



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

June 3, 2020, 7:00 p.m.

1. NOTICE OF PUBLIC MEETING OF THE PLANNING COMMISSION OF THE TOWNSHIP OF GEORGETOWN VIA ELECTRONIC MEANS IN ACCORDANCE WITH EXECUTIVE ORDERS 2020-77 AND 2020-75

**THE PLANNING COMMISSION
OF THE TOWNSHIP OF GEORGETOWN
OTTAWA COUNTY, MICHIGAN**

**NOTICE OF PUBLIC MEETING OF THE PLANNING COMMISSION
OF THE TOWNSHIP OF GEORGETOWN VIA ELECTRONIC MEANS IN ACCORDANCE
WITH EXECUTIVE ORDERS 2020-77 AND 2020-75**

PUBLIC NOTICE is hereby provided that, in order to comply with recommended guidance from the U.S. Centers for Disease Control and Prevention (CDC) and Section 2 of Executive Order 2020-77, issued by Governor Whitmer on May 7, 2020, prohibiting the public gathering of people not part of a single household, and pursuant to Section 1(a) of Executive Order 2020-75 issued by Governor Whitmer on May 6, 2020, amending the Open Meetings Act to temporarily suspend any physical-place or physical-presence requirements, and in an effort to reduce the likelihood of spreading the Coronavirus (Covid-19), the Planning Commission of The Township of Georgetown will conduct the June 3, 2020 Planning Commission meeting via electronic means using ZOOM on-line video conferencing at 7 pm.

The public may participate in the June 3, 2020, Planning Commission meeting electronically via the following website address:
<HTTPS://US02WEB.ZOOM.US/J/85252821341>

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

PUBLIC NOTICE IS FURTHER PROVIDED THAT, in order to comply with Executive Order 2020-77, MEMBERS OF THE PUBLIC WILL NOT BE PERMITTED TO ATTEND THE PLANNING COMMISSION MEETING AT THE GEORGETOWN TOWNSHIP HALL IN-PERSON.

In all other respects, the June 3, 2020 Planning Commission meeting will be held in

accordance with Michigan's Open Meetings Act.

Emails for the Planning Commission may be directed to:

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

This notice was posted at the Township Hall on May 27, 2020 at approximately 12:00 p.m. and on the Township's website, WWW.GEORGETOWN-MI.GOV, on May 27, 2020 at approximately 12:00 p.m.

To join the Planning Commission meeting follow these instructions:

When: June 3, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Georgetown Township Planning Commission

Please click the link below to join the webinar:

[HTTPS://US02WEB.ZOOM.US/J/85252821341](https://us02web.zoom.us/j/85252821341)

Or iPhone one-tap :

US: +13126266799,,85252821341# or +19292056099,,85252821341#

Or Telephone:

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

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

Webinar ID: 852 5282 1341

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

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

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

Those that have joined by phone: Push *9

2. Call To Order
3. Roll Call
4. Approval Of The Agenda
5. Approval Of The Minutes Of The Previous Meeting
6. Old Business
 - 6.I. (PUD2001) Final Development Plan - Waterford Building Elevations

Motion: To the architectural character of the building elevations for the final development plan.

Documents:

[WATERFORD - BUILDING ELEVATIONS.PDF](#)

7. New Business

- 7.I. (PUD2002) Fairway Estates LP (Glen Eagle PUD) (No Public Hearing), Joseph Byker, 2905 Wilson Ave. SW, Grandville, Is Requesting REVISED Preliminary Planned Unit Development Approval For Parcels Listed In The Attachment And Withdrawing Parcels Of Land From The PUD Described As Follows:

- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
- b. Part of P.P. # 70-14-26-400-047, located 1015 Parsons St.;
- c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
- d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
- e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way.

Georgetown Township, Ottawa County, Michigan

Documents:

[\(PUD2002\) GLEN EAGLE PRELIMINARY PUD STAFF REPORT.PDF](#)
[PUD PARCEL LIST.PDF](#)
[GLENEAGLE PUD PLAN 4.20.20.PDF](#)
[GLENEAGLE PUD OVERALL PLAN 4.20.20.PDF](#)
[GLENEAGLE PUD GREENSPACE PLAN 4.20.20.PDF](#)

APPLICATIONS.PDF
2 NARRATIVE FOR PUD AMENDMENT 4.20.20.PDF
1998 PLAN SHOWING PARSONS ACCESS.PDF
1999 PLAN SHOWING PARSONS ACCESS.PDF
GLENEAGLE MOORS PETITION.PDF
GLENEAGLE ASSOCIATION LETTER.PDF

7.II. Public Hearing (REZ2002) Rezoning (Ordinance 2020-03) To Change From (PUD) Planned Unit Development To (LDR) Low Density Residential Parcels Of Land Described As:

a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;

~~!~~~~if !supportLists~~~~-->~~**b.** ~~!~~~~endif~~~~-->~~Part of P.P. # 70-14-26-400-047, located 1015 Parsons St.;

~~!~~~~if !supportLists~~~~-->~~**c.** ~~!~~~~endif~~~~-->~~Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;

~~!~~~~if !supportLists~~~~-->~~**d.** ~~!~~~~endif~~~~-->~~Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;

~~!~~~~if !supportLists~~~~-->~~**e.** ~~!~~~~endif~~~~-->~~Part of P.P. # 70-14-26-400-093, located off Castlebay Way.

Documents:

REZ2002 STAFF REPORT.PDF
PUD PLAN.PDF
APPLICATION.PDF
PARCELS.PDF

8. Public Hearing (REZ2003) Ordinance 2020-04 - Proposed Zoning Ordinance Amendment For Kennels

Sec. 16.2 PERMITTED USES IN HS

D. Kennels subject to Sec. 20.4(V)(2).

Sec. 20.4 SITE DESIGN STANDARDS .

(V) **Kennels.**

~~(1)——For kennels, the minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.~~

~~(2)——Buildings wherein animals are kept, runs, and/or exercise areas shall not~~

be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.

(1) For kennels within the AG or RR district:

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

(2) For Kennels located within the NS or CS district:

- a. The minimum lot size shall be one-half (1/2) acre.
- b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.
 1. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 2. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
 3. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.
 4. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.
- c. All Kennels shall provide the following:
 1. Hours of operation, including outdoor animal activity
 2. The size, nature, character, and animal capacity
 3. The proximity to adjoining properties
 4. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
 5. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
 6. Measures to control sound from within the building and/or site
- d. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- e. Kennels shall comply with all applicable County, State, and Federal regulations.

Documents:

ZONING ORDINANCE REVISIONS STAFF REPORT.PDF
RESOLUTION.PDF
TEXT AMEND APPLICATION CK9 4.21.20.PDF
CAPTAIN K9 SITE PLAN.PDF

9. Communications, Letters And Reports

9.I. Email About Ducks

Documents:

[EMAIL REQUESTING DUCKS.PDF](#)

10. Public Comments

11. Other Business

12. Commissioner/Staff Comments

13. Adjournment



WATERFORD PLACE

RENDERING AERIAL VIEW



RENDERING
VILLA VIEW 1



RENDERING

VILLA VIEW 2



ELEVATION
TYPE A



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

COLOR
(EVERLAST SIDING COLOR)

HORIZONTAL SIDING PANEL

Deep Blue

GABLE SHINGLES

Misty Taupe

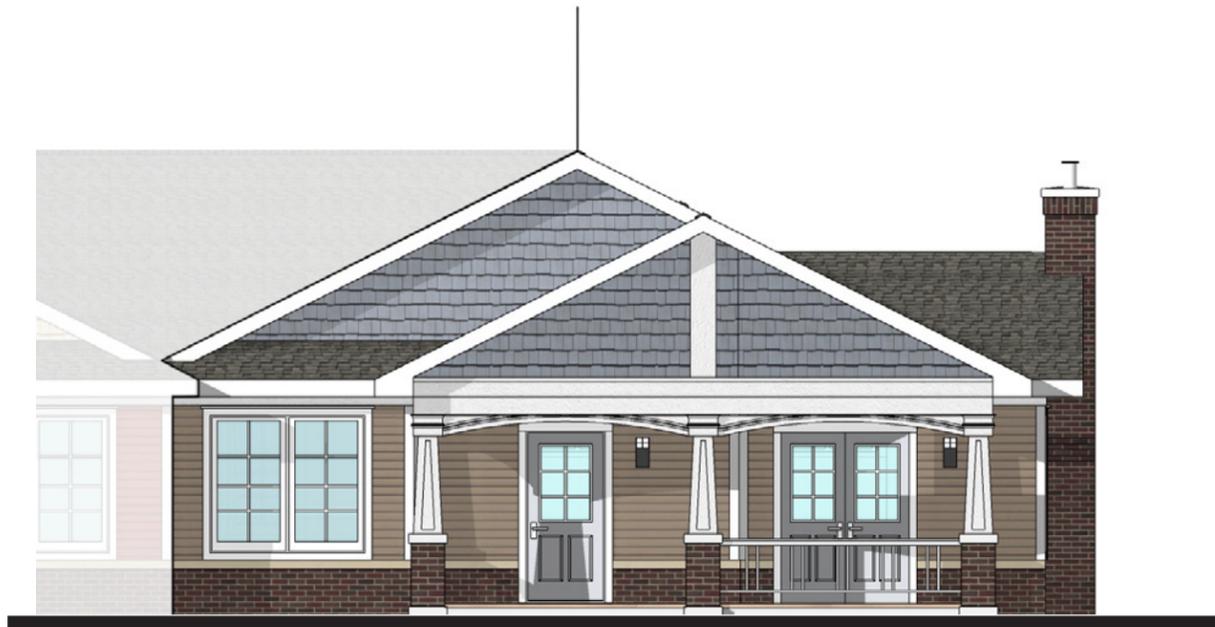
DOOR

Antique Ivory

WINDOW TRIM

Antique Ivory

ELEVATION
TYPE B



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

- COLOR
(EVERLAST SIDING COLOR)
- HORIZONTAL SIDING PANEL
 CHESTNUT
- GABLE SHINGLES
 SEASIDE GREY
- DOOR
 SEASIDE GREY
- WINDOW TRIM
 Antique Ivory

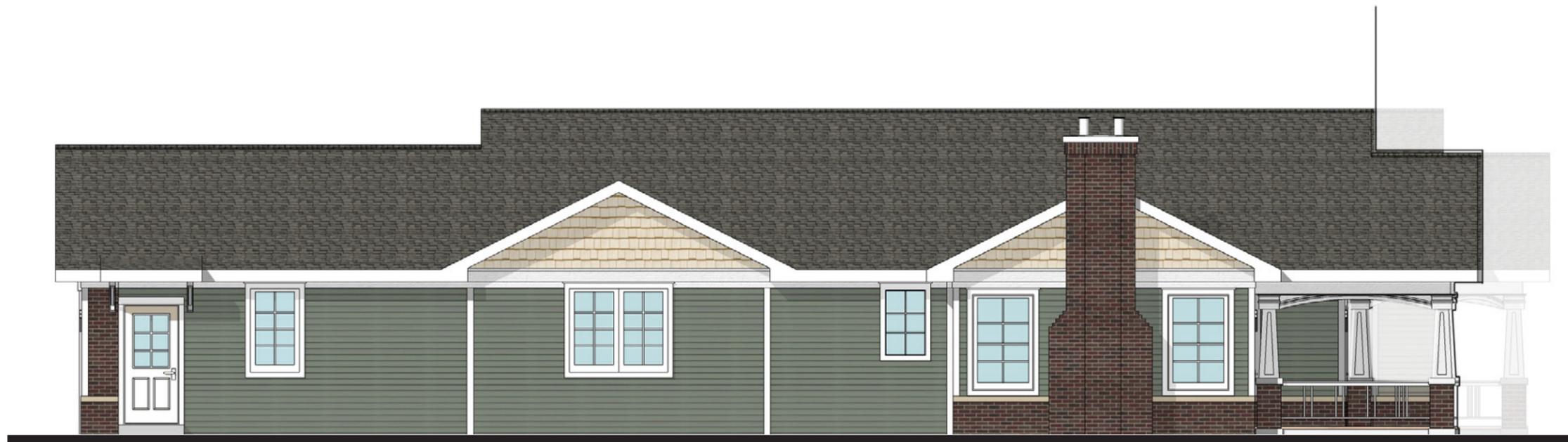
ELEVATION TYPE C



FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION

- COLOR
(EVERLAST SIDING COLOR)
- HORIZONTAL SIDING PANEL
- SPANISH MOSS
- GABLE SHINGLES
- Antique Ivory
- DOOR
- Antique Ivory
- WINDOW TRIM
- Antique Ivory

ELEVATION
TYPE D



FRONT ELEVATION



BACK ELEVATION



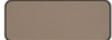
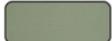
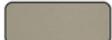
SIDE ELEVATION

- COLOR
(EVERLAST SIDING COLOR)
- HORIZONTAL SIDING PANEL
 MISTY TAUPE
- GABLE SHINGLES
 SEASIDE GREY
- DOOR
 SEASIDE GREY
- WINDOW TRIM
 Antique Ivory

SITE PLAN



LEGEND

-  TYPE A
-  TYPE B
-  TYPE C
-  TYPE D

REQUEST

(PUD2002) Fairway Estates LP (Glen Eagle PUD), Joseph Byker, 2905 Wilson Ave. SW, Grandville, is requesting REVISED preliminary and final planned unit development approval for parcels listed in the attachment and withdrawing the following parcels of land from the PUD:

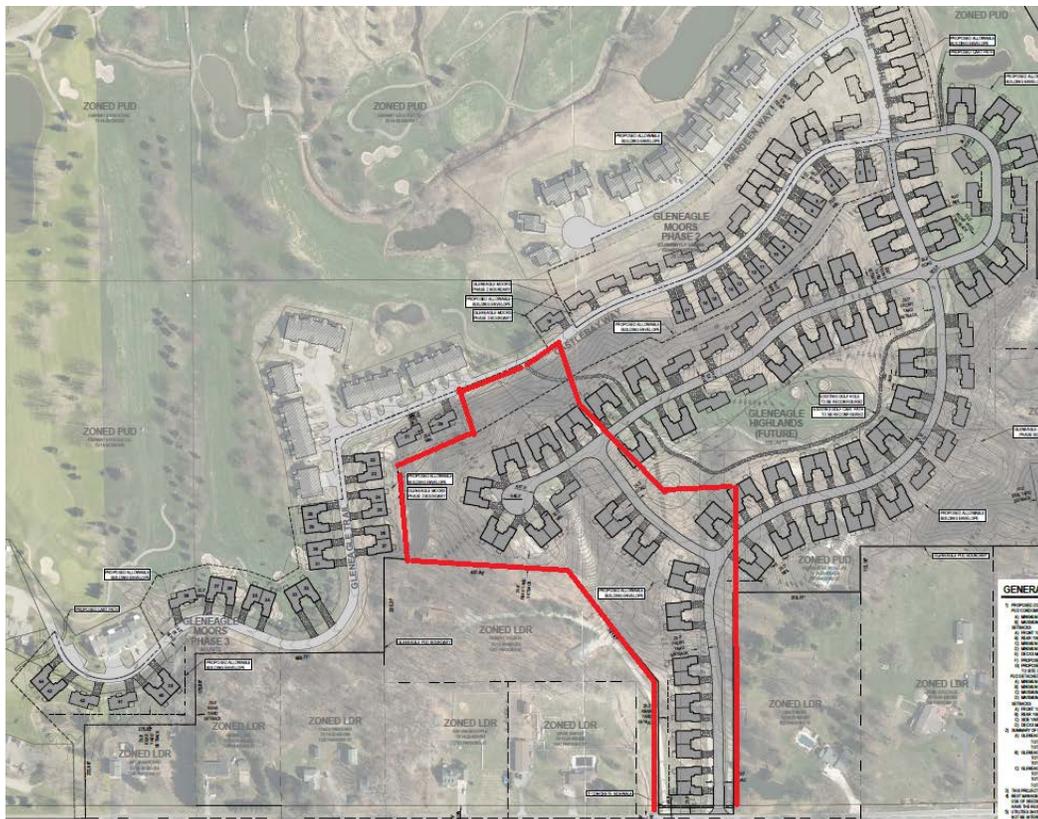
- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
- b. Part of P.P. # 70-14-26-400-047, located 1015 Parsons St.;
- c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
- d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
- e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way.

Georgetown Township, Ottawa County, Michigan.

The applicant is requesting to remove the land outlined in red on the map below from the Glen Eagle PUD and to rezone (another application and action) that portion of land from PUD to (LDR) Low Density Residential. Although the realignment of the property, land splits and property line adjustments are not a consideration for the Planning Commission, the applicant is requesting to create four lots to be used for single family residential purposes without public water and sewer.

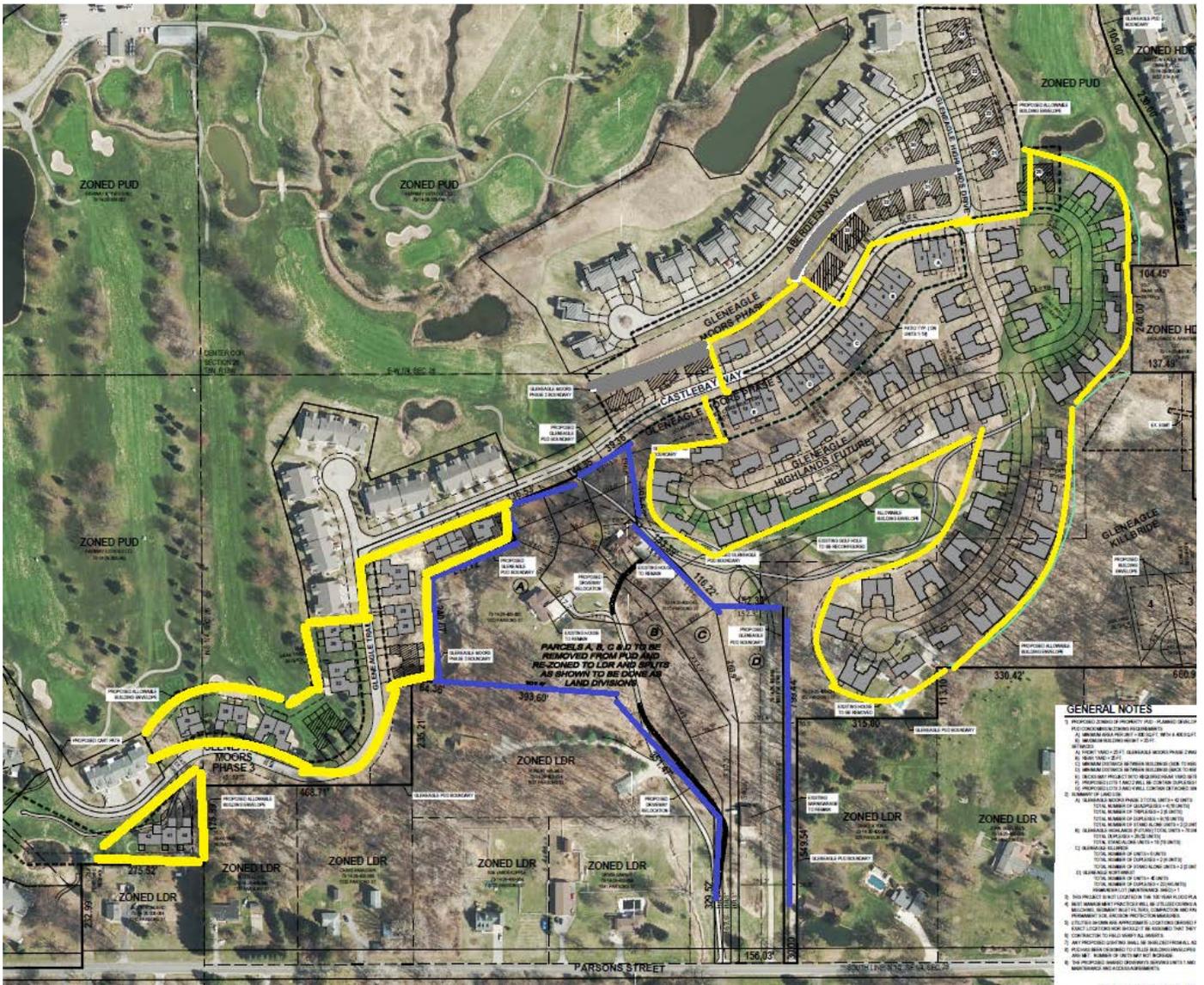
The Planning Commission is to consider the revised PUD preliminary plan and final development plan, minus the removed land, to determine if the reduced PUD still meets ordinance requirements. Smaller front yard setbacks from the already reduced 25 feet to 21 feet is also requested. No rezoning is needed for the remaining portion of the PUD because it is already zoned PUD.

The removal of the land from the PUD also results in the elimination of the access to Parsons St. The map below shows the previously approved plan, with the requested land to be removed outlined in red.

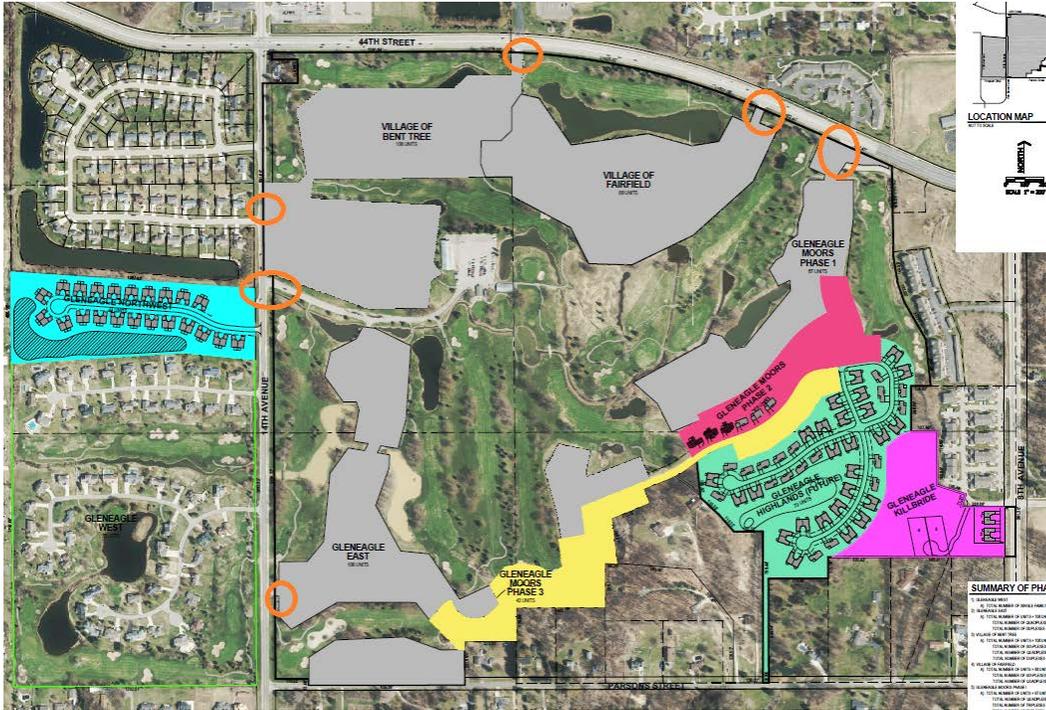


The proposal is to removed the land outlined in blue below, including the access to Parsons St., and to revise the layout, including the redesign of the condos in the areas highlighted in yellow.

Note that this revision will result in the future construction of 117 condos, along with the elimination of the access drive to Parsons St. **In response to the proposed elimination of this access point on Parsons St., the Township has received petitions signed by 68 residents of the Glen Eagle development requesting that the removal of this access point not be approved. The initial approved preliminary development plan showed the access to Parsons St. The residents do not want the additional vehicles from the proposed 117 condos to all have to use the existing private streets in their development to gain access to a public street. Their fears are the extra traffic, along with the extra wear and tear on their private streets. Plus this is different from what was intially approved and what they planned on being developed.**



The map below shows the colored areas to be developed with condos and removal of the land from the PUD.



The map below shows the current access to public roads, including three on 44th St., three on 14th Ave. The one on Parsons St. does NOT provide access to the interior condos, but only provides access to the service street adjacent to Parsons. **Consequently, there are three access along the northern boundary (44th St.), three along the western boundary (14th Ave.), none that provides access to the interior of the PUD along Parsons and none to the east. The future access to Parsons St. shown on the previously approved preliminary plan would be removed with the removal of the land from the PUD.**



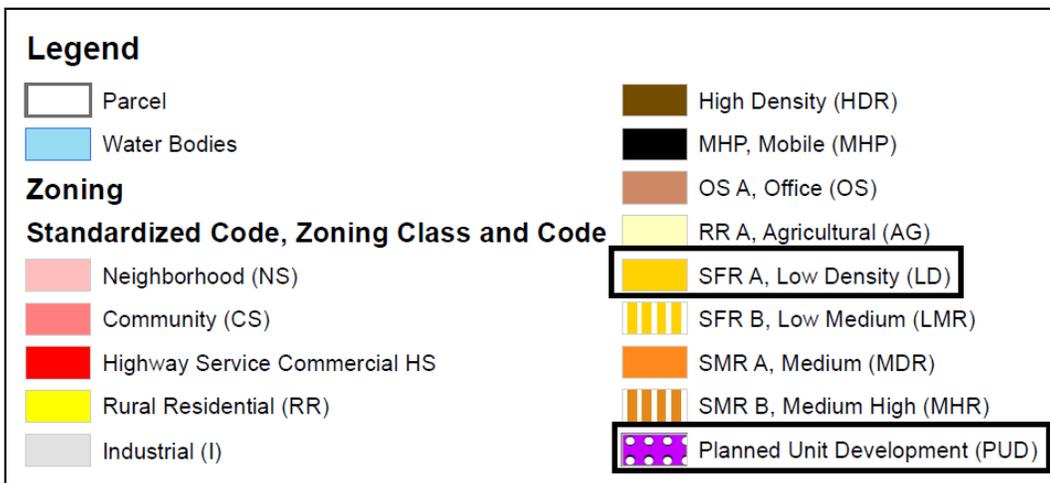
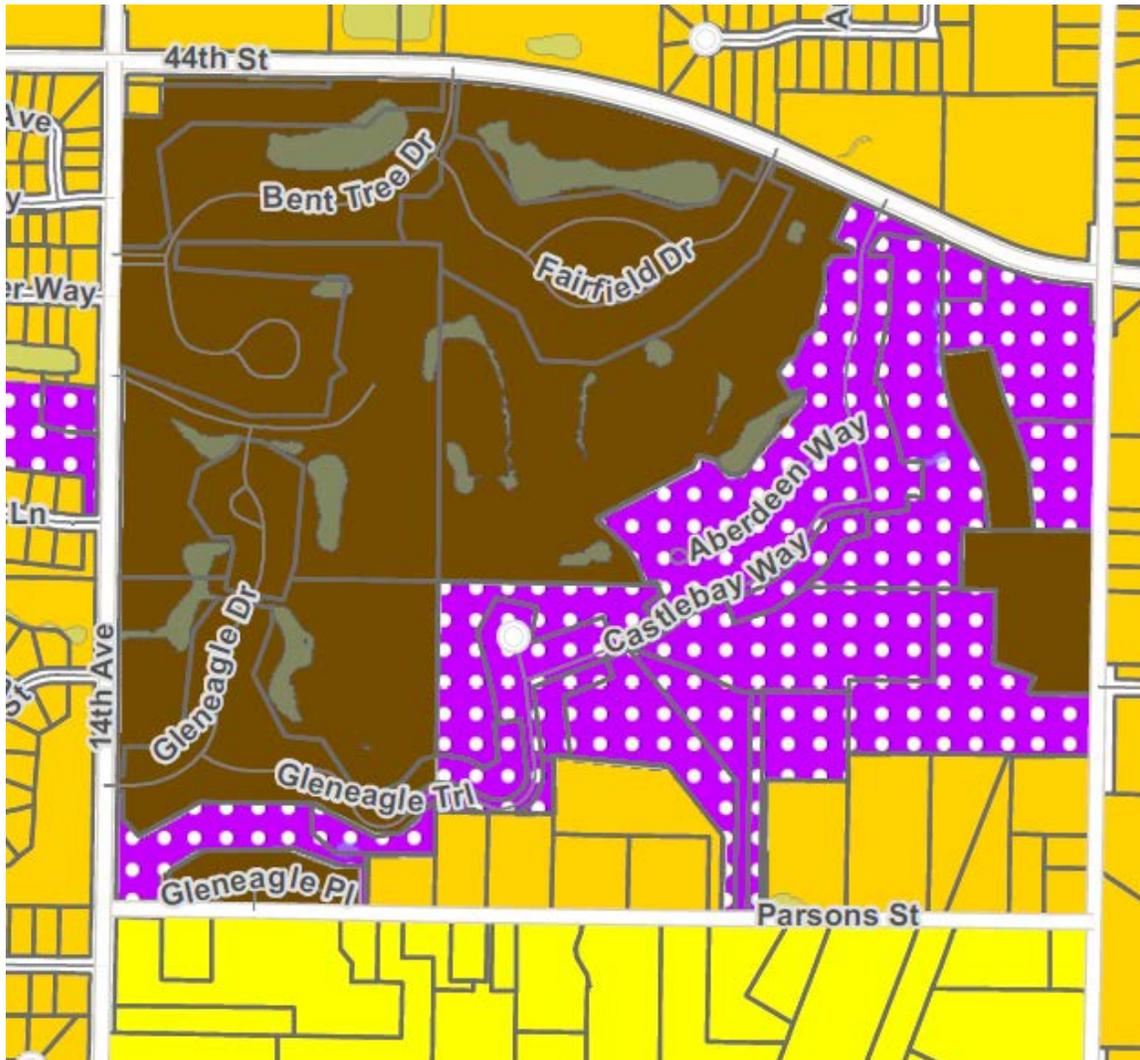


Existing parcels proposed to be realigned/split:



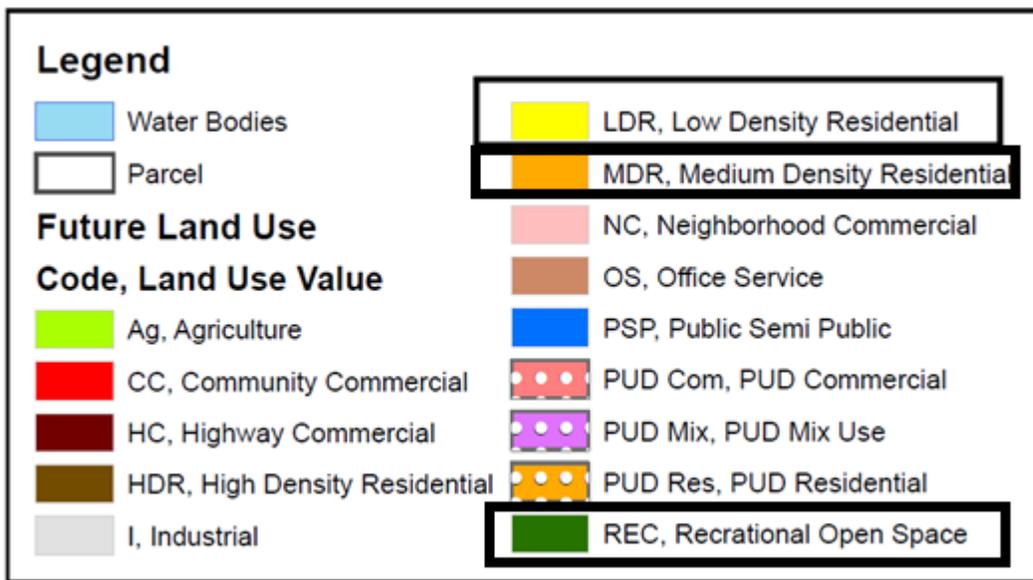
ZONING MAP

Zoning map shows the property as zoned PUD and is surrounded by LDR. Below is the legend.



FUTURE LAND USE MAP

The Future Land Use Map designates the land and surrounding area as LDR. Below is the legend.

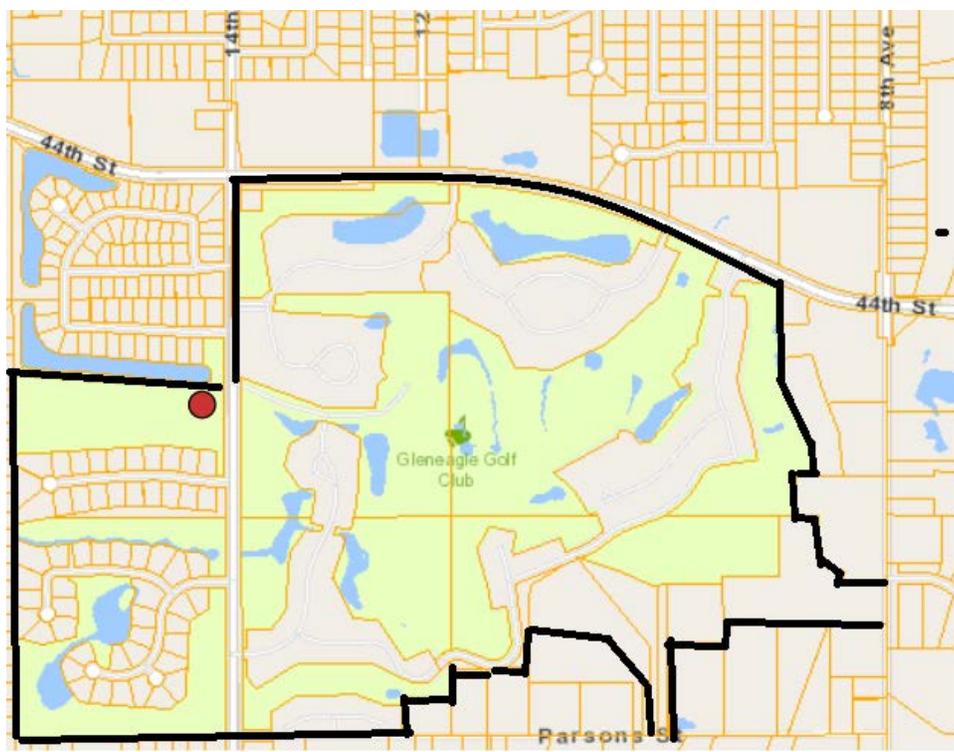


Circumstances and History

The PUD development was initially approved in the 1980s or earlier and then revised in 2017 giving the land within the PUD the zoning designation of “PUD” as per the revised PUD ordinance adopted in 2002. The original PUD was for a multi-family development with various amenities including a golf course with buildings and a driving range. Multiple approvals were subsequently granted throughout the years for additional development within the site, including for a pool and a series of revisions to separate the multi family units to duplexes and standalone units.

This currently approved preliminary development plan (shown above) shows the property within PUD on the east side of 14th Ave., including the property that has already been developed, along with the property with the proposed future development.

MAP of the entire current PUD AREA



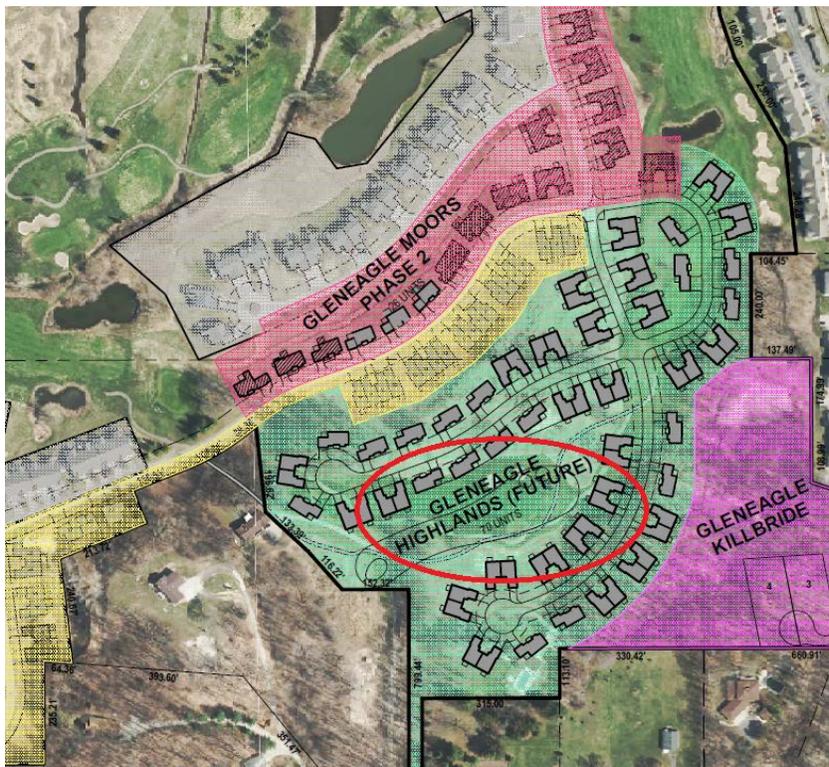
Deviations requested:

1. **Proposed residential condo uses:**

- a. The revised plan with the removed land calls for a maximum of 615 units, a decrease of 24 units from the 639 units approved in 2017. The proposed density of 2.22 units per acre is a slight decrease from the previously approved 2.23 units per acre, which is less than the average gross density in this land use category of five dwelling units per acre stipulated in the Master Plan and as listed in the Zoning Ordinance.
- b. Attached two family dwellings are allowed in this zoning district and per the Master Plan.
- c. The proposed minimum 800 square feet per unit meets the requirements in Chapter 24 footnote (a).

- d. Attached garages are proposed with 400 square feet in area, consistent with ordinance standards.
- e. Deviations were already approved for setbacks as follows (based on the HDR standards):
 - **Required - 30 foot front yard setback.** Previously approved - a minimum of a 25 foot front yard setback, except for a minimum of 21 feet for unit 19 in Phase 3, as well as the other 10 building in Phase 2 adjacent to Castlebay Way due to the major elevation changes in the rear yard.
 - **New Deviation request:** The applicant is now proposing the decrease the 25 foot front yard setback to a 21 foot front yard setback for the future Glen Eagle Highlands, consisting of 52 units. The reason provided was due to grade changes and to preserve the golf course. However, note that there would barely be enough room to park a vehicle in the driveway without it sticking out in the street.

The Planning Commission will have to determine if this is acceptable. Note the pictures below showing the 25 foot front yard setback compared to the 21 foot front yard setback.



- The required setback on Parsons is 40 feet. Proposed - 25 feet from the right-of-way line. The required setback on 8th Ave. is 100 feet from the centerline. Proposed – 103 from the centerline for the buildings, but only 60 feet for the shared driveway.
- Required - 15 feet side. Proposed – total of 20 between buildings.
- Required - 30 foot rear yard setback. Proposed - a minimum of 25 foot rear yard.
- Required - Chapter 24 footnote (j) requires a minimum distance of 25 feet between contiguous buildings. Proposed - a minimum distance from side to side of the building of 20 feet and a minimum distance from rear to rear of building of 40 feet.

2. **Individual two lots:**

- a. **Two lots are shown with access via a private shared drive. Lots within a PUD are allowed to have frontage on a private street as per Sec. 3.26. The lot splits are subject to the submission of a lot split application and approval based on lots meeting ordinance standards.**

3. **Two duplex units on 8th Ave.:**

- a. Access is provided within an interior service drive. **Five trees are proposed to screen the condos from the street for 261.35 feet of width of the lot. Provide 3 more.**

REVIEW OF THE CONCEPTUAL PLAN AS PER SEC. 22.4:

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. **NOT HELD.**
- B. 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.

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

Sec. 22.2 QUALIFYING CONDITIONS..

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

- 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.

Met. The site is 277.08 acres.

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

This is required to be met and is to be coordinated with the DPW and Drain Commissioner's office. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to any approval being granted for any parcel splits or property line adjustments.

- 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.

Provided.

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

The proposal appears to be consistent with the text of the Master Plan and Future Land Use Map. The density of 2.22 units per is less than the maximum allowed in the Master Plan.



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

No interior sidewalks or pedestrian paths are proposed for the interior of the development; however, the private streets and golf course cart paths provide walkable areas. Sidewalks are shown adjacent to 8th Ave. The Planning Commission previously determined this standard is met.

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

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

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

The critical question for the Planning Commission to consider is whether or not the removal of the land, resulting in the elimination of the street access to Parsons St., should be allowed.

The initial PUD was approved based on the proposed accesses shown on the preliminary plan, including the access to Parsons St. As shown on the plan, in addition to the existing condos, 117 more are proposed to be constructed. If this additional access is not provided, vehicles from those condos will be forced to drive through the existing private streets for access to the public streets surrounding the PUD.

Based on the map below, basically there are 3 accesses along the northern boundary on 44th St. and 3 along 14th Ave. along the western boundary. The current access along Parsons St. does not provide interior access to the condos (see below), but only to the interior service drive to those four buildings.

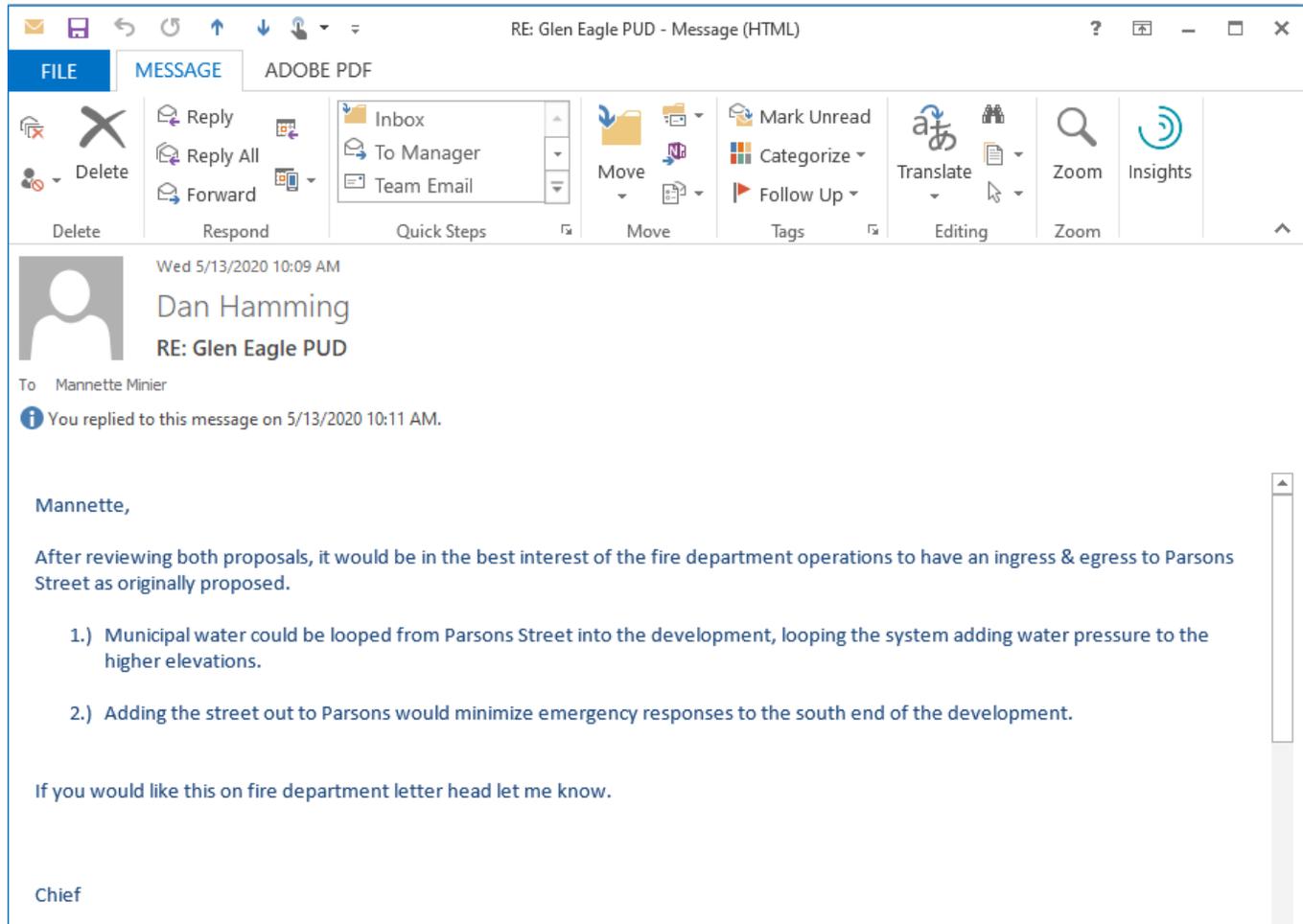


The adjacent map shows the current access to public roads, including three on 44th St., three on 14th Ave. and the one on Parsons St. which does NOT provide access to the interior condos, but only provided access to the service street adjacent to Parsons.

Consequently, there are three access along the northern boundary, three along the western boundary, none that provides access to the interior of the PUD along Parsons and none to the east. The future access shown on the previously approved preliminary plan would be removed. No new additional access is proposed for the future 117 condos.



Below is an email, from Dan Hamming, Georgetown Township Fire Chief, stating that the Fire Department determines that it would be best to have an ingress and egress on Parsons St. because municipal water lines could be looped adding water pressure at the higher levels of the PUD and the added access would minimize emergency response times to the south end of the development.



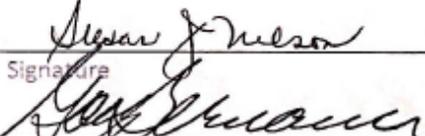
In addition, the Township has received the following petition with 68 signatures of residents within the PUD who are asking for the access to Parsons St. to remain as originally shown on the approved preliminary development plan. (Copy with all signatures attached to the agenda.)

Date: May 8, 2020

To Georgetown Township Planning Commission

Re: FELP | Revised PUD Plan, 3.1 + 4.1 GLENEAGLE PUD C-101 (2020-4-7)

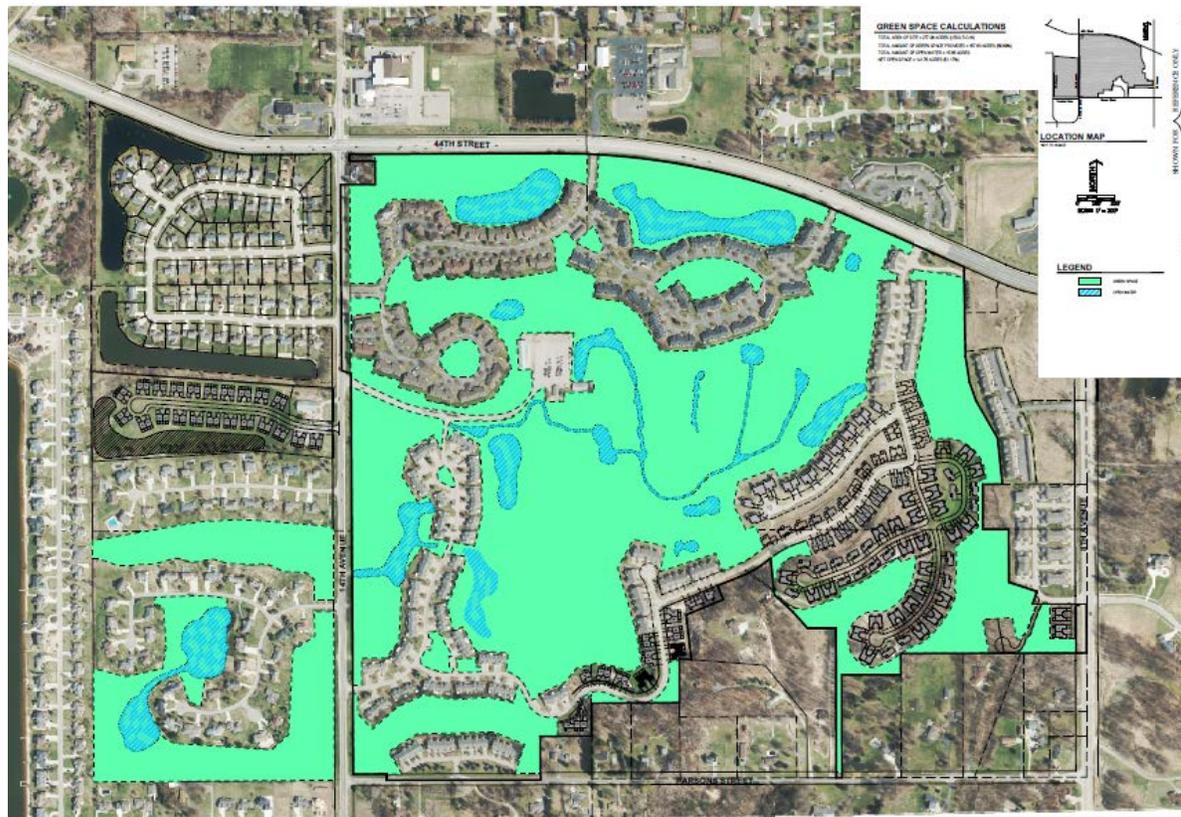
This request by the developer to change the already approve PUD will reduce the number of Condo units, add space for Low Density Housing and eliminate an access road connection to Parsons Ave. The elimination of the access road will greatly increase the traffic on Gleneagle Trail/Castlebay Way with two exits onto 14th Avenue and Gleneagle Highlands Drive with one exit onto 44th Street. The plan adds condos to the east side of this area along Gleneagle Highlands Drive, which will put the traffic on this road. The residents of Gleneagle Moors request Georgetown Township not to allow additional building without construction access and a permanent access road added to Parsons.

Name	Ron Scott	Signature	
Address	6116 Gleneagle Highlands Dr.	Signature	
Name	Carol Scott	Signature	Carol Lynn Scott
Address	6116 Gleneagle Highlands Dr.	Signature	
Name	Susan Nenson	Signature	Susan J. Nenson
Address	6115 GLENEAGLE HIGHLANDS DR	Signature	
Name	GARY BERNAUER	Signature	
Address	6115 GLENEAGLE HIGHLANDS	Signature	
Name	Marla Voorhies	Signature	Marla Voorhies
Address	975 Aberdeen Way	Signature	
Name	Richard Voorhies	Signature	Richard Voorhies
Address	975 ABERDEEN WAY	Signature	
Name	977 Aberdeen Way Kathleen DeBruine	Signature	Kathleen DeBruine
Address	977 Aberdeen Way	Signature	
Name	David DeBruine	Signature	David C. DeBruine
Address	977 Aberdeen Way	Signature	
Name	DAVE WIETTE	Signature	DA Wiette
Address	999 ABERDEEN WAY	Signature	
Name	GLENN THELEN	Signature	Glenn Thelen
Address	995 ABERDEEN WAY	Signature	

H. Open Space Requirements:

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

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



Sec. 22.3 PERMITTED USES..

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

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

Sec. 22.5 PUD APPLICATION

A. Preliminary Plan Application Requirements

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.

e. The size (in acres) of the PUD site.

PROVIDED.

f. Property lines and proposed setbacks, shown and dimensioned.

PROVIDED. Deviations are requested.

The Planning Commission will determine if these deviations are acceptable.

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.
PROVIDE 11 trees for 8th Ave. (261.35/25 = 11).
- 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.
A Storm Water Drain Permit shall be submitted from the Ottawa County Drain Commissioner prior to the submission of the first building permit application.
- 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. Trash receptacles 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.

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. See notes above on setbacks.

- y. Proposed uses to be included in the PUD project.

PROVIDED.

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

PROVIDED.

- 2. **Narrative Statement:** A narrative statement describing the following: **PROVIDED.**

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

Sec. 22.11 PUD AGREEMENT.

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

A condition of approval for the final development approval: the recorded PUD agreement shall be submitted to the Township prior to any approvals being granted for any lot splits or property line adjustments. The PUD agreement shall include the entire greenspace as shown on the site plan sheet C-105 dated REV: 4-17-2020 and shall contain language providing for the maintenance of the open space, including for a contingency if the golf course ceases to operate as a business.

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

3. 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. **PPREVIOUSLY 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. **PREVIOUSLY PROVIDED.**
 - c. The location of all proposed signs and lighting, including the sizes and types. **PROVIDED for lighting. PREVIOUSLY PROVIDED.**
 - d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.). **PROVIDE 11 trees for 8th Ave. (261.35/25 = 11).**
 - e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc. **Water and sewer shall be coordinated with the DPW.**
 - f. Existing and proposed topographic contours at a maximum of three (3) foot intervals. **PROVIDED.**
 - g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units. **PREVIOUSLY ROVIDED.**
 - h. Proposed open space areas, including recreational amenities (playgrounds, etc.). **PROVIDED.**
 - i. Floodplain areas. (Revised 6-27-2005) **PROVIDED.**

4. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

- (A) The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.
- (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. **One phase.**
- (C) If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.
- (D) The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.
- (E) Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.
- (F) A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning. **Deviation requests are listed.**

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

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

- (A) The proposed PUD complies with all qualifying conditions of Section 22.2.
- (B) The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.
- (C) The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
- (D) The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.
- (E) The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

The Planning Commission will determine.

SUMMARY

A. The critical question is: does the Planning Commission determine that it is acceptable for the land to be removed from the PUD, which would eliminate the access to Parsons St.?

If yes, proceed with the remainder of the questions in the summary and go to item B.

If no and the Planning Commission determines that the land should not be removed and/or the access to Parsons St. should not be eliminated and/or the revised plans do not meet ordinance requirements for a PUD, there is no need to proceed with the rest of the summary. If the Planning Commission determines that the land should not be removed, proceed with a motion to deny the request. Go to **OPTIONS FOR MOTIONS.**

Note that options exist to submit a final development plan to change the use of the land that is proposed to be removed. The land could remain within the PUD with the use of single family homes in this area and with the access to Parsons St. to remain. Water and sewer would have to service the homes.

- B. Does the Planning Commission determine that the standards in Sec. 22.10 are met?**
- C. Does the Planning Commission determine that the proposal meets the requirements for traffic?**
- D. Are the deviations acceptable for setbacks as follows (based on the HDR standards):**

Does the Planning Commission determine that the decrease to a 21 foot front yard setback is acceptable for the future Glen Eagle Highlands, consisting of 52 units, due to grade changes and to preserve the golf course?

The Planning Commission previously determined the following to be acceptable.

1. Required - 30 foot front yard setback. Proposed - a minimum of a 25 foot front yard setback, except **for a minimum of 21 feet for buildings numbered 54 to 58**. The required setback on 8th Ave. is 100 feet from the centerline. Proposed – 103 from the centerline for the buildings, but only 60 feet for the shared driveway.
2. Required - 15 feet side. Proposed – total of 20 between buildings.
3. Required - 30 foot rear yard setback. Proposed - a minimum of 25 foot rear yard.
4. Required - Chapter 24 footnote (j) requires a minimum distance of 25 feet between contiguous buildings. Proposed - a minimum distance from side to side of the building of 20 feet and a minimum distance from rear to rear of building of 40 feet.

E. Two individual lots are shown with access via a private shared drive. Lots within a PUD are allowed to have frontage on a private street as per Sec. 3.26. The lot splits are subject to the submission of a lot split application and approval based on lots meeting ordinance standards.

F. To meet ordinance requirements, landscaping should be provided as follows (no deviations were requested for landscaping): 11 trees along 8th Ave. ($261.35/25 = 11$) and 8 trees along Parsons ($186.03/25 = 8$).

G. There are property maintenance issues on the site and they shall be remedied prior to the issuance of any further approvals.

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

1. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to any approvals being granted for any parcel splits or property line adjustments.**
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 any approvals being granted for any lot splits or property line adjustments. The PUD agreement shall include the entire green space as shown on the previously approved site plan sheet C-105 REV: 4-17-2020, minus the land removed from the PUD, and shall contain language providing for the maintenance of the open space, including for a contingency if the golf course ceases to operate as a business.**
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. **A demolition permit is required for the demolition of the existing houses on P.P. # 70-14-26-400-072, -047 and -024.**
6. **The two single family lots off the private drive off 8th Ave. are subject to lot split application submission and approval. Lot widths and areas shall be provided.**
7. **Lot 2 in the development off 14th Ave. shall be reconfigured to meet ordinance standards.**

8. The single family development off 14th Ave. is subject to the platting process. The approval notes the possibility of lots 27 to 29; however, those lots will be subject to further final development approval and the platting process.
9. Additional landscaping shall be provided as follows: Eleven trees along 8th Ave.
10. There are property maintenance issues on the site and they shall be remedied prior to the issuance of any further approvals.

OPTIONS FOR MOTION-Preliminary and Final Development Plan

1. If the Planning Commission determines that more revisions are necessary or more information needs to be provided, the item could be tabled.
2. **If the Planning Commission determines that the land should not be removed and/or the access to Parsons St. should not be eliminated (and that the access to Parsons St. should remain as shown on the previously approved preliminary development plan), the motion would be to deny the request to revise the preliminary and final development plans as presented.**
3. **If the Planning Commission determines that it is acceptable for the land to be removed from the PUD, which would eliminating the access to Parsons St., and the requirements of the ordinance have been met, the motion would be to approve the request.**
4. **If the Planning Commission determines that eliminating the land is acceptable, then consideration has to be given as to whether or not the reduction of the front yard setback to 21 feet is acceptable for the condos in Gleneagle Highlands.**

MOTIONS:

1. Motion to deny:

To adopt the staff report as finding of fact and to deny the request to revise the PUD as shown on the revised preliminary and final development plans dated REV 4-17-2020, sheets C-101, 104 and 105, and described on the application and narrative, based on the findings as follows:

Options for reasons to deny:

The Planning Commission determines:

- a. Based on the qualifying conditions in Sec. 22.2 of the Zoning Ordinance, the PUD shall provide for safe and efficient vehicular movements within, into and off the PUD site, and shall provide good and safe traffic flow. The PUD plans should not be revised to remove the access to Parsons St. because it is needed to provide for the safe and efficient vehicular movements within, into and off the PUD site.

- b. The plans should not be revised to eliminate the access to Parsons based on the Fire Department's noted safety issues of the access providing quicker emergency response time to the south portion of the PUD.
- c. The plans should not be revised to eliminate looping the water system to provide more pressure to the higher elevations of the PUD.

2. Motion to approve:

To adopt the staff report as finding of fact and to approve the request to revise the PUD as shown on the revised preliminary and final development plans dated REV 4-17-2020, sheets C-101, 104 and 105, and described on the application and narrative,

and to _____ (approve or deny) the request for a deviation to allow a 21 foot front yard setback as shown on the plan for Gleneagle Highlands.

based on the findings/determinations as follows:

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 further findings that:

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
 - a. The qualifying conditions in Sec. 22.2 are met;
 - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
 - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
 - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
 - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
 - f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

And with the following conditions:

1. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to any approvals being granted for any parcel splits or property line adjustments.
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 any approvals being granted for any lot splits or property line adjustments. The PUD agreement shall include the entire green space as shown on the previously approved site plan sheet C-105 REV: 4-17-2020, minus the land removed from the PUD, and shall contain language providing for the maintenance of the open space, including for a contingency if the golf course ceases to operate as a business.**
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. A demolition permit is required for the demolition of the existing houses on P.P. # 70-14-26-400-072, -047 and -024.
6. The two single family lots off the private drive off 8th Ave. are subject to lot split application submission and approval. Lot widths and areas shall be provided.
7. Lot 2 in the development off 14th Ave. shall be reconfigured to meet ordinance standards.
8. The single family development off 14th Ave. is subject to the platting process. The approval notes the possibility of lots 27 to 29; however, those lots will be subject to further final development approval and the platting process.
9. Additional landscaping shall be provided as follows: Eleven trees along 8th Ave.
10. Buildings as previously numbered 54 to 58 shall have a minimum front yard setback of 25 feet. ONLY buildings numbered 31 to 40 have a minimum front yard setback of 21 feet off Castlebay Way.
11. All property maintenance issues shall be remedied prior to any further approvals being granted.
12. All outstanding fees shall be paid prior to any further approvals being granted.

ALL PARCELS

Parcel Number	Property Address	Legal Description
70-14-26-100-063	N/A	PART OF LOT 24 SUNRISE POND SUB & PART OF NW 1/4 COM AT W 1/4 COR, TH N 0D 09M 55S W 387.82 FT TO PT OF BEG, TH N 0D 09M 55S W 478.7 FT TO REF PT A, TH N 47D 17M E 72 FT M/L TO WATERS EDGE OF SUNRISE POND, TH SE'LY 1005 FT M/L ALG WATERS EDGE TO PT N 0D 12M 17S E 41 FT M/L FROM REF PT D (REF PT D BEING S 85D 16M 03S E 1054.86 FT FROM REF PT A), TH S 0D 12M 17S E 41 FT M/L TO REF PT D, TH CONT S 0D 12M 17S E 171.4 FT, SE'LY 95.95 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 74D 33M 59S E 95.48 FT), S 84D 27M 15S E 75.28 FT, SE'LY 26.83 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 87D 13M 10S E 26.82 FT), S 89D 59M 05S E 29.41 FT, THS 0D 12M 17S E 327.11 FT ALG W R/W LI OF 14TH AVE, TH ALG SD N'LY LI S 89D 47M 43S W 50.12 FT, N 0D 09M 34S W 149.91 FT, N 84D 39M 15S W 328.19 FT, TH S 87D 28M 58S W 898.39 FT TO BEG. SUNRISE POND SUB & SEC 26 T6N R13W 12.1 AC M/L
70-14-26-100-064	N/A	THAT PART OF FOLLOWING DESC S OF LOT 24: PART OF LOT 24 SUNRISE POND SUB & PART OF NW 1/4 COM AT W 1/4 COR, TH N 0D 09M 55S W 866.52 FT & S 85D 16M 03S E 1054.86 FT ALG S LI OF SUNRISE POND SUB TO REF PT D & PT OF BEG, TH S 0D 12M 17S E 171.4 FT, SE'LY 95.95 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 74D 33M 59S E 95.48 FT), S 84D 27M 15S E 75.28 FT, SE'LY 26.83 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 87D 13M 10S E 26.82 FT), S 89D 59M 05S E 29.41 FT, TH N 0D 12M 17S W 186.94 FT ALG W R/W LI OF 14TH AVE, TH N 85D 16M 03S W 125.63 FT, TH N 0D 12M 17S W 28.91 FT TO REF PT B (REF PT B BEING S 85D 16M 03S E 98.24 FT & N 0D 12M 17S W 29.81 FT FROM REF PT D), TH CONT N 0D 12M 17S W 15 FT M/L TO WATERS EDGE OF SUNRISE POND, TH W'LY 98 FT M/L ALG SD WATERS EDGE TO PT N 0D 12M 17S W 41 FT M/L FROM REF PT D, TH S 0D 12M 17S E 41 FT M/L TO BEG. SUNRISE POND SUB & SEC 26 T6N R13W
70-14-26-100-065	6087 14 th Ave.	THAT PART OF FOLLOWING DESC N OF S LI OF LOT 24: PART OF LOT 24 SUNRISE POND SUB & PART OF NW 1/4 COM AT W 1/4 COR, TH N 0D 09M 55S W 866.52 FT & S 85D 16M 03S E 1054.86 FT ALG S LI OF SUNRISE POND SUB TO REF PT D & PT OF BEG, TH S 0D 12M 17S E 171.4 FT, SE'LY 95.95 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 74D 33M 59S E 95.48 FT), S 84D 27M 15S E 75.28 FT, SE'LY 26.83 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 87D 13M 10S E 26.82 FT), S 89D 59M 05S E 29.41 FT, TH N 0D 12M 17S W 186.94 FT ALG W R/W LI OF 14TH AVE, TH N 85D 16M 03S W

		125.63 FT, TH N 0D 12M 17S W 28.91 FT TO REF PT B (REF PT B BEING S 85D 16M 03S E 98.24 FT & N 0D 12M 17S W 29.81 FT FROM REF PT D), TH CONT N 0D 12M 17S W 15 FT M/L TO WATERS EDGE OF SUNRISE POND, TH W'LY 98 FT M/L ALG SD WATERS EDGE TO PT N 0D 12M 17S W 41 FT M/L FROM REF PT D, TH S 0D 12M 17S E 41 FT M/L TO BEG. SUNRISE POND SUB & SEC 26 T6N R13W
70-14-26-100-051	6003 14 th Ave.	PART OF NW 1/4 COM INTERS W R/W LI OF 14TH AVE & E&W 1/4 LI, TH N 0D 14M 30S W TO S'LY LI OF GLENEAGLE WEST (UNITS 35-55), TH ALG SD LI S 89D 45M 30S W 50 FT, S 0D 14M 30S E 150.12 FT, TH CONTINUE ALG SD S'LY LI N 85D 56M W 439.56 FT, S 86D 54M W 218.96 FT, S 80D 57M W TO E&W 1/4 LI, TH N 89D 52M 30S E ALG 1/4 LI TO BEG. SEC 26 T6N R13W
70-14-26-175-001 through 70-14-26-175-021	21 parcels along Joseph Lane	Various – 21 parcels located along Joseph Lane
70-14-26-300-024	5985 14 th Ave.	THAT PART OF NW 1/4 OF SW 1/4 LYING N'LY OF GLENEAGLE WEST (UNITS 1-34) & S'LY OF GLENEAGLE WEST (UNITS 35-55), EXC E 50 FT FOR RD R/W. SEC 26 T6N R13W
70-14-26-305-001 through 70-14-26-305-034	34 parcels along Julie St. and Rebecca Run	Various – 34 Parcels along Julie St. and Rebecca Run
70-14-26-300-025	5861 14 th Ave.	THAT PART OF NW 1/4 OF SW 1/4 LYING S'LY OF GLENEAGLE WEST, EXC E 50 FT FOR RD R/W. SEC 26 T6N R13W
70-14-26-100-017	6310 14 th Ave.	S 37 FT OF W 860.78 FT OF N 1/2 OF NE 1/4 OF NW 1/4 SEC 26 T6N R13W .73 A
70-14-26-100-047	6250 14 th Ave.	PART OF NW 1/4 COM S 0D 17M 30S E 626.3 FT FROM N 1/4 COR, TH S 0D 17M 30S E 132.17 FT, S 89D 45M 30S W 235.38 FT, TH S 44D 45M 30S W 96 FT, S 89D 45M 30S W 740 FT, TH S 51D 45M 30S W 156 FT, S 08D 54M 30S E 345 FT, TH S 44D 45M 30S W 66.69 FT, S 89D 45M 30S W 111.96 FT, TH N 0D 14M 30S W 527.72 FT ALG E'LY LI OF 14TH AVE, TH N 89D 48M 53S E 135 FT, N 0D 14M 30S W 125 FT, TH N 89D 48M 53S E 675.74 FT ALG N LI OF S 3/4 OF E 1/2 OF SD NW 1/4, TH N 0D 17M 30S W 37 FT, N 89D 48M 53S E 285.58 FT ALG S'LY LI OF 44TH ST, TH E'LY 177 FT ALG SD S'LY LI ALG A 3769.72 FT RAD CURVE TO RIGHT (CHD BEARS S 88D 50M 25S E 176.98 FT), TO BEG. SEC 26 T6N R13W
70-14-26-130-050	Fairway Estates Village of Bent Tree Condo Development	Fairway Estates Village of Bent Tree Condo Development
70-14-26-100-052	N/A	PART OF NW 1/4 COM 1322.66 FT W & 1361.36 FT S & 250 FT E OF N 1/4 COR, TH N 11D 16M E 70 FT, E 1059.83 FT TO N&S 1/4 LI, TH S ALG SD LI TO CEN 1/4 COR, TH W ALG E&W 1/4 LI TO CEN LI OF 14TH AVE, TH N ALG SD LI TO A PT 1839.36 FT S OF INTERS OF N SEC LI & CEN LI OF 14TH AVE, TH S

		69D 54M 30S E 567 FT, N 89D 45M 30S E 307 FT, N 07D 09M 30S E 143 FT, TH N 55D 40M E 61.91 FT, N 34D 20M W 70 FT, N 07D 09M 30S E 298.55 FT, TH N 84D 56M 20S W TO A PT 33.48 FT S OF BEG, TH N 33.48 FT TO BEG, EXC W 50 FT FOR RD R/W, ALSO EXC GLENEAGLE EAST. SEC 26 T6N R13W
70-14-26-327-048	Gleneagle East Condo Development	Gleneagle East Condo Development
70-14-26-300-030	N/A	THAT PART OF NE 1/4 OF SW 1/4 BOUNDED ON W BY 14TH AVE & BOUNDED ON E BY GLENEAGLE EAST EXC W 50 FT FOR RD R/W. SEC 26 T6N R13W
70-14-26-300-045	N/A	PART OF SW 1/4 COM S 0D 17M 30S E 2636.85 FT FROM N 1/4 COR, TH S 0D 17M 08S E 698.77 FT ALG N&S 1/4 LI, S 75D 54M 45S W 59.6 FT, S 39D 32M 48S W 119.31 FT, S 65D 0M 13S W 177 FT, N 34D 04M 17S W 287.69 FT, N 84D 15M 47S W 150.91 FT, N 28D 49M 47S W 275 FT, N 19D 36M 13S E 210 FT, N 02D 0M 13S E 69.7 FT, N 80D 30M 47S W 64.31 FT, N 25D 46M 13S E 41.67 FT, S 80D 30M 47S E 91 FT, N 15D 39M 13S E 87.12 FT, TH N 89D 52M 43S E 593.81 FT ALG E&W 1/4 LI TO BEG. SEC 26 T6N R13W 11.34 AC
70-14-26-300-046	N/A	PART OF SW 1/4 COM S 0D 17M 30S E 2636.85 FT TO CEN 1/4 COR, S 0D 17M 08S E 1093.85 FT ALG N&S 1/4 LI & S 89D 51M 25S W 268 FT FROM N 1/4 COR, TH S 0D 16M 47S E 47.69 FT, S 89D 51M 25S W 97.15 FT, N 72D 07M 47S W 202.56 FT, S 87D 38M 13S W 368.25 FT, S 57D 50M 13S W 162.31 FT, S 0D 08M 35S E 147.62 FT, S 89D 51M 25S W 211.45 FT, N 0D 15M 31S W 465.12 FT, N 89D 44M 29S E 24.89 FT, S 0D 15M 31S E 108 FT, S 43D 20M 47S E 93 FT, N 59D 39M 13S E 283 FT, S 89D 55M 47S E 447 FT, S 0D 04M 13S W 112.06 FT, S 47D 56M 32S E 126.59 FT, TH N 89D 51M 25S E 134 FT TO BEG. SEC 26 T6N R13W 4.48 AC
70-14-26-401-013	Gleneagle Moors Phase II Condo Development	Gleneagle Moors Phase II Condo Development
70-14-26-200-046	N/A	THAT PART OF NW 1/4 OF NE 1/4 LYING S'LY OF PORT SHELDON ST & N'LY & W'LY OF FAIRWAY ESTATES VILLAGE OF FAIRFIELD, EXC FAIRWAY ESTATES VILLAGE OF BENT TREE. SEC 26 T6N R13W
70-14-26-251-058	Fairway Estates Village of Fairfield	Fairway Estates Village of Fairfield
70-14-26-200-068	N/A	THAT PART OF NE 1/4 LYING S'LY OF 44TH ST, S'LY OF FAIRWAY EST VILL OF FAIRFIELD & W'LY OF GLENEAGLE MOORS. SEC 26 T6N R13W

70-14-26-276-016	Gleneagle Moors Condo Development	Gleneagle Moors Condo Development
70-14-26-200-080	N/A	PART OF NE 1/4 COM AT N 1/4 COR, TH S 0D 17M 30S E 626.85 FT, SE'LY 1415.01 FT ALG A 3769.72 FT RAD CURVE TO RIGHT (CHD BEARS S 76D 44M 47S E 1406.72 FT), TH S 65D 59M 35S E 676.64 FT TO PT OF BEG, TH S 0D 42M 58S E 19.89 FT, N 69D 24M 28S W 57.43 FT, S 89D 27M 35S W 79.18 FT, N 81D 29M 18S W 92.52 FT, S 35D 10M 02S W 74.88 FT, S 16D 26M 32S W 32.83 FT, N 89D 46M 34S E 88.28 FT, S 0D 12M 18S E 197.32 FT, S 10D 12M 42S W 318 FT, S 88D 58M 27S E 19.4 FT, S 14D 18M 08S E 86.41 FT, S 20D 37M 06S E 146.62 FT, S 13D 26M 15S E 94.57 FT, N 87D 13M 43S E 83.9 FT, S 0D 23M 43S E 146.6 FT, W'LY 54.84 FT ALG A 100 FT RAD CURVE TO LEFT (CHD BEARS N 82D 36M 30S W 54.16 FT), S 81D 40M 49S W 8.8 FT, S 05D 08M 47S E 55.56 FT, S 81D 41M 19S W 165 FT, S 08D 18M 41S E 72.69 FT, S 73D 17M 58S W 108.43 FT, S 32D 14M 14S W 116.36 FT, S 45D 11M 24S W 125.33 FT, TH N 89D 51M 29S E 626.44 FT ALG E&W 1/4 LI, TH N 0D 09M 36S W 240 FT, N 89D 51M 24S E 104.45 FT, N 06D 0M 06S W 248.28 FT, N 30D 0M 06S W 230 FT, N 19D 0M 06S W 105 FT, N 09D 0M 06S W 140 FT, N 01D 0M 06S W 476.48 FT, TH N 65D 59M 35S W 16.36 FT TO BEG. SEC 26 T6N R13W
70-14-26-400-093	N/A	PART OF SE 1/4 COM AT N 1/4 COR, TH S 0D 17M 30S E 626.85 FT, SE'LY 1415.01 FT ALG A 3769.72 FT RAD CURVE TO RIGHT (CHD BEARS S 76D 44M 47S E 1406.72 FT), S 65D 59M 35S E 676.64 FT, S 0D 42M 58S E 19.89 FT, N 69D 24M 28S W 57.43 FT, S 89D 27M 35S W 79.18 FT, N 81D 29M 18S W 92.52 FT, S 35D 10M 02S W 74.88 FT, S 16D 26M 32S W 32.83 FT, N 89D 46M 34S E 88.28 FT, S 0D 12M 18S E 197.32 FT, S 10D 12M 42S W 318 FT, S 88D 58M 27S E 19.4 FT, S 14D 18M 08S E 86.41 FT, S 20D 37M 06S E 146.62 FT, S 13D 26M 15S E 94.57 FT, N 87D 13M 43S E 83.9 FT, S 0D 23M 43S E 146.6 FT, W'LY 54.84 FT ALG A 100 FT RAD CURVE TO LEFT (CHD BEARS N 82D 36M 30S W 54.16 FT), S 81D 40M 49S W 8.8 FT, S 05D 08M 47S E 55.56 FT, S 81D 41M 19S W 165 FT, S 08D 18M 41S E 72.69 FT, S 73D 17M 58S W 108.43 FT, S 32D 14M 14S W 116.36 FT, S 45D 11M 24S W 125.33 FT TO PT OF BEG, TH CONT S 45D 11M 24S W 9.21 FT, S 54D 16M 47S W 147.56 FT, S 69D 56M 39S W 165.15 FT, N 19D 45M 43S W 96.82 FT, S 70D 14M 23S W 60.74 FT, SW'LY 144.41 FT ALG A 467 FT RAD CURVE TO LEFT (CHD BEARS S 61D 22M 51S W 143.84 FT), S 52D 31M 20S W 50 FT, SW'LY 144.35 FT ALG A 533 FT RAD CURVE TO RIGHT (CHD BEARS S 60D 16M 51S W 143.91 FT), S 68D 02M 22S W 26.7 FT, S 72D 05M E 257.08 FT, S 66D 02M 10S E 211.04 FT, N 89D 48M 58S E 437.33 FT, N 0D 06M 52S W 50.68 FT, N 89D 51M 29S E 335 FT, N 0D 06M 52S W 372.54 FT, TH S 89D 51M 29S W 521.9 FT ALG E&W 1/4 LI TO BEG. SEC 26 T6N R13W 8.51 AC

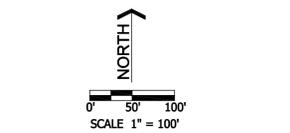
70-14-26-400-059	5923 8 th Ave.	E 3/4 OF N 1/2 OF NE 1/4 OF SE 1/4 EXC N 372.54 FT OF W 335 FT ALSO EXC COM NE COR OF SE 1/4, TH S 401 FT, W 288.81 FT, N 20D 17M E 71.24 FT, TH N 71D 55M W 158.46 FT, N 0D 09M 30S W 283.98 FT, TH N 89D 51M 30S E 415.54 FT ALG N LI OF SD SE 1/4 TO BEG. SEC 26 T6N R13W
70-14-26-400-024	957 Parsons St.	PART W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 COM 315 FT W OF SE COR, TH W 21.48 FT, TH N 902.54 FT, TH E 337.02 FT TO E LI SD W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4, TH S ALG SD E LI 352.54 FT TH W 315 FT TH S 550 FT TO BEG. SEC 26 T6N R13W 3 A
70-14-26-400-048	1003 Parsons St.	PART N 1/2 OF SE 1/4 COM 1325.04 FT S AND 1326.66 FT W OF E 1/4 COR, TH W 59.58 FT, TH N 902.54 FT, TH E 59.58 FT, TH S 902.54 FT TO BEG. SEC 26 T6N R13W
70-14-26-400-047	1015 Parsons St.	PART N 1/2 OF SE 1/4 COM 1325.04 FT S OF AND 1386.24 FT W OF E 1/4 COR, TH W 50 FT, TH N 540.35 FT, TH N 40D08M30S W 697.29 FT, TH S 72D05M E 277.7 FT, TH S 66D13M E 212 FT, TH E 40.42 FT, TH S 902.54 FT TO BEG SEC 26 T6N R13W 2.98 A
70-14-26-400-092	1033 Parsons St.	PART OF SE 1/4 COM S 0D 0M 29S E 1324.73 FT & S 89D 49M 23S W 1436.3 FT ALG S LI OF N 1/2 OF SE 1/4 FROM E 1/4 COR, TH CONT S 89D 49M 23S W 54.94 FT, N 0D 09M 02S W 329.52 FT, N 39D 26M 30S W 351.47 FT, N 85D 33M 27S W 393.6 FT, N 06D 47M 04S W 240.67 FT, N 67D 32M 04S E 213.72 FT, N 21D 58M 09S W 79.69 FT, N 68D 02M 22S E 97.89 FT, S 40D 08M 30S E 682.58 FT, TH S 0D 09M 02S E 540.64 FT TO BEG. SEC 26 T6N R13W 5.31 AC
70-14-26-400-087	N/A	PART OF SE 1/4 COM AT N 1/4 COR, TH S 0D 17M 30S E 2636.85 FT TO CEN 1/4 COR, TH N 89D 51M 29S E 864.51 FT ALG E&W 1/4 LI & S 29D 35M 15S E 48.23 FT TO PT OF BEG, TH S 29D 35M 15S E 66.76 FT, S 52D 31M 20S W 39.7 FT, SW'LY 31.09 FT ALG A 467 FT RAD CURVE TO RIGHT (CHD BEARS S 54D 25M 44S W 31.08 FT), N 35D 25M 01S W 67.09 FT, TH N 53D 58M 08S E 77.53 FT TO BEG. SEC 26 T6N R13W 0.11 AC
70-14-26-400-086	N/A	PART OF SE 1/4 COM AT N 1/4 COR, TH S 0D 17M 30S E 2636.85 FT TO PT OF BEG, TH S 0D 17M 08S E 698.77 FT ALG N&S 1/4 LI, N 75D 54M 45S E 26.2 FT, S 80D 34M 04S E 94.56 FT, S 67D 33M 07S E 86.17 FT, N 59D 12M 21S E 59.02 FT, N 07D 35M 23S W 146.42 FT, N 80D 02M 18S E 15.45 FT, N 09D 57M 42S W 135.35 FT, N 15D 37M 46S W 240.06 FT, N 27D 45M 46S E 153.6 FT, S 78D 32M 24S E 170.19 FT, S 11D 27M 36S W 122.83 FT, S 22D 59M 25S E 21.44 FT, N 69D 23M E 300.68 FT, S 22D 24M 18S E 93.66 FT, N 68D 02M 22S E 86.84 FT, NE'LY 95.39 FT ALG A 467 FT RAD CURVE TO LEFT (CHD BEARS N 62D 11M 16S E 95.23 FT), N 35D 25M 01S W 67.09 FT, N 53D 58M 08S E 77.53 FT, S 29D 35M 15S E 66.76 FT, N 52D 31M 20S E 5.48 FT, N 27D 26M 49S W 108.95 FT, TH S 89D 51M 29S W 875.42 FT ALG E&W 1/4 LI TO BEG. SEC 26 T6N R13W

AFFECTED PARCELS (for clarification, these parcels are included above as well as below)

Parcel Number	Property Address	Description of What We Are Trying To Do
70-14-26-400-092	1033 Parsons St.	Remove whole parcel from PUD, Rezone to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-047	1015 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-048	1003 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment
70-14-26-400-024	957 Parsons St.	Property Line Adjustment
70-14-26-400-093	N/A	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment



LOCATION MAP
NOT TO SCALE



LEGEND

[Symbol]	EXISTING BITUMINOUS
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Symbol]	PROPOSED CONCRETE (STANDARD DUTY)

NEDERVELD
www.nederveld.com
800.222.1868

PREPARED FOR:
Fairway Estates LP
David Byker

2905 Wilson Ave. SW Ste. 200
Grandville, MI 49418
Phone: 616.534.8100

REVISIONS:

Title: PUD Submission	V. Date: 2017.04.11
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.10
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.15
Drawn: DC	Checked: KK
Title: CCWRC Submission	V. Date: 2017.09.12
Drawn: NV	Checked: NV
Title: PUD Submission Amendment	V. Date: 2018.12.13
Drawn: DC	Checked: KK
Title: PUD Submission Amendment	V. Date: 2019.04.10
Drawn: DC	Checked: RP
Title: Phase 3 Lettered Plan	V. Date: 2019.07.03
Drawn: DC	Checked: NV

SHOWN FOR REFERENCE ONLY

Pathfinder Engineering, Inc.
2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

DATE: 3-10-2020 PROJECT NO.: 19019
REV: 4-7-2020
REV: 4-17-2020

GLENEAGLE PUD

Gleneagle Moors Phase 2, 3 & Gleneagle Highlands Site Layout Plan

PART OF THE SOUTHEAST 1/4 OF SECTION 26, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

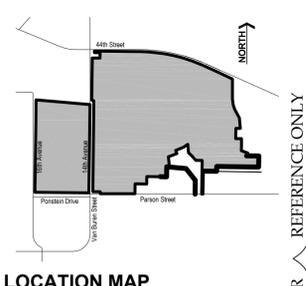
PROJECT NO:
19019PUD

SHEET NO:
C-101

SHEET: 1 OF 5

- GENERAL NOTES**
- PROPOSED ZONING OF PROPERTY: PUD - PLANNED DEVELOPMENT (RESIDENTIAL USE)
PUD CONDOMINIUM ZONING REQUIREMENTS
A) MINIMUM AREA PER UNIT = 800 SQ. FT. WITH A 400 SQ. FT. ATTACHED GARAGE
B) MAXIMUM BUILDING HEIGHT = 35 FT.
SETBACKS
A) FRONT YARD = 25 FT. GLENEAGLE MOORS PHASE 2 WAS PREVIOUSLY APPROVED FOR 21 FOOT FRONT YARD - (FUTURE GLENEAGLE HIGHLANDS = 21 FT.)
B) REAR YARD = 25 FT.
C) MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE TO NEIGHBORING BUILDING) = 20'
D) MINIMUM DISTANCE BETWEEN BUILDINGS (BACK TO NEIGHBORING BUILDING) = 40'
E) DECKS MAY PROJECT INTO REQUIRED REAR YARD SETBACK UP TO 12 PER CHAPTER 24
F) PROPOSED LOTS 1 AND 2 WILL CONTAIN DUPLEXES WITH PROPOSED CONDOMINIUM SETBACKS.
G) PROPOSED LOTS 3 AND 4 WILL CONTAIN DETACHED SINGLE FAMILY HOMES WITH THE PROPOSED CONDOMINIUM SETBACKS DUE TO SITE CONSTRAINTS.
 - SUMMARY OF LAND USE:
A) GLENEAGLE MOORS PHASE 3 TOTAL UNITS = 42 UNITS
TOTAL NUMBER OF QUADPLEXES = 4 (16 UNITS)
TOTAL NUMBER OF TRIPLEXES = 2 (6 UNITS)
TOTAL NUMBER OF DUPLEXES = 9 (18 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)
B) GLENEAGLE HIGHLANDS FUTURES TOTAL UNITS = 70 UNITS
TOTAL DUPLEXES = 26 (52 UNITS)
TOTAL STAND ALONE UNITS = 18 (18 UNITS)
C) GLENEAGLE KILLBRIDE
TOTAL NUMBER OF UNITS = 6 UNITS
TOTAL NUMBER OF DUPLEXES = 2 (4 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)
D) GLENEAGLE NORTHWEST
TOTAL NUMBER OF UNITS = 45 UNITS
TOTAL NUMBER OF DUPLEXES = 22 (44 UNITS)
REMAINDER LOT (MAINTENANCE SHED) = 1
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - CONTRACTOR TO FIELD VERIFY ALL INVERTS.
 - ANY PROPOSED LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES PER SECTION 3.23.
 - PUD HAS BEEN DESIGNED TO UTILIZE BUILDING ENVELOPES TO ALLOW UNITS TO BE FLEXIBLE IN SIZE AND LOCATION SO LONG AS ALL MINIMUM REQUIREMENTS ARE MET. NUMBER OF UNITS MAY NOT INCREASE.
 - THE PROPOSED SHARED DRIVEWAYS SERVING UNITS 1 AND 2 AS WELL AS 3 AND 4 IN GLENEAGLE KILLBRIDE WILL BE MAINTAINED PER RECORDED ROAD MAINTENANCE AND ACCESS AGREEMENTS.

PLAN PREPARED BY PATHFINDER ENGINEERING, INC
USING SAME BASE PLANS DONE BY NEDERVELD FOR PRIOR PUD
SUBMITTALS AND APPROVALS



PREPARED FOR:
Fairway Estates LP
David Byker
2905 Wilson Ave. SW Ste. 200
Grandville, MI 49418
Phone: 616.534.8100

REVISIONS:

Title: PUD Submission	V. Date: 2017.04.11
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Title: PUD Submission	V. Date: 2017.05.10
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Pathfinder Engineering, Inc.
2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559
DATE: 3-10-2020 PROJECT NO.: 19019
REV: 4-17-2020

SUMMARY OF PHASES

- 1) GLENEAGLE WEST
A) TOTAL NUMBER OF SINGLE FAMILY LOTS = 55 LOTS
- 2) GLENEAGLE EAST
A) TOTAL NUMBER OF UNITS = 108 UNITS
TOTAL NUMBER OF QUADPLEXES = 26 (104 UNITS)
TOTAL NUMBER OF DUPLEXES = 2 (4 UNITS)
- 3) VILLAGE OF BENT TREE
A) TOTAL NUMBER OF UNITS = 108 UNITS
TOTAL NUMBER OF SIX-PLEXES = 2 (12 UNITS)
TOTAL NUMBER OF QUADPLEXES = 22 (88 UNITS)
TOTAL NUMBER OF DUPLEXES = 4 (8 UNITS)
- 4) VILLAGE OF FAIRFIELD
A) TOTAL NUMBER OF UNITS = 88 UNITS
TOTAL NUMBER OF SIX-PLEXES = 2 (12 UNITS)
TOTAL NUMBER OF QUADPLEXES = 19 (76 UNITS)
- 5) GLENEAGLE MOORS PHASE 1
A) TOTAL NUMBER OF UNITS = 67 UNITS
TOTAL NUMBER OF QUADPLEXES = 10 (40 UNITS)
TOTAL NUMBER OF TRIPLEXES = 2 (6 UNITS)
TOTAL NUMBER OF DUPLEXES = 9 (18 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 3 (3 UNITS)
- 6) GLENEAGLE MOORS PHASE 2
A) TOTAL NUMBER OF UNITS = 26 UNITS
TOTAL NUMBER OF DUPLEXES = 10 (20 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 6 (6 UNITS)
- 7) GLENEAGLE MOORS PHASE 3
A) TOTAL NUMBER OF UNITS = 42 UNITS
TOTAL NUMBER OF QUADPLEXES = 4 (16 UNITS)
TOTAL NUMBER OF TRIPLEXES = 2 (6 UNITS)
TOTAL NUMBER OF DUPLEXES = 9 (18 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)
- 8) GLENEAGLE NORTHWEST
A) TOTAL NUMBER OF UNITS = 44 UNITS
TOTAL NUMBER OF QUADPLEXES = 22 (44 UNITS)
B) REMAINDER LOT (MAINTENANCE SHED) = 1
- 9) GLENEAGLE HIGHLANDS (FUTURE)
A) TOTAL NUMBER OF UNITS = 70 UNITS
TOTAL NUMBER OF DUPLEXES = 26 (52 UNITS)
TOTAL NUMBER OF STAND ALONG UNITS = 18 (18 UNITS)
- 10) GLENEAGLE KILLBRIDE
A) TOTAL NUMBER OF UNITS = 6 UNITS
TOTAL NUMBER OF DUPLEXES = 2 (4 UNITS)
TOTAL NUMBER OF STAND ALONG UNITS = 2 (2 UNITS)

PLAN PREPARED BY PATHFINDER ENGINEERING, INC USING SAME BASE PLANS DONE BY NEDERVELD FOR PRIOR PUD SUBMITTALS AND APPROVALS

GENERAL NOTES

- 1) TOTAL ACREAGE = 277.08 ACRES (LESS R.O.W)
- 2) TOTAL UNITS = 615 RESIDENTIAL UNITS
- 3) DENSITY = 2.22 UNITS/ACRE

GLENEAGLE PUD
OVERALL PUD & PHASING PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 26, T8N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PROJECT NO:
19019PUD
SHEET NO:
C-104
SHEET: 4 OF 5



GREEN SPACE CALCULATIONS

TOTAL AREA OF SITE = 277.08 ACRES (LESS R.O.W.)
 TOTAL AMOUNT OF GREEN SPACE PROVIDED = 157.63 ACRES (56.89%)
 TOTAL AMOUNT OF OPEN WATER = 15.85 ACRES
 NET OPEN SPACE = 141.78 ACRES (51.17%)



LOCATION MAP

NOT TO SCALE



0' 100' 200'
 SCALE 1" = 200'

LEGEND

- GREEN SPACE
- OPEN WATER



PREPARED FOR:
 Fairway Estates LP
 David Byker
 2905 Wilson Ave. SW Ste. 200
 Grandville, MI 49418
 Phone: 616.534.8100

REVISIONS:

Title: PUD Submission	V. Date: 2017.04.11
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.10
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SHOWN FOR REFERENCE ONLY

Pathfinder Engineering, Inc.
 2335 Byron Center Ave. S.W. Wyoming, MI 49519
 Phone 1-616-878-3885 Fax 1-616-878-4559
 REV: 4-7-2020 DATE: 3-10-2020 PROJECT NO: 19019
 REV: 4-17-2020

GLENEAGLE PUD
 Green Space Exhibit
 PART OF THE SOUTHEAST 1/4 OF SECTION 26, T8N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PROJECT NO:
 19019PUD

SHEET NO:
C-105

SHEET: 5 OF 5

PLAN PREPARED BY PATHFINDER ENGINEERING, INC
 USING SAME BASE PLANS DONE BY NEDERVELD FOR PRIOR PUD
 SUBMITTALS AND APPROVALS

PERMIT NUMBER:

PUD 2001

APPLICATION FOR PLANNED UNIT DEVELOPMENT

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

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME:

Fairway Estates Limited Partnership-I

PHONE:

616-534-8100

APPLICANT NAME:

Joseph Byker

Authorized Agent of General Partner

ADDRESS:

2905 Wilson Ave. SW; Suite 200

CITY / STATE / ZIP:

Grandville, MI 49418

PROPERTY INFORMATION

COMPANY NAME:

Fairway Estates Limited Partnership-I

PHONE:

616-534-8100

OWNER / AGENT NAME:

Joseph Byker

TITLE:

Authorized Agent of General Partner

ADDRESS:

See attached document

CITY / STATE / ZIP:

Grandville, MI 49418

PARCEL NUMBER:

See attached document

ZONING DISTRICT:

PUD

LEGAL DESCRIPTION:

See attached document

PARCEL SIZE (IN ACRES):

See attached document

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

See attached document

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

See attached document

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:



Authorized agent of general partner

DATE:

3/2/20

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:

PERMIT NUMBER:

APPLICATION FOR REZONING

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

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Fairway Estates Limited Partnership-I	PHONE: 616-534-8100
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APPLICANT NAME: Joseph Byker	Authorized Agent of the General Partner
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ADDRESS: 2905 Wilson Ave. SW; Suite 200	CITY / STATE / ZIP: Grandville, MI 49418
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PROPERTY INFORMATION

COMPANY NAME: Fairway Estates Limited Partnership-I	PHONE: 616-534-8100
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OWNER / AGENT NAME: Joseph Byker	TITLE: Authorized Agent of the General Partner
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ADDRESS: N/A: New Parcels	CITY / STATE / ZIP: N/A: New Parcels
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PARCEL NUMBER: N/A: New Parcels	ZONING DISTRICT: Existing: PUD; Requested: LDR
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LEGAL DESCRIPTION:
Please see attached

PROJECT INFORMATION

PROPOSED USE:
Residential

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

The parcels are currently part of the Gleneagle PUD. The owner has submitted a PUD amendment to remove the parcels from the PUD. Such removal from the PUD is contingent upon the parcels being rezoned to LDR per this application as well as property line adjustments and a parcel being approved per an application that is being submitted simultaneously by the owner with this application and the aforementioned PUD amendment. The owner believes the rezoning request meets all of the standards that will be considered by the Planning Commission and the Township Board.

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:  Authorized Agent of the General partner	DATE: 3/16/20
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FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:
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DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:
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Fairway Estates Limited Partnership-I
PUD Narrative
April 17, 2020

Intent of Gleneagle Planned Unit Development.

The general overall Gleneagle Planned Unit Development (the “**PUD**”) was approved at the Georgetown Charter Township (“**Georgetown**”) Planning Commission June 7, 2017 meeting, and was subsequently governed by the Planned Unit Development Agreement executed by Georgetown, Fairway Estates LP-I (“**FELP**”), and Woods Builders Homes, Inc. (“**Woods**”) on August 1, 2017. Since that time, the PUD has had one major amendment, and a few minor amendments. These amendments have consisted mostly of adjustments in building types (number of units within a building), but recently even included setback dimensions based on challenging grades. The documents included with this submittal are intended to remove certain lands from the PUD, with such removal being contingent upon certain splits, rezoning, and well/septic requests being approved simultaneously with the removal from the PUD. The primary reasons for removing these lands from the PUD is to simplify the future development of the PUD, as well as trying to be a good neighbor by voluntarily eliminating the access from the PUD to Parsons per the intense request of the residents on Parsons.

The PUD will consist of up to **615** units, including detached single family condominiums, attached single family condominiums, and low density residential single family lots. The PUD also includes the Gleneagle golf course, and therefore, **157.63** total acres of open space, of which **141.78** acres are credited (per the definition in Section 22.2.H.2.), on a development area of **277.08** acres for a total of **51.17%** open space.

The PUD was innovatively designed to interweave the residences with the golf course. Therefore, in protecting the integrity of the golf course area, efficiency of land and subsequently, variety in design and unit type became very important. The residential portion of the PUD does include traditional, low density residential, single family lots (Gleneagle West), but primarily includes detached and attached single family condominiums. These condominiums range from stand-alone units to six (6) unit buildings and have been efficiently clustered. In addition, the lot requirements are specific to this development and provide flexibility from the traditional standards of the zoning ordinance. This type of efficiency through clustering (and the subsequent necessary lot requirements) and the relationship of the residential units with the golf course could only be accomplished through a planned unit development.

Acreage:

The PUD contains **277.08** total acres less right of ways. The development will contain a mixture of residential and non-residential uses, and therefore, the total acres far exceeds the minimum requirement of 10 acres.

Utilities:

As an existing large residential development, the PUD is served by public water and sanitary sewer. All future development will continue to be served as well and will be coordinated with the Georgetown Township Department of Public Works. In addition, the overall development previously received approval for the stormwater management system, however, we will continue to work with the Ottawa County Water Resources Commissioner’s office to confirm (or receive new if necessary) approval.

Land Ownership:

The overall PUD, and specifically the affected parcels, are owned by FELP and Woods. The PUD application included within this submittal package has been prepared by FELP.

Master Plan:

The established residential and proposed residential uses are consistent with the goals and objectives of the Georgetown Township Master Plan as this site is indicated to be medium density residential. The proposed density of the site is calculated to be 2.22 units per acre which is not only in line with the medium density residential designation, but actually substantially less units than could exist here based on the significant 51.17% open space.

Pedestrian:

The PUD has been specifically designed to preserve the golf course area and therefore, with a private street network embracing curvature in the roads, speed bumps, and a variety of signed intersections and crossings to the golf course. This results indirectly as a traffic calming mechanism, but also allows golfers and pedestrians to safely travel the road edges throughout the entire PUD. Therefore, the PUD fulfills the standard for integrated, safe and abundant pedestrian access.

Architecture:

The future homes within the PUD will be constructed with high quality materials and utilize many of the building materials characteristic to Georgetown Township and the existing homes within the development. In addition, the proposed future homes will be consistent with the units under construction (and proposed for construction) within Gleneagle Moors Phase Two (2). The proposed future homes are intended to maintain architectural similarity to the existing homes to preserve the character of the Gleneagle neighborhood.

Traffic:

The PUD has been designed with a safe and efficient circulation system to meet local and county standards. Multiple access locations promote efficient connections with public streets and enhance emergency access. In addition, since the development preserves the golf course, the private street network embraces curvature in the roads and includes speed bumps, and a variety of signed intersections and crossings resulting in traffic calming.

Open Space Requirements:

The PUD includes the Gleneagle golf course, and therefore, 157.63 total acres of open space, of which 141.78 acres are credited (per the definition in Section 22.2.H.2.), on a development area of 277.08 acres for a total of 51.17% open space. The existing open space will be amended to the proposed open space and set aside through an appropriate legal instrument.

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

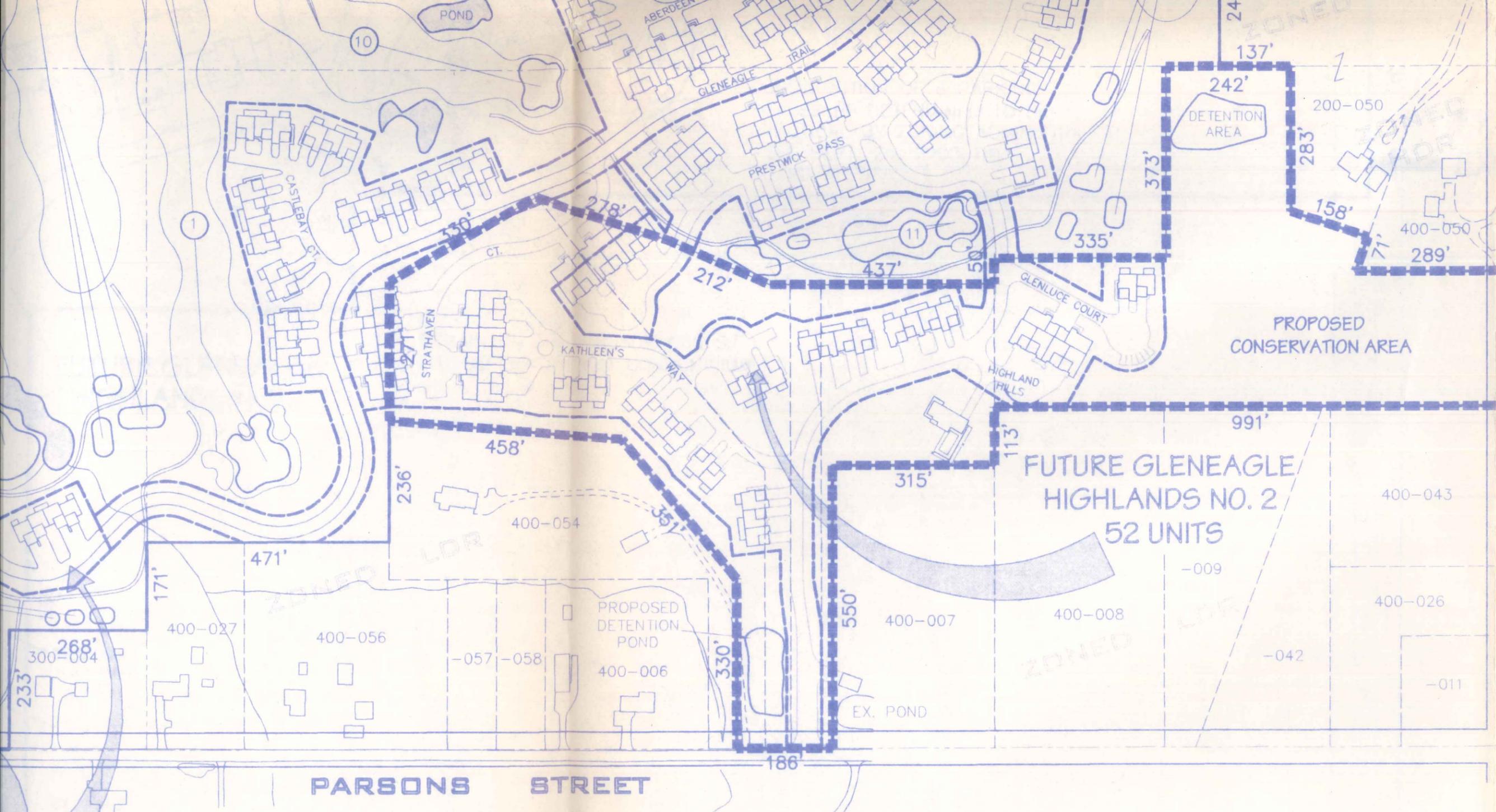
FELP does not anticipate that this submittal will impact the time frames provided in the previous submittals.

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

As with the previous existing phases of the PUD, the future condominium phases will be regulated by their respective Master Deeds.

Proposed deviations and requested areas of flexibility.

Due to challenging grades and to preserve as many golf course features as possible (especially around hole #11), FELP is requesting that the front yard setbacks in Gleneagle Highlands be reduced from the existing PUD standard of 25 feet to 21 feet.

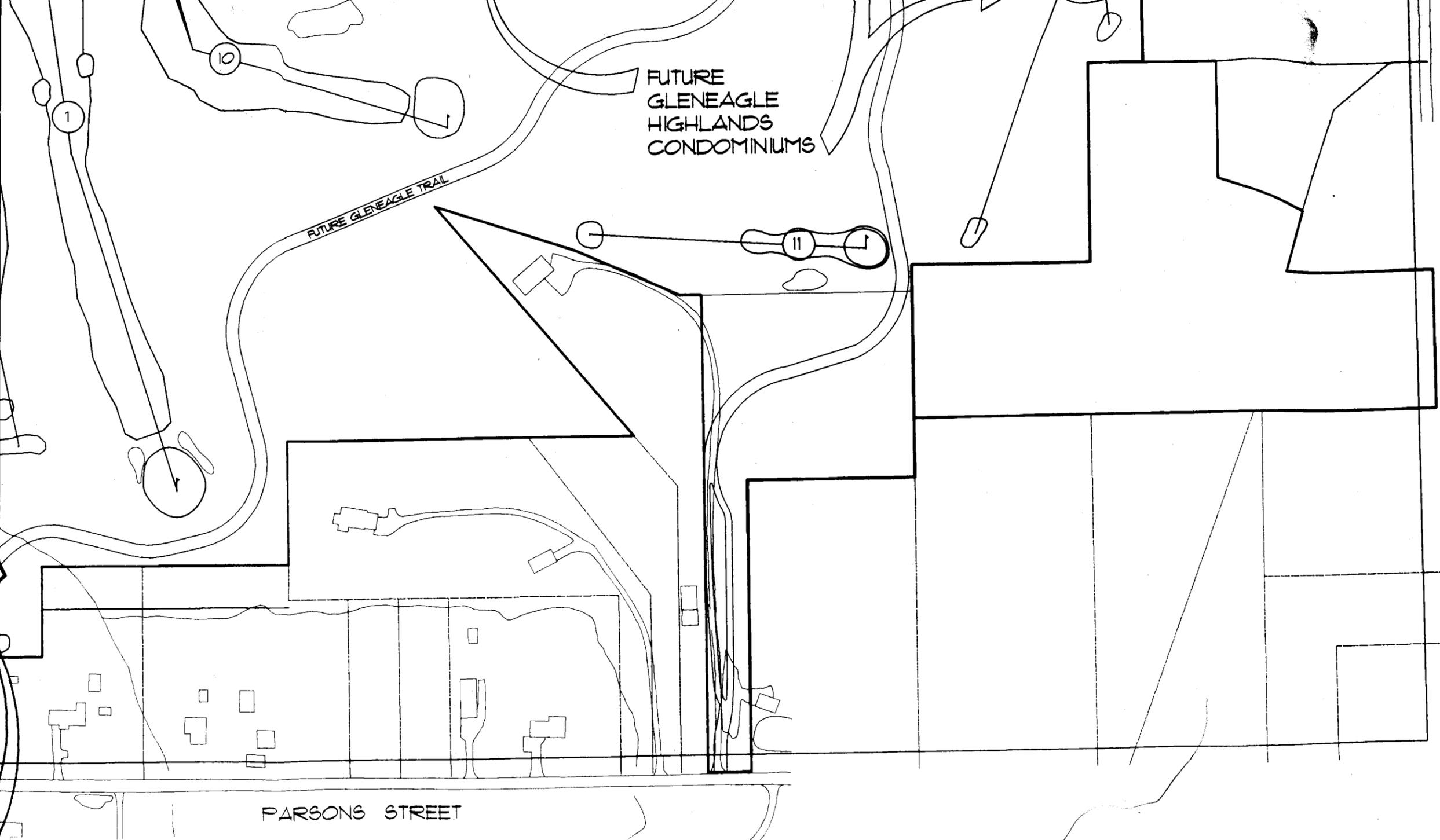


**PROPOS
EXPANS
21.8**



**GLENEAGLE
P.U.D. A**
For: FAIR
290
P.C.
GRA
In: PAR
GE

Revisions



ST9905

RECEIVED

TIME _____
 DATE 2-25-99
 INITIAL BY MM



SITE PLAN
 SCALE: 1"=200'

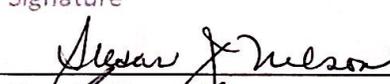
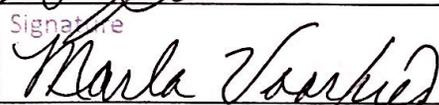
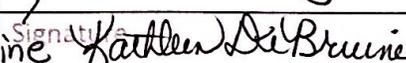
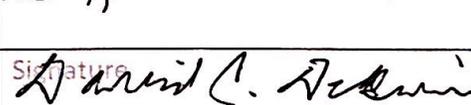
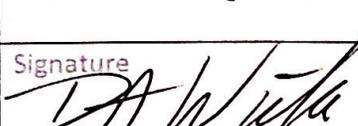
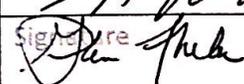
**SITE PLAN APPROVAL
 GEORGETOWN PLANNING
 COMMISSION**
 DATE 3-3-99
 SECRETARY [Signature]
 OTHER [Signature]

Date: May 8, 2020

To Georgetown Township Planning Commission

Re: FELP | Revised PUD Plan, 3.1 + 4.1 GLENEAGLE PUD C-101 (2020-4-7)

This request by the developer to change the already approve PUD will reduce the number of Condo units, add space for Low Density Housing and eliminate an access road connection to Parsons Ave. The elimination of the access road will greatly increase the traffic on Gleneagle Trail/Castlebay Way with two exits onto 14th Avenue and Gleneagle Highlands Drive with one exit onto 44th Street. The plan adds condos to the east side of this area along Gleneagle Highlands Drive, which will put the traffic on this road. The residents of Gleneagle Moors request Georgetown Township not to allow additional building without construction access and a permanent access road added to Parsons.

Name Ron Scott	Signature
Address 6116 Gleneagle Highlands Dr.	
Name Carol Scott	Signature
Address 6116 Gleneagle Highlands Dr.	
Name Susan Nelson	Signature
Address 6115 GLENEAGLE Highlands Dr.	
Name GARY BERNAUER	Signature
Address 6115 GLENEAGLE HIGHLANDS	
Name Marla Voorhies	Signature
Address 975 Aberdeen Way	
Name Richard Voorhies	Signature
Address 975 ABERDEEN WAY	
Name 977 Aberdeen Way Kathleen DeBruine	Signature
Address 977 Aberdeen Way	
Name David DeBruine	Signature
Address 977 Aberdeen Way	
Name DAVE WIETTE	Signature
Address 979 ABERDEEN WAY	
Name GLENN THELEN	Signature
Address 995 ABERDEEN WAY	

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Name	Linda Thelen	Signature	Linda Thelen
Address	995 Aberdeen Way 49426		
Name	LARRY TREECE	Signature	Larry Treece
Address	997 Aberdeen S.W.		
Name	Jean Wooton	Signature	Jean Wooton
Address	1015 Aberdeen Way		
Name	Alvin Wooton	Signature	Alvin Wooton
Address	1015 Aberdeen Way		
Name	1019 Aberdeen Way	Signature	Diane Scholma
Address	DIANE Scholma		
Name	Randall Hartgerink	Signature	Randall Hartgerink
Address	1035 Aberdeen way		
Name	Jo Ann Hartgerink	Signature	Jo Ann Hartgerink
Address	1035 S Aberdeen Way		
Name	Sonnie Erickson	Signature	Sonnie Erickson
Address	1037 Aberdeen Way		
Name	Hal Berrier	Signature	Hal D. Berrier
Address	1059 Aberdeen Way		
Name	RONALD CORSTANGE	Signature	Ronald Corstange
Address	1061 ABERDEEN WAY		

Date: May 8, 2020

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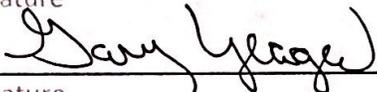
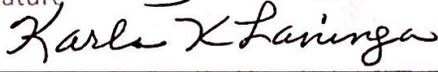
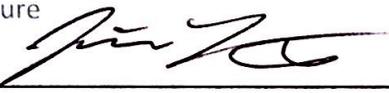
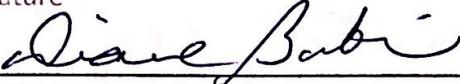
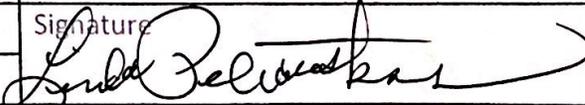
Name	CATHERINE G CORSTANGE	Signature	Catherine G Corstange
Address	1061 ABERDEEN WAY		
Name	BARBARA KOETS	Signature	Barbara Koets
Address	1069 ABERDEEN WAY		
Name	LARRY KOETS	Signature	Larry Koets
Address	1069 ABERDEEN WAY		
Name	Kelvin Bennink	Signature	Kelvin Bennink
Address	1013 Aberdeen Way		
Name	Gwen Bennink	Signature	Gwen A. Bennink
Address	1013 Aberdeen Way		
Name	Katherine Hendershot	Signature	Katherine Hendershot
Address	981 Aberdeen Way		
Name	Stephanie Kazma	Signature	Stephanie Kazma
Address	1073 Aberdeen Way		
Name	THOMAS DRZDOWSKI	Signature	Thomas Drzdoski
Address	6113 GLENEAGLE HIGHLANDS		
Name	Irvin Bruyvoort	Signature	Irvin Bruyvoort
Address	6114 Gleneagle Highlands		
Name	Carol Conant	Signature	Carol Conant
Address	6114 Gleneagle Highlands		

Date: May 8, 2020

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Name	GARY YEAGER	Signature	
Address	6136 GLENEAGLE HIGHLANDS DR.		
Name	Karla K. Laninga	Signature	
Address	6133 Gleneagle Highlands Dr		
Name	James Zuidema	Signature	
Address	6135 Gleneagle Highlands Dr		
Name	JEAN KEMPEMA	Signature	
Address	6157 Gleneagle Highlands		
Name	Diane Babin	Signature	
Address	6161 Gleneagle Highlands		
Name	MARIC BABIN	Signature	
Address	6161 Gleneagle Highlands		
Name	MICHAEL PETRAUSKAS	Signature	
Address	6163 GLENEAGLE HIGHLANDS		
Name	LINDA PETRAUSKAS	Signature	
Address	6163 GLENEAGLE HIGHLANDS		
Name	Ria Haack	Signature	
Address	6139 Gleneagle Highlands Dr		
Name	Clark Neu	Signature	
Address	6179 Gleneagle Highlands		

Date: May 8, 2020

To Georgetown Township Planning Commission

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Name	Melissa Neu	Signature	Melissa Neu
Address	6579 Gleneagle Highlands	Signature	Melissa Neu
Name	Dick Boehr	Signature	Dick Boehr
Address	6211 Glen Eagle Highlands	Signature	Rebecca Boehlke
Name	Rebecca Boehlke	Signature	Rebecca Boehlke
Address	6211 Gleneagle Highlands	Signature	ARDIE VELDSMA
Name	Ardie Veldsma	Signature	ARDIE VELDSMA
Address	6213 Gleneagle Highlands	Signature	Kathleen Blackall
Name	Kathleen Blackall	Signature	Kathleen Blackall
Address	6186 Gleneagle Highlands Dr.	Signature	W. Blackall
Name	William Blackall	Signature	W. Blackall
Address	6186 Gleneagle Highlands Dr.	Signature	Vida
Name	Val Barber	Signature	Vida
Address	6184 Gleneagle Highlands	Signature	Laurie
Name	Laurie Gordon	Signature	Laurie
Address	6185 Gleneagle Highland Dr	Signature	BRAN GORDON
Name	BRAN GORDON	Signature	BRAN GORDON
Address	6185 GLENEAGLE HIGHLAND Dr	Signature	Martha Beebe
Name	Martha Beebe	Signature	Martha Beebe
Address	6140 Gleneagle Highlands Dr.	Signature	Martha Beebe

Date: May 8, 2020

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Name	Carole L Scholten	Signature	Carole L Scholten
Address	6182 Gleneagle Highlands		
Name	 Russell L. Scholten	Signature	Russell L Scholten
Address	6182 Gin Eagle Highlands Hudsonville, MI 49426-9532		
Name	Valerie Barber	Signature	Valerie Barber
Address	6184 Gleneagle Highlands		
Name	Marion Brookhouse	Signature	Marion Brookhouse
Address	6180 Gleneagle Highlands		
Name	Hinda Sattula	Signature	Hinda Sattula
Address	6166 Gleneagle Highlands		
Name	Sheryl Steffens	Signature	Sheryl Steffens
Address	6184 Gleneagle Highlands		
Name	Jeff Steffens	Signature	Jeff Steffens
Address	6164 Gleneagle Highlands		
Name	Karen McCarty	Signature	Karen McCarty
Address	6162 Gleneagle Highlands		
Name	Mike McCarty	Signature	Mike McCarty
Address	6162 Gleneagle Highlands		
Name	Kathleen Kuyper	Signature	K. Kuyper
Address	6159 Gleneagle Highlands		

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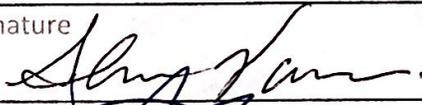
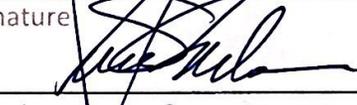
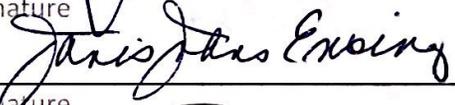
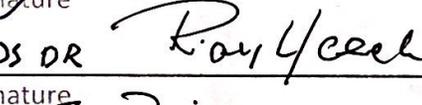
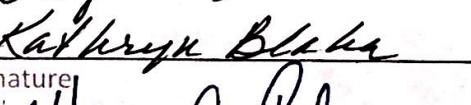
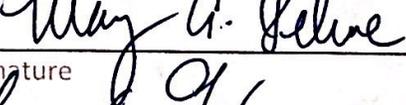
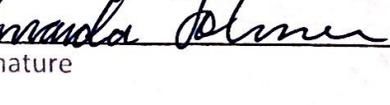
Name <i>Jeff McEl</i>	Signature <i>Jeff McEl</i>
Address <i>4112 Gleneagle H. & Highland</i>	
Name <i>Kelley Rogers</i>	Signature <i>Kelley Rogers</i>
Address <i>6086 Gleneagle Highlands</i>	
Name <i>Pattie Chwalek</i>	Signature <i>Pattie Chwalek</i>
Address <i>6086 Gleneagle Highlands</i>	
Name <i>John Chwalek</i>	Signature <i>John Chwalek</i>
Address <i>6086 GLENEAGLE HIGHLANDS</i>	
Name <i>Grace Westbrook</i>	Signature <i>Grace M. Westbrook</i>
Address <i>971 Aberdeen Way</i>	
Name <i>HAROLD TOERING</i>	Signature <i>Harold Toering</i>
Address <i>1017 ABERDEEN WY</i>	
Name <i>Elizabeth Toering</i>	Signature <i>Elizabeth Toering</i>
Address <i>1017 Aberdeen Way</i>	
Name <i>Richard Erickson</i>	Signature <i>Richard Erickson</i>
Address <i>1037 Aberdeen Way</i>	
Name	Signature
Address	
Name	Signature
Address	

Date: May 8, 2020

To Georgetown Township Planning Commission

Re: FELP | Revised PUD Plan, 3.1 + 4.1 GLENEAGLE PUD C-101 (2020-4-7)

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Name	STEVE FAXARI	Signature	
Address	6160 GLENEAGLE		
Name	PAUL E. BEEBE	Signature	
Address	6140 GLENEAGLE HIGHLANDS DR.		
Name	JANIS JOHNS ENSING	Signature	
Address	6138 Gleneagle Highlands Dr		
Name	RAY HAECK	Signature	
Address	6134 GLENEAGLE HIGHLANDS DR		
Name	Frent Zinn	Signature	
Address	6137 Gleneagle Highlands Pr.		
Name	Roger Blaha, Kathryn Blaha	Signature	
Address	6131 Gleneagle Highlands Dr		
Name	Mary A. Delrue	Signature	
Address	6183 Gleneagle Highlands Dr.		
Name	Amanda Schlicher Dr.	Signature	
Address			
Name		Signature	
Address			
Name		Signature	
Address			

Date: May 8, 2020

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Name	Sally Weirda	Signature	Sally Weirda
Address	5961 Gleneagle Trail	Signature	Christine Horlings
Name	Steven & Christine Horlings	Signature	Steve Horlings
Address	5943 Gleneagle Trail	Signature	Tim & Ramona Way
Name	TIM & RAMONA WAY	Signature	Ramona Way
Address	5945 GLENEAGLE TRAIL	Signature	Renee Veltrop
Name	Steve & Renee Veltrop	Signature	Steve Veltrop
Address	5941 Gleneagle Trl	Signature	Debbie Van Heuvelen
Name	Clare & Van Heuvelen	Signature	James & Carol Kroon
Address	5923 Gleneagle Trl	Signature	James & Carol Kroon
Name	JAMES & CAROL KROON	Signature	Lisa Ross
Address	1155 GLENEAGLE TRL	Signature	Lisa Ross
Name	Neill & Lisa Ross	Signature	Sharon (Sherry) Van Noord
Address	5981 Gleneagle Trail	Signature	Sharon (Sherry) Van Noord
Name	Glenn & Sherry Van Noord	Signature	Sean Light
Address	5983 Gleneagle Trail	Signature	Sean Light
Name	Sean Light	Signature	Sean Light
Address	5979 Gleneagle Trail	Signature	
Name		Signature	
Address		Signature	

Date: May 8, 2020

To Georgetown Township Planning Commission

Re: FELP | Revised PUD Plan, 3.1 + 4.1 GLENEAGLE PUD C-101 (2020-4-7)

This request by the developer to change the already approve PUD will reduce the number of Condo units, add space for Low Density Housing and eliminate an access road connection to Parsons Ave. The elimination of the access road will greatly increase the traffic on Gleneagle Trail/Castlebay Way with two exits onto 14th Avenue and Gleneagle Highlands Drive with one exit onto 44th Street. The plan adds condos to the east side of this area along Gleneagle Highlands Drive, which will put the traffic on this road. The residents of Gleneagle Moors request Georgetown Township not to allow additional building without construction access and a permanent access road added to Parsons.

Name	MARTHA NIELSEN	Signature	
Address	1113 CASTLEBAY		Martha Nielsen
Name	JULIE FORNSMA	Signature	
Address	1131 CASTLEBAY WAY		Julie Fornsmo
Name	Ken & Kathy Kregel	Signature	
Address	1135 Castlebay Way		Ken Kregel
Name	1137 CASTLEBAY WAY	Signature	
Address	GARY & JULIE ALBERTA		Jay J. Albert
Name	JAYNE SEIND	Signature	
Address	1071 CASTLEWAY		Jayne Seind
Name	Julia Rietberg	Signature	
Address	1059 Castlebay Way		Julia Rietberg
Name	1043 CASTLEBAY WAY	Signature	
Address	LARRY		Larry A. Jones
Name	Beth Bolt	Signature	
Address	1009 CASTLEBAY		Beth Bolt
Name	TOM BOLT	Signature	
Address	1009 CASTLEBAY WAY		Tom Bolt
Name	Mary Hoekstra	Signature	
Address	1607 Castlebay Way		Mary E. Hoekstra

Date: May 8, 2020

To Georgetown Township Planning Commission

Re: FELP | Revised PUD Plan, 3.1 + 4.1 GLENEAGLE PUD C-101 (2020-4-7)

This request by the developer to change the already approve PUD will reduce the number of Condo units, add space for Low Density Housing and eliminate an access road connection to Parsons Ave. The elimination of the access road will greatly increase the traffic on Gleneagle Trail/Castlebay Way with two exits onto 14th Avenue and Gleneagle Highlands Drive with one exit onto 44th Street. The plan adds condos to the east side of this area along Gleneagle Highlands Drive, which will put the traffic on this road. The residents of Gleneagle Moors request Georgetown Township not to allow additional building without construction access and a permanent access road added to Parsons.

Name	THOMAS HOEKSTRA	Signature	Thomas A. Hoekstra
Address	1007 CASTLEBAY WAY		
Name	Shen Poley	Signature	Shen Poley
Address	997 Castlebay Way		
Name	Judy Bustraan	Signature	Judy Bustraan
Address	995 Castlebay Way		
Name	Dean Dykstra	Signature	Dean Dykstra
Address	995 Castlebay Way		
Name	979 Castlebay way	Signature	Mary & Shawn Lee
Address	975 Castlebay Way		
Name	[Signature]	Signature	Hinda Lee
Address	[Signature]		
Name		Signature	
Address			
Name		Signature	
Address			
Name		Signature	
Address			

**Gleneagle East Condominium Association
Hudsonville, MI 49426**

May 26, 2020

To: Georgetown Township Planning Commission

Re: FELP/Revised PUD Plan, 3.1 & 4.1 Gleneagle PUD C-101 (2020-4-7)

The Board of Directors of the Gleneagle East Condominium Association, representing 108 residents, is opposed to the revising request of the existing PUD ordinance. This revision to the PUD plan proposes to reduce the number of condominium units, reduce the front yard set back to 21', add space for low density housing and to eliminate the road connection to Parsons Street. We feel it is not in the best interest for our residents for the following reasons:

1. It will increase the traffic through our association with the elimination of the access road to Parsons Street.
2. It will increase the construction traffic through our association's private streets.
3. It will increase the wear and tear of our existing private streets.
4. It would decrease the safety of our residents and their guests using the private streets as sidewalks. (The current PUD does not require sidewalks, but allows private streets to serve as sidewalks)
5. Reducing the current front yard set back further to 21' does not allow for adequate parking of vehicles in driveways and puts more pressure on the safety of our residents to use the private streets for sidewalks.
6. Changing the PUD layout may alter the drainage patterns that will need to be approved by Ottawa County Drain Commission and may affect our association.

The current PUD plan was approved for benefit off all the existing and future residents of our association. We feel that these proposed revisions to the PUD plan will not provide safe and efficient vehicular movements within, into and off the PUD for our residents.

Board of Directors

Bob Luxmore-President: 1305 Gleneagle Trail
Jim Schiefer- VP: 6011 Gleneagle Drive
Ron VanSingel- Treasurer: 1299 Gleneagle Place
Ken Cammenga- Secretary: 5979 Gleneagle Drive
Mike Soltys: 5936 Gleneagle Drive
Rick Brazeau: 5949 Gleneagle Drive
Renee Havens: 5870 Gleneagle Drive

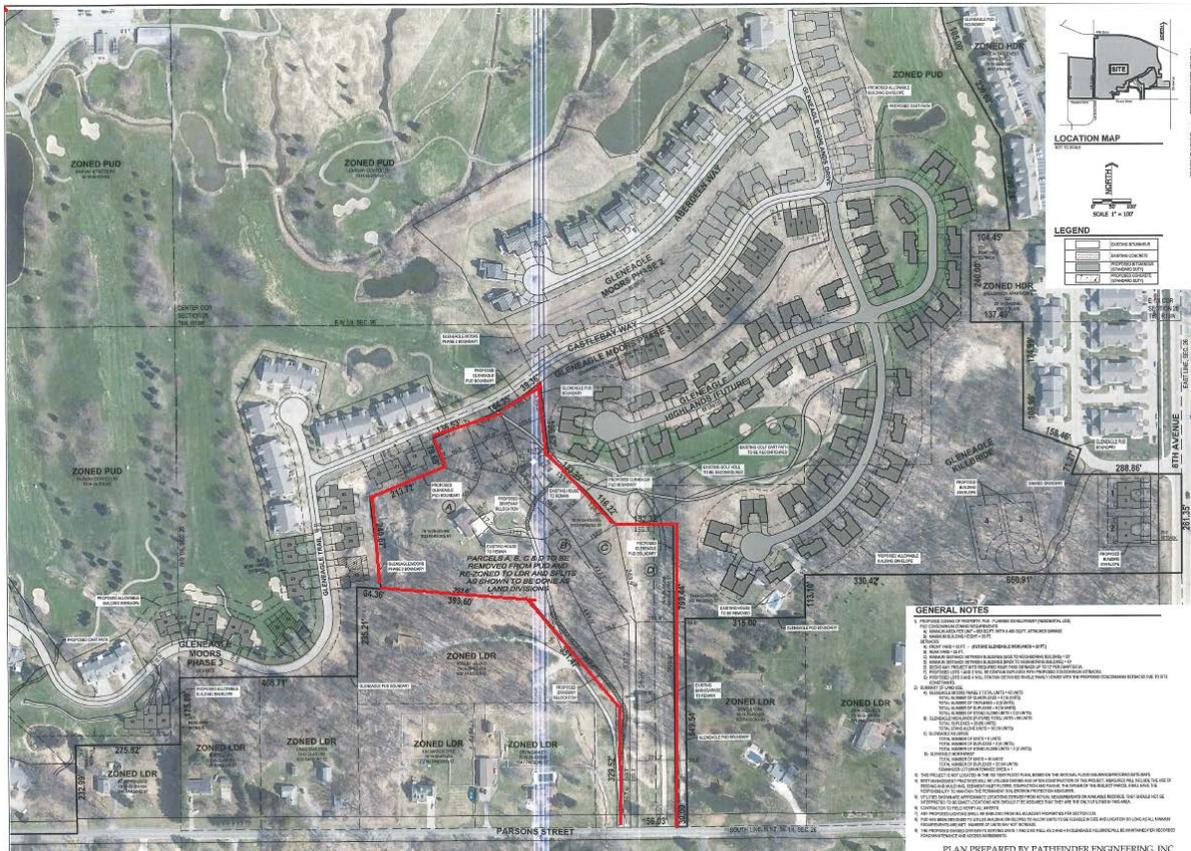
REQUEST

(REZ2002) Ordinance 2020-03 To change from (PUD) Planned Unit Development to (LDR) Low Density Residential parcels of land described as:

- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
- b. Part of P.P. # 70-14-26-400-047, located 1015 Parsons St.;
- c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
- d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
- e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way.

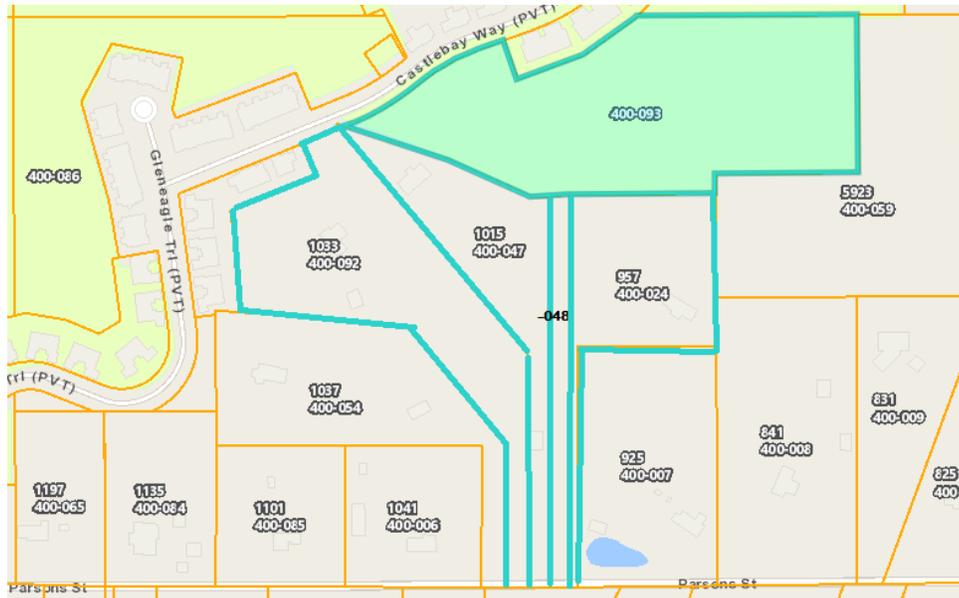
The applicant is requesting to remove the land outlined on the map below from the Glen Eagle PUD and to rezone that land from PUD to (LDR) Low Density Residential. Although the realignment of the property, land splits and property line adjustments are not a consideration for the Planning Commission, the applicant plans to create four lots to be used for single family residential purposes. The applicant does not want to service the land with water and sewer; therefore, the parcels would have to be a minimum of 13,300 square feet with a minimum width of 95 feet.

IMPORTANT NOTE: If the Planning Commission denies the request to revise the PUD to remove land from the PUD, this application to rezone the land to LDR becomes null and void because land in the PUD is required to remain zoned PUD as per the Zoning Ordinance. This application would then have to be recommended for denial to the board. If that request to revise the PUD is denied, the applicant would have the opportunity to request revised final PUD development plan approval to have single family homes instead of the condos in this area as shown on the approved preliminary development plan. In that case, water and sewer would have to be brought to the site.



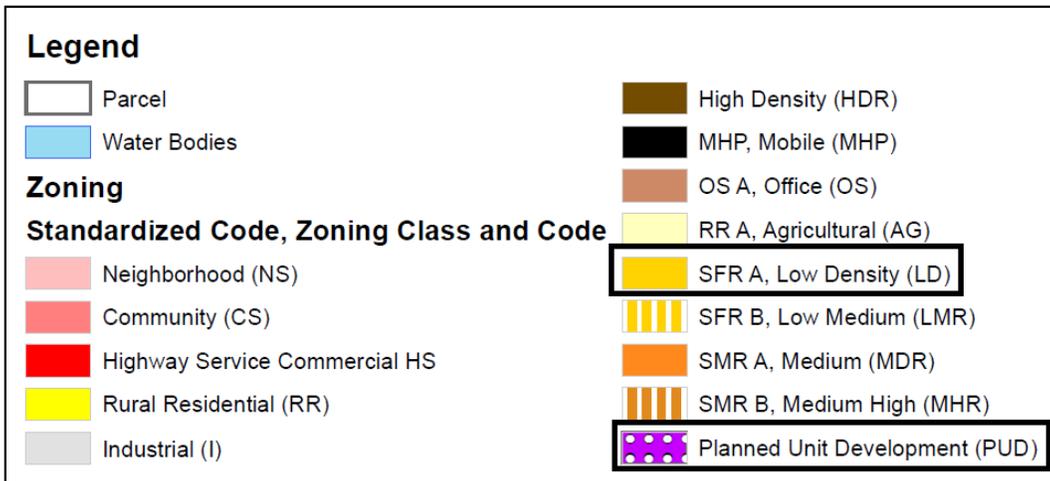
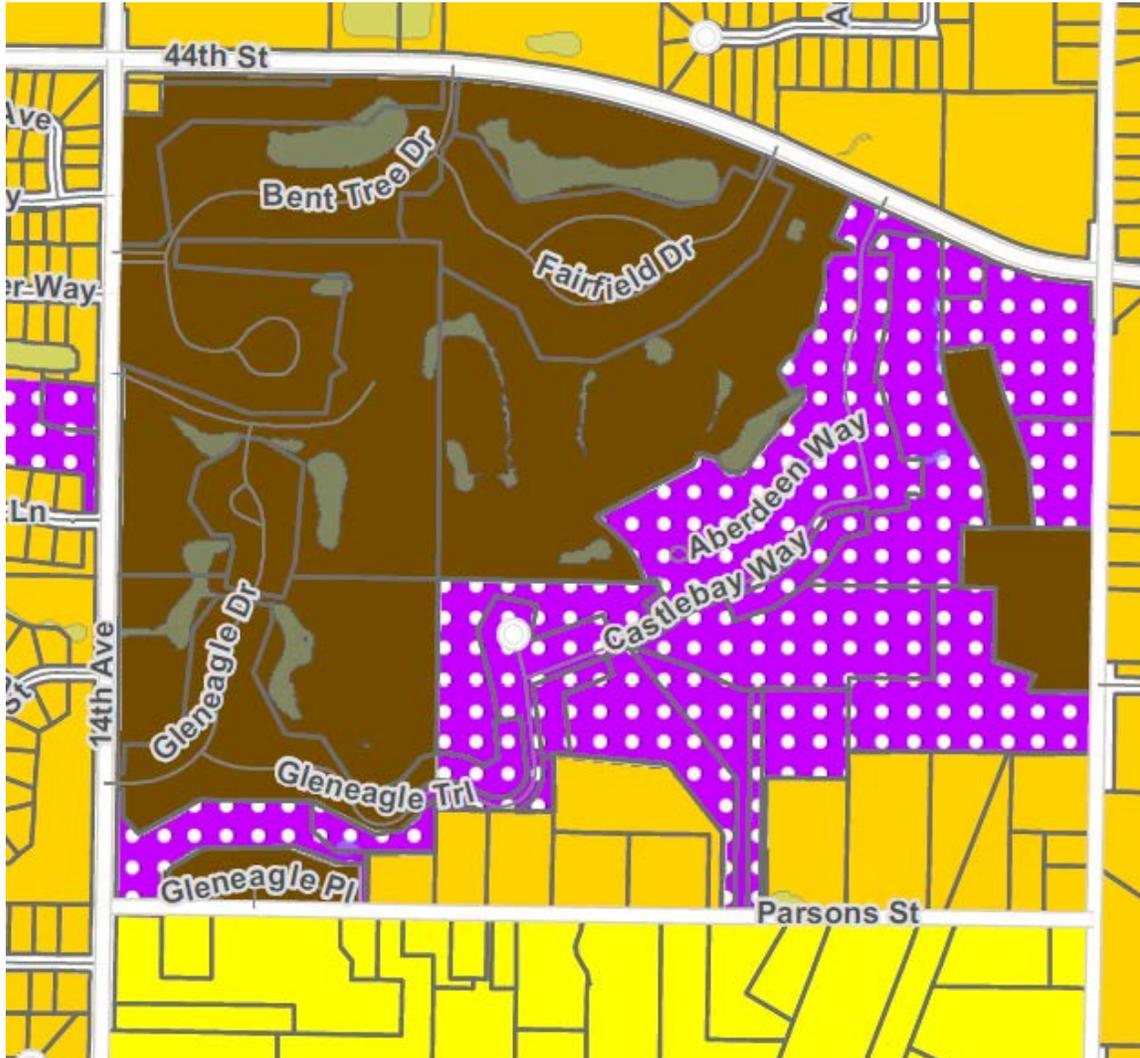


Existing parcels requested to be realigned:



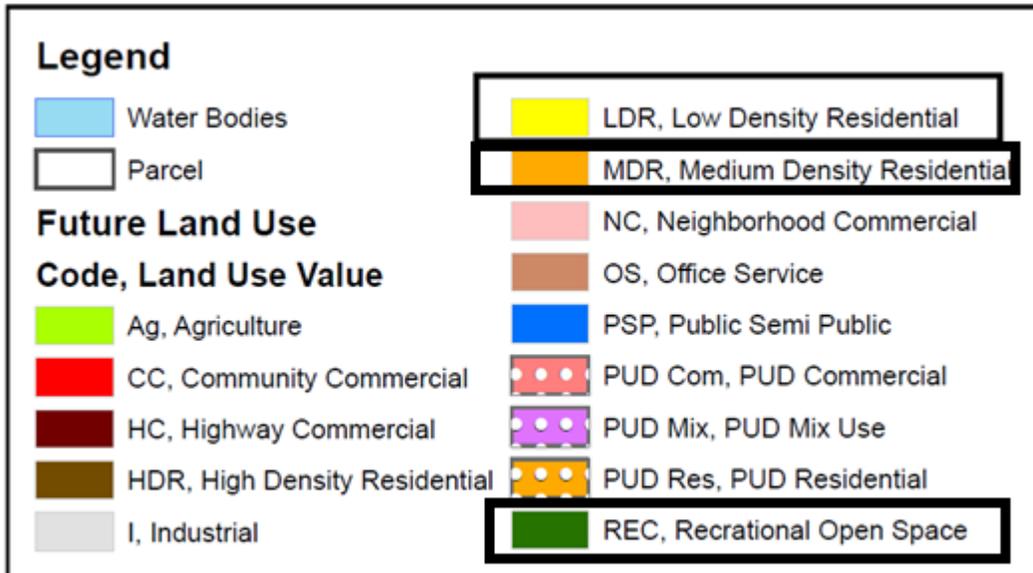
ZONING MAP

Zoning map shows the property as zoned PUD and is surrounded by LDR. Below is the legend.



FUTURE LAND USE MAP

The Future Land Use Map designates the land and surrounding area as LDR. Below is the legend.



RELEVANT MASTER PLAN LANGUAGE

Page 32 of the Master Plan states:

Residential Land Use Policies:

New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.

The Township should provide opportunities for a variety of living environments for differing preferences in housing styles and prices, however limiting more HDR dwelling units to areas around Grand Valley State University or possibly the east end of Baldwin because the need has been substantially met in other areas of the Township.

Page 35 of the Master Plan states:

LDR-Low Density Residential

This category includes land primarily developed for detached single-family residential use in the LDR and LMR zoning districts. Residential development in this land use category is intended to be served by public water and sewer services.

Since the Future Land Use Map anticipates future urban growth in areas not currently served by public utilities, it is recognized that this growth will be contingent on expansion of utility services through main extensions.

Since the Future Land Use Map anticipates future urban growth in areas not currently served by public utilities, it is recognized that this growth will be contingent on expansion of utility services through main extensions. In some cases, development of attached forms of housing may be appropriate, at low densities, in response to site specific circumstances, such as wetland, wooded lots, steep slope, floodplain, or other natural features constraints. Overall development density in this category is assumed to be two/three dwelling units per acre.

Page 40 of the Master Plan states:

The Future Land Use Map reflects the expected continued development of the Township as a high-quality residential community. In addition, smaller amounts of land are provided for expansion of the Township's commercial and industrial base. Following is a discussion of the Future Land Use Map organized according to several specific geographical sub-areas of the Township which served as the focus for issue identification and policy development by the Planning Commission. **The map shall be used in conjunction with the text of the Land Use Plan since the language is a vital part of the Plan relative to uses that are planned for the future without specific locations known at the time of the adoption of the Plan.**

Page 35 of the Master Plan states:

Based on the issues, goals and policies presented, and on consideration of potential future population growth in the Township, a map titled “Georgetown Township Future Land Use Map” dated November 23, 2015, depicting the desired future development pattern in the Township was prepared and may be viewed at the Georgetown Township Office or online. **It is noted that lines separating land use categories are NOT to be considered to be defined lines and the lines are not necessarily parcel specific.**

REVIEW STANDARDS

Rezoning goes with the land, not the property owner or use. Therefore, once a parcel is zoned to a particular classification, the zoning is permanent unless changed by a subsequent rezoning action. Zoning cannot be conditional and a parcel cannot be rezoned for one specific use. Any use permitted within the zoning district is permitted on the property, provided the other applicable regulations of the Zoning Ordinance (lot sizes, setbacks, etc.) are met.

The following standards are used for consideration by the Planning Commission and Township Board in their review of the rezoning request.

1. **Consistency:** Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Township Land Use Plan?

Yes. The Future Land Use Map shows the area as LDR and the surrounding area is LDR.

2. **Compatibility:** Is the proposed district and all of its allowed uses compatible with the surrounding area?

Yes. The surrounding area is zoned LDR and parcels along Parsons have single family homes. The uses allowed in the LDR zoning district are compatible with the surrounding single family homes.

3. **Capability:** Is the property capable of being used for a use permitted within the existing zoning district?

Yes, as evidenced by the single family homes in the area.

4. **Other considerations:** Will the rezoning require an inordinate expenditure of public funds (road improvements, utility extension, etc.) to make the development feasible?

No.

5. **Will the rezoning cause development to “leap frog” other undeveloped areas in the same zoning district and necessitate premature extensions of services to rural areas of the Township?**

No.

6. Is there sufficient vacant land already zoned in a specific category (e.g., industrial, multi-family, commercial)?

Not necessarily.

7. Is the rezoning more likely to be granted if conditions could be attached (rezonings cannot be conditional)?

No.

SUMMARY

a. **If the Planning Commission denies the request to remove the land from the PUD, the land cannot be rezoned to LDR because the land within the PUD is required by the Zoning Ordinance to remain zoned PUD.**

If the land is not removed from the PUD, the option for the motion is to deny the rezoning request because of the requirements in Chapter 22 of the Zoning Ordinance.

OPTION FOR MOTION

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to deny the following resolution based on the findings that Chapter 22 of the Zoning Ordinance requires all land within a PUD to be zoned PUD.

b. **If the Planning Commission approves the request to remove the land from the PUD, the land could be rezoned to LDR if the standards of the ordinance are met for a rezoning.**

If the Planning Commission approves the request to remove this land from the PUD, the determination is that the proposed zoning designation is **consistent** with the Master plan. The area is **determined to be capable** of sustaining the uses within the LDR district. The uses allowed within the LDR district are **compatible** with the neighboring sites.

NOTE: No land divisions or property line adjustments are approved as part of this application.

OPTION FOR MOTION

If the Planning Commission determines that the property should be rezoned to RR the following motion is provided.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2020-03)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2020 beginning at 7:00 p.m., Township Board Member _____ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the language of the Master Plan; the area is **capable** of sustaining the uses within the RR district without addition public funds; the uses allowed within the RR district are **compatible** with the neighboring uses including both the surrounding LDR and the surrounding AG, as recommended by the Planning Commission, and to adopt the staff report as finding of fact, 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:

(REZ2002) Ordinance 2020-03 To change from (PUD) Planned Unit Development to (LDR) Low Density Residential parcels of land described as:

- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
 - b. Part of P.P. # 70-14-26-400-047, located 1015 Parsons St.;
 - c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
 - d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
 - e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way.
- Georgetown Township, Ottawa County, Michigan.

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: _____, 2019

By _____
Richard VanderKlok
Georgetown Charter Township Clerk



PROPOSED
GLENEAGLE
PUD BOUNDARY

GLENEAGLE PUD
BOUNDARY

**GLENEAGLE
HIGHLANDS (FUTURE)**
68 UNITS

EXISTING GOLF CART PATH
TO BE RECONFIGURED

EXISTING GOLF HOLE
TO BE RECONFIGURED

PROPOSED GLENEAGLE
PUD BOUNDARY

PROPOSED GLENEAGLE
PUD BOUNDARY

PROPOSED DRIVEWAY
RELOCATION

EXISTING HOUSE
TO REMAIN

PROPOSED GLENEAGLE
PUD BOUNDARY

EXISTING HOUSE
TO REMAIN

**PARCELS A, B, C & D TO BE
REMOVED FROM PUD AND
RE-ZONED TO LDR AND SPLITS
AS SHOWN TO BE DONE AS
LAND DIVISIONS**

GLENEAGLE MOORS
PHASE 3 BOUNDARY

EXISTING HOUSE
TO BE REMOVED

ZONED LDR
ROBERT HELMUS
70-14-26-400-054
1037 PARSONS ST

ZONED LDR
DENIS B YORK
70-14-26-400-001
925 PARSONS ST

N-S 1/4, SEC. 26

25.0'
REAR YARD
SETBACK

GLENEAGLE TRAIL

**GLENEAGLE
MOORS
PHASE 3**
44 UNITS

PROPOSED ALLOWABLE:
BUILDING ENVELOPE

GLENEAGLE PUD BOUNDARY

PROPOSED DRIVEWAY
RELOCATION

EXISTING
BARN/GARAGE
TO REMAIN

GLENEAGLE PUD BOUNDARY

ZONED LDR
RUSSELL UHL
70-14-26-400-065
1197 PARSONS ST

ZONED LDR
CRAIG VANASSEN
70-14-26-400-066
1135 PARSONS ST

ZONED LDR
KIM VANDERKOPPLE
70-14-26-400-064
1101 PARSONS ST

ZONED LDR
ORVIN SANKEY
70-14-26-400-006
1041 PARSONS ST

25.0'
REAR YARD
SETBACK

468.71'

235.21'

393.60'

315.00'

549.54'

329.52'

799.44'

799.4'

30.0'

263.9'

540.6'

101.3'

152.32'

152.3'

101.4'

537.5'

3.4'

116.22'

116.2'

112.0'

441.9'

351.47'

333.7'

337.5'

329.5'

18.3'

18.3'

18.3'

133.39'

133.4'

108.8'

67.8'

44.1.9'

351.47'

337.5'

329.5'

18.3'

18.3'

18.3'

136.53'

136.53'

109.1.1'

131.1'

393.60'

393.60'

1037 PARSONS ST

393.60'

1101 PARSONS ST

1041 PARSONS ST

1037 PARSONS ST

79.69'

79.69'

109.1.1'

1033 PARSONS ST

240.67'

240.67'

1033 PARSONS ST

240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

213.72'

213.72'

150.1.1'

1033 PARSONS ST

240.67'

240.67'

1033 PARSONS ST

240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

144.35'

144.35'

130.15'

1033 PARSONS ST

240.67'

240.67'

1033 PARSONS ST

240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

136.53'

136.53'

109.1.1'

1033 PARSONS ST

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1033 PARSONS ST

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1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

79.69'

79.69'

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240.67'

1033 PARSONS ST

240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

144.35'

144.35'

130.15'

1033 PARSONS ST

240.67'

240.67'

1033 PARSONS ST

240.67'

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1101 PARSONS ST

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136.53'

136.53'

109.1.1'

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1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

79.69'

79.69'

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1033 PARSONS ST

240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

144.35'

144.35'

130.15'

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240.67'

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1101 PARSONS ST

1033 PARSONS ST

136.53'

136.53'

109.1.1'

1033 PARSONS ST

240.67'

240.67'

1033 PARSONS ST

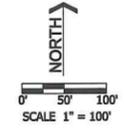
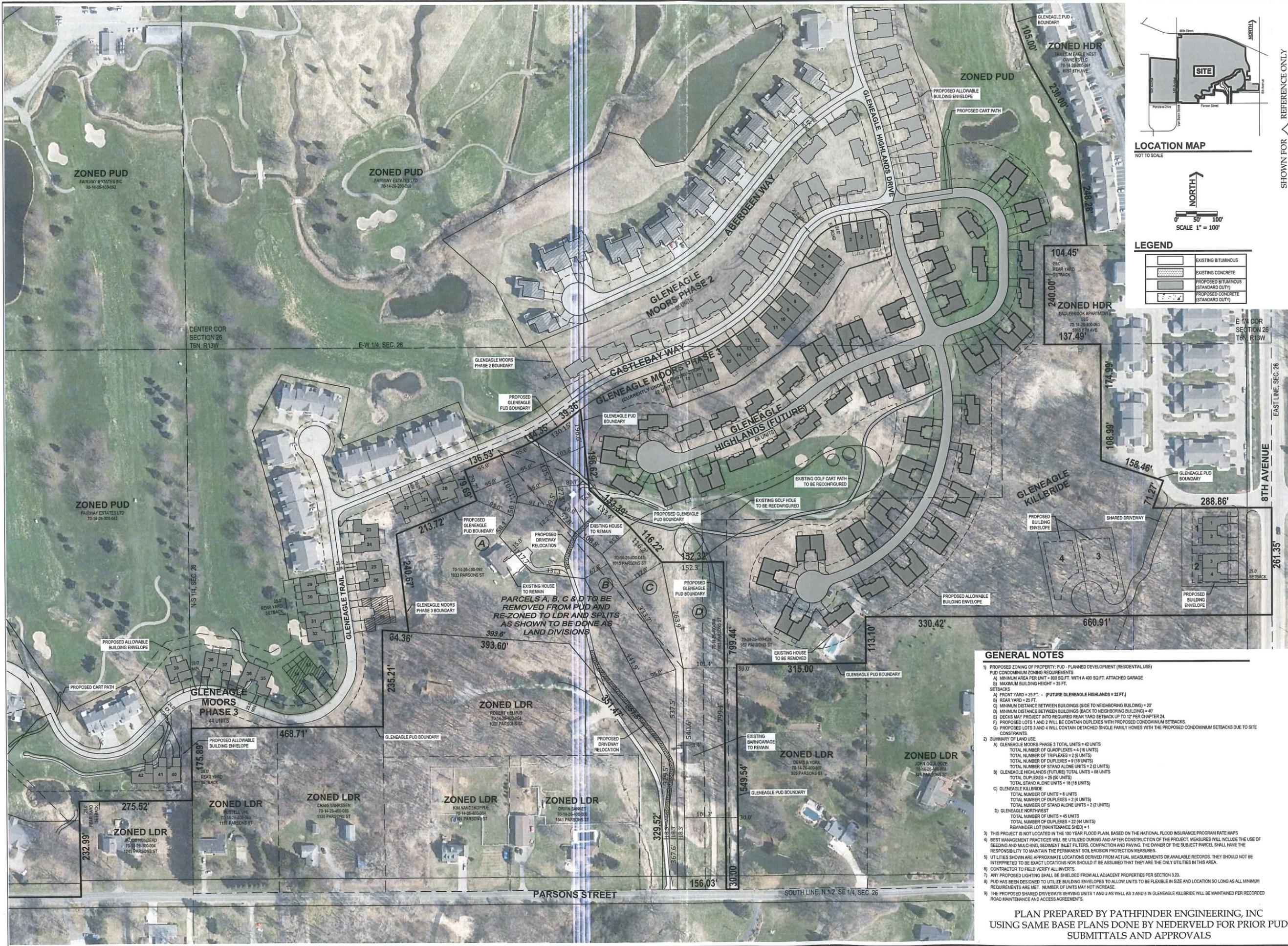
240.67'

1135 PARSONS ST

1101 PARSONS ST

1033 PARSONS ST

1033 PARSONS ST



LEGEND

[Symbol]	EXISTING BITUMINOUS
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Symbol]	PROPOSED CONCRETE (STANDARD DUTY)

SHOWN FOR REFERENCE ONLY

NEDERVELD
www.nederveld.com
800.222.1868

PREPARED FOR:
Fairway Estates LP
David Byker

2905 Wilson Ave. SW Ste. 200
Grandville, MI 49418
Phone: 616.534.8100

REVISIONS:

Title: PUD Submission	V. Date: 2017.04.11
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.10
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.15
Drawn: DC	Checked: KK
Title: CCWRC Submission	V. Date: 2017.09.12
Drawn: NY	Checked: NY
Title: PUD Submission Amendment	V. Date: 2018.12.13
Drawn: DC	Checked: KK

Pathfinder Engineering, Inc.
2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559
DATE: 3-10-2020 PROJECT NO.: 19019

GLENEAGLE PUD

Gleneagle Moors Phase 2, 3 & Gleneagle Highlands Site Layout Plan

PART OF THE SOUTHEAST 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

PROJECT NO:
19019PUD

SHEET NO:
C-101

SHEET: 1 OF 5

- GENERAL NOTES**
- PROPOSED ZONING OF PROPERTY: PUD - PLANNED DEVELOPMENT (RESIDENTIAL USE)
PUD CONDOMINIUM ZONING REQUIREMENTS
A) MINIMUM AREA PER UNIT = 800 SQ.FT. WITH A 400 SQ.FT. ATTACHED GARAGE
B) MAXIMUM BUILDING HEIGHT = 35 FT.
SETBACKS
A) FRONT YARD = 25 FT. - (FUTURE GLENEAGLE HIGHLANDS = 22 FT.)
B) REAR YARD = 25 FT.
C) MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE TO NEIGHBORING BUILDING) = 20'
D) MINIMUM DISTANCE BETWEEN BUILDINGS (BACK TO NEIGHBORING BUILDING) = 40'
E) DECKS MAY PROJECT INTO REQUIRED REAR YARD SETBACK UP TO 12" PER CHAPTER 24
F) PROPOSED LOTS 1 AND 2 WILL BE CONTAIN DUPLEXES WITH PROPOSED CONDOMINIUM SETBACKS
G) PROPOSED LOTS 3 AND 4 WILL CONTAIN DETACHED SINGLE FAMILY HOMES WITH THE PROPOSED CONDOMINIUM SETBACKS DUE TO SITE CONSTRAINTS
 - SUMMARY OF LAND USE
A) GLENEAGLE MOORS PHASE 3 TOTAL UNITS = 42 UNITS
TOTAL NUMBER OF QUADPLEXES = 4 (16 UNITS)
TOTAL NUMBER OF TRIPLEXES = 2 (6 UNITS)
TOTAL NUMBER OF DUPLEXES = 2 (16 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)
B) GLENEAGLE HIGHLANDS (FUTURE) TOTAL UNITS = 68 UNITS
TOTAL DUPLEXES = 25 (50 UNITS)
TOTAL STAND ALONE UNITS = 19 (18 UNITS)
C) GLENEAGLE KILLBRIDGE
TOTAL NUMBER OF UNITS = 6 UNITS
TOTAL NUMBER OF DUPLEXES = 2 (2 UNITS)
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)
D) GLENEAGLE NORTHWEST
TOTAL NUMBER OF UNITS = 45 UNITS
TOTAL NUMBER OF DUPLEXES = 22 (44 UNITS)
REMAINDER LOT (MAINTENANCE SHED) = 1
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 - CONTRACTOR TO FIELD VERIFY ALL UTILITIES.
 - ANY PROPOSED LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES PER SECTION 3.23.
 - PUD HAS BEEN DESIGNED TO UTILIZE BUILDING ENVELOPES TO ALLOW UNITS TO BE FLEXIBLE IN SIZE AND LOCATION SO LONG AS ALL MINIMUM REQUIREMENTS ARE MET. NUMBER OF UNITS MAY NOT INCREASE.
 - THE PROPOSED DRIVEWAYS SERVING UNITS 1 AND 2 AS WELL AS 3 AND 4 IN GLENEAGLE KILLBRIDGE WILL BE MAINTAINED PER RECORDED ROAD MAINTENANCE AND ACCESS AGREEMENTS.

PLAN PREPARED BY PATHFINDER ENGINEERING, INC
USING SAME BASE PLANS DONE BY NEDERVELD FOR PRIOR PUD
SUBMITTALS AND APPROVALS

PERMIT NUMBER: REZ 2002 Ord. 2020-03

APPLICATION FOR REZONING

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

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Fairway Estates Limited Partnership-I PHONE: 616-534-8100

APPLICANT NAME: Joseph Byker Authorized Agent of the General Partner

ADDRESS: 2905 Wilson Ave. SW; Suite 200 CITY / STATE / ZIP: Grandville, MI 49418

PROPERTY INFORMATION

COMPANY NAME: Fairway Estates Limited Partnership-I PHONE: 616-534-8100

OWNER / AGENT NAME: Joseph Byker TITLE: Authorized Agent of the General Partner

ADDRESS: N/A: New Parcels CITY / STATE / ZIP: N/A: New Parcels

PARCEL NUMBER: N/A: New Parcels ZONING DISTRICT: Existing: PUD; Requested: LDR

LEGAL DESCRIPTION: Please see attached

PROJECT INFORMATION

PROPOSED USE: Residential

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

The parcels are currently part of the Gleneagle PUD. The owner has submitted a PUD amendment to remove the parcels from the PUD. Such removal from the PUD is contingent upon the parcels being rezoned to LDR per this application as well as property line adjustments and a parcel being approved per an application that is being submitted simultaneously by the owner with this application and the aforementioned PUD amendment. The owner believes the rezoning request meets all of the standards that will be considered by the Planning Commission and the Township Board.

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: [Signature] Authorized Agent of the General partner DATE: 3/16/20

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: DATE OF PLANNING COMMISSION MEETING:

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

AFFECTED PARCELS (for clarification, these parcels are included above as well as below)

Parcel Number	Property Address	Description of What We Are Trying To Do
70-14-26-400-092	1033 Parsons St.	Remove whole parcel from PUD, Rezone to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-047	1015 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-048	1003 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment
70-14-26-400-024	957 Parsons St.	Property Line Adjustment
70-14-26-400-093	N/A	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment

AFFECTED PARCELS (for clarification, these parcels are included above as well as below)

Parcel Number	Property Address	Description of What We Are Trying To Do
70-14-26-400-092	1033 Parsons St.	Remove whole parcel from PUD, Rezone to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-047	1015 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment/Parcel Split
70-14-26-400-048	1003 Parsons St.	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment
70-14-26-400-024	957 Parsons St.	Property Line Adjustment
70-14-26-400-093	N/A	Remove part of parcel from PUD, Rezone removed portion to LDR, Property Line Adjustment

REQUEST

Greg Ransford, Fresh Coast Planning, as authorized agent for Leah Swathwood, Captain K-9, is requesting a revision to the Zoning Ordinance for kennel regulations to allow a kennel to operate at 7560 River Ave. in a CS district. Kennels are currently allowed in the (AG) Agriculture, (RR) Rural Residential, (NS) Neighborhood Service Commercial and (CS) Community Service Commercial districts with an approved special use permit with specific standards as follows, and by right in the (HS) Highway Service Commercial and (I) Industrial districts. The location of 7560 River Ave. does not comply with the current standards for a kennel and the building/site is nonconforming due to setbacks, as well as many other elements.

CONSIDERATION BY THE PLANNING COMMISSION

The revised Zoning Ordinance language is proposed by the applicant to enable Captain K-9 to comply with the new Zoning Ordinance standards and be able to obtain a special use permit to operate a kennel at 7560 River Ave.

However, it is important to note that **the responsibility of the Planning Commission is to determine if the revisions should be adopted as regulations for the ENTIRE Township and for every instance of a kennel operation within the Township (not just this one location).**

The review is divided into two parts. **PART ONE** provides background information. **PART TWO** provides a list of particular regulations for the Planning Commission to consider. **PART THREE** provides options for motions.

PART ONE – BACKGROUND INFORMATION

1. **Current language containing specific special use standards for kennels in the AG, RR, NS and CS districts. There are no specific standards for kennels in the HS and I districts, where they are allowed by right. No changes are proposed for kennels in the Industrial district.**

Definition:

Sec. 2.52 KENNEL.

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

Special use specific standards:

Sec. 20.4 SITE DESIGN STANDARDS.

(V) Kennels.

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

2. **The proposed revisions include the following language** (note that the ~~struck through~~ words are proposed to be deleted and the **underlined** words are proposed to be added):

Sec. 16.2 PERMITTED USES (in the HS district).

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

- (A) Any permitted use in the CS District.
- (B) Hotels and motels.
- (C) Veterinary/animal hospitals, **and** clinics.
- (D) **Kennels, subject to Sec. 20.4(V)(2)**

Sec. 20.4 SITE DESIGN STANDARDS.

(V) **Kennels**.

- ~~(1) For kennels, the minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.~~
- ~~(2) Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.~~
- (1) For kennels within the AG or RR district:
 - a. The minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.
 - b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.
- (2) For Kennels located within the NS or CS district:
 - a. The minimum lot size shall be one-half (1/2) acre.
 - b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.
 - i. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 - ii. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
 - iii. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.

- iv. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.
- c. All Kennels shall provide the following:
 - i. Hours of operation, including outdoor animal activity
 - ii. The size, nature, character, and animal capacity
 - iii. The proximity to adjoining properties
 - iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
 - v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
 - vi. Measures to control sound from within the building and/or site
- d. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- e. Kennels shall comply with all applicable County, State, and Federal regulations.

3. Explanation of proposed changes.

The proposal is as follows:

a. Leave the special use standards as currently written for kennels in the AG and RR districts ONLY.

(V) Kennels.

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

b. No changes for kennels in the Industrial district where they are allowed by right with no standards.

c. Leave the current ordinance for kennels to be allowed by right in the HS district, but add language that the kennels in the HS district are subject to the newly proposed specific standards in Sec. 20.4(V)(2), though no special use permit would be required. In other words, a kennel in the HS district would be required to meet the standards, but the review would be done administratively at the time the Zoning Compliance application was reviewed, rather than having the kennel subject to a public hearing and a review by the Planning Commission. Note that a kennel is already allowed by right in the HS district and is not currently subject to any general or specific standards.

d. **Revise the ordinance** for kennels in the NS and CS districts as follows:

- **Decrease the current minimum required lot size from 2 acres** for the first four animals, plus an additional 1/3rd acre for each additional animal **to a minimum of a half-acre with no maximum number of animals.**
- **Remove the current minimum required distance of 100 feet to an adjacent occupied dwelling or building used by the public and add the requirement of a minimum distance of 100 feet to any residential district.** Therefore, there would be no minimum distance to any building used by the public.
- **Leave the stipulation that runs or exercise area shall not be located in any required front, required rear or required side yard.** (*Note that the side yard setback in the NS and CS districts adjacent to another commercial district is zero.*)
- **Add the following regulations:**
 - (1) Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 - (2) All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
 - (3) All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.
 - (4) Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot

e. **Add the requirement that all kennels would have to provide the following information (only), with no regulations for any of these elements:**

- i. Hours of operation, including outdoor animal activity
- ii. The size, nature, character, and animal capacity
- iii. The proximity to adjoining properties
- iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
- v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
- vi. Measures to control sound from within the building and/or site

f. Although Sec. 20.3(B) gives the Planning Commission the authority to stipulate conditions as noted in the excerpt of the ordinance below, the proposed language to be added reminds the Planning Commission, as well as any applicant reading the ordinance, that **Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.**

Sec. 20.3 GENERAL STANDARDS.

The following general standards, in addition to those specific standards established for certain uses, shall be satisfied before the Planning Commission makes a decision regarding a Special Land Use application.

(B) The Planning Commission may stipulate such additional conditions and safeguards deemed necessary to accomplish the following purposes. Failure to comply with such conditions may result in the revocation of the special land use approval, pursuant to Section 20.2(D).

- (1) to meet the intent and purpose of the Zoning Ordinance,*
- (2) to relate to the standards established in the Ordinance for the land use or activity under consideration,*
- (3) to insure compliance with those standards,*
- (4) to protect the general welfare,*
- (5) to protect individual property rights, and*
- (6) to ensure that the intent and objectives of this Ordinance will be observed.*

- g. The proposed language states that **Kennels shall comply with all applicable County, State, and Federal regulations.** Although it would appear that stating this would be unnecessary (because, of course, all kennels would *have* to comply with these regulations), **having this language in the ordinance would give the Planning Commission the authority to revoke a special use permit** under Sec. 20.2(D) if the holder of the special use permits fails to comply with these requirements because now they would be requirements in the ordinance.

4. Background and History

- a. On January 14, 2016, a Use Zoning Compliance application was submitted for the use of dog grooming (under the ordinance section for Personal Service Establishment) at 7560 River Ave. P.P. # 70-14-13-427-011. The 0.7234 acre site is zoned (CS) Community Service Commercial.
- b. On January 15, 2016, Township staff approved the use of dog grooming under Sec. 15.2 in the CS District (allows any use in the (NS) Neighborhood Service Commercial district), under Sec. 14.2 (allows any use in the (OS) Office Service Commercial district), and under Sec. 13.2(D) Personal Service Establishments in the OS district which allows personal services on the premises including barber and beauty shops and similar uses.
- c. The stipulations of the approval state that **there shall be no overnight boarding of animals, the animals cannot be kept outside and all activities shall be within an enclosed building.** The reason for the stipulations was because the use was ONLY to be for dog grooming and not boarding. These conditions were based on the definition of “kennel,” which is defined in the ordinance as any lot or premises on which four or more animal, four or more months of age or older, are kept temporarily or permanently for the purpose of breeding, boarding or for sale. **The use of a kennel is allowed in the CS district, but only with an approved special use permit and none was requested or granted for a kennel at this site (because this site does not comply with current ordinance standards).**

Application submitted for the use of dog grooming:

APPLICATION FOR USE ZONING COMPLIANCE	
Georgetown Charter Township 1515 Baldwin St, P.O. Box 769 Jenison, MI 49429 616-457-2690	
✓ 450	
revised: 1/26/09	
PROPERTY INFORMATION	
ADDRESS: <i>7560 River Avenue</i>	
PARCEL NUMBER: <i>70-14-13-427-011</i>	ZONING DISTRICT: <i>CS - Community Service</i>
PLAT NAME: _____	LOT NUMBER: _____
APPLICANT INFORMATION	
COMPANY NAME: <i>Dubois Properties, LLC</i>	PHONE: <i>560-6886</i>
OWNER / AGENT NAME: <i>Dave DuBois</i>	TITLE: <i>Member</i>
ADDRESS: <i>11070 46th Ave.</i>	CITY / STATE / ZIP: <i>Allendale, MI 49401</i>
USE INFORMATION	
NAME OF BUSINESS:	
EXISTING USE: <i>Warehousing, Storage</i>	
EXPLAIN THE PROPOSED USE: <i>Dog Grooming (Personal Use Establishment)</i>	
THE APPLICATION FEE WILL INCLUDE A MAXIMUM OF TWO BUILDING AND TWO FIRE INSPECTIONS. IF MORE INSPECTIONS ARE REQUIRED, A FEE OF \$50 PER INSPECTION MUST BE PAID PRIOR TO THE INSPECTIONS BEING CONDUCTED.	
INSPECTION INFORMATION	
ANTICIPATED MOVE-IN DATE: <i>2-15-16</i>	REQUESTED INSPECTION DATE: <i>2-15-16</i>
CONTACT NAME: <i>BROOKE YOWITZ</i>	PHONE: <i>616-335-4330</i>
APPLICANT SIGNATURE	
IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING AND GENERAL ORDINANCES 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.GTWP.COM. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. A ZONING COMPLIANCE CERTIFICATE MUST BE OBTAINED PRIOR TO OCCUPYING, OPERATING OR USE OF THE STRUCTURE. I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASONS.	
APPLICANT SIGNATURE: <i>[Signature]</i>	DATE: <i>1-14-16</i>
FOR OFFICE USE ONLY	
USE ALLOWED PER SECTION: <i>15.2A, 13.2D</i>	
APPROVAL SIGNATURE: <i>[Signature]</i>	DATE: <i>1/15/16</i>

Approval was issued for the use of dog grooming:

Georgetown Charter Township Zoning Compliance No: PUZC16-0003

Zoning Department	1515 Baldwin Street	Hours: Monday-Friday 8 am - 5 pm
Phone: (616) 457-2690 Ext. 221	PO Box 769	contact.georgetown@gmail.com
Fax: (616) 457-3670	Jenison, MI 49429-0769	

<input type="text" value="7560 RIVER AVE"/>	Location	
<input type="text" value="JENISON"/>	<input type="text" value="MI"/>	<input type="text" value="49428"/>
<p>Fire Inspections must be approved and a Zoning Compliance Certificate issued prior to occupying the structure.</p>		Owner
		Applicant
<p>RANDAL FEENSTRA 7482 MAIN ST Jenison MI 49428 (616) 457 7050</p>		

Use Zoning Compliance For:

NO NAME ON PERMIT - DOG GROOMING

USE ALLOWED PER SECTION 15.2 (A), 13.2 (D) OF THE ZONING ORDINANCE - PERSONAL SERVICE ESTABLISHMENT. CALL 616-457-2340 EXT. 222 TO SET UP FIRE INSPECTION BEFORE OCCUPYING SPACE. ALL NEW SIGNS REQUIRE PERMITS.

NO OVERNIGHT BOARDING OF ANIMALS CAN'T BE KEPT/QUARTERED OUTSIDE ALL ACTIVITIES WITHIN

Work Type	Fee Basis	Item Total
<input type="text" value="USE ZONING COMPLIANCE"/>	<input type="text" value="50.00"/>	<input type="text" value="50.00"/>

Fee Total:	\$50.00
Amount Paid:	<input type="text" value="50.00"/>
Balance Due:	\$0.00

This receipt does not grant permission to occupy the above described location. All applicable permits must be obtained from the appropriate departments prior to starting any construction, if applicable.

A building and fire inspection must be conducted and approved before the issuance of a Zoning Compliance Certificate. To schedule these inspections, contact the Zoning Department at (616) 457-2690.

Issued

5. Maps of the site.



6. Nonconforming site

The building and site have many nonconforming elements, including the following:

- a. Setbacks in the CS district are required as follows:

Front – 30 feet from right-of-way line. Footnote L is relevant and requires that the front yard shall be landscaped (as required in the ordinance for one tree for each 25 feet or fraction thereof of lineal footage) and not used for parking, loading or accessory structures.

Rear – 40 feet from rear property line.

Sides – 0 (unless adjacent to residential which it is not adjacent to residential)

- b. The site is nonconforming because it does not comply with the required front yard setback, including Footnote L which requires the first 30 feet to be landscaped and not used for parking, loading or accessory structures, and the required rear yard setback.
- c. The initial building was constructed in 1978, with additions in 1980, 1983 and 1988. The Township has no records of site plan approval for the property and no records of the exact setbacks.



7. Conclusion – use of a kennel at 7560 River Ave. based on current ordinance regulations.

Sec. 15.3 (B) allows a kennel in a CS district with an approved special use permit. From the time of the first application for a dog grooming operation in 2016, up until now, no application has been submitted for a special use permit for a kennel on this property.

However, based on Sec. 20.3 and Sec. 20.4, the approval of the special use permit for a kennel would be subject to compliance with the specific standards, unless the Zoning Board of Appeals grants variances for all the stipulations that are not met. No site plan or documentation has been submitted showing how the property meets or does not meet the special use standards.

Viewing the parcel on Ottawa County GIS shows that likely the specific standards are not met.

- a. The parcel is only 0.7234 acres, which is less than the minimum of two acres required for the first four animals.
- b. The building is within 100 feet of a building used by the public (for one, Feenstra and Associates).
- c. There is very little land available for any dog runs or exercise areas to be located outside of a required front or rear yard setback because the site is nonconforming by not having the required setbacks (except for the side yard which is closer still to the Feenstra building).

8. Possible solutions provided for the Captain K-9 Kennel at 7560 River Ave.

- a. The applicant has the right/opportunity to submit an application to request variances from all the specific special use standards. However, the ZBA only has the authority to grant a variance when the seven standards listed in the ordinance are met. The applicant may have concluded that their request would not meet the standards in Sec. 28.11 that are necessary to be met for a variance to be granted.
- b. The applicant has the right/opportunity to submit an application to request a Zoning Ordinance amendment to revise the special use standards.
- c. A solution exists to be to move the use to a location that complies with Zoning Ordinance requirements.

NOTE: the applicant chose to submit an application to revise the Zoning Ordinance in such a way as to allow the kennel to be located at 7560 River Ave. with a special use permit.

9. Sample ordinances from neighboring municipalities

a. Grand Haven Township's Zoning Ordinance requirements:

Kennels for Domestic Animals.

A. The minimum lot area shall be one (1) acre for the first five (5) domestic animals, and an additional one-third (1/3) acre for each additional domestic animal. Domestic animals counted toward this total shall include the total capacity for overnight boarding/keeping.

B. "Domesticated animals", for the purpose of this Section, shall mean those animals commonly domesticated and kept in homes. Examples include, but are not limited to: dogs, cats, birds, aquatic animals, rabbits, small rodents, and similar animals which do not present an unusual risk to persons or property.

CHAPTER 19 19-30

SPECIAL LAND USES

C. Buildings wherein domestic animals are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent residential use, or building used by the public.

D. All principal use activities, other than outdoor dog run areas, shall be conducted within a totally enclosed main building.

E. All dog kennels shall be operated in conformance

b. **Allendale Township's** ordinance regulations are similar to the currently proposed standards.

c. **Jamestown and Blendon Townships** do not appear to have specific standards.

d. **City of Hudsonville** has no kennel regulations shown on a search of their website except for definitions.

Sec. 5-2. - Ownership and custody of animals. Dogs. No person shall own, possess, harbor, shelter, keep, or have custody of more than two (2) dogs over the age of six (6) months on the same premises within the city, except in kennels, veterinary hospitals, clinics, pet shops, temporary police animal holding facilities or similarly used properties in properly zoned districts.

PART TWO - SUMMARY OF PLANNING COMMISSION CONSIDERATION

1. PLANNING COMMISSION RESPONSIBILITY. The Planning Commission has the responsibility to consider and act upon the proposed Zoning Ordinance revisions as submitted by the applicant.

As with any Zoning Ordinance revisions, the language is published and then that language is considered by the Planning Commissions. During deliberations after the public hearing is held, the consistent previous practice by the Planning Commission has been that the language could be "tweaked" slightly or modified slightly to become *less restrictive* (**though NOT more restrictive**). This application is different from most previous ordinance revisions considered by the Planning Commission because the exact language was submitted by the applicant. In the past, most of the time the Planning Commission has discussed and modified proposed ordinance changes prior to initiating the revisions, prior to holding the public hearing, and prior to taking formal action.

Therefore, if the Planning Commission determines that the language as proposed (or very slightly tweaked or very slightly modified to be less restrictive) is acceptable for the ENTIRE Township, a motion could be made to recommend to the Township Board to approve the ordinance revisions as presented by the applicant.

However, **if the Planning Commission determines that the language as proposed is not acceptable for the entire Township, or that the language should be modified or that the language should be more restrictive** (i.e. an outdoor exercise area for the animals should have a setback greater than 10 feet to any property line), **the Planning Commission action would be to recommend denial to the Township Board**. Then the Planning Commission would have the opportunity to initiate language that is more acceptable and to consider the changed language. The Planning Commission does not have the authority to change this language (other than slight "tweaking"), including the dimensions as proposed. Also, the Planning Commission should make their determination based on what they consider to be best for the Township and NOT base the decision on the applicant's ability to locate a kennel at this site.

2. CONSIDERATION OF THE SPECIFIC STANDARDS PROPOSED BY THE APPLICANT. The proposed language will be separated into individual specific standards for the Planning Commission's consideration.

- a. The Planning Commission should consider the following yard determination as proposed by the applicant. The language drafted by the applicant was based on the assumption that the outside exercise areas or runs are not subject to the same setback requirements as the main structure as listed in Chapter 24. See the map submitted by the applicant below with the determination of yards.



For example, on the subject site, if an addition was constructed on the south side of the building, the new construction would be subject to current ordinance requirements to be at least 40 feet from the rear property line to meet the rear yard setback requirement in Chapter 24. By determining that the use of the outdoor exercise area is not a structure or use subject to the same setback requirement as the main structure (40 ft. from rear property line), the side yard is now available for an exercise area.

Does the Planning Commission concur with the applicant's determination that the outdoor exercise area is not subject to the same setback requirements as the main structure? Or should this be considered as part of the use of a kennel which would be subject to the 40 foot rear yard setback requirement? If yes, should language be added that the outdoor areas are subject to the same setback requirements as the main structure?

- b. **Kennels are currently allowed by right in the (HS) Highway Service Commercial and the (I) Industrial districts, with no specific standards.** No changes are proposed for kennels in the Industrial district and they would still be allowed by right with no specific standards. The proposal would also still allow kennels in the HS by right. However, kennels in the HS district would become subject to all of the proposed new standards, only with administrative review and no special use permit or Planning Commission review.

Sec. 16.2 PERMITTED USES.

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

(D) Kennels, subject to Sec. 20.4(V)(2)

Does the Planning Commission determine that kennels in the HS district should be subject to the new revised standards, though no special use permit would be required and there would be no review by the Planning Commission? The review would be administrative.

- c. **The proposal is to leave the current ordinance standards in place for kennels in the AG and RR districts.** The only change proposed is in the numbering system.

Sec. 20.4 SITE DESIGN STANDARDS.

(V) **Kennels.**

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

Does the Planning Commission determine that kennels in the AG and RR districts should be subject to the standards currently in place?

- d. **New regulations (less stringent than currently in effect) are proposed for kennels in the NS or CS district.**

- (4) For Kennels located within the NS or CS district:
- a. The minimum lot size shall be one-half (1/2) acre.
 - b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.

With the new language, the proposal calls for the following changes:

- **A decrease from the current minimum required lot size of 2 acres** for the first four animals, plus an additional 1/3rd acre for each additional animal **to a minimum of a half-acre with no limit on the number of animals.**
- **Removal of the current minimum required distance of 100 feet to an adjacent occupied dwelling or building used by the public and addition of the requirement of a minimum distance of 100 feet to any residential district.** Therefore, there would be no minimum distance to any building used by the public.
- **Leave the stipulation that runs or exercise area shall not be located in any required front, required rear or required side yard.** (*Note that the side yard setback in the NS and CS districts adjacent to another commercial district is zero.*)

Does the Planning Commission determine that the minimum lot size should be decreased from 2 acres for four animals to a half-acre for an unlimited number of animals?

Does the Planning Commission determine that there should be no limit on the number of animals? Should a maximum number be stipulated based on any criteria (size of building, site)?

Does the Planning Commission determine that the minimum distance to an occupied dwelling or building used by the public should be removed and the stipulation added that there would be a minimum distance of 100 feet to a residential district? Or should a minimum distance be stipulated to any building used by the public? As proposed, an outdoor area could be 10 feet from an adjacent building used by the public.

Does the Planning Commission determine that outdoor areas should not be located in any required setback as currently required?

e. **Stipulations were added as follows.**

- i. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
- ii. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
- iii. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.
- iv. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.

The language in the proposal includes the following.

- An employee must be with an animal when it is outside of the building and must be in an area that is approved by the Planning Commission. This appears to be a good stipulation; however, it might be difficult because no Township employee would be able to monitor this.

- The animals would only be allowed to be outside during specific times within a 16 hour period of time as established by the Planning Commission. The general ordinance related to noise prohibits loud noises from 11:00 p.m. to 7:00 a.m. So noises are allowed from 7:00 a.m. to 11:00 p.m., which is 16 hours. A general ordinance also stipulates that dogs are not allowed to be loud or have frequent or habitual barking, yelping or howling which causes annoyance to the people in the neighborhood. This is any time of day or night.
- The outside exercise area shall be enclosed with an opaque fence or barrier that is of a sufficient height to contain the animals.
- Basically the proposal allows an outdoor area to be within 20 feet of a property line, but not less than 10 feet, and requires it to be screened with a greenbelt. **A recommendation had been made to the applicant that no outdoor exercise area should be located nearer than 25 feet to a property line and at that distance should be screened with a greenbelt. In every other instance in the ordinance related to a greenbelt, the distance is 25 feet (for example, a parking lot which may be more benign than an exercise area for dogs). However, if the restriction was 25 feet (or even reduced to 20 feet), the Captain K-9 kennel would not meet the standards for the site at 7560 River Ave.**

The Planning Commission should consider that in the NS and CS districts, the side setbacks are zero which could put an outdoor exercise area for dogs at 10 feet from another building.

Does the Planning Commission concur that an employee should accompany an animal in an outdoor exercise area? How would this be monitored by Township staff?

Does the Planning Commission concur that the hours an animal could be in an outdoor exercise area be limited? How would this be monitored by Township staff?

Does the Planning Commission concur that enclosure should be opaque and how would the Planning Commission determine the height? Should the height just be stated as six feet which is the maximum height allowed for a fence in the ordinance?

Does the Planning Commission determine that outdoor areas could be located up to 10 feet from a lot line? Or should that minimum distance be greater? Does the Planning Commission determine that it would be acceptable to have an outdoor exercise area be only 10 feet from another building?

Does the Planning Commission determine that if outdoor areas are located between 10 feet and 20 feet from a lot line it should be screened? Or should the outdoor area be required to be screened with landscaping if even a greater distance than 20 feet from the lot line?



f. Additional information is required to be provided.

c. All Kennels shall provide the following:

- i. Hours of operation, including outdoor animal activity
- ii. The size, nature, character, and animal capacity
- iii. The proximity to adjoining properties
- iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
- v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
- vi. Measures to control sound from within the building and/or site

Does the Planning Commission determine that the above noted information should be provided?

Note that the only requirement in the proposal is to provide this information and absent is any language that gives the Planning Commission the authority to deny a request for a kennel if they believe that the operation is not acceptable or to stipulate other requirements based on this information. For example, if the Planning Commission determined that the number of animals planned to be kept at a specific location was too many for the site there is no specific authority given to the Planning Commission to require that the number was reduced.

g. Additional information is required to be provided.

- d. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- e. Kennels shall comply with all applicable County, State, and Federal regulations.

The language in the proposal includes the following.

- Although Sec. 20.3(B) gives the Planning Commission the authority to stipulate conditions as noted in the excerpt of the ordinance below, the proposed language to be added reminds the Planning Commission, as well as any applicant reading the ordinance, that **Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.**

Sec. 20.3 GENERAL STANDARDS.

The following general standards, in addition to those specific standards established for certain uses, shall be satisfied before the Planning Commission makes a decision regarding a Special Land Use application.

(B) The Planning Commission may stipulate such additional conditions and safeguards deemed necessary to accomplish the following purposes. Failure to comply with such conditions may result in the revocation of the special land use approval, pursuant to Section 20.2(D).

- (7) to meet the intent and purpose of the Zoning Ordinance,*
 - (8) to relate to the standards established in the Ordinance for the land use or activity under consideration,*
 - (9) to insure compliance with those standards,*
 - (10) to protect the general welfare,*
 - (11) to protect individual property rights, and*
 - (12) to ensure that the intent and objectives of this Ordinance will be observed.*
- The proposed language states that **Kennels shall comply with all applicable County, State, and Federal regulations.** Although it would appear that stating this would be unnecessary (because, of course, all kennels would *have* to comply with these regulations), **having this language in the ordinance would give the Planning Commission the authority to revoke a special use permit** under Sec. 20.2(D) if the holder of the special use permits fails to comply with these requirements because now they would be requirements in the ordinance.

Does the Planning Commission determine that the statement below gives the Planning Commission the authority to stipulate any conditions they consider to be necessary, such as, for example, limiting the number of animals? Of is this too vague for important standards such as the number of animals?

Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.

Does the Planning Commission determine that the addition of the language that all kennels shall comply with other county, state and federal regulations gives them the authority to revoke a special use permit if a kennel does not comply with these regulations?

h. Does the Planning Commission determine that any other regulations should be added or deleted from the proposed language as submitted by the applicant?

PART THREE - OPTIONS FOR MOTIONS

a. **If the Planning Commission determines to revise the Zoning Ordinance with the language as submitted by the applicant, the motion would be as follows:**

Motion: To recommend to the Township Board to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution.

b. **If the Planning Commission determines that the language should be not be adopted as proposed and/or if the language should be further revised, the motion would be as follows:**

Motion: To recommend to the Township Board to adopt the staff report as finding of fact and to recommend to the Township Board deny the following resolution.

Options for reasons for denial:

- The language as proposed, though would work for the applicant, is not in the best interest of the entire Township.
- The language should be modified as follows:_____
- The revised language would have to be published again since it (differs substantially or is more restrictive than) the language that was previously published.

RESOLUTION:

(REZ2003) Ordinance 2020-04:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2020-04)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2020, the following Ordinance/ordinance amendment was offered for _____ **(adoption or denial)** by Township Board Member _____, and was seconded by Township Board Member _____, and to adopt the staff report as finding of fact, and upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to as follows:

Sec. 16.2 PERMITTED USES.

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

- (E) Any permitted use in the CS District.
- (F) Hotels and motels.
- (G) Veterinary/animal hospitals, **and** clinics.
- (H) **Kennels, subject to Sec. 20.4(V)(2)**

Sec. 20.4 SITE DESIGN STANDARDS.

(V) **Kennels.**

- ~~(3) For kennels, the minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.~~
- ~~(4) Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.~~
- (5) For kennels within the AG or RR district:
 - c. The minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.
 - d. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.
- (6) For Kennels located within the NS or CS district:
 - f. The minimum lot size shall be one-half (1/2) acre.
 - g. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.
 - i. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 - ii. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.

- iii. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.
- iv. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.
- h. All Kennels shall provide the following:
 - i. Hours of operation, including outdoor animal activity
 - ii. The size, nature, character, and animal capacity
 - iii. The proximity to adjoining properties
 - iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
 - v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
 - vi. Measures to control sound from within the building and/or site
- i. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- j. Kennels shall comply with all applicable County, State, and Federal regulations.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

(REZ2003) Ordinance 2020-04:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2020-04)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2020, the following Ordinance/ordinance amendment was offered for _____ by Township Board Member _____, and was seconded by Township Board Member _____, and to adopt the staff report as finding of fact, and upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to as follows:

Sec. 16.2 PERMITTED USES.

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

- (A) Any permitted use in the CS District.
- (B) Hotels and motels.
- (C) Veterinary/animal hospitals, **and** clinics.
- (D) **Kennels, subject to Sec. 20.4(V)(2)**

Sec. 20.4 SITE DESIGN STANDARDS.

(V) **Kennels.**

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

- b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.
- i. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 - ii. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
 - iii. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the lot or premises.
 - iv. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.
- c. All Kennels shall provide the following:
- i. Hours of operation, including outdoor animal activity
 - ii. The size, nature, character, and animal capacity
 - iii. The proximity to adjoining properties
 - iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation
 - v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
 - vi. Measures to control sound from within the building and/or site
- d. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- e. Kennels shall comply with all applicable County, State, and Federal regulations.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

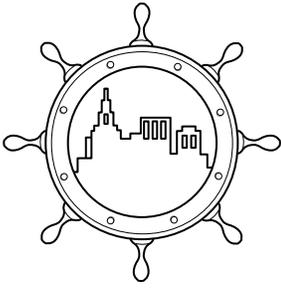
ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Richard VanderKlok
Georgetown Charter Township Clerk



Fresh Coast Planning

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Brian Werschem

231-206-4821

bwerschem@gmail.com

April 17, 2020

Mr. Tim Smit, Chairperson
Planning Commission
Georgetown Charter Township
c/o Mannelle Miner
1515 Baldwin Street
Jenison, MI 49428

[VIA EMAIL ONLY]

Re: Proposed Text Amendments to the Georgetown Charter Township Zoning Ordinance –
Section 20.4(V) – Site Design Standards, Kennels and Section 16.2 – Permitted Uses

Dear Chairperson Smit:

On behalf of Leah Swathwood and Captain K9 of 7560 River Avenue, attached is an Application for Rezoning to amend Section 20.4(V) – Site Design Standards, Kennels as well as Section 16.2 – Permitted Uses of the Georgetown Charter Township Zoning Ordinance (GCTZO). Accompanying the application is the draft language we propose to amend said sections. In addition, for your convenience, we have included the existing language preceding the proposed language. The purpose of this proposed amendment is not only to accommodate a future Kennel use at the Captain K9 property but also to modernize the GCTZO language regulating Kennel uses within commercial districts throughout the Township.

Our Approach

While our firm represents Captain K9 in this effort, our primary clientele are local municipalities. We regularly provide planning and zoning services to numerous townships in West Michigan, seven of which are located within Ottawa County. As a result of this, we emphasized to our client that the proposed language should be appropriate not only for their location, but for future Kennel locations within the Township. As you know, text amendments apply to all properties within a certain zoning district or districts. Given this, the proposed language has been designed on this basis.

Section 20.4(V) – Site Design Standards, Kennels

Current Language

As you are aware, except for Kennels located within the Industrial (IND) zoning district, the GCTZO regulates all Kennel uses pursuant to the provisions of Section 20.4(V). Given this, Kennels within the Agricultural (AG), Rural Residential (RR), Neighborhood Service Commercial (NS), Community Service Commercial (CS), and Highway Service Commercial (HS) zoning districts are regulated the same. We understand from Zoning Administrator Miner that the current language has generally existed since at least 1980 within the CS zoning district, which is where Captain K9 is located.

As noted above and as you are further aware, Kennels within the IND zoning district are a use-by-right and are therefore not subject to the provisions of Section 20.4(V). While Kennels within the HS zoning district are also a use-by-right, in accordance with Section 16.2 – Permitted Uses of the GCTZO, they are subject to the design standards provided within Chapter 20 – Special Land Uses of the GCTZO.

Proposed Language

Separation of Districts

As you will note within the attached draft, we propose separating the AG and RR zoning districts from the commercial zoning districts. We believe the AG and RR zoning districts are distinctly different from the commercial districts for reasons we expect to be self-explanatory. No changes occurred to the current language with our proposed separation of zoning districts for the AG and RR districts except for its structure as a result of the separation of districts. Given this, Kennels located within the AG or RR zoning districts would remain subject to the same language that exists today within the GCTZO.

Key Modifications

For the remainder of zoning districts (NS, CS, and HS by way of reference within Section 16.2 of the GCTZO) we propose the following. We additionally explain the difference between the existing language and the proposed language, along with our rationale, where appropriate.

1. A minimum lot size of one-half (1/2) acre.
 - The language currently requires a minimum lot size of two (2) acres. While this type of acreage can be common for lots within a rural setting, it is uncommon for a commercial district. The proposed minimum lot size is almost double the minimum lot size in the NS and CS zoning districts, and is approximately 30% larger than the minimum lot size in the HS zoning district. While there are a number of reasons larger lots are commonplace for Kennels in rural settings, such as separation from adjacent dwellings where people sleep, the need for such acreage does not exist in commercial. Most commercial neighbors are absent from their property in the evening and more commonly are absent from their property overnight. As a result, the need for a large lot area is not as relevant in commercial districts.
2. The ratio of animals to acreage has been eliminated.
 - Every Kennel operator is different; from the size and type of animals they house, the duration of stay, the type of interior enclosure, means of soundproofing, to the number of animals. Given this, we believe it is more appropriate for a proposed Kennel to present the details of their business and for the Planning Commission to navigate appropriate conditions on a case-by-case approach, rather than establish the number of animals through a ratio without operational basis.
3. The 100-foot setback has been revised to any Residential District rather than any occupied dwelling or adjacent building used by the public.
 - While dwellings within a commercial district are rare and are not permitted within commercial districts pursuant to the GCTZO, the existing provision seems antiquated and should be modified as we proposed to any Residential District.
4. Require employee oversight of animals outside.
 - This language goes beyond that which is currently required. As a result of our recent text amendment for the same on behalf of our client, Allendale Charter Township, Kennel operators agreed that their attendance was appropriate to control noise, odor, and other attributes of animals when outside. This requirement was accepted for commercial lots and locations with a more rural atmosphere. While it is not proposed within the AG or RR zoning districts in Georgetown Charter Township, we believe constant attendance by an employee will help control impacts from the use within commercial districts.

5. Limit hours of outside activities.
 - All animals, particularly dogs, require exercise and the opportunity to use the “bathroom.” However, the language proposes to limit that opportunity to any 16 hour period, as approved by the Planning Commission, because we recognize that no Kennel needs 24 hours of outdoor access. This 16 hour length of time is particularly necessary during the summer daylight hours.
6. Containment of animals outside shall be by a completely opaque enclosure.
 - To decrease the impacts of a Kennel use in commercial districts, we proposed that any exercise or other outdoor area shall be surrounded by a completely opaque enclosure so that the animals are not visible to adjacent properties and so that the animals cannot see adjacent properties. This will not only be aesthetically beneficial to surrounding properties, but also reduce the habit of unnecessary barking from dogs.
7. Require a greenbelt when an exercise or other outside area is within a required yard.
 - To further the aesthetic benefit to surrounding properties, in the event the completely opaque exercise or other outdoor area for animals is within twenty (20) feet of a lot line, it shall be screened in accordance with your existing greenbelt requirements. Further, in no instance shall the exercise or outdoor area be within ten (10) feet of any property line.
8. Applicants shall provide minimum operation details.
 - Related to number two above, proposed Kennels shall provide detailed information about their business, such as hours of operation, outdoor activity, the size and nature of the operation, the animal capacity, proximity to adjoining properties, expectations for noise and odor, how animals will be managed and the related employees, and means to control sound from within the building and/or site. This minimum amount of operational detail will provide the Planning Commission with necessary information to determine if conditions are appropriate, as we explain in number nine below.
9. The proposed language concludes with an emphasis that all Kennels shall be subject to reasonable conditions imposed by the Planning Commission, and shall comply with all County, State, and Federal regulations.

Section 16.2 – Permitted Uses

Current Language

As noted above, by way of reference, Kennels within the HS district are subject to the design standards within Chapter 20, even though Kennels are a use-by-right in said district.

Proposed Language

Given this reference, we propose separating Kennels from Section 16.2(C) and locating them in a new Section 16.2(D) with reference to Section 20.4(V)(2). The reason for this proposed amendment is to ensure clarity when referencing Section 20.4(V), which we propose to separate into two subsections, as noted above. While we considered revising Section 20.4(V) to simply reference the HS district, we wanted to avoid confusion with an identification of said district within Chapter 20. In other words, we did not want to imply that Kennels within the HS district were only permitted as a special use. Therefore, an amendment to Section 16.2 seemed the most appropriate.

Conclusion

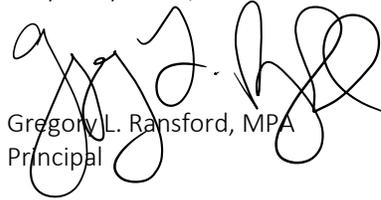
While Kennel operations continue to exist in rural settings, such as the AG and RR zoning districts, their popularity and convenience within commercial district areas are becoming more common. Certainly, it is evident from the existing GCTZO language that Kennels have been identified as appropriate within commercial

districts as a special use, dating as far back as the year 1980. We propose this language as a result of changes within the industry, its clientele, and the Township within the past 40 years.

We believe that through appropriate ordinance provisions such as those we propose, the Township can successfully regulate Kennels within commercial districts, even with a greater number of animals permitted and on lots smaller than that required by the current GCTZO language.

Thank you for your review and consideration of this request. If you have any questions, please do not hesitate to contact us anytime.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'G. L. Ransford', written over the printed name.

Gregory L. Ransford, MPA
Principal

Attachment

cc: Leah Swathwood, Captain K9

PERMIT NUMBER:

APPLICATION FOR REZONING

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

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Captain K9 PHONE: 616 431 1388

APPLICANT NAME: Greg Ransford, Fresh Coast Planning (authorized agent) 616 638 1240

ADDRESS: 950 Taylor Avenue, Ste 200 CITY / STATE / ZIP: Grand Haven, MI 49417

PROPERTY INFORMATION

COMPANY NAME: Captain K9 PHONE: 616 431 1388

OWNER / AGENT NAME: Leah Swathwood TITLE: Manager

ADDRESS: 7560 River Avenue CITY / STATE / ZIP: Jenison, MI 49428

PARCEL NUMBER: 70-14-13-427-011 ZONING DISTRICT: CS

LEGAL DESCRIPTION: N/A

PROJECT INFORMATION

PROPOSED USE: Text amendments to Section 20.4(V) AND 16.2

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

N/A - See attached letter regarding text amendments.

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:  agent DATE: 4/15/2020

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:

Current Language

Sec. 20.4 – SITE DESIGN STANDARDS

(V) Kennels.

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

Proposed Language

Sec. 20.4 – SITE DESIGN STANDARDS

(V) Kennels.

- (1) For Kennels located within the AG or RR district:
 - a. The minimum lot size shall be two (2) acres for the first four (4) animals and an additional one-third (1/3) acre for each additional animal.
 - b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.
- (2) For Kennels located within the NS or CS district:
 - a. The minimum lot size shall be one-half (1/2) acre.
 - b. Buildings wherein animals are kept, runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any Residential District. Runs and/or exercise areas shall not be located in any required front, required rear, or required side yard setback area.
 - i. Any animal that is exercised outside of the building or other enclosed area must be in an approved exercise area and an employee must be with any such animal at all times while outside the building or other enclosed area.
 - ii. All exercise or other outdoor areas shall only be utilized during a continuous period of time not to exceed sixteen (16) hours, as approved by the Planning Commission.
 - iii. All exercise or other outside areas accessible to an animal shall be enclosed by a fence or other suitable barrier that is completely opaque and to a height that will contain the animals and prevent exit from the Lot or premises.
 - iv. Any exercise or other outside area located within twenty (20) feet of a lot line shall be screened by a greenbelt which meets the minimum standards of Sec. 3.11(A) for the extent of the exercise or other outdoor area. In no instance shall an exercise or other outside area be located less than ten (10) feet from a lot line.
 - c. All Kennels shall provide the following:
 - i. Hours of operation, including outdoor animal activity
 - ii. The size, nature, character, and animal capacity
 - iii. The proximity to adjoining properties
 - iv. The noise, odor, or other disturbances for adjoining properties and the surrounding neighborhood as a result of the operation

- v. Summary of operations and the handling of the animals, including, but not limited to, the number of employees, the number of handlers available to each animal, parking area, signage, and etcetera, any other information that the Planning Commission deems appropriate.
- vi. Measures to control sound from within the building and/or site
- d. Kennels are subject to reasonable conditions imposed by the Planning Commission to mitigate impacts related to the use to protect the health, safety, and general welfare of the surrounding area.
- e. Kennels shall comply with all applicable County, State, and Federal regulations.

Current Language

Sec. 16.2 – PERMITTED USES.

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

- (A) Any permitted use in the CS District.
- (B) Hotels and motels.
- (C) Veterinary/animal hospitals, clinics, and kennels

Proposed Language

Sec. 16.2 – PERMITTED USES.

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

- (A) Any permitted use in the CS District.
- (B) Hotels and motels.
- (C) Veterinary/animal hospitals and clinics
- (D) Kennels, subject to Sec. 20.4(V)(2)

From: [Contact](#)
To: [Mannette Minier](#); [Rod Weersing](#); [Richard VanderKlok](#)
Subject: FW: Animals
Date: Thursday, April 23, 2020 8:50:33 AM

-----Original Message-----

From: Jude Chase [<mailto:judechase@icloud.com>]
Sent: Wednesday, April 22, 2020 4:10 PM
To: Contact <contact@georgetown-mi.gov>
Subject: Animals

Hi, my name is Jude Chase and I would like to issue a statement on why the people in Georgetown Township should be able to keep ducks. I would like to house 3 mallard ducks until it has grown up enough for it to fly away. I don't see any sense in prohibiting people from keeping the animal as long as they promise to respectfully take care of it and see that no harm will come to it and or anything else. People should be able to take care of ducks because it will provide a learning experience to the caretakers on what they might do for a living and or house more of their choosing animals. I also saw that it became a law because a couple neighbors complained about the smell. Well, that might've been some time ago because I can promise you that the people of today will harness the ducks and will responsibly take care of them and turn those frowns upside down. I know a 11 year old, a 6 year old, and a 4 year old that would responsibly take care of the ducks with some help of their parents. They were very eager to get the ducks but when they found out that there was a law prohibiting that, they became and still are very sad. I would like you to look into my statement and just hopefully change the law maybe with just a few less restrictions. Thank you and please consider my thoughts.

Sent from my iPad