

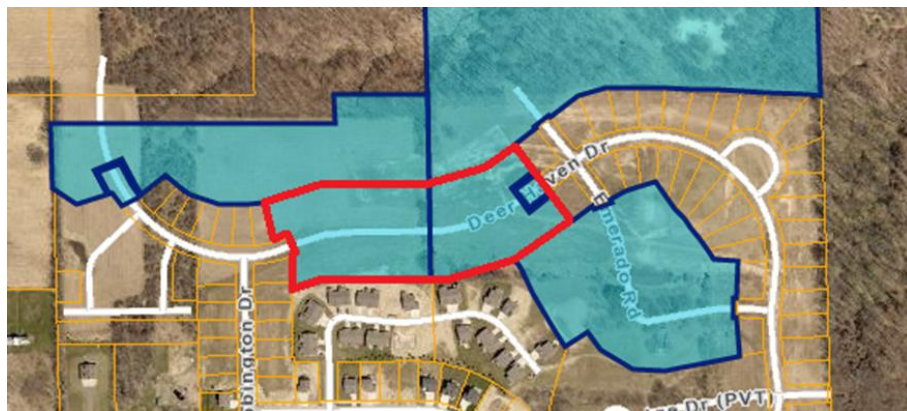
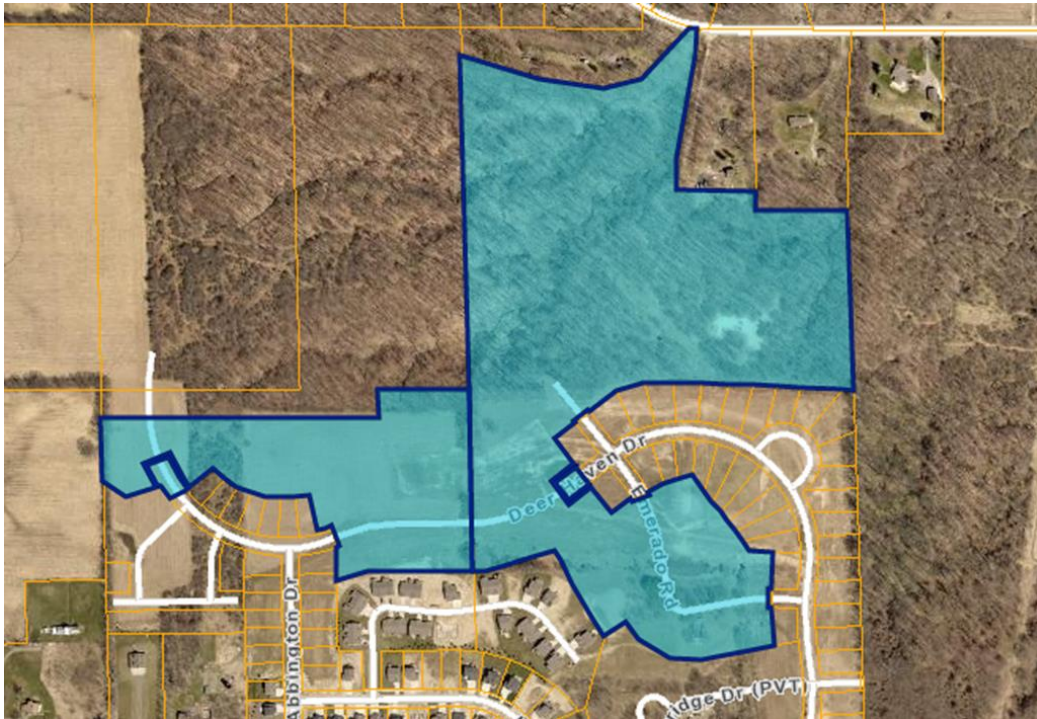
STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the Preliminary Plat of Lowing Woods No. 12, P.P. # 70-14-04-300-030 located at 3024 Fillmore St., and P.P. # 70-14-05-400-041 located at Taylor St., zoned Planned Unit Development (PUD), Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for tentative preliminary plat approval for 29 lots in Lowing Woods No. 12 on 7.6 acres (335,028 sq. ft.). This is the same plan as the final development plan for phase 12 (separate review) which was submitted in conjunction with the revised preliminary PUD plan.

Previously, the 2012 plan (and the initial overall plan) showed 18 single-family units with lot widths of a minimum of 65 feet and 3 ranch condominium buildings totaling 12 units. Now, based on the revised preliminary PUD plan, there are 29 single-family units proposed with a minimum lot width of 60 feet.



HISTORY

The plats of Lowing Woods No. 1, 2, 3 and 4 were approved in 2005. Lowing Woods No. 5 was approved in 2007, No. 6 in 2012 and No. 7 in 2013. Note that a condition of approval for Lowing Woods No. 7 was that Taylor Street is to be paved to Ottawa County Road Commission standards and completed prior to any approvals for any future phases being granted. This has been completed. The preliminary plats of Lowing Woods No. 8 and 9 were approved in 2014. Lowing Woods No. 10 was approved in 2016 and No. 11 in 2017. The first phase for the condos was approved in 2014. The second phase for the condos was approved in 2016 and revised in 2017. A second revision to phase 2 of the condos was approved in 2019.

SUMMARY

- a. The overall preliminary PUD plan calls for this phase to have 29 lots with a minimum width of 60 feet and this is shown. Sec. 2.65 requires the lot width to be measured at the setback line and again at a point 40 feet to the rear of and parallel to the setback line. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.
- b. All streets with single-family lots will be dedicated to the public and constructed per OCRC standards and specifications.
- c. Sidewalks will be constructed per applicable Township Ordinances.
- d. This project is not located in the 100 year flood plain, based on the National Flood Insurance Program Rate Maps.
- e. Best management practices will be utilized during and after construction of the project. Measures will include the use of seeding and mulching, sediment inlet filters, compaction and paving. The owner of the subject parcel shall have the responsibility to maintain the permanent soil erosion protection measures.
- f. All lighting shall be shielded from all adjacent properties. Proposed lighting to be provided by Consumers Energy. Street lights to be standard Consumers Energy pole-mounted “lantern” style lights.
- g. Hours of construction operations:
 - a. Mon – Fri: 7AM – 7PM
 - b. Saturday: 7AM – 3PM
 - c. No Sunday construction.
- h. Road signs will be per OCRC standards and specifications. Project signs shall be in accordance with the PUD Preliminary Development Plan (PUD0406), as approved on 12/20/04, and as amended.
- i. Berming, landscaping, narrative statement, and architectural concept (elevations) shall be per the PUD Preliminary Development Plan (PUD0406), as approved on 12/20/04, and as amended.

OPTION FOR MOTION-for the Preliminary Plat of Lowing Woods No. 12

Contingent upon the Planning Commission approval of the final development plan.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to grant tentative preliminary plat approval of Lowing Woods No. 12, based on the findings that Township Ordinances have been met, as shown on the following documents;

- a. Sheet C-101 dated 03.31.21,
- b. Sheet C-102 dated 03.31.21,
- c. Sheet C-103 dated 03.31.21,

and with the following conditions:

- a. All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).
- b. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.
- c. Sidewalks will be constructed per applicable Township Ordinances.
- d. All lighting shall be shielded from all adjacent properties.
- e. Attached garages with a minimum of 400 square feet shall be provided.

ID number	70-14-04-300-030 & 70-14-05-400-041	Date	4/21/2021
Name	Lowing Woods No.12		
Address	3024 Fillmore St. & Taylor St.		
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	
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	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
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	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	
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		Required On Building Permits