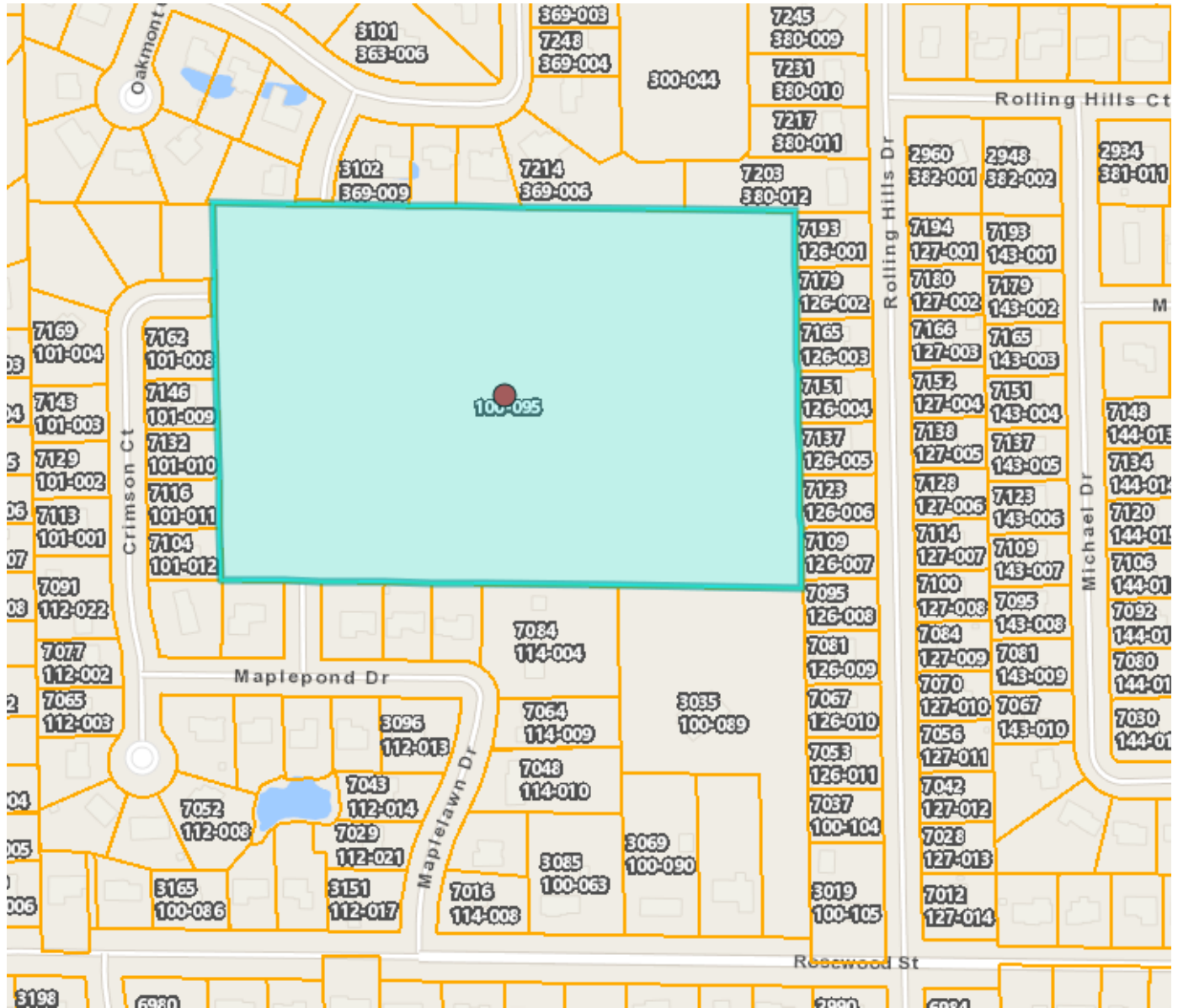
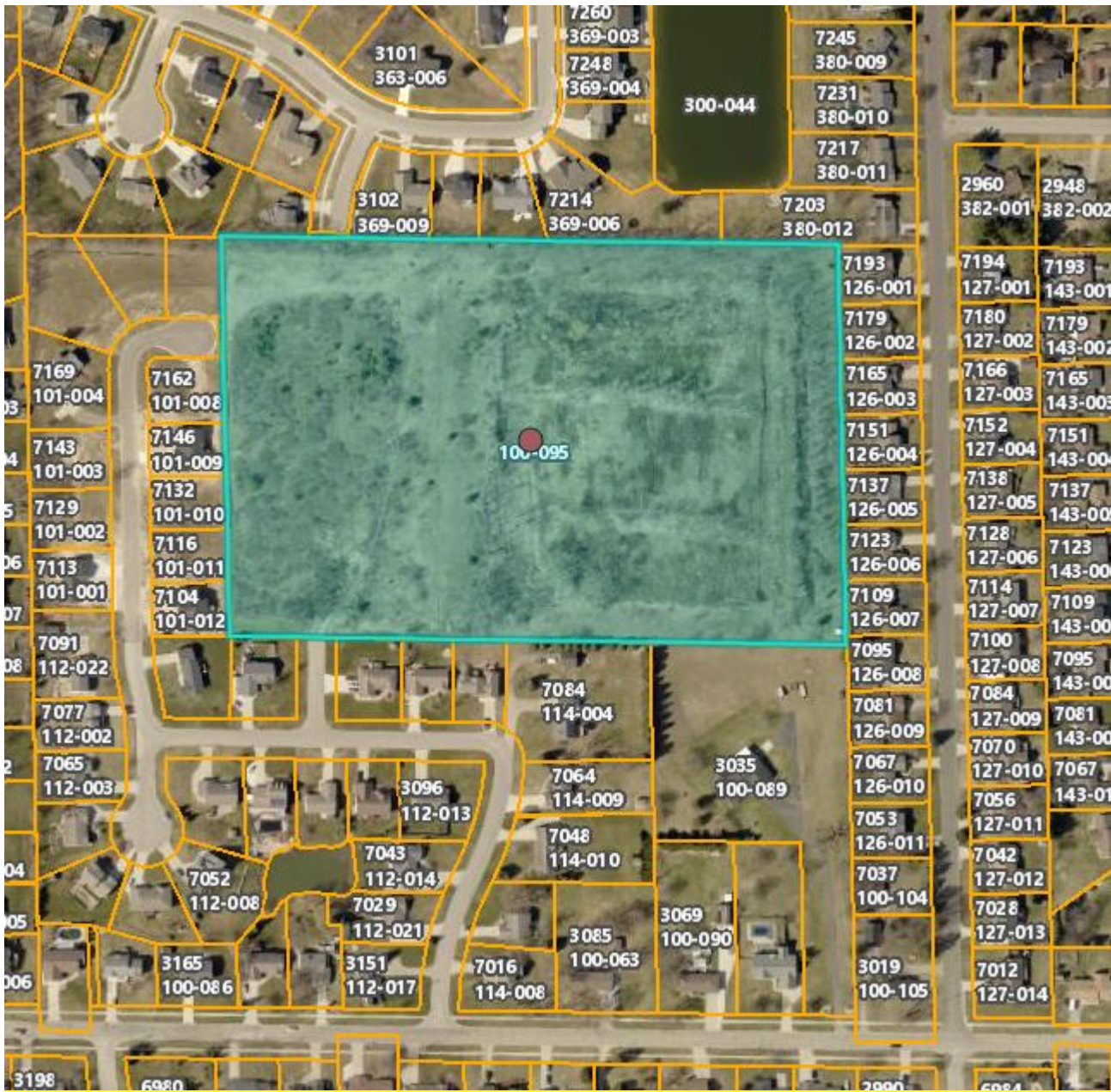


STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the **Preliminary Plat of Sugar Maple Estates**, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan.

The request is for overall preliminary plat approval of Sugar Maple Estates with 12 lots proposed, in a LDR zoning district. The parcel is 15.75 acres, of which 9.84 acres of the parcel is a detention pond.





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). Many lots are affected by a detention pond. 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.
- b. **The applicant stated in an email that there will be no plat entry sign. If one is proposed for the future, a legal instrument detailing responsibility for ownership and maintenance shall be provided.**
- c. The applicant provided the liber and page showing that Ottawa County owns and will maintain the detention area.
- d. Documentation was provided that the site is not affected by a floodplain.
- e. Attached garages with a minimum of 400 square feet shall be provided.

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 findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall Preliminary Plat of Sugar Maple Estates, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 06/04/19, 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. Some lots are affected by a drainage easement or a detention basin and those 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.**
 - b. **There shall be no plat entry sign.**
 - c. **Attached garages with a minimum of 400 square feet shall be provided.**
 - d. **Sidewalks will be provided by the individual property owner at the time a house is constructed.**

The following documents compliance with Township ordinances:

ID number	70-14-21-100-095	Date	03/17/21
Name	Sugar Maple Estates		
Address	Sugar Maple Drive		
Use	Preliminary Plat	SUP required	N/A

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. Note
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. No Sign
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	c. Provided
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		d. Coordinate With DPW
Location, size of surface water drainage facilities	X	e. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	f. Provided
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		g. Required On Bldg. Permits