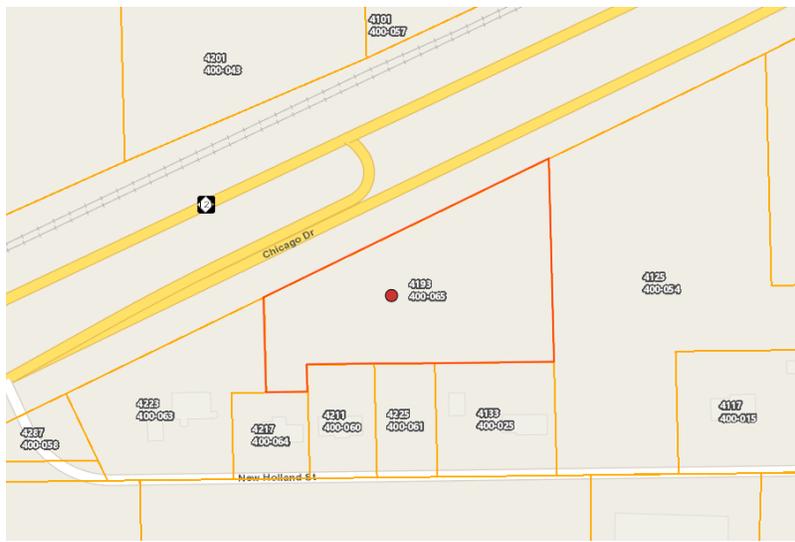


**REQUEST – REVISED May 30, 2019**

**(SUP1907) Dwight Prince, Prince Motors**, 3460 Chicago Dr., is requesting revised site plan approval to a previously approved special use permit on August 1, 2018 (including site plan) for an open air business, on a parcel of land described as P.P. # 70-14-31-400-065, located at 4193 Chicago Dr., in as (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI.

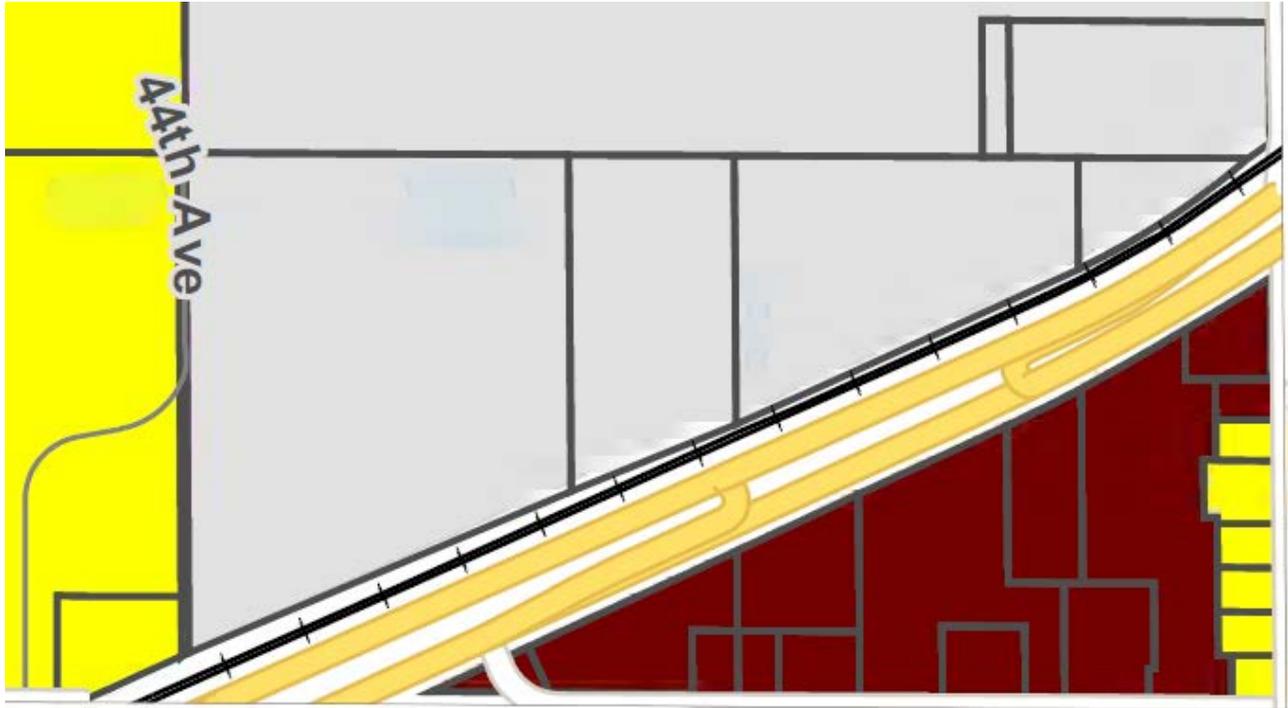
The site plan has been revised to shift the building and to revise the layout of the parking. The proposed building is 7,025 square feet, an increase from the previously proposed size of 5,960 square feet.

**Note that as per Sec. 20.2(C), the site shall be under construction within one year of the approval unless extended for a maximum of 6 months by the Planning Commission when a request is submitted in writing. Approval was granted August 1, 2018. The plan has to be redesigned because parking dimensions are shown incorrectly.**



## MASTER PLAN

The proposal is consistent with the Master Plan. The Future Land Use Map designates the area as Highway Service Commercial and the use of open air business is allowed in the HS district.



Legend	
 Water Bodies	 LDR, Low Density Residential
 Parcel	 MDR, Medium Density Residential
Future Land Use Code, Land Use Value	
 Ag, Agriculture	 NC, Neighborhood Commercial
 CC, Community Commercial	 OS, Office Service
 HC, Highway Commercial	 PSP, Public Semi Public
 HDR, High Density Residential	 PUD Com, PUD Commercial
 I, Industrial	 PUD Mix, PUD Mix Use
	 PUD Res, PUD Residential
	 REC, Recreational Open Space

## SUMMARY

### **a. Setbacks are as follows:**

- 1) Front – 30 feet with footnote (k) which states that the 30 foot front yard setback shall be landscaped and not used for parking. **MET.**
- 2) Sides – 10/25 feet. **MET.**
- 3) Rear – 40 feet with footnote (m) which states that when a side or rear yard abuts a residential district, a 25 foot greenbelt shall be provided with 1 evergreen for each 20 feet or fraction thereof. **MET.**

- b. Sign details are shown and meet ordinance requirements. Sign permits are required.
- c. Parking calculations were corrected and meet ordinance requirements. The addition parking spaces can be used for the display of vehicles for sale.
- d. **Provide right-of-way width of Chicago Dr. on a separate document (do NOT revise the site plan).**
- e. **The note in the GENERAL NOTES still states that 23 trees are required; however, the next line indicates the correct number of 24 trees and 24 trees are shown.**
- f. **Provide the dumpster details, including dimensions of height, width, length and materials used for screening. This should be done on a separate document (do NOT revise the site plan).**
- g. **A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the issuance of a building permit.**
- h. See the following special use standards which still have to be met with a site plan revision.

### **General Special Use Standards**

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

## Specific Special Use Standards

### (Z) Open air businesses.

The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

- (1) Minimum lot area shall be one (1) acre. **Met.**
- (2) Minimum lot width shall be two hundred (200) feet. **Met.**
- (3) Except in the Agricultural Districts, the Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises.
- (4) All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.
- (5) The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.
- (6) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water. **Met.**
- (7) Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection. **Met.**
- (8) All lighting shall be shielded from adjacent residential areas. **Met.**
- (9) In the case of a plant materials nursery:
  - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.
  - b. All loading activities and parking areas shall be provided on the same premises (off-street).
  - c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
- (10) No display area shall be located within ten (10) feet of a road right-of-way line. **Met.**

## **APPROVAL**

The site plan is approved for (SUP1907) Dwight Prince, Prince Motors, 3460 Chicago Dr., for revisions to a previously approved open air business special use permit/site plan on August 1, 2018, including shifting the building and increasing the building size from 5,960 to 7,025 square feet, on a parcel of land described as P.P. # 70-14-31-400-065, located at 4193 Chicago Dr., in as (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, as shown on the site plan package dated 05/24/19, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. All signs require permits and shall meet ordinance standards.
2. Utilities shall be coordinated with the DPW.
3. Sidewalks shall be provided unless waived by the Township Board.
4. The note in the GENERAL NOTES still states that 23 trees are required; however, the next line indicates the correct number of 24 trees and 24 trees are shown; therefore, there shall be 24 trees in the streetscape
5. The following shall be provided to the Township prior to the submission of a building permit application:
  - a. A Storm Water Drain Permit (written permission from the Drain Commissioner's office).
  - b. The dumpster enclosure material, along with dimensions for height, length and width on a separate sheet.
  - c. Right-of-way width of Chicago Dr. on a separate document (do NOT revise the site plan).
  - d. A property line adjustment application shall be submitted with all associated fees and documentation. Approval shall be obtained for any property line adjustment prior to the submission of a building permit application. Approval of the site plan does not imply approval of the property line adjustment.

Criteria used for the site plan review:

I D number	SUP1907	Date	6/3/2019
Name	Prince Motors		
Address	4223 New Holland		
Use	Open air business	SUP required	Yes-Sec. 16.3(E)

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