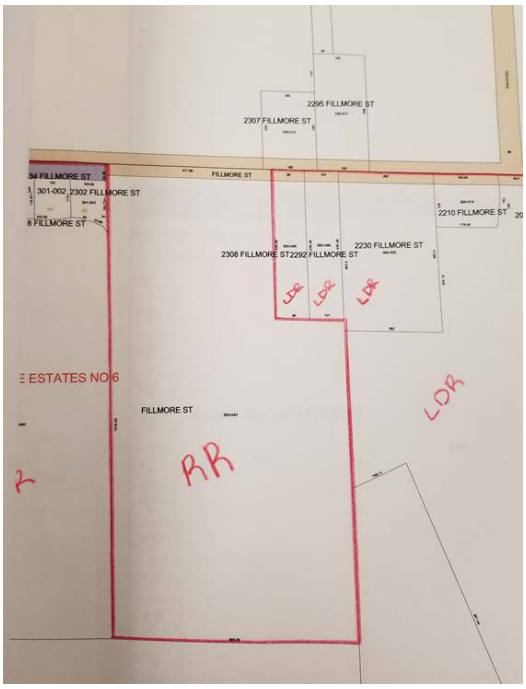
Some of the lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.

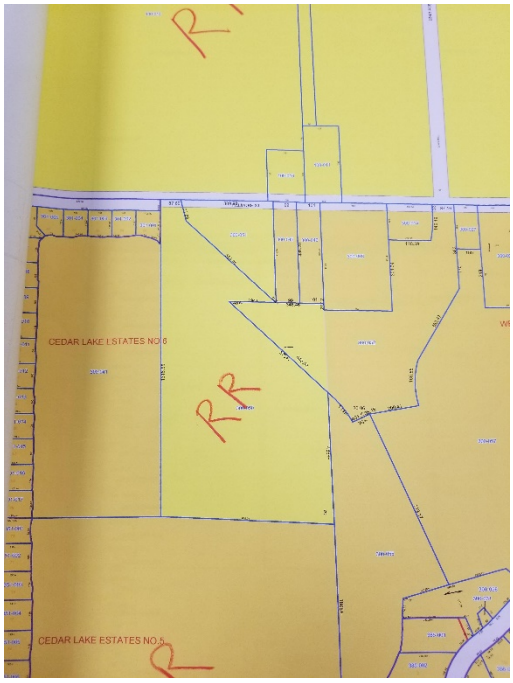
b. A note on the plan indicates that the owner will be responsible to install sidewalks on individual lots.

c. If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign at the time a sign permit application is submitted.

d. The zoning of adjacent property is all LDR except to the west is RR. **Part of P.P. # 70-14-03-052 (consisting of the western portion lots 260, 261 and 262) is zoned RR. The portion of land within the plat that is zoned RR does not contain the width which is determined adjacent to the street, nor the houses. Setbacks for the houses are not affected. Square footages of the lots are: lot 260 = 87,100 SF; lot 261 = 59,515; and lot 262 = 79,560. All exceed the minimum of 15,000 SF for lots in the RR district services by public water and sanitary sewer. Although this does not affect the plat at this time, the developer may want to rezone that portion of the lots to LDR to be consistent with the rest of the plat and to avoid any problems in the future that could arise.**

Note that sometime between 2007 and 2013, a property line adjustment was made (without municipal approval) to include a portion of the RR parcel to be added to the LDR property to the east.





e. Attached garages with a minimum of 400 square feet shall be provided.

<u>OPTION FOR MOTION</u> - *If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.*

Motion: To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of Cedar Lake No. 14, P.P. # 70-14-03-300-058, part of P.P. # 70-14-03-300-052 and part of P.P. # 70-14-03-300-055, located at 8955 Cedar Lake Dr. and 2126 Fillmore, zoned LDR (Low Density Residential) and RR (Rural Residential), Georgetown Township, Ottawa County, Michigan**, as shown on the drawing dated 11/08/2019, and with the following conditions:**

a) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Some lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.

b) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

c) If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign.

d) Attached garages with a minimum of 400 square feet shall be provided.

e) Sidewalks will be provided by the individual property owner at the time a house is constructed.

f) The lot created by the exception shall be connected to public water and sanitary sewer. Provide evidence (i.e. signed letter stating that the lot created by the exception shall be connected to public water and sanitary sewer prior to any development taking place on it).

The following documents compliance with Township ordinances:

I D number		Date	12/6/2019
Name	Cedar Lake No. 14		
Address			
Use	Preliminary Plat	SUP required	NA

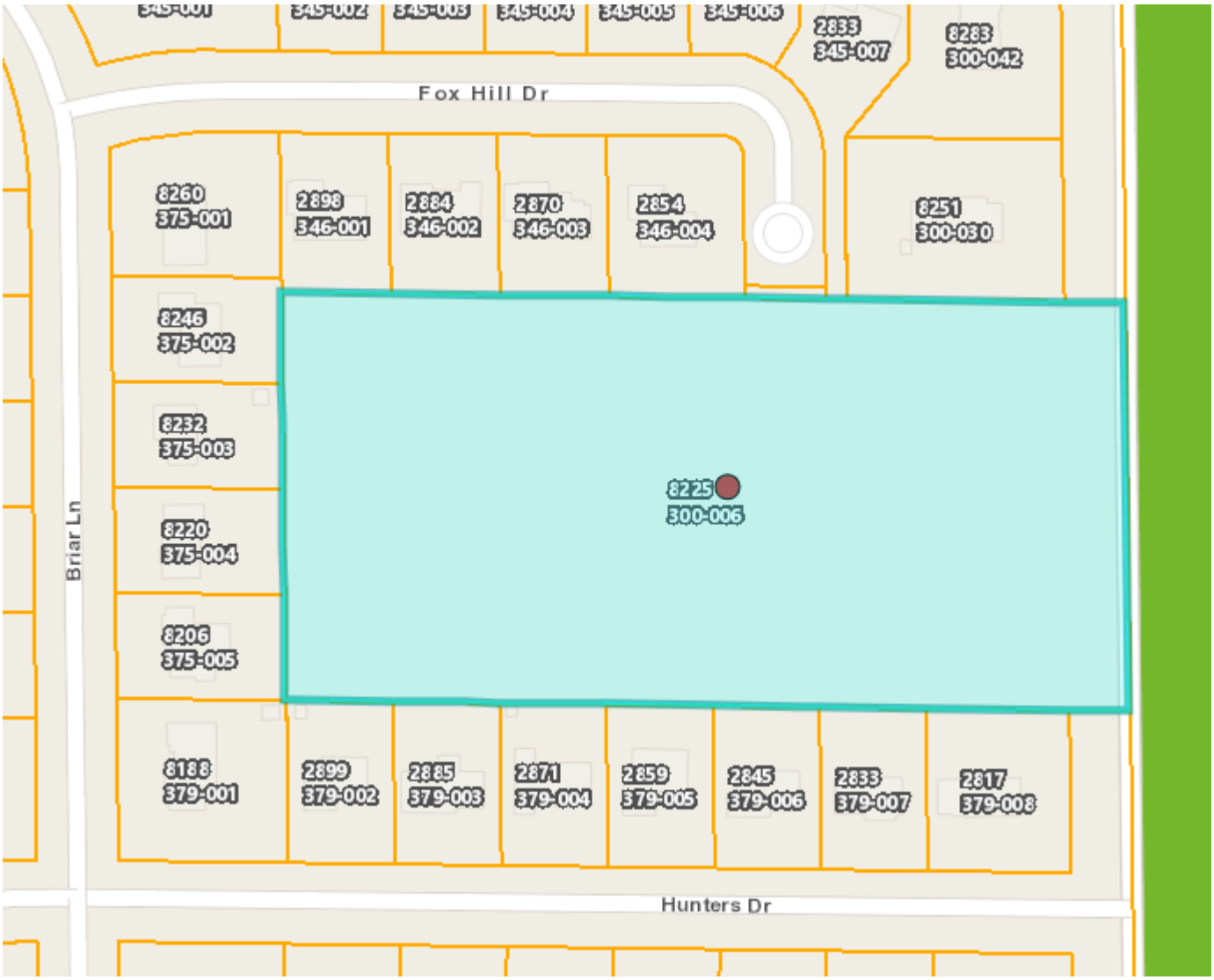
REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. setbacks
Location of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

REQUEST

The layout of the Preliminary Plat of Two Oakes, P.P. # 70-14-09-300-006, located at 8225 28th Ave., zoned LMR Low/Medium Density Residential, Georgetown Township, Ottawa County, Michigan.

The request is for overall preliminary plat approval of Two Oaks plat with 15 lots proposed, in a LMR zoning district. The parcel is 5.25 acres.

For LMR, the minimum size lot is 7,700 square feet in area and 70 feet in width for interior lots and 95 feet of width for corner lots. Minimum required house size is 850 square feet. Note that all lots exceed the minimum area.



SUMMARY

a. The lots and building envelopes appear to meet ordinance requirements (all will be reviewed for exactness at the time a building permit application is submitted). However, lots 1 and 2 have rear yards affected by a detention pond easement and other lots are affected by a drainage easement. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances**.

b. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted**.

c. As per the applicant, a drainage district will be created and the Ottawa County Water Resources Commission will maintain the detention area.

d. Attached garages with a minimum of 400 square feet shall be provided.

OPTION FOR MOTION

If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.

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 Two Oakes, P.P. # 70-14-09-300-006, located at 8225 28th Ave., zoned LMR Low/Medium Density Residential, Georgetown Township, Ottawa County, Michigan., as shown on the drawing dated 12/10/2019, and with the following conditions:

a) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Lots 1 and 2 have rear yards affected by a detention pond easement and other lots are affected by a drainage easement. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future** based on those circumstances.
b) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
c) If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign at the time an application is submitted for a sign permit.
d) Attached garages with a minimum of 400 square feet shall be provided.
e) Sidewalks will be provided by the individual property owner at the time a house is constructed.

The following documents compliance with Township ordinances:

I D number		Date	12/11/19
Name	Two Oaks		
Address			
Use	Preliminary Plat	SUP required	NA

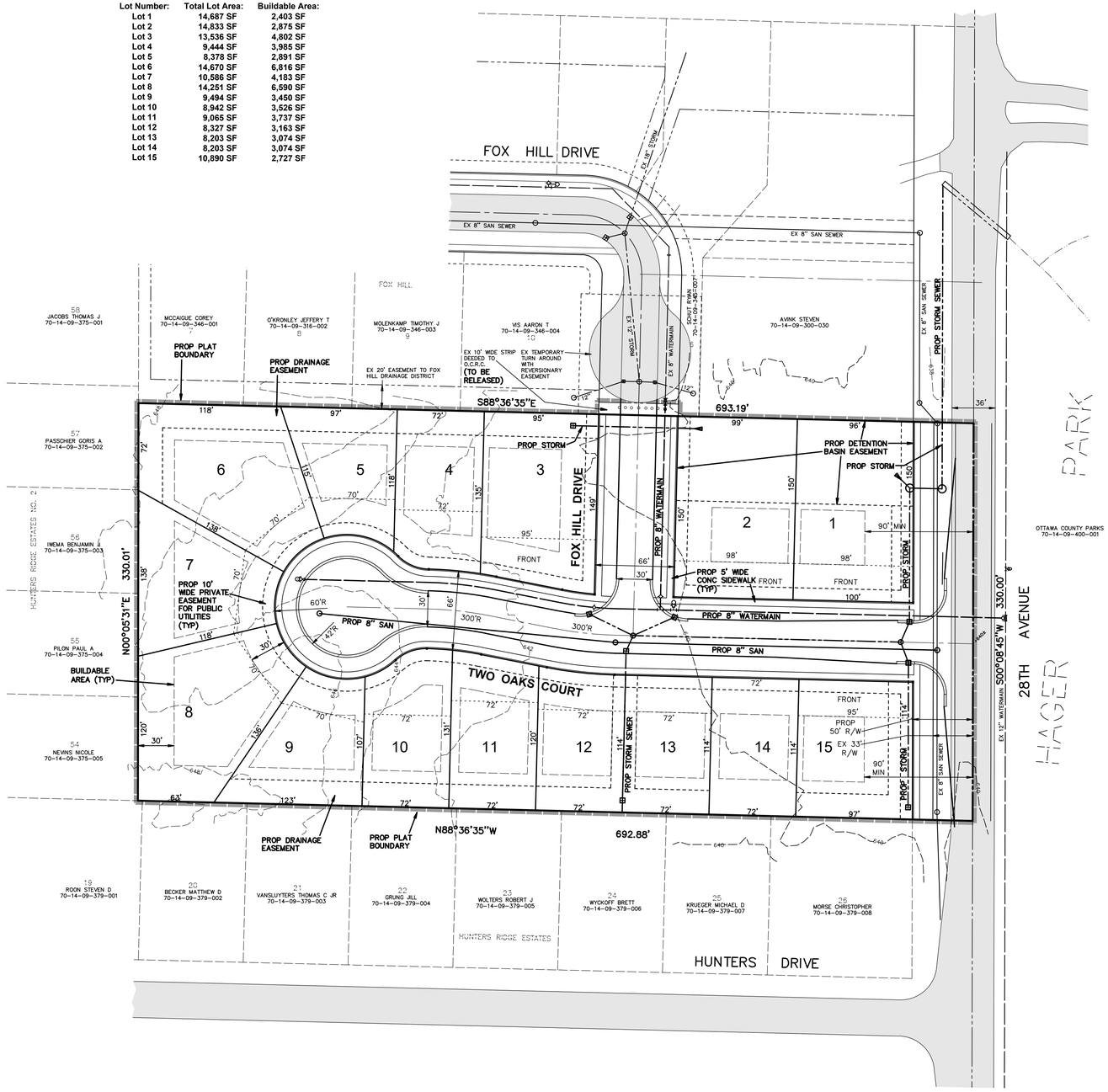
REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned		a. revise
Location of existing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

BENCHMARK ELEV. 000 (NAVD88)
000

BENCHMARK ELEV. 000 (NAVD88)
000

LOT AREA SUMMARY (15 Lots)

Lot Number:	Total Lot Area:	Buildable Area:
Lot 1	14,687 SF	2,403 SF
Lot 2	14,833 SF	2,875 SF
Lot 3	13,536 SF	4,802 SF
Lot 4	9,444 SF	3,985 SF
Lot 5	8,378 SF	2,891 SF
Lot 6	14,670 SF	6,816 SF
Lot 7	10,586 SF	4,183 SF
Lot 8	14,251 SF	6,590 SF
Lot 9	9,494 SF	3,450 SF
Lot 10	8,942 SF	3,526 SF
Lot 11	9,065 SF	3,737 SF
Lot 12	8,327 SF	3,163 SF
Lot 13	8,203 SF	3,074 SF
Lot 14	8,203 SF	3,074 SF
Lot 15	10,890 SF	2,727 SF



SCALE : 1"=50'

Know what's **below.**
Call before you dig.

GENERAL NOTES

1. **Description of Two Oaks :**
   Part of the SW 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: commencing at the center of said section 9; thence s00°08'45"w 1001.18 feet along the east line of said sw 1/4 to the place of beginning of this description; thence s00°08'45"w 330.00 feet along said east line to the north line of Hunters Ridge Estates (as recorded in liber 36 of plats, pages 38-40); thence n88°36'35"w 692.88 feet along said north line to the east line of Hunters Ridge Estates No. 2 (as recorded in liber 38 of plats, pages 50-52); thence n00°05'31"e 330.01 feet along said east line to the south line of Fox Hill (as recorded in liber 42 of plats, pages 97 & 98); thence s88°36'35"e 693.19 feet along said south line and it easterly extension to the place of beginning. This parcel contains 5.25 acres.

2. **Existing zoning classifications:**
   "LMR" - Low / Medium Density Residential

3. **This plat is intended for the construction of single family homes with 400 s.f. (min.) attached garages.**

4. **Statistical Summary:**
   a. Number of lots = 15
   b. Total acreage = 5.25 ac.
   c. Length of street = 700 l.f.

5. **"LMR" district regulations:**
   Lot size: 70' x 7,700 s.f.
   Front yard: 30' minimum
   Side yard: 5' minimum (15' total)
   30' minimum for street side of a corner lot
   Rear yard: 30' minimum

6. **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).

7. **This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.**

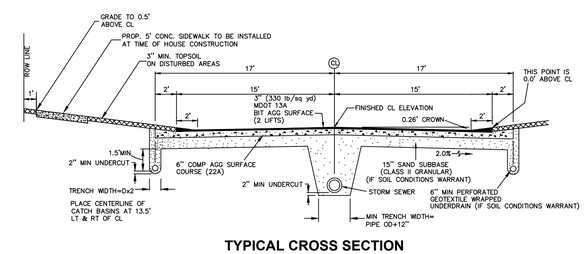
8. **Road construction shall conform to the Ottawa County Road Commission standards.**

9. **This plat is not influenced by a flood plain.**

10. **All adjacent property to this plat is zoned LDR, low density Residential.**

11. **Sidewalks to be installed per Township Ordinance at the completion of house construction.**

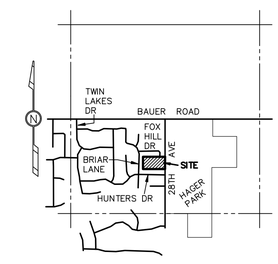
12. **This project is totally within the Hudsonville school district.**



TYPICAL CROSS SECTION

STATE OF MICHIGAN
JAMES A. SWANSON
LAND SURVEYOR
NO. 40163
LICENSED LAND SURVEYOR

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

PRELIMINARY PLAT OF :
TWO OAKS
FOR: BAT DEVELOPMENT, LLC
ATTN: TODD PONSTEIN
6601 WILSHIRE DRIVE
JENISON, MI 49428
IN: PART OF THE SW 1/4 OF SECTION 9, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:
12-10-19 REV PER TOWNSHIP (mk)
12-10-19 REV PER O.C.R.C. (mk)

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: MK	PROJ. ENG.: DDG	SHEET
APPROVED BY: DJS	PROJ. SURV.: JAS	1 of 1
FILE NO.: 191919E	DATE: 11-22-19	

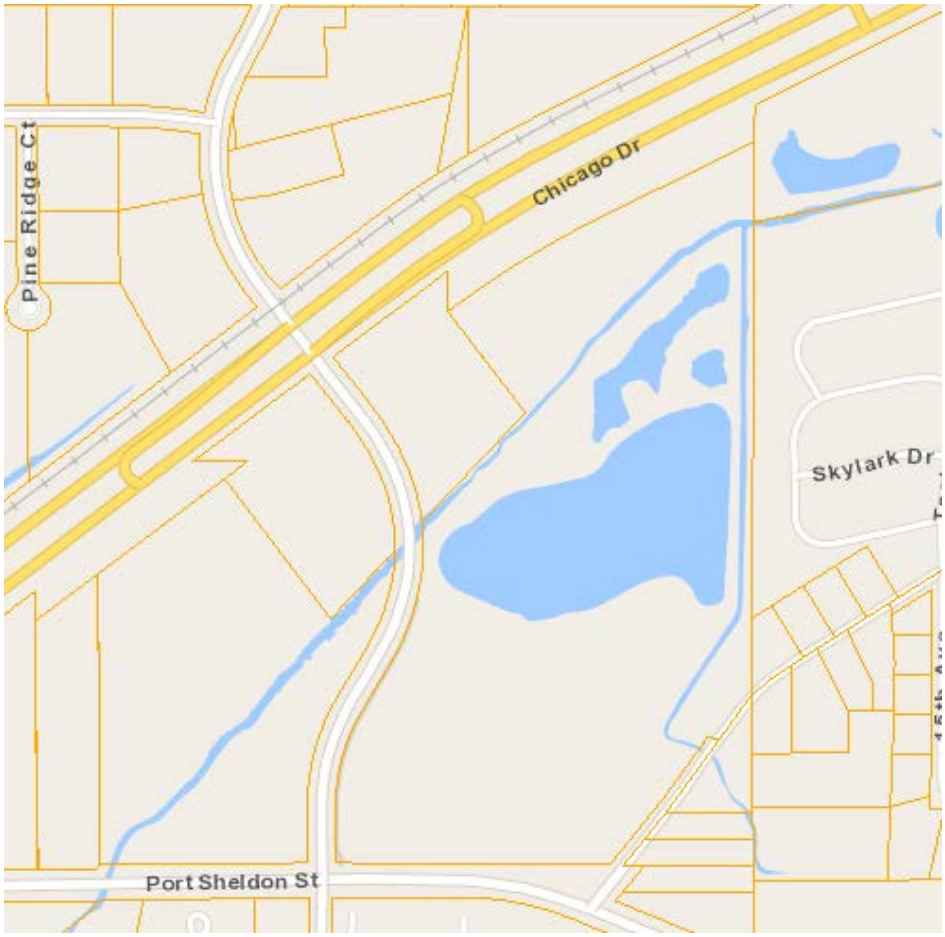
REVIEW FOR REVISED PRELIMINARY AND FINAL DEVELOPMENT PLAN

REQUEST

(**PUD2001**) **(Ordinance No. 2020-01) Revised Preliminary Plan (and final development plan) for Waterford Place/Sunset Retirement Communities**, **725 Baldwin St. The request is for** (rezoning from MDR Medium Density Residential to PUD) preliminary planned unit development (and final development) approval for Waterford Place, for residential uses, independent and assisted living community with associated commons, assisted living, housing for the elderly, associated uses, service area, parking, amenities and open space, on a parcel of land described as part of P.P. # 70-14-22-400-042, located at 1725 Port Sheldon, Georgetown Township, Ottawa County, Michigan.

The request is for approval for phase 3 (this phase), which includes 62 independent living units in a 4 story building addition and 20 independent living units in 10 duplex detached buildings. Also included are a commons area expansion and 2nd level parking garage addition.

Since property currently zoned MDR is being added to the PUD, the initial preliminary development plan approval includes the rezoning of this additional property to PUD. The rest of the property is already zoned PUD.



Existing buildings at the northwest:
One 4-story independent living building with 44 units
One 4-story independent living building with 40 units
Total of 84 independent living units
Parking garage with 76 spaces

Existing building in the middle of the parcel:
One 1-story commons building

Existing building at the southeast:
One multi-story with 40 skilled nursing and 24 assisted living

Existing parking garage with 76 parking spaces

Proposed second level parking garage with 76 parking spaces

Proposed at the southwest:
4-story independent living 32,260 SF building with 62 units
7,832 SF building for dining, kitchen and fitness area
Removing existing parking lot and replace with parking lot with 23 spaces 9 by 20 feet.

Proposed at the northeast:
Ten one-story duplex buildings, total of 20 units each with 1,380 square feet and **two stall garages**.
1-story 965 SF community building
Driveway and 6 foot wide sidewalks
Additional 13 parking spaces meeting the minimum required of 9 X 20 feet.

Proposed to add additional property at the east:
Gated employee parking area with 49 spaces that meet the minimum of 9 X 20 feet and a 24 foot aisle way.
Pedestrian bridge
Directional sign "employee parking only" with a **maximum of 4 square feet and having no advertising matter.**
Landscaping within a **24 foot setback with 12 trees which exceeds the minimum of 10 trees and they all meet size and height minimum.**

Density:
Proposed 230 units on 42.2 acres equals 5.4 units per acre.
Allowable density 8 units per acre.

Parking:
297 spaces required and 393 provided

Total living units:

Phase 1	84 individual living units
	162 parking spaces
Phase 2	40 skilled nursing units
	24 assisted living units
Phase 3	62 individual living units
	20 independent living cottages

Total
Independent living units 166 reduced from 256
24 assisted living units staying the same
40 skilled nursing units staying the same
Overall total units 230 units reduced from 320

Note that additional property near the south east corner, zoned MDR, has been acquired and combined with the parcel. The applicant has determined to ADD the additional property to the PUD and use it for employee parking with a maximum front yard setback of only 24 feet from the right-of-way line and a minimum of 85 feet from the centerline (35 + 50) is required. Therefore, new rezoning is necessary.

HISTORY

At the August 18, 2004 meeting, the Planning Commission recommended approval of the preliminary plan and rezoning and at the August 23, 2004 meeting, the Township Board approved the preliminary plan and rezoning. At the August 17, 2005 meeting, the Planning Commission approved a final development plan. A revision was approved by the Planning Commission at the August 5, 2008 meeting.

RELEVANT ORDINANCE SECTIONS

As per Sec. 22.8, the preliminary development plan incorporating all the phases not already developed expires if the applicant fails to submit a subsequent phase within a 24 month period of the previous phase. The last phase was approved in 2008; therefore, the preliminary plan incorporating the rest of the uncompleted phases has become invalid.

Sec. 22.8 *FINAL DEVELOPMENT PLAN APPLICATION.*

B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board's approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

Note the stipulations in Sec. 22.13 for expired PUD approvals.

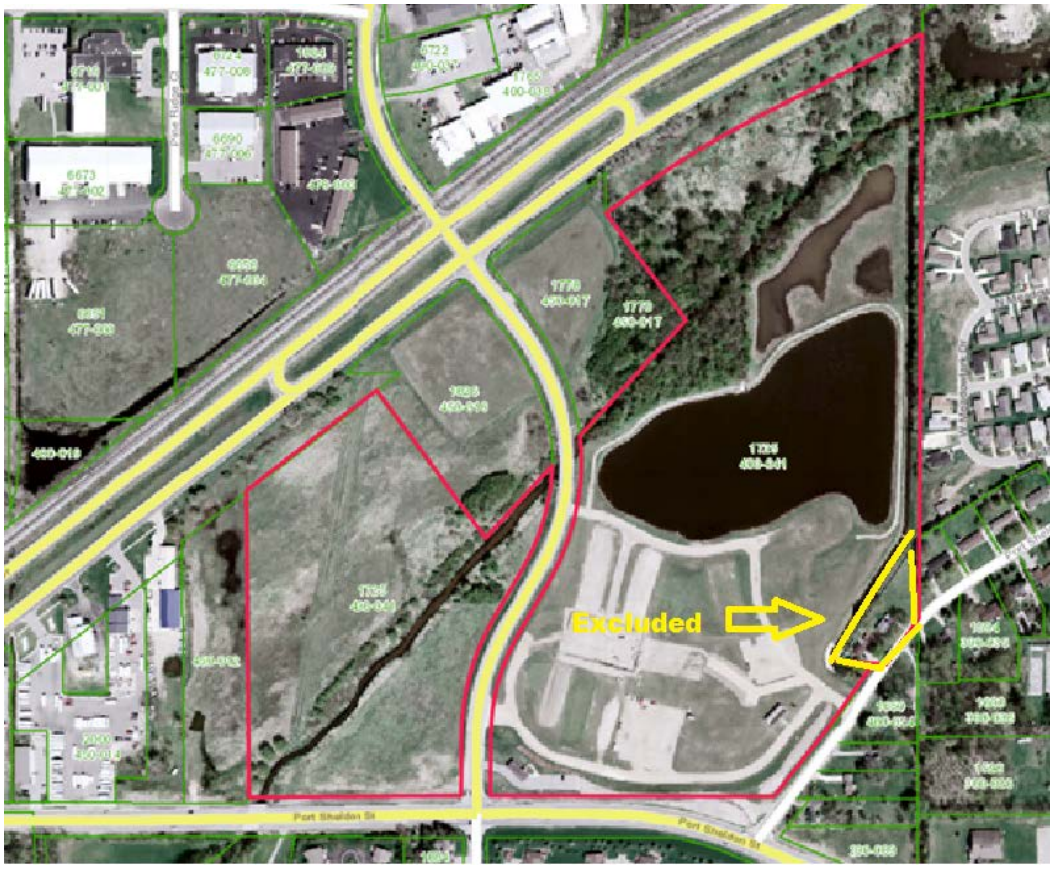
As per the language in Sec. 22.13, the property has NOT been rezoned back after it was rezoned to PUD and the PUD zoning district remains in effect for the portion already zoned PUD; however, additional MDR property has been added and has to be rezoned. In addition, the previously approved preliminary and final development plans have become null and void. Revised preliminary and final development plans have been resubmitted and action is need on those. Therefore, the preliminary and final development plan have been submitted and are the same plan.

A public hearing is needed at the Planning Commission and Township Board because rezoning is necessary.

Sec. 22.13 *TIME LIMIT FOR APPROVED PUD DISTRICT.*

B. Should neither of the provisions of Section 22.13 A. be fulfilled, or an extension has expired without construction underway, the PUD preliminary plan approval(s) shall be null and void. This does not include any phases that may have received final PUD approval.

C. Should the PUD district become null and void, the Township Board has the right to rezone the property back to the prior zoning classification(s) or to rezone it to any other zoning classification(s). If the property is not rezoned, then the subject property remains zoned as a PUD, but the preliminary or final PUD plans previously approved become null and void. In order to utilize the property as a PUD, an applicant would have to resubmit plans for preliminary and final PUD site plan approvals as stated in this Chapter, but would not require PUD rezoning action from the Board, unless the proposed PUD project includes different land uses than previous approved (i.e.- commercial versus residential).



1. **Qualifying conditions-<u>Met</u>.**

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:

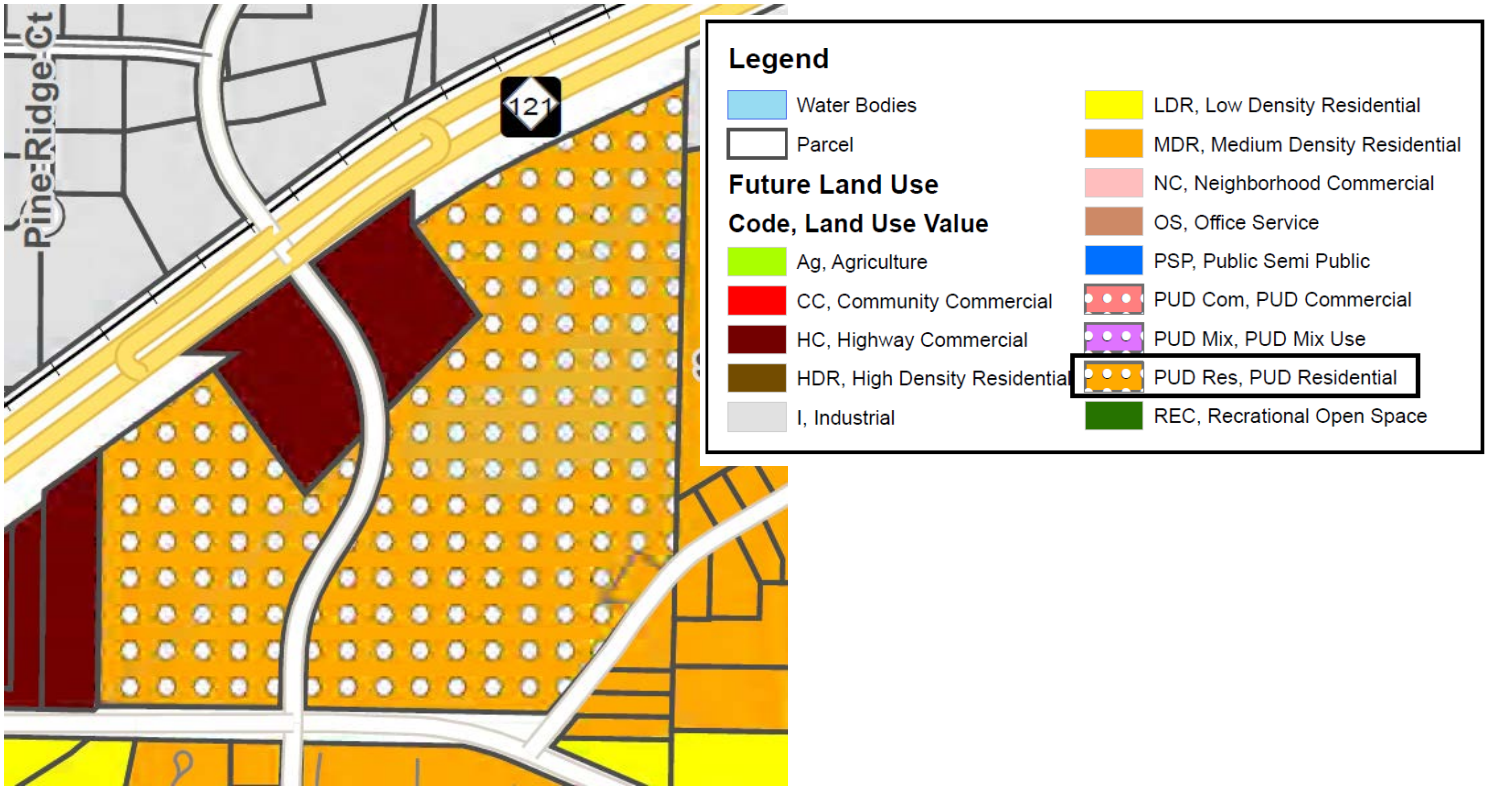
A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall 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. **<u>Met – 42.2 acres.</u>**

B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission. **<u>Met.</u>**

C. **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. **<u>Met.</u>**

D. **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township Board to be a logical and acceptable deviation from or change to the Township Master Plan. (revised 12/14/09) **Met as currently and previously determined. The number of units proposed is less than previously approved.**

The following is the Future Land Use Map related to the proposed PUD development.



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 stand alone ordinance covering certain sidewalk requirements) **Met. Sidewalks are provided along the street. Interior pathways connect around the pond and to the sidewalk along the street.**

F. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships. **Met and coordinates with the existing structures.**

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. **Met as previously determined and as shown with the interior drives.**

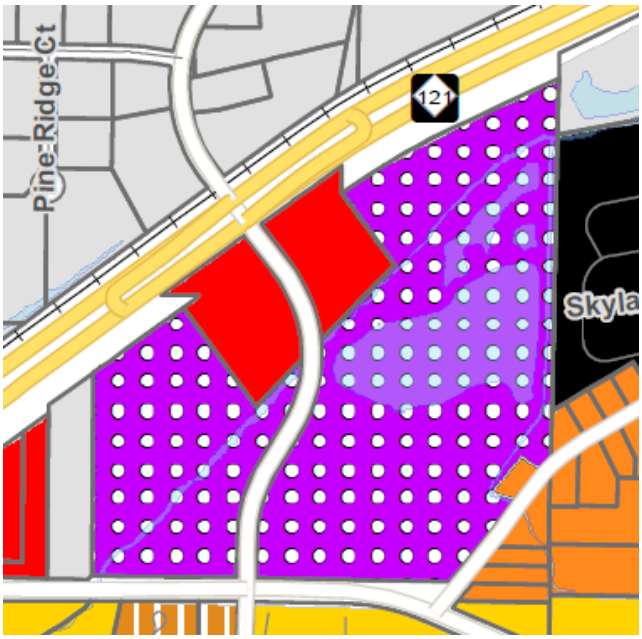
H. **Open Space Requirements: <u>Met with 57% of open space and 25% of usable open space.</u>**

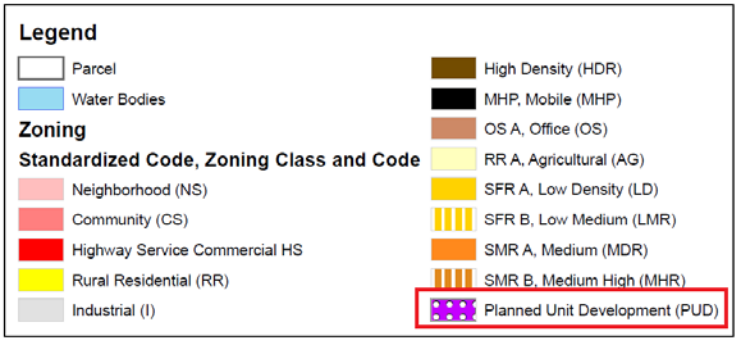
1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that <u>open space is a very important element of a PUD</u> and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may 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.

2. Uses-<u>same use as previously approved</u> independent, assisted living, and skilled nursing units.

Sec. 22.3 *PERMITTED USES.*
Any use permitted by right or special land use in any District may be approved within a PUD.

Zoning Map
Allowed as per the zoning district of PUD.





3. Preapplication conference-previously held.

Sec. 22.4 *PREAPPLICATION CONFERENCE.*

A. A pre-application conference will be held with representatives from Georgetown Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.

B. A request for a pre-application conference shall be made to the Zoning Administrator. As part of the pre-application conference, the applicant shall submit seven (7) copies of a conceptual plan, at least ten (10) days in advance of the pre-application conference, which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and land use(s) for the entire site.

C. The Township shall advise the applicant of the conformance of the PUD concept with the intent and objectives of a PUD in the Township, whether it appears to qualify under the minimum requirements of Section 22.2, and whether the general concept appears to be substantially consistent with the Township's Master Plan. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

4. PUD application and preliminary plan-all required elements have been shown.

Sec. 22.5 *PUD APPLICATION.*

A. **Preliminary Plan Application Requirements**

Following the pre-application conference, applicants seeking approval of a PUD District shall submit a complete application for review to the Zoning Administrator. When the Zoning Administrator determines the application to be complete, the PUD application will be sent to the Planning Commission for a workshop session, followed at a later date by a Planning Commission public hearing. Such application shall include the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:
   a. The date, north arrow, and scale. The scale shall be not less than 1”=20’ for property ten (10) acres and larger and at least 1”=200’ for those 20 acres (20) acres or more. **Provided.**
   b. The name and address of the firm responsible for the preparation of the site plan. **Provided.**
   c. The name and address of the property owner(s) and petitioner(s). **Provided.**
   d. Legal description of the PUD site. **Provided and reflects the exempted property.**
   e. The size (in acres) of the PUD site. **Provided.**
   f. Property lines and proposed setbacks, shown and dimensioned. **Provided and a deviation is requested for the employee parking which has only a 24 foot setback.**
   g. A location sketch. **Provided.**
   h. The location of all existing structures, driveways, and parking areas within 100’ of the PUD site’s boundaries. **Provided.**
   i. The location and dimensions of all existing structures on the PUD site. **Provided.**
   j. The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are not necessary until final approval. **Provided.**
   k. The location and dimension of proposed lots or ownership divisions. **Provided.**
   l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements. **Provided.**

m. The existing zoning and use of all properties abutting and including the PUD site. **Provided.**

n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas. **Provided and exceeds ordinance requirements.**

o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts. **Provided.**

p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities. **Storm Water Drain Permit required and will be a condition of approval.**

q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed). **Provided.**

r. Location, type and size of areas to be dedicated for common open space. **Provided.**

s. Anticipated trash receptacle locations and method of screening. **Provided.**

t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards. **Provided.**

u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways. **Provided.**

v. Proposed lighting concepts/styles and general location areas. **Previously provided.**

w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.). **Provided.**

x. Proposed setbacks, lot widths, lot areas and building/structure heights. **Provided.**

y. Proposed uses to be included in the PUD project. **Provided.**

z. Floodplain areas. (Revised 6-27-2005) **Provided.**

2. **Fee:** Payment of a PUD fee, as established by the Township Board. **Paid.**

3. **Narrative Statement:** A narrative statement describing: **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.

5. Process.

Sec. 22.6 *PLANNING COMMISSION RECOMMENDATIONS.*

A. Following notice, the Planning Commission shall hold a public hearing on the proposed PUD, for the purpose of receiving public comment on the PUD.

B. Following the public hearing, the Planning Commission shall review the PUD request and preliminary development plan based on the conformance with the standards of Section 22.10; and shall make a recommendation to the Township Board to approve, approve with conditions, or deny the PUD rezoning request.

C. In its recommendation to the Township Board, the Planning Commission shall include the reasons for such recommendation.

6. Township Board Action.

Sec. 22.7 *TOWNSHIP BOARD ACTION.*

A. After receiving the recommendation of the Planning Commission, the Township Board shall hold a public hearing and review the application, including the preliminary development plan, the record of the Planning Commission proceedings and the recommendation. (revised 11/8/2010)

B. The Township Board shall make its findings based on the standards approval of Section 22.10 as to approval, approval with conditions, or denial.

An approval with conditions shall not be considered final (which means the rezoning is not final until such time) until the applicant submits a written acceptance of the conditions and all necessary revisions to the preliminary development plan to the Township Board.

7. Final Development Application-will take place simultaneously with action on the preliminary development plan. This is the third of three phases.

Sec. 22.8 *FINAL DEVELOPMENT PLAN APPLICATION.*

C. **Final Development Plan Approval Time Period – Single Phase:** Within twelve (12) months of the Township Board's approval of the PUD preliminary plan and PUD rezoning, the applicant shall submit a request to the Zoning Administrator for final PUD approval. If the applicant fails to submit a request within twelve (12) months as stated above, then the preliminary site plan (not the PUD rezoning) shall be determined to be invalid.

D. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board's approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

E. **Approval Time Extension:** Upon request to the Township Board and in accordance with Section 22.13, A, 1 and 2, the time frames may be extended for a reasonable period of time.

8. Final Development Application. A Storm Water Drain Permit from the Drain Commissioner's Office and a recorded PUD agreement will be required to be submitted when a building permit is submitted.

F. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form, supplied by the Zoning Administrator. **Provided.**

2. Payment of a fee, as established by the Township Board. Paid.

3. A written response to the findings, review comments, and conditions, if any, from the Township Board's review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items. **NA**

4. 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. **Provided. Two architecturally similar signs were approved for the entrance foo 18th Ave. with a previous final development plan. The additional one sign for the entrance on Port Sheldon on the east side is proposed to simply be an onsite signed used merely to identify the entrance to the development and will meet ordinance requirements for size, height and location. The only deviation is that this is one more sign than allowed; however, a development this large should have an identifying sign for emergency response. The directional sign for "employee parking only" is noted to be a maximum of 4 square feet with no advertising matter.**

d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.). **Provided.**

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 when a building permit application is submitted**.

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.**

Note: Thirteen foot high masonry screening is proposed for the service court. As per the Planning Commission determination of Sec. 19.10(F) for Special Features, the Planning Commission has the authority to approve the screening as proposed.

5. 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 preliminarily 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.

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.

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.

A table was provided listing regulatory modifications and deviations from regular ordinance requirements.

ORDINANCE DEVIATIONS

DESCRIPTION	PROPOSED	ORDINANCE REQUIREMENT	DEVIATION
(2) ENTRY MONUMENT/SIGN SETBACK	60 FT	70 FT	10 FT
(1) PLANTER/ADDRESS SETBACK	64 FT	70 FT	6 FT
(2) ENTRY MONUMENT/SIGN SIZE	120 SF TOTAL 27 SF SIGN	64 SF	56 SF
(1) PLANTER/ADDRESS SIZE	20 SF TOTAL 1 SF SIGN	1 SF	19 SF
(2) ENTRY MONUMENT/SIGN HEIGHT	10.5 FT	3 FT	7.5 FT
EMPLOYEE PARKING SETBACKS	57 - 76 FT	50'+35' = 85 FT	27 - 9 FT

9. Standards for review.

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. **Appears to be 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. **Appears to be met.**

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. **Appears to be met.**

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. **Appears to be met.**

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.) **Appears to be met.**

10. PUD Agreement-must be submitted at the time a building permit application is submitted to the Township.

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.

SUMMARY

1. Planning Commission determinations

Does the Planning Commission determine that the proposal:

Is consistent with the Master Plan?
Meets the ordinance requirement for pedestrian walkways?
Meets the ordinance requirement for architecture?
Meets the ordinance requirement for traffic?
Meets the ordinance requirement for open space?
Meets the ordinance requirement for uses that are allowed?
Meets the standards of approval?

2. **Planning Commission findings**

Does the Planning Commission find that:

A. The qualifying conditions in Sec. 22.2 are met:

B. The information as per Sec. 22.5 is provided, and

C. 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, with deviations as a listed on the plan.

3. **A Storm Water Drain Permit shall be submitted from the Ottawa County Drain Commissioner prior to the submission of the first building permit application.**
4. **The recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township.**

<u>OPTION FOR MOTION-Preliminary Development Plan</u>

If the Planning Commission determines that the requirements of the ordinance have been met and the deviations are acceptable, 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 recommend to the Township Board to approve the following resolution:

Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2020-01)

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on <u>February 10</u>, 2020, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, 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:

(**PUD2001**) **(Ordinance No. 2020-01) Revised Preliminary Plan (and final development plan) for Waterford Place/Sunset Retirement Communities**, **725 Baldwin St., including** (rezoning from MDR Medium Density Residential to PUD) preliminary planned unit development (and final development) approval for Waterford Place, for residential uses, independent and assisted living community with associated commons, assisted living, housing for the elderly, associated uses, service area, parking, amenities and open space, on a parcel of land described as part of P.P. # 70-14-22-400-042, located at 1725 Port Sheldon, Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Preliminary and Final Development Plan packet dated 12.11.19 REV
2. Application and narrative

Based on the determinations that:

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

Based on the findings that:

A. The qualifying conditions in Sec. 22.2 are met:
B. The information as per Sec. 22.5 is provided, and
C. 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, with deviations as a listed on the plan.

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 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, as noted on the plan.**

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.**

5. **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: _____, 2020

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

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 dated 12.11.19 REV contingent upon the Township Board approving the preliminary development plan and the approval of the final development plan to be effective upon the effective date of the PUD preliminary plan rezoning; 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 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, as noted on the plan.**

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.**

5. **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.**

Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2020-01)

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on February 10, 2020, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, 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:

(**PUD2001**) **(Ordinance No. 2020-01) Revised Preliminary Plan (and final development plan) for Waterford Place/Sunset Retirement Communities**, **725 Baldwin St., including** (rezoning from MDR Medium Density Residential to PUD) preliminary planned unit development (and final development) approval for Waterford Place, for residential uses, independent and assisted living community with associated commons, assisted living, housing for the elderly, associated uses, service area, parking, amenities and open space, on a parcel of land described as part of P.P. # 70-14-22-400-042, located at 1725 Port Sheldon, Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Preliminary and Final Development Plan packet dated 12.11.19 REV
2. Application and narrative

Based on the determinations that:

1. The proposal is consistent with the Master Plan.
2. The proposal meets the ordinance requirement for pedestrian walkways.
3. The proposal meets the ordinance requirement for architecture.
4. The proposal meets the ordinance requirement for traffic.
5. The proposal meets the ordinance requirement for open space.
6. The proposal meets the ordinance requirement for uses that are allowed.
7. The proposal meets 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, with deviations as a listed on the plan.

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 prior to the submission of the first building permit application.**

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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: _____, 2020

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

Description of PUD addition:

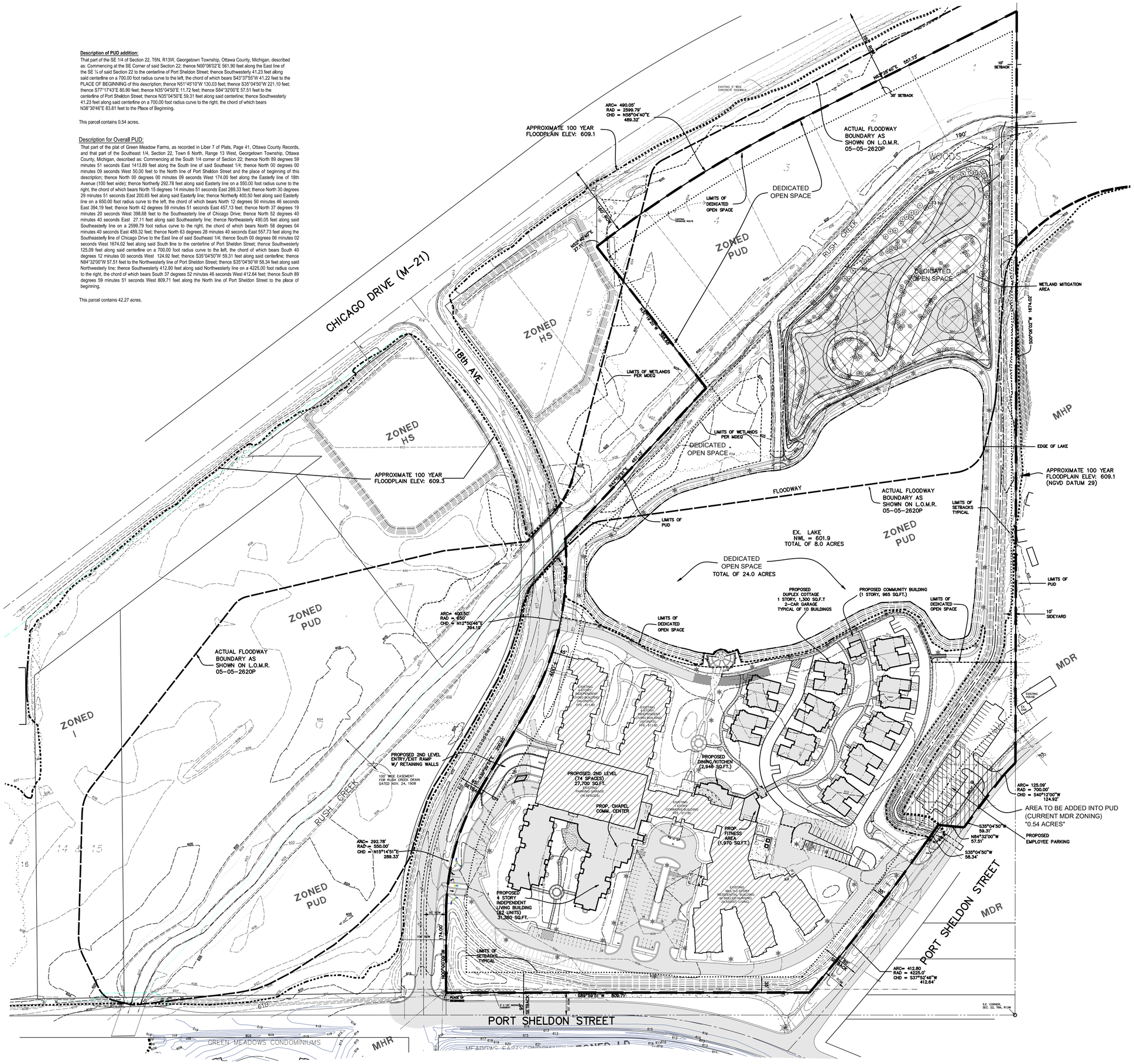
That part of the SE 1/4 of Section 22, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the SE Corner of said Section 22; thence N00°06'02"E 561.90 feet along the East line of the SE ¼ of said Section 22 to the centerline of Port Sheldon Street; thence Southwesterly 41.23 feet along said centerline on a 700.00 foot radius curve to the left, the chord of which bears S43°37'55"W 41.22 feet to the PLACE OF BEGINNING of this description; thence N51°45'10"W 130.03 feet; thence S35°04'50"W 221.10 feet; thence S77°17'43"E 80.90 feet; thence N35°04'50"E 11.72 feet; thence S84°32'00"E 57.51 feet to the centerline of Port Sheldon Street; thence N35°04'50"E 59.31 feet along said centerline; thence Southwesterly 41.23 feet along said centerline on a 700.00 foot radius curve to the right, the chord of which bears N38°30'46"E 83.81 feet to the Place of Beginning.

This parcel contains 0.54 acres.

Description for Overall PUD:

That part of the plat of Green Meadow Farms, as recorded in Liber 7 of Plats, Page 41, Ottawa County Records, and that part of the Southeast 1/4, Section 22, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of Section 22; thence North 89 degrees 59 minutes 51 seconds East 1413.89 feet along the South line of said Southeast 1/4; thence North 00 degrees 00 minutes 09 seconds West 50.00 feet to the North line of Port Sheldon Street and the place of beginning of this description; thence North 00 degrees 00 minutes 09 seconds West 174.00 feet along the Easterly line of 18th Avenue (100 feet wide); thence Northerly 292.78 feet along said Easterly line on a 550.00 foot radius curve to the right, the chord of which bears North 15 degrees 14 minutes 51 seconds East 289.33 feet; thence North 30 degrees 29 minutes 51 seconds East 200.65 feet along said Easterly line; thence Northerly 400.50 feet along said Easterly line on a 650.00 foot radius curve to the left, the chord of which bears North 12 degrees 50 minutes 46 seconds East 394.19 feet; thence North 42 degrees 59 minutes 51 seconds East 457.13 feet; thence North 37 degrees 19 minutes 20 seconds West 398.68 feet to the Southeasterly line of Chicago Drive; thence North 52 degrees 40 minutes 40 seconds East 27.11 feet along said Southeasterly line; thence Northeasterly 490.05 feet along said Southeasterly line on a 2599.79 foot radius curve to the right, the chord of which bears North 58 degrees 04 minutes 40 seconds East 489.32 feet; thence North 63 degrees 28 minutes 40 seconds East 557.73 feet along the Southeasterly line of Chicago Drive to the East line of said Southeast 1/4; thence South 00 degrees 06 minutes 02 seconds West 1674.02 feet along said South line to the centerline of Port Sheldon Street; thence Southwesterly 125.09 feet along said centerline on a 700.00 foot radius curve to the left, the chord of which bears South 40 degrees 12 minutes 00 seconds West 124.92 feet; thence S35°04'50"W 59.31 feet along said centerline; thence N84°32'00"W 57.51 feet to the Northwesterly line of Port Sheldon Street; thence S35°04'50"W 58.34 feet along said Northwesterly line; thence Southwesterly 412.80 feet along said Northwesterly line on a 4225.00 foot radius curve to the right, the chord of which bears South 37 degrees 52 minutes 46 seconds West 412.64 feet; thence South 89 degrees 59 minutes 51 seconds West 809.71 feet along the North line of Port Sheldon Street to the place of beginning.

This parcel contains 42.27 acres.



PUD GENERAL NOTES:

1. EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)

3. PROPOSED DENSITY 230 UNITS / 42.1 AC. = 5.4 UNITS/AC.

4. ALLOWABLE DENSITY 8.0 UNITS/AC.

5. LAND USE SUMMARY
   - BUILDING & GARAGE.....4.3 AC.
   - PARKING & DRIVES..... 7.2 AC.
   - LAKE..... 8.0 AC.
   - GREEN AREA..... 22.6 AC.

   TOTAL..... 42.1 AC.

6. OPEN SPACE
   - TOTAL OPEN SPACE PRESERVE = 24.0 – 57%
   - TOTAL USABLE OPEN SPACE = 10.6 – 25%
     (LESS SETBACKS, EASEMENTS, LAKE)

7. PROPOSED PARKING RATIO REQUIREMENTS:
   - COMMONS AREA, 35,000 SF AT 1 PER 1000 SF = 35 SPACES
   - IND. LIVING, 166 UNITS AT 1 PER UNIT..... = 166 SPACES
   - ASSISTED LIVING, 24 UNITS AT 0.4 PER UNIT..... = 10 SPACES
   - SKILLED NURSING, 40 UNITS AT 0.4 PER UNIT = 16 SPACES
   - EMPLOYEE, 117 AT 0.6 PER EMPLOYEE ..... = 70 SPACES

   TOTAL OF 297 SPACES

8. TOTAL PARKING SHOWN
   - 76 EXISTING BUILDING PARKING GARAGE
   - 74 PROPOSED BUILDING PARKING GARAGE – 2ND STORY
   - 86 EXISTING SURFACE PARKING SPACES
   - 36 PROPOSED PARKING SPACES
   - 40 COTTAGE GARAGE PARKING SPACES
   - 49 EMPLOYEE PARKING SPACES
   - 32 FUTURE PARKING SPACES

   393 TOTAL

9. PHASING:
   PHASE 1.....84 IND. LIVING UNITS
   162 PARKING SPACES

   PHASE 2.....40 SKILLED NURSING
   24 ASSISTED LIVING UNITS

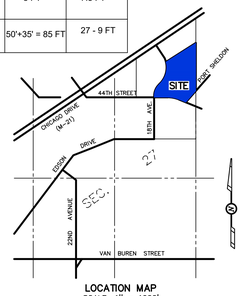
   PHASE 3.....62 IND. LIVING UNITS
   20 IND. LIVING COTTAGES

ORDINANCE DEVIATIONS

DESCRIPTION	PROPOSED	ORDINANCE REQUIREMENT	DEVIATION
(2) ENTRY MONUMENT/SIGN SETBACK	60 FT	70 FT	10 FT
(1) PLANTER/ADDRESS SETBACK	64 FT	70 FT	6 FT
(2) ENTRY MONUMENT/SIGN SIZE	120 SF TOTAL 27 SF SIGN	64 SF	56 SF
(1) PLANTER/ADDRESS SIZE	20 SF TOTAL 1 SF SIGN	1 SF	19 SF
(2) ENTRY MONUMENT/SIGN HEIGHT	10.5 FT	3 FT	7.5 FT
EMPLOYEE PARKING SETBACKS	57 - 76 FT	50'+35' = 85 FT	27 - 9 FT

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 80'



LOCATION MAP
SCALE: 1" = 1000'

Waterford Place
A SUNSET COMMUNITY

FINAL PUD – OVERALL SITE DEVELOPMENT PLAN–PHASE 3

FOR: SUNSET MANOR, INC. (PHONE – 457–2770)
ATTN: Steve Zuiderveen
725 BALDWIN STREET
JENISON, MI 49428

IN: PART OF THE S.E. 1/4, SECTION 22, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

C-1

REVISIONS:
12.11.19 REV. PER STAFF REVIEW (CDG)

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

DRAWN BY: CDG
APPROVED BY: TRS
FILE NO.: 182140E
PROJ. ENG.: TRS
PROJ. SURV.: BRENT
DATE: 11–8–2019

SHEET 1 of 4

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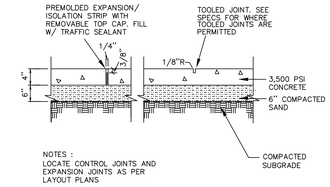
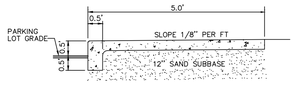
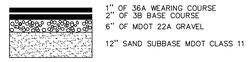


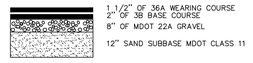
4" CONCRETE WALKWAY DETAIL



RAISED WALK DETAIL

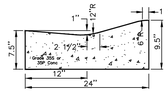


STANDARD PAVING CROSS SECTION



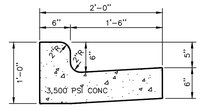
HEAVY DUTY PAVING CROSS SECTION (SERVICE AREA AND DRIVES)

Notes : 1 Contraction Joints shall be placed every 10 ft
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



24" CONC ROLLED CURB DETAIL
(PITCHED IN)

Notes : 1 Contraction Joints shall be placed every 10 ft
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



24" HEAD CURB DETAIL
(PITCHED IN)

LOCATION MAP
SCALE: 1" = 1000'

Waterford Place
A SUNSET COMMUNITY

FINAL PUD – SITE IMPROVEMENT PLAN – PHASE 3

FOR: SUNSET MANOR, INC. (PHONE – 457-2770)
ATTN: Steve Zuiderveen
725 BALDWIN STREET
JENISON, MI 49428

IN: PART OF THE S.E. 1/4, SECTION 22, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

C-2

REVISIONS:
12.11.19 REV. PER STAFF REVIEW (CDG)

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DRAWN BY: CDG
APPROVED BY: TRS
FILE NO.: 182140E
PROJ. ENG.: TRS
PROJ. SURV.: BRENT
DATE: 11-8-2019

SHEET 2 of 4

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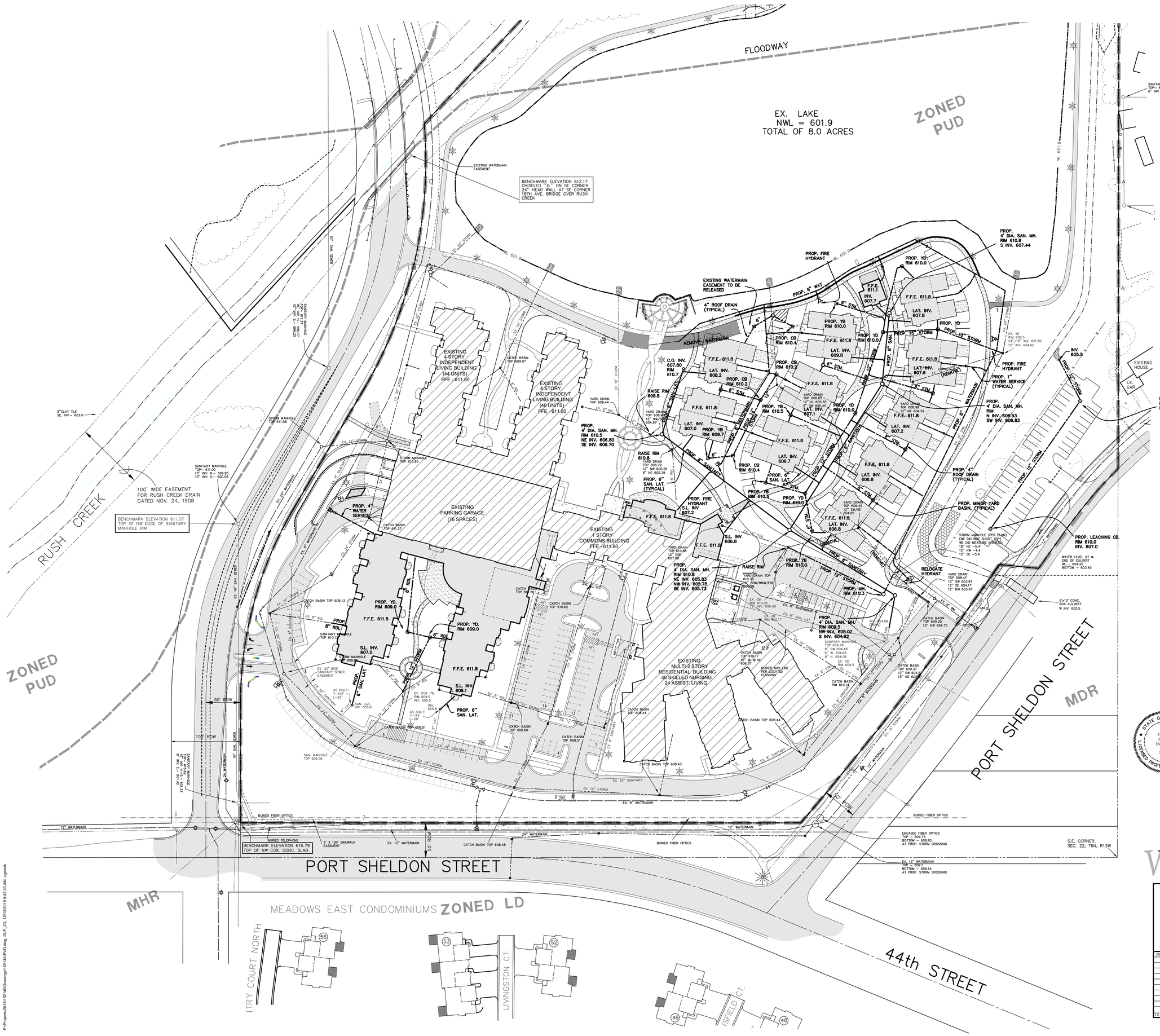

GENERAL NOTES – GEORGETOWN TOWNSHIP

1. All sanitary sewer and watermain materials and construction methods shall conform to the standard specifications and details of Georgetown Township.
2. Watermain centerline to be placed 5'–9" below the finished centerline of the proposed street.
3. All hydrants to have "Clow" mechanical joint anchoring fitting.
4. All watermain shall be blue in color.
5. All sanitary sewer shall be TV inspected. Sanitary sewer below the water table shall be TV inspected (minimum 30 days after removal of dewatering operation).

GENERAL STORM SEWER NOTES:

YARD DRAINS

1. ALL 4' DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE E.J.I.W. #1046 CASTING WITH TYPE M1 GRATE.
2. MINOR YARD BASIN (YB) TO BE 18" DIA. PVC WITH 12" SUMP USE E.J. #1160 TYPE M FLAT GRATE.

CATCH BASINS

1. ALL 4' & 5' DIA. CATCH BASINS (CB) WITHIN PARKING LOT AREAS SHALL HAVE 2' SUMPS AND USE E.J.I.W. #5105 CASTING.
2. ALL 4' DIA. CATCH BASINS (CB) WITHIN 2' CONC. ROLLED CURB AND GUTTER SHALL HAVE 2' SUMPS AND USE E.J.I.W. #7065 CASTING WITH TYPE M1 GRATE.

MATERIAL TYPE

1. ROOF DRAIN LEAD (RDL) SHALL BE PVC SCH. 40
2. ALL STORM LABELED "STORM" SHALL BE SMOOTH–LINED CORRUGATED PLASTIC PIPE (SLCPP), (ADS N–12, HANCOR HI–Q OR APPROVED EQUAL)

OTHER

1. ALL 6" – 10" (SLCPP) PIPE SHALL HAVE A SILT TIGHT COUPLER.
2. ALL 12" – 15" (SLCPP) PIPE SHALL HAVE A SILT TIGHT, SURE–LOCK TYPE COUPLER.

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 50'

LOCATION MAP
SCALE: 1" = 1000'

Waterford Place
A SUNSET COMMUNITY

FINAL PUD – SITE UTILITY PLAN – PHASE 3

FOR: SUNSET MANOR, INC. (PHONE – 457–2770)
ATTN: Steve Zuiderveen
725 BALDWIN STREET
JENISON, MI 49428

IN: PART OF THE S.E. 1/4, SECTION 22, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

C-3

REVISIONS:
12.11.19 REV. PER STAFF REVIEW (CDG)

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DRAWN BY: CDG
APPROVED BY: TRS
FILE NO.: 182140E
PROJ. ENG.: TRS
PROJ. SURV.: BRENT
DATE: 11–8–2019

SHEET 3 of 4

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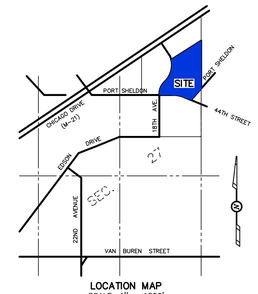
STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 1000'

Waterford Place
A SUNSET COMMUNITY

FINAL PUD – SITE GRADING PLAN – PHASE 3

FOR: SUNSET MANOR, INC. (PHONE – 457-2770)
ATTN: Steve Zuiderveen
725 BALDWIN STREET
JENISON, MI 49428

IN: PART OF THE S.E. 1/4, SECTION 22, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

C-4

REVISIONS:
12.11.19 REV. PER STAFF REVIEW (CDG)

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DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET	
APPROVED BY: TRS	PROJ. SURV.: BRENT	4 of 4	
FILE NO.: 182140E	DATE: 11-8-2019		

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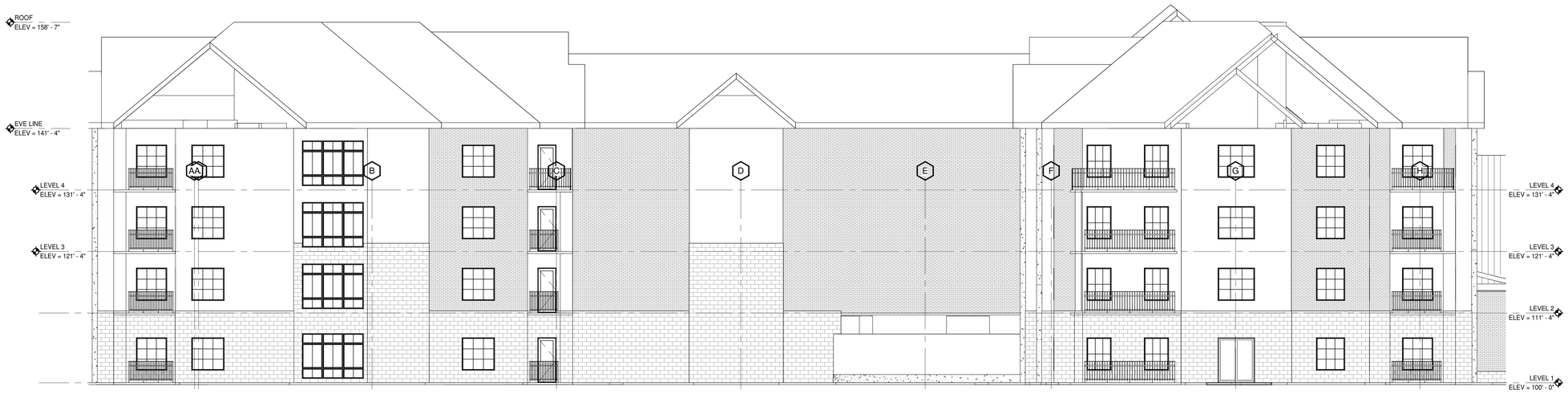
C6 AREA C EAST ELEVATION
SCALE - 1/8" = 1'-0"



C3 AREA C SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

C1 AREA C WEST ELEVATION
SCALE - 1/8" = 1'-0"

100% P.P.	01/15/2020
DATE ISSUED	
DRAWN BY	
CHECKED BY	

HOBBS + BLACK ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

SUNSET RETIREMENT COMMUNITIES
WATERFORD PLACE
PHASE 3 RENOVATIONS
1725 PORT SHELDON RD.
JENISON, MI 49428

PROJECT

CONSULTANT

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS AREA C

SHEET TITLE

18-646

PROJECT NUMBER

A-231

SHEET NUMBER

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C 4
A-232 A-119

BUILDING C COURTYARD WEST ELEVATION

SCALE - 1/8" = 1'-0"

C 1
A-232 A-119

BUILDING C COURTYARD EAST ELEVATION

SCALE - 1/8" = 1'-0"

100% D.P.	01/15/2020
DATE ISSUED	
DRAWN BY	
CHECKED BY	

HOBBS + BLACK ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

SUNSET RETIREMENT COMMUNITIES
WATERFORD PLACE
PHASE 3 RENOVATIONS
1725 PORT SHELDON RD.
JENISON, MI 49428

PROJECT

CONSULTANT

EXTERIOR ELEVATIONS AREA C

SHEET TITLE

18-646

PROJECT NUMBER

A-232

SHEET NUMBER

NOT FOR CONSTRUCTION

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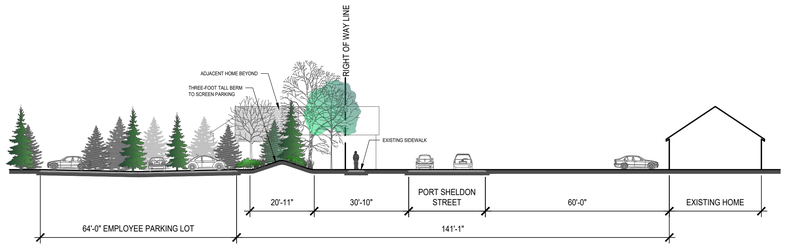
1/15/2020 6:29:36 PM

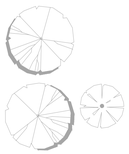


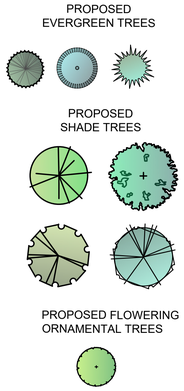
1 EMPLOYEE PARKING BUFFER

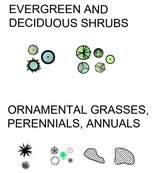
SITE SECTION

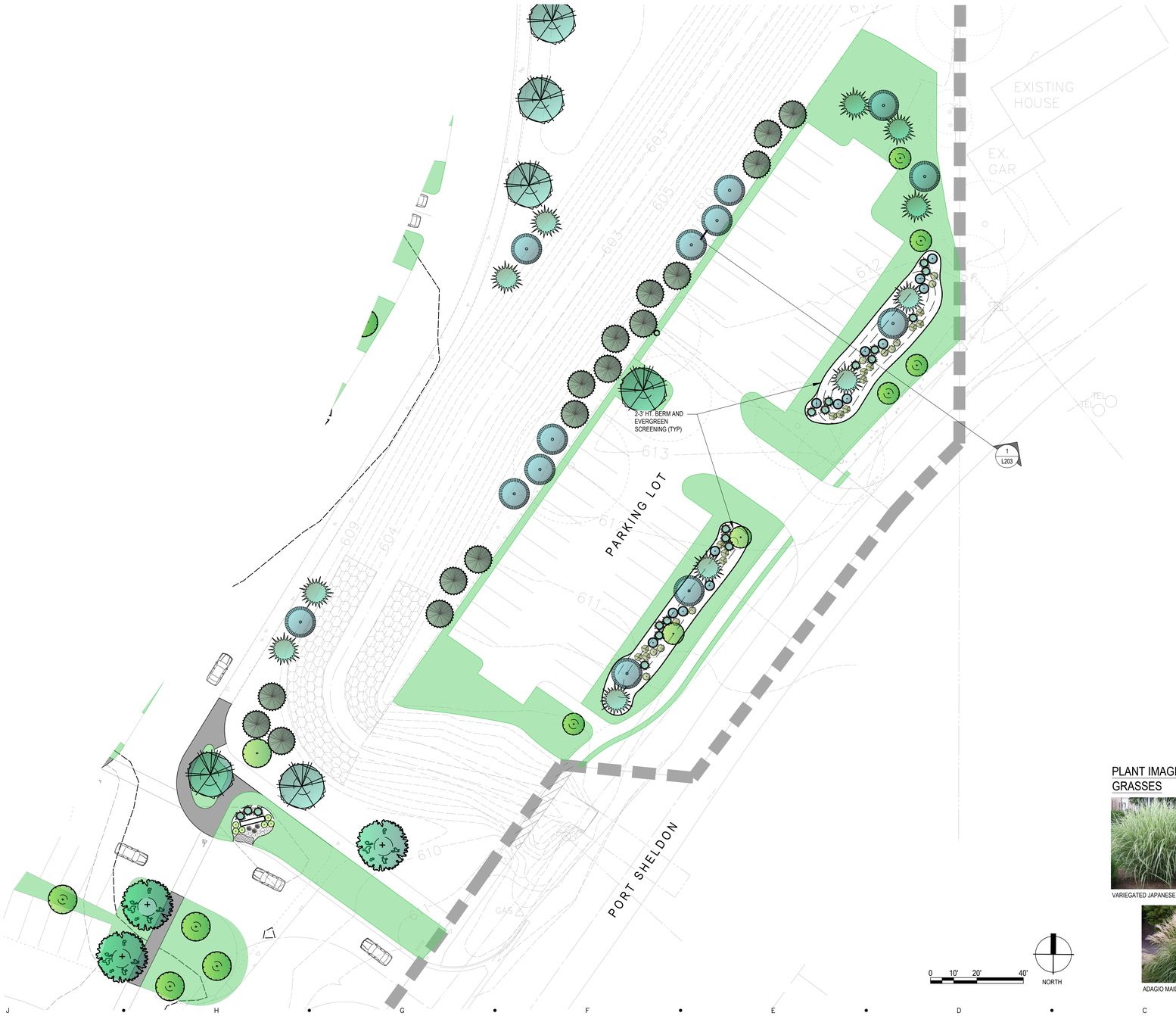
1" = 20'-0"

PLANT LEGEND









PLANTING NOTES:

- ALL DECIDUOUS SHADE AND ORNAMENTAL TREES TO BE MIN. 2" CAL. AT PLANTING
- ALL EVERGREEN TREES TO BE MIN. 5' HEIGHT AT PLANTING

EXISTING LOT FRONTAGE: 250'

REQ'D: 1 TREE PER 25 LF = 10 TREES REQUIRED

PROVIDED: 12 TREES

PLANT IMAGERY - PERENNIALS:

PLANT IMAGERY - GRASSES

Sheet Size – 30x42

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DATE	ISSUE
12/13/19	PUD APPROVAL
11/26/19	COST ESTIMATE UPDATE
11/08/19	SITE PLAN REVIEW
11/01/19	OWNER REVIEW

DRAWN B

CHECKED B

HOBBS + BLACK ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P:734.663.1189
www.hobbs-black.com

SUNSET WATERFORD PLACE
1725 Port Sheldon Road
Jenison, MI 49428

Phase 3 Renovations

PROJECT

RJM DESIGN
Land Planning • Landscape Architecture
1971 E. Beltline NE, Suite 210 Phone: (616) 336-6071
Grand Rapids, MI 49505 Fax: (616) 336-8991
M. Rick Mulder, ASLA, CLARB, LEED AP

CONSULTAN

EAST PLANTING ENLARGEMENT

SHEET TITL

18–646

PROJECT NUMBE

L203

SHEET NUMBEI

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

Waterford Place - Phase 3

APPLICANT INFORMATION

COMPANY NAME: Sunset Manor Inc.	PHONE: 616-457-2770
APPLICANT NAME: Steve Zuiderveen	
ADDRESS: 725 Baldwin Street	CITY / STATE / ZIP: Jenison, MI 49428

PROPERTY INFORMATION

COMPANY NAME: Sunset Manor Inc.	PHONE: 616-457-2770
OWNER / AGENT NAME: Steve Zuiderveen	TITLE: CEO
ADDRESS: 1725 Port Sheldon Street	CITY / STATE / ZIP: Jenison, MI 49428
PARCEL NUMBER: Part of 70-14-22-400-042	ZONING DISTRICT: PUD & MDR
LEGAL DESCRIPTION: Site Plan (C-1)	PARCEL SIZE (IN ACRES): 42.27 acres

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

Waterford Place is a retirement community offering independent living, assisted living, & memory care services

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 PUD Narrative

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: Steve Zuiderveen	DATE: 12-10-19

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:

WATERFORD PLACE – PHASE 3

PUD Narrative

A. PUD Objective (Section 22.1)

The proposal is to develop a 230-unit elderly living facility which includes 166 independent living and 24 assisted living units and 40 skilled nursing units. Phase 3 would include 62 independent living units in a 4 story building addition and 20 independent living units in 10 duplex detached buildings. Phase 3 would also include a commons area expansion and 2nd level parking garage addition. The facility would provide a full spectrum of services for the residents similar to the Baldwin Street facility. The architectural and site design is intended to create a secure, unique and comfortable living environment. A four-story structure is proposed to limit the foot print of the building on the site and garages are proposed for the security and convenience of the residents. These factors, together with specific site constraints, allow the developed area to be confined to a relatively small portion of the site, thus providing for significant open space, lake and landscape areas. This site will utilize the existing sanitary sewer and watermain available in the public roadways and on the property.

B. PUD Qualifying Conditions (Section 22.2)

Acreage: This site contains 42.1 acres of contiguous land (excluding right-of-way)

Utilities: This project will be serviced by public water and sanitary sewer. Storm water will be managed within the lake subject to Ottawa County Water Resources Commission review and approval.

Land Ownership: Land is owned by Sunset Manor, Inc.

Master Plan: The master plan for this land is MDR (8 units/acre). Allowable density = 43 x 8 = 344 units (230 units proposed)

This proposal is substantially consistent with the master plan.

Pedestrian: Pedestrian walkways are proposed within the public rights-of-way, within the development and around the lake which provides access to the open space areas.

Architecture: Coordinated and appealing architectural design is proposed (see enclosed elevation).

Traffic: Site design provides for two access points into the site. The main entrance on 18th Avenue can take advantage of the traffic light with easy access onto Chicago Drive and 44th Street. In-building garages reduce the amount of open space parking required on-site. Ample green space surrounds the parking and drives. A secondary drive is located on Port Sheldon Street, and an employee parking lot is also proposed off Port Sheldon Street.

Open space: This site contains approximately 30.6 acres of green and blue space. The plan identifies 24.0 acres of open space preserve. Of the total preserve area 10.6 acres qualify for the open space calculation which yields 10.6 acres/42.1 acres = 25% which is greater than the required 20% in the PUD ordinance.

C. Phasing:

Site work Phase 1 & 2	Complete
West 1/2 – independent living & parking addition	2020-2021
East 1/2 - cottages	2020-2022 (as market demands)

D. Deed Restrictions:
No restrictions are proposed at this time.

December 11, 2019

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

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 or have satisfactory reports from the health department for septic systems and wells.

(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 off-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 with 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) ~~Breakfast may be served only to the operator's family, employees, and overnight guests~~.