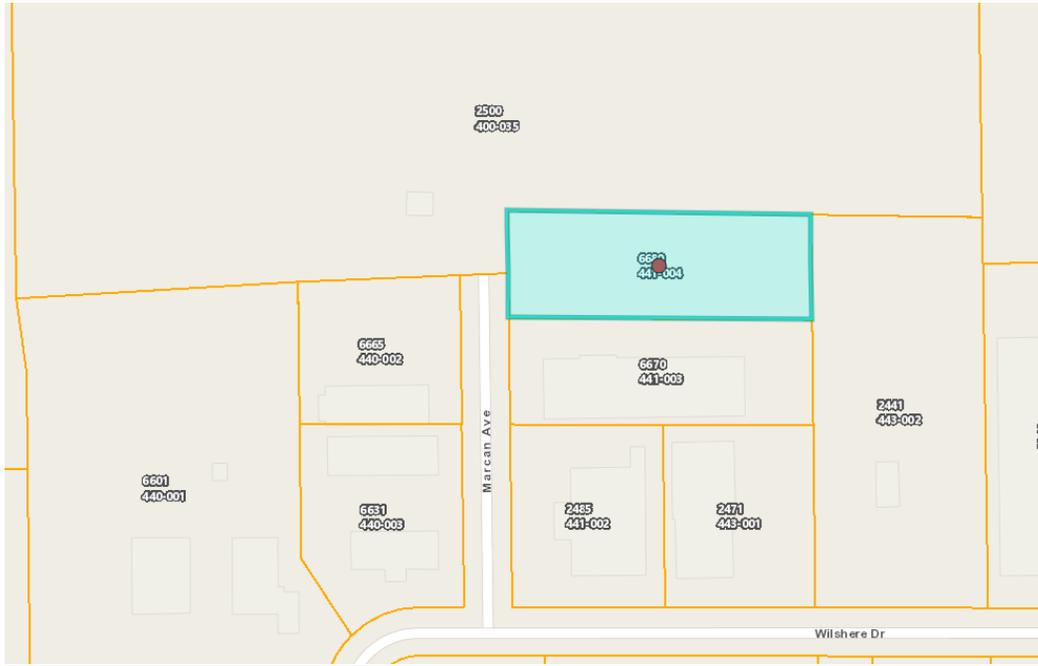


REQUEST – September 9, 2019

(ST1917) Dean DeGraaf, 6680 Marcan, is requesting site plan approval to construct a 21,000 square foot building with four individual units for the use of storage and industrial uses, allowed under Sec.17.2(C) and Sec. 17.2(A), in an (I) Industrial district. P.P. # 70-14-21-441-004, located at 6680 Marcan, Georgetown Township, Ottawa County, Michigan.



SUMMARY

a. Setbacks are required as follows:

Front – 45 feet from the property line. Footnote (R) is applicable (see below) and requires that the front yard for 30 feet shall be landscaped and not be used for parking. Landscaping shall meet requirements in Sec. 3.11. One tree is required for each 25 foot or fraction thereof of frontage. **The frontage is 146.45/25 = 6; therefore, 6 trees are required. Met.**

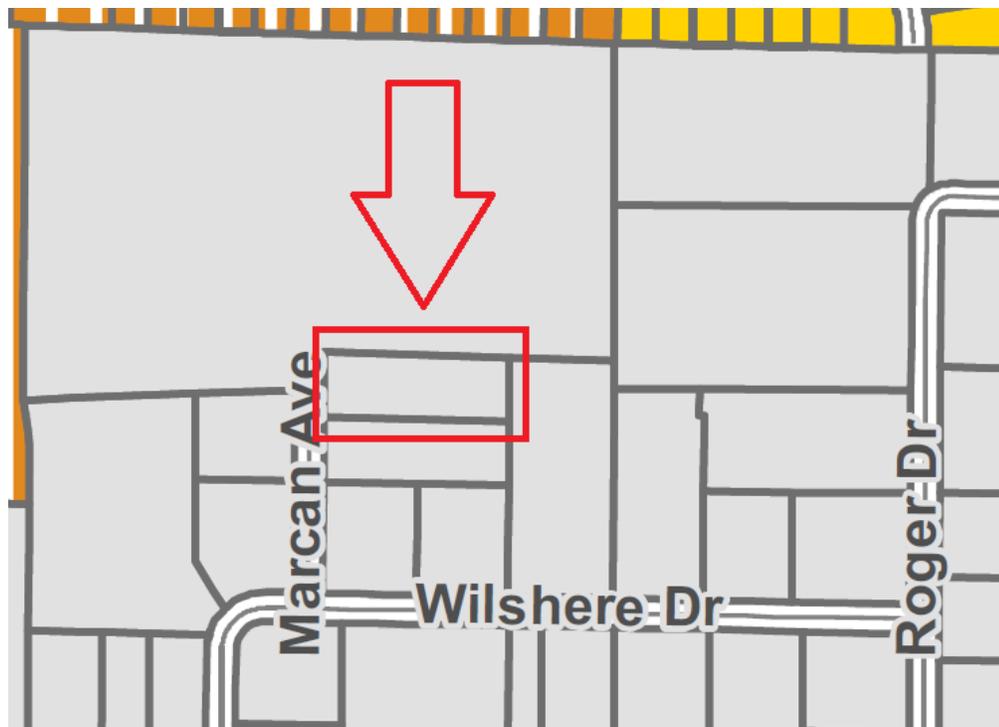
Sides – 20 (as long as not adjacent to a residential district). **Met.**

Rear – 20 feet required adjacent to another Industrial parcel, as per footnote (x). **Meets ordinance requirements.**

Footnotes:

Chapter 24 footnote (R). Except for necessary drives and walks, the front yard, for a depth of thirty (30) feet, shall be landscaped and shall not be used for parking. Loading, storage and accessory structures shall not be permitted in any front yard. Side or rear yards may be used for parking and loading. Outdoor storage may be permitted, if located in the rear yard or non-required side yard and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.

Chapter 24 footnote (X). When an Industrial parcel's rear lot line abuts another Industrial parcel, the minimum required rear yard setback is reduced to (20) twenty feet.



Legend	
	Parcel
	Water Bodies
Zoning	
Standardized Code, Zoning Class and Code	
	Neighborhood (NS)
	Community (CS)
	Highway Service Commercial HS
	Rural Residential (RR)
	Industrial (I)
	High Density (HDR)
	MHP, Mobile (MHP)
	OS A, Office (OS)
	RR A, Agricultural (AG)
	SFR A, Low Density (LD)
	SFR B, Low Medium (LMR)
	SMR A, Medium (MDR)
	SMR B, Medium High (MHR)
	Planned Unit Development (PUD)

- b. In 2005, the Township Board waived the requirement of sidewalks in the industrial park.
- c. A note on the plan states that all signs shall meet ordinance requirements and that all lighting will not shed light on adjacent properties. For a ground mounted sign, the minimum setback is 15 feet, maximum height is 4 feet, and maximum size is 50 square feet. All signs require permits.
- d. Parking calculations and spaces meet ordinance requirements.
- e. **Coordinate utilities with the Georgetown Township DPW.**
- f. **A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) is required to be submitted prior to the time a building permit application is submitted.**
- g. **Provide elevations.**
- h. An approved Use Zoning Compliance Certificate is required prior to any tenant occupying space in the building.

APPROVAL

The site plan for (ST1917) Dean DeGraaf, 6680 Marcan, is approved to construct a 21,000 square foot building with four individual units for the use of storage and industrial uses, allowed under Sec.17.2(C) and Sec. 17.2(A), in an (I) Industrial district. P.P. # 70-14-21-441-004, located at 6680 Marcan, Georgetown Township, Ottawa County, Michigan, as shown on the site plan dated 07-03-19, landscape plan dated 6/19-19, dumpster details plan dated 6/27/19 and the elevations dated 8-27-19, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. Approved sign permits shall be obtained prior to any sign construction and all signs must meet ordinance standards.
2. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) is required to be submitted to the Township prior to the time a building permit application is submitted.
3. Utilities shall be coordinated with the DPW.
4. **Provide elevations prior to submitting a building permit application.**

ID number	ST1917	Date 8/28/19	
Name	Dean DeGraff		
Address	6680 Marcan		
Use	Warehouse and industrial uses	SUP required	No. Allowed Sec. 17.2(A), 17.2(C)

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		b. missing
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	c. not needed
Signs, exterior lighting	X	d. provided
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	e. provided
Location, pavement width, ROW of all abutting roads, easements		f. missing
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt		g. incorrect
Location, height, type of existing and proposed fences and walls		h. dumpster?
Size, location of proposed, existing utilities, connections to water/sewer	X	i. coordinate
Location, size of surface water drainage facilities		j. Storm Permit
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas		k. missing
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	NA	