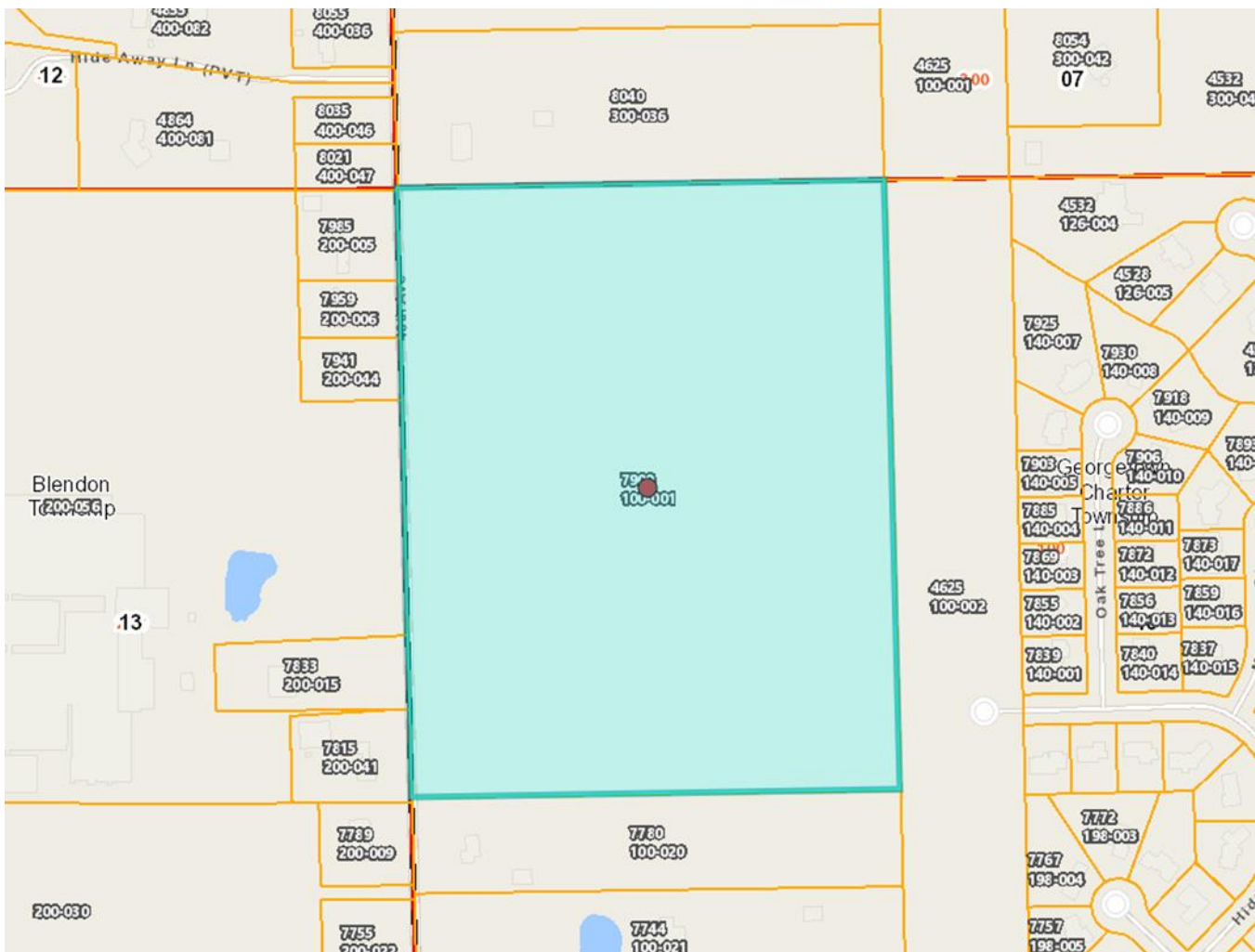


STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the Preliminary Plat of Hidden Lake West Phase 1, P.P. # 70-14-18-100-001, located at 7900 48th Ave, zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The request is for preliminary plat approval of Hidden Lake West Phase 1 plat with 40 lots proposed in an LDR zoning district. The parcel is 31.9 acres. The overall layout is for 51 lots; Phase 2 will be the remaining 11 lots.

For LDR, the minimum size lot is 11,475 square feet in area and 85 feet in width for interior lots and 110 feet of width for corner lots. Minimum required house size is 1,000 square feet. Setbacks along 48th Ave meet the 110 foot requirement (70' + 40') of Chapter 24(B)(3). All lots meet the minimum area requirement.





SUMMARY

- a. The lots and building envelopes appear to meet ordinance requirements (all will be reviewed for exactness at the time a building permit application is submitted).
 - a. Lots 45 and 46 have rear yards affected by a 30’ drainage easement (45 and 46 will be in Phase 2).
 - b. Lots 10 through 18 (double frontage lots) are affected by a 20’ drainage easement in the yard fronting 48th Ave.
 - c. Lots 2, 3, 6, 7, and 9 have rear yards affected by a 20’ drainage easement.
 - d. The waterfront lots on Hidden Lake West have rear yards affected by a 20’ drainage easement. These are situations noted to be created by the developer and would be considered to be a **self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.**
- c. **As per the applicant, all drainage easements and detention areas will be conveyed to the Ottawa County Water Resources Commission.**
- d. Attached garages with a minimum of 400 square feet shall be provided.

- e. There shall be a deed restriction on the lots (10 through 18, 20, and 21) that have frontage on 48th Ave that will prohibit driveway access to 48th Ave as per the Master Plan and the North-South Corridor Study from May 2004. Page 44 of the Master Plan states that the future plan is to widen 48th Ave to five lanes from the southern border of Georgetown Township to Bauer Road. The North-South Corridor Study recommends 48th Ave to be developed as a “partially controlled facility”, which means access may only be permitted via public roads and that no private driveways are allowed.
- f. Plat restrictions will require that individual lots with frontage on 48th Ave are required to maintain the adjacent sidewalk and parkway area.

OPTION FOR MOTION

If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Hidden Lake West Phase 1, P.P. # 70-14-18-100-001, located at 7900 48th Ave, zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan., as shown on the drawing dated 11/19/2020, and with the following conditions:

- a) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Lots 45 and 46 (Phase 2) have rear yards affected by a 30’ drainage easement, lots 10 through 18 (double frontage lots) are affected by a 20’ drainage easement in the yard fronting 48th Ave, lots 2, 3, 6, 7, and 9 have rear yards affected by a 20’ drainage easement, and the waterfront lots on Hidden Lake West have rear yards affected by a 20’ drainage easement. These are situations noted to be created by the developer and would be considered to be a **self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- c) If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign at the time an application is submitted for a sign permit.
- d) Attached garages with a minimum of 400 square feet shall be provided.
- e) Sidewalks will be provided by the individual property owner at the time a house is constructed.
- f) There shall be a deed restriction on the lots (10 through 18, 20, and 21) that have frontage on 48th Ave that will prohibit driveway access to 48th Ave.
- g) Plat restrictions will require that individual lots with frontage on 48th Ave are required to maintain the adjacent sidewalk and parkway area.

The following documents comply with Township ordinances:

ID number	70-14-18-100-001	Date	2/3/2021
Name	Hidden Lake West Phase 1		
Address	7900 48 th Ave		
Use	Preliminary Plat	SUP required	NA

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	
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	a. Light Petition Received
Curbing, parking areas, dimensions of typical space, number of parking spaces	N/A	
Calculations of parking spaces, unloading areas	N/A	
Location, pavement width, ROW of all abutting roads, easements	X	
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	N/A	
Location, height, type of existing and proposed fences and walls	None	
Size, location of proposed, existing utilities, connections to water/sewer		b. Coordinate With DPW
Location, size of surface water drainage facilities	X	c. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		d. Required On Bldg. Permits