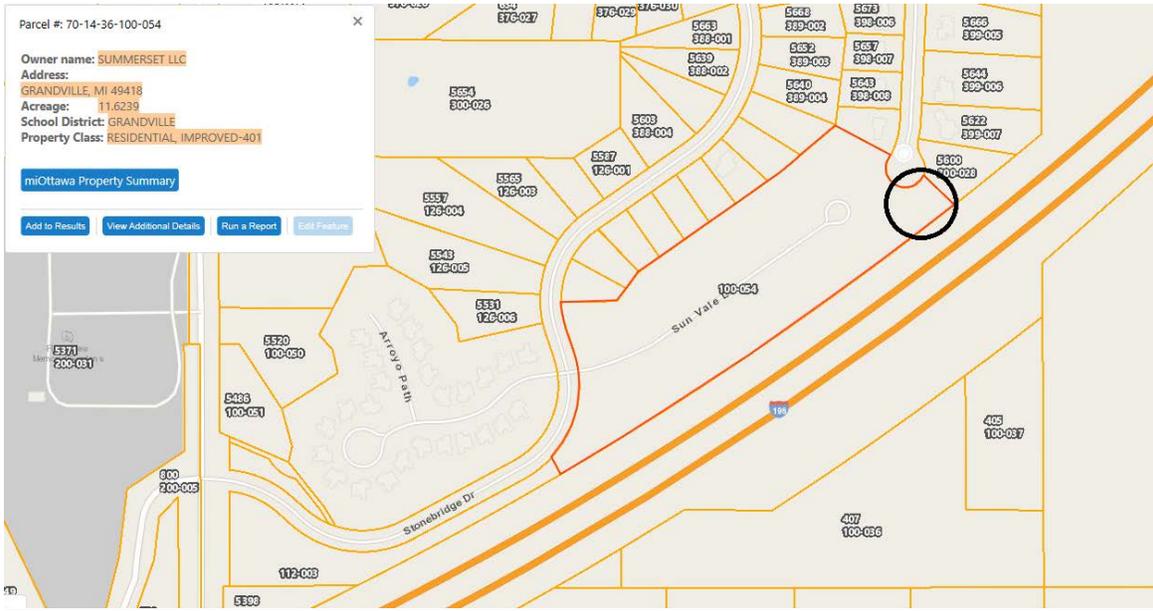


REQUEST

(ST1903) Summerset Villas revision, Sunvale Ln., P.P. # 70-14-36-100-054. The request is for minor site plan revision approval for the elimination of a piece of property at the northeast corner to be split and developed as be a single family residence in the LDR district. The street is private. Public water and sanitary sewer are to be provided.



HISTORY

The Township Board approved the final plat of Summerset South No. 1 on December 14, 2015. The Township Board approved the preliminary plat of Summerset South No. 2 on April 24, 2017. The Ottawa County Road Commission approved the layout with the cul-de-sac at the end of Bloomfield Dr.

On May 26, 2017 initial approval was granted for this condo development with 53 units. The plan was been resubmitted in October 2017 and revised to add four units for a total of 57 units.

MASTER PLAN

The proposed use is allowed in the LDR district. The Future Land Use Map designates the area as LDR; therefore, the proposed use is consistent with the Master Plan.



Legend

Future Land Use code, Landuse

- RR/AG, Rural/Agriculture
- CC, Community Commercial
- HC, Highway Commercial
- HDR, High Density Residential
- I, Industrial
- LDR, Low Density Residential
- MDR, Medium Density Residential
- NC, Neighborhood Commercial
- OS, Office Service
- PSP, Public Semi Public
- PUD Com, PUD Commercial
- PUD Mix, PUD Mix Use
- PUD Res, PUD Residential
- Parks/Recreation

SUMMARY

1. Setbacks are met with the elimination of the property.
2. Submit a site plan application, with a \$100 site plan minor revision fee, two more paper copies and one electronic copy.
3. The developer shall sign all paper copies of the plan.
4. Submit a land split application, with a \$100 fee, and all accompanying required materials. Note that this approval does NOT grant land split approval.
5. Utilities shall be coordinated with the DPW. Sec. 19.4(N) requires that the developer provide the size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems. **A condition of approval shall require that the developer submits to the Township as-built plans for all water and sewer installations in the development which shall become the sole property of the Township.**

Further, Sec. 50-76 in the Code of Ordinances requires that the installation of the street, utilities and water and sanitary sewer systems shall conform to Township specifications and this section gives the Township the right to inspect this installation. The developer shall submit a \$75 fee for the inspection of each unit. A condition of approval should be further stipulated that the developer provide the total fees prior to submitting a building permit application.

APPROVAL

The minor site plan revision is approved for (ST1903) Summerset Villas revision, Sunvale Ln., P.P. # 70-14-36-100-054, for the elimination of property at the northeast corner to be split and developed as be a single family residence in the LDR district, in the LDR district, as shown on the site plan dated 2-19-19, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. Submit a site plan application, with a \$100 site plan minor revision fee, two more paper copies and one electronic copy.
2. The developer shall sign all paper copies of the plan.
3. Submit a land split application, with a \$100 fee, and all accompanying required materials. Note that this approval does NOT grant land split approval.
4. Utilities, including water and sewer, shall be coordinated with the DPW and the developer shall provide the size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems. **Engineered drawings for the Township Department of Public Works showing connections to the water supply system and the sewer system shall be submitted. As-built plans for all water and sewer installations in the development shall be submitted and become the sole property of the Township.**

The installation of the utilities and water and sanitary sewer systems shall conform to Township specifications and the Township has the right to inspect this installation. Unit inspection fees shall be submitted, prior to the submission of a building permit application, for the Township Department of Public Works inspectors to inspect each unit to determine correct connections to utilities. The eliminated property shall be inspected.

- 5. Ottawa County Water Resources approval (Storm Water Drain Permit) and the lowest building opening for the house shall be obtained and submitted to the Township prior to the submission of any building permit applications.**
- 6. All fees, including deferred assessments, shall be paid to the Township prior to the submission of any building permit application for construction within the condo development.**