

November 12, 2020

Mrs. Mannette Minier
Zoning Administrator
Georgetown Township
1515 Baldwin Street
P.O. Box 769
Jenison, MI 49429

Re: Gleneagle Planned Unit Development – Revised Preliminary Development Plan, Georgetown Township, Ottawa County, Michigan

Dear Mrs. Minier:

I hope you are doing well! FELP originally submitted this package on September 24, 2020, and then you provided comments to what was submitted. Specifically, you recommended that no future driveways have a 21 foot setback, you shared that lots D, E, and F as depicted on that plan would not work because they could not have their only access be on a street located in a PUD that the lots were not a part of, and that the building shown on then lot E was too close to the property lines to facilitate a parcel split. Thank you for your comments! We have taken in to account all of your comments and made the following changes:

- We redesigned the layout of the road so that all of the future lots have at least 25-foot setbacks. Also, the previous plans had Gleneagle Highlands Dr. pretty much going straight through the development, which concerned FELP that it would be used by non-residents as a shortcut. We have changed the plan to integrate a 90 degree turn to discourage this potential future issue.
- We have combined lots D, E, and F into one lot, Lot D, adjusted the dimensions so that it is 113 feet wide along Parsons and 385 feet deep to insure a depth to width ratio of less than 4x, and we ensured that the existing building is adequately distanced from the property lines so as to adhere to setback requirements for the land split.

Enclosed are the following items related to the submittal that was original provided September 24, 2020 for the Preliminary Development Plan approval for the Gleneagle Planned Unit Development:

- Fairway Estates Limited Partnership-I PUD Narrative (Revised)
- One (1) full size copies of Sheets 1, 4 and 5 of 5 for the proposed PUD amendment (ten (10) sheets will be provided upon request)
- One (1) 11x17 sized copy of Sheets 1, 4, and 5 of 5 for the proposed PUD amendment
- Revised Property Description and Sketch of Adjusted 957 Parsons Street
- Revised Property Description and Sketch of Adjusted 70-14-26-400-093
- Parsons Street Property Splits Plan including the depth to width ratio table
- Property Description and Sketch for 4 Proposed Parcels A-D

- Description of Rezoning
- *NOTE: The PUD Application together with related fee, the Gleneagle PUD Parcel Legal Descriptions and Boundary Change Affected Existing Parcels, the Application for Rezoning together with related fee, and the Application for Land Split/Property Line Adjustment together with related fee were previously submitted and have not been changed.*

These items are being submitted for consideration for a Planning Commission meeting. Can you please advise for which Planning Commission meeting this can be scheduled to discuss? If required, please advise of a couple of dates/times that are convenient for you for a pre-application meeting? Should you have any questions, need any additional information, or any additional copies of the submittal material, please contact me at 616-485-1361 or joe@byker.com.

Very truly yours,

_____/s/_____

Joseph Byker, Authorized Agent of FELP, LLC, the General Partner of Fairway Estates LP-I