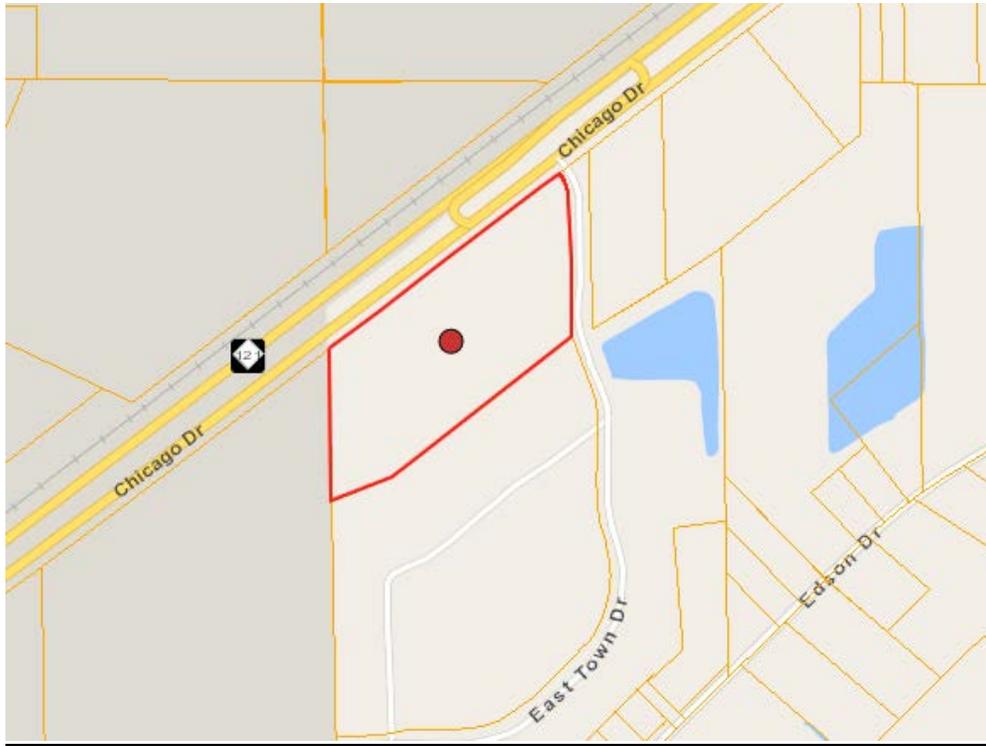


REQUEST – 8/13/19

(ST1916) Chicago Dr. Ventures LLC, 4720 52nd St., is requesting revised site plan approval for an open air business with an approved special use permit, under Sec. 16.3(E), on a parcel of land described as P.P. # 70-14-28-400-051, located at 2700 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI.

The proposal is to split the parcel into two parcels and on one parcel to construct a 30,000 building for the use of an open air business for a landscaping company including the outdoor storage of equipment and trucks under Sec. 16.3(E), plus additional tenant spaces.



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
	Parcel
Future Land Use	
Code, Land Use Value	
	Ag, 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
	REC, Recrational Open Space

SUMMARY

a. **Setbacks are as follows.**

Front on Chicago Dr. – minimum of 30 feet to the property line with landscaping in the first 30 feet, as per footnote (k), including 20 trees for 492.30 feet of frontage. As per footnote m, a greenbelt on the rear property line which is adjacent to a residential district, was required; however, a variance was granted at the July 31, 2019 ZBA meeting.

b. The sign is shown to be 15 feet from the road right-of-way. No other details were provided. The note states that the sign will comply with Township ordinances. Sign permits are required.

c. **Provide the right-of-way width of Chicago Dr. on a separate sheet.**

d. **Coordinate water and sewer with the DPW.**

e. **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.**

f. **The floodplain elevation is noted to be 613 and some elevations on the site are lower. If there is to be any activity within the floodplain, a DEQ permit is required..**

g. See the following special use standards. Even though the special use permit was already granted, the revised site plan still is required to meet the standards for an open air business.

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: **NA**
 - 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.**

REVISED SITE PLAN APPROVAL

The site plan for (ST1916) (ST1916) Chicago Dr. Ventures LLC, 4720 52nd St., is administratively approved as shown on the site development plan identified as File No. 191100E, dated 8/15/2019 and the elevation plan identified as Project No. 234341, dated 04/19/2019, for an open air business with an approved special use permit, under Sec. 16.3(E), on a parcel of land split from P.P. # 70-14-28-400-051 as shown on the plan provided with the approved split, located at 2700 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, based on the findings that the applicable standards of the ordinance have been met, and with the following conditions:

- 1) All signs require permits and shall meet ordinance standards.**
- 2) A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.**
- 3) The floodplain elevation is noted to be 613 and some elevations on the site are lower. If there is to be any activity within the floodplain, a DEQ permit is required.**
- 4) The right-of-way width of Chicago Dr. is provided on a separate sheet.**

Criteria used for the site plan review:

I D number	ST1916	Date	8/20/2019
Name	DJ's Landscaping		
Address	2700 Chicago Dr.		
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. met
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	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements		c. provide
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer		d. coordinate
Location, size of surface water drainage facilities		e. required
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	f. floodplain
Special Use Standards, general and specific	X	g. standards
Residential development extra requirements-attached garages	NA	