

## REVISED REQUEST

(ST1918) Copper Rock Construction, on behalf of Metro Health, is requesting revised site plan approval for the construction of a 10,405 square foot building for the use of a medical office, on parcels of land described as P.P. # 70-14-21-300-130, located at 2917 Port Sheldon St., Georgetown Township, Ottawa County, Michigan.

The revisions include additional parking spaces and moving the building one foot to the north.



## HISTORY

At the April 18, 2018 meeting, the Planning Commission recommended approval of the revised preliminary PUD plan to allow the use of an animal hospital (along with the other uses listed below in the excerpt of the minutes) and approved the final PUD plan contingent upon the Board approving the preliminary PUD plan.

At the April 23, 2018 meeting, the Township Board approved the revised preliminary development plan.

### **#180418-04 – (PUD1801) Ordinance No. 2018-11**

Was approved for the following uses:

**(PUD1801) Ordinance No. 2018-11 To change from (PUD) Planned Unit Development to Revised (PUD) Planned Unit Development, and for preliminary development, rezoning, and final development plan approval for the uses of an animal hospital, daycare facility, Office Services uses, medium/high density uses and retail establishments, under Chapter 22 , on parcels of land described as P.P. # 70-14-21-300-018, -080, -126, and -127, located at 2887, 2903 2917, and 2935 Port Sheldon St., Georgetown Township, Ottawa County, Michigan, as shown on the following:**

At the June 19, 2019 meeting, the Planning Commission approved the final development plan.

**#190619-03 – (PUD1801-02) Copper Rock Construction, on behalf of Metro Health, is requesting the second final development plan approval for the construction of a 10,225 square foot building for the use of a medical office, on parcels of land described as P.P. # 70-14-21-300-018, and -127, located at 2903 and 2917 Port Sheldon St., Georgetown Township, Ottawa County, Michigan ([narrative and application](#), [final development plan](#))**

**Moved by Jeannine Bolhouse, seconded by Jessica Ulberg, to adopt the staff report as finding of fact and to approve the final development plan as shown on the site plan package dated 06/13/19;**

**Based on the determinations that:**

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 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.

**With the following conditions:**

1. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the building permit application.**
2. **A Storm Water Drain Permit (written approval by the Water Resources Commissioner's office) shall be submitted to the Township prior to the submission of the building permit application.**
3. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
4. **Approved permits are required for all signs and all signs shall meet the details listed in the ordinance standards.**
5. **A demolition permit is required to be obtained for the demolition of the existing house.**
6. **All signs and the dumpster enclosure shall be architecturally similar and coordinate with the PUD architectural theme including materials and colors.**
7. **The parcels shall be combined prior to the submission of a building permit application.**
8. **The revisions on the plan dated 06/13/19 from the plan dated 05/15/19 include only the following:**
  - a. Building size. Increased from 10,225 (65 x 153 F) SF to 10,405 (75 x 135 F) SF, increase of 180 SF.
  - b. Setbacks. Sides from 12.3 and 10.5 F to 21 and 19.5 F. Rear decreased from 49.2 F and 45.8 to 39 and 36 F.
  - c. Open space decreased from 16.5 to 16.2%.
  - d. Sidewalks added on the side.

**MOTION CARRIED UNANIMOUSLY.**

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**SUMMARY**

1. **All signs and the dumpster enclosure shall be architecturally similar and coordinate with the PUD architectural theme.**
2. **Revisions include the following:**
  - a. Reduction in the parking islands to 3 feet wide.
  - b. The building was moved one foot to the north to be located at the 35 foot setback line.
  - c. Seven additional parking spaces were added, including 2 at the southeast corner.
  - d. Drainage was changes and approved by the Ottawa County Water Resources Commission.

**REVISED SITE PLAN APPROVED WITH CONDITIONS**

The REVISIED site plan is approved for (ST1918) Copper Rock Construction, on behalf of Metro Health, for the construction of a 10,405 square foot building for the use of a medical office, on parcels of land described as P.P. # 70-14-21-300-130, located at 2917 Port Sheldon St., Georgetown Township, Ottawa County, Michigan, in a PUD zoning district, as shown on the site plan (sheet C-205) dated 08/21/2019 and the landscape plan (sheet L-201) dated 08/21/2019, based on the finding that all applicable standards of the ordinance have been met (with conditions as listed): with the following conditions:

- a. **Approved sign permits shall be obtained prior to any sign construction (including wall signs).**
- b. **No outdoor storage is shown and no outdoor storage is allowed.**
- c. **All signs and the dumpster enclosure shall be architecturally similar and coordinate with the PUD architectural theme including materials and colors.**