

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2022-03)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2022, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, which motion was seconded by Township Board Member _____:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD2201) (REZ2203) (Ordinance No. 2022-03) Gleneagle PUD, to have revised preliminary development plan approval to change two 2-unit condominiums to one 4-unit townhome in the Gleneagle Killbride phase, which amends the current PUD requirements, on a parcel of land described as P.P. # 70-14-26-400-059, located at 5923 8th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Application and narrative dated 1-26-2022;
2. Sheet No. C-101, Site Layout Plan dated revised 2-22-2022;
3. Sheet No. C-104, Overall PUD & Phasing Plan dated revised 1-24-2022;
4. Sheet No. C-105, Green Space Exhibit dated revised 1-24-2022;
5. Supplement to Overall PUD Plans/Final Site Plan dated 1-27-2022;

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 information as per Sec. 22.5 is provided.
2. 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.
3. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviations shall result in a higher quality of development than would be possible using conventional zoning standards. Deviations are as follows:
- Required: 30-foot front yard setback.
 - Previously approved: A minimum of 25-foot front yard setback for lots throughout the PUD, except for a minimum of 21 feet for the 10 buildings in Phase 2 adjacent to Castlebay Way due to the major elevation changes in the rear yard.
 - Required: 100-foot setback from the centerline of 8th Ave.
 - Previously approved: 103 feet from the centerline for buildings, but 56 feet for the shared driveway.
 - Required: 15-foot side yard setback.
 - Previously approved: Total of 20 feet between buildings.
 - Required: 30-foot rear yard setback.
 - Previously approved: A minimum of 25-foot rear yard setback.
 - Required: Chapter 24 Footnote (J) requires a minimum of 25 feet between ends of contiguous buildings.
 - Previously approved: A minimum distance from side-to-side of the buildings of 20 feet and a minimum distance from rear-to-rear of the buildings of 40 feet.
 - **Required: Minimum site of 1 acre for the townhome per Chapter 24 Footnote (G).**
 - **Proposed: 21,300 sf excluding the road right-of-way. This deviation is to allow the townhome to meet the lot area requirement to be split off in the future.**

And with the following conditions:

1. **As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
2. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of any building permit applications for phases that have not already obtained a Storm Water Drain Permit as well as final development approval.**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the submission of any building permit applications for phases that have not already gained final development plan approval.**
4. **Approved permits are required for all signs within the PUD and all signs shall meet the details listed in the submittal documents or in ordinance standards.**
5. **Units 1, 2, and 3 in Gleneagle Killbride are subject to lot split application submission and approval. Lot widths and areas shall be provided.**
6. **Landscaping of eleven trees shall be provided along the frontage of 8th Ave.**

7. All other previous approvals and conditions of approvals of the entire Gleneagle PUD remain in effect since this request only pertains to Gleneagle Killbride.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2022

By _____
Ryan Kidd
Georgetown Charter Township Clerk