



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

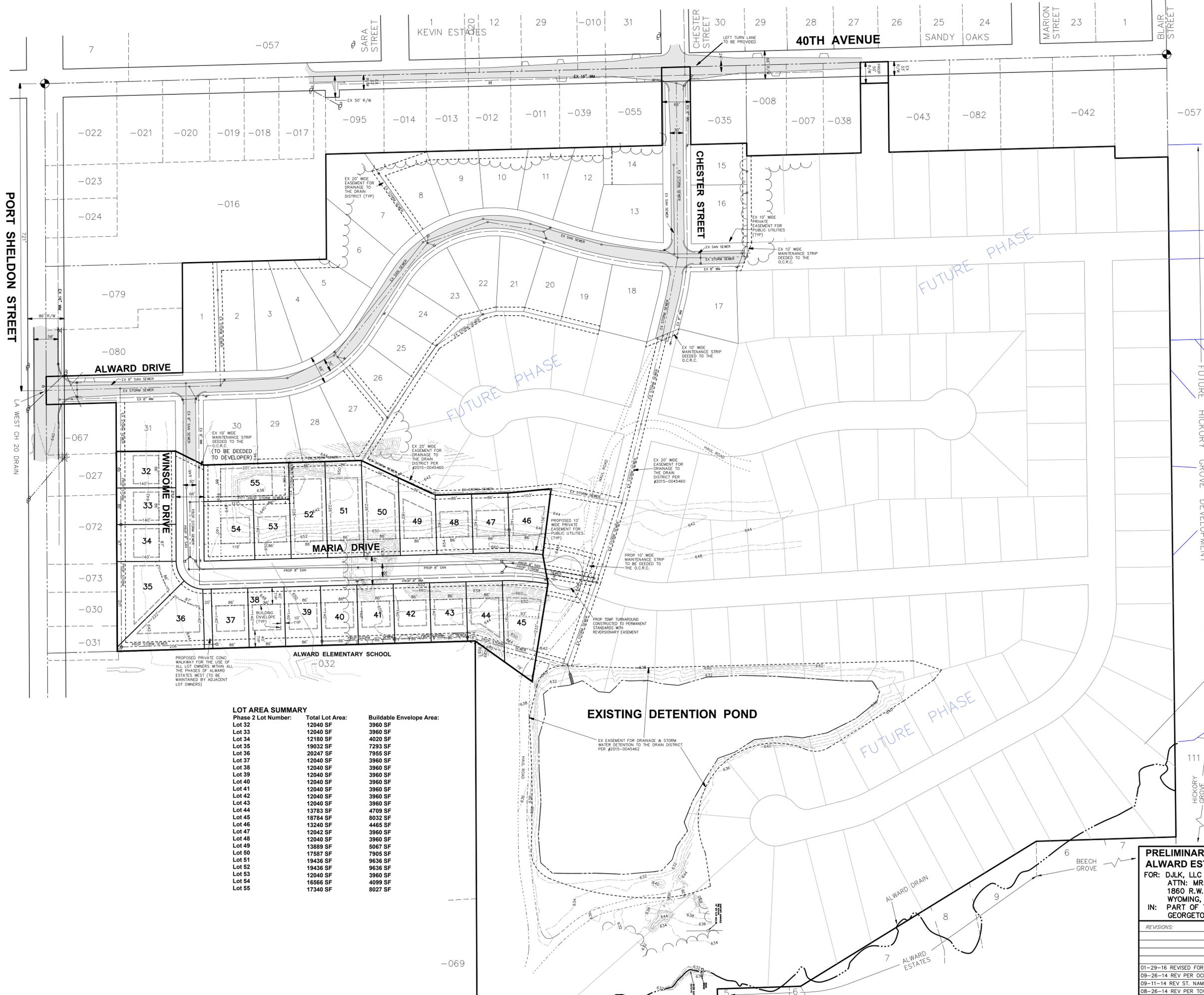
March 16, 2016, 7:30 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
 - 6.I. Public Hearings
 - 6.I.i. The Layout Of The Preliminary Plat Of Alward Estates West No. 2, P.P. # 70-14-20-300-093, And -096, Located At 6510 40th Ave., Georgetown Township, Ottawa County, Michigan

Documents: [ALWARD WEST NO. 2 PLAT MAP.PDF](#), [ALWARD WEST NO. 2 APPLICATION.PDF](#), [ALWARD WEST NO 2 STAFF REPORT.PDF](#)
 - 6.I.ii. The REVISED Layout Of The Preliminary Plat Of Bauer Ridge, P.P. # 70-14-08-400-025, Located At 3358 Bauer Rd., Georgetown Township, Ottawa County, Michigan (Unfinished Business) (Hold A Public Hearing)

Documents: [BAUER RIDGE APPLICATION.PDF](#), [BAUER RIDGE PLAT MAP 020916.PDF](#), [EXAMPLE LOT 30.PDF](#), [EXAMPLE LOT 33.PDF](#), [BAUER RIDGE STAFF REPORT REVISED.PDF](#)
 - 6.I.iii. Zoning Ordinance Revisions

Documents: [ZONING ORDINANCE REVISIONS STAFF REPORT.PDF](#)
7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment



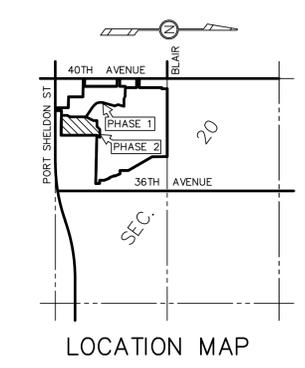
BENCHMARK ELEV. 641.60
RR SPIKE IN P. POLE, N. SIDE PORT
SHELDON ST., W. SIDE OF DRIVE TO
HOUSE, #3921

BENCHMARK ELEV. 649.43
SPIKE IN P. POLE, E. SIDE 40TH AVE,
200± S. OF C/L SARA ST.

- GENERAL NOTES**
- DESCRIPTION OF ALWARD ESTATES WEST NO. 2:
PART OF THE SW 1/4 OF SECTION 20, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION; THENCE N89°43'56"E 754.85 FEET ALONG THE SOUTH LINE OF SAID SW 1/4 TO THE SE CORNER OF ALWARD ESTATES WEST (AS RECORDED IN DOCUMENT NO. 2015-0040599); THENCE N01°38'09"W 165.00 FEET AND N89°43'56"E 115.00 FEET ALONG THE EAST LINE OF SAID ALWARD ESTATES WEST TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°16'04"W 140.00 FEET; THENCE N26°15'09"E 73.76 FEET; THENCE N01°38'09"W 372.60 FEET (THE PREVIOUS 3 CALLS BEING ALONG SAID EAST LINE OF ALWARD ESTATES WEST); THENCE N24°55'45"E 192.30 FEET; THENCE N01°38'09"W 172.00 FEET; THENCE N05°26'47"W 102.53 FEET; THENCE S82°47'22"E 156.20 FEET; THENCE N79°53'27"E 69.53 FEET; THENCE S80°41'50"E 233.04 FEET; THENCE S35°24'06"W 164.53 FEET TO A POINT ON THE EAST LINE OF THE W 1/2 OF SAID SW 1/4; THENCE S01°33'09"E 845.95 FEET ALONG SAID EAST LINE; THENCE S89°43'56"W 469.98 FEET TO THE PLACE OF BEGINNING. THIS PARCEL CONTAINS 9.675 ACRES.
 - Existing zoning classifications:
"LDR" - Low Density Residential
 - This plat is intended for the construction of single family homes.
 - Statistical Summary: Phase 2
a. Number of lots = 24
b. Total acreage = 9.675 ac.
c. Length of street = 1,180 l.f.
 - "LDR" district regulations:
Lot size: 85' x 11,475 s.f.
Front yard: 40' minimum
Side yard: 10' minimum (20' total)
40' minimum for street side of a corner lot
Rear yard: 40' minimum
 - Public utilities:
The front 10' of each lot will be reserved for underground power and telephone lines (and other approved utilities to service the site).
 - This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
 - Road construction shall conform to the Ottawa County Road Commission standards.
 - This plat is not influenced by a flood plain.
 - All adjacent property to this plat is zoned LDR.
 - Sidewalks to be installed per Township Ordinance at the completion of house construction.



SCALE : 1"=100'



LOT AREA SUMMARY

Phase 2 Lot Number:	Total Lot Area:	Buildable Envelope Area:
Lot 32	12040 SF	3960 SF
Lot 33	12040 SF	3960 SF
Lot 34	12180 SF	4020 SF
Lot 35	19032 SF	7293 SF
Lot 36	20247 SF	7955 SF
Lot 37	12040 SF	3960 SF
Lot 38	12040 SF	3960 SF
Lot 39	12040 SF	3960 SF
Lot 40	12040 SF	3960 SF
Lot 41	12040 SF	3960 SF
Lot 42	12040 SF	3960 SF
Lot 43	12040 SF	3960 SF
Lot 44	13783 SF	4709 SF
Lot 45	18784 SF	8032 SF
Lot 46	13240 SF	4465 SF
Lot 47	12042 SF	3960 SF
Lot 48	12040 SF	3960 SF
Lot 49	13889 SF	5067 SF
Lot 50	17887 SF	7905 SF
Lot 51	19436 SF	9636 SF
Lot 52	19436 SF	9636 SF
Lot 53	12040 SF	3960 SF
Lot 54	16566 SF	4099 SF
Lot 55	17340 SF	8027 SF

**PRELIMINARY PLAT OF:
ALWARD ESTATES WEST NO. 2**

FOR: DJLK, LLC
ATTN: MR. JOHN KOETJE
1860 R.W. BERENDS SW
WYOMING, MI 49519

IN: PART OF THE SW 1/4 OF SECTION 20, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:	DATE:	APPROVED BY:	FILE NO.:
01-29-16 REVISED FOR SUBMITTAL (mk)		MK	141596E
09-26-14 REV PER OCR (mk)		DJS	
09-11-14 REV ST. NAMES PER OWNER (DWD)			
08-26-14 REV PER TOWNSHIP (mk)	07-28-14		SHEET 1 OF 1

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

Plat Name:

ALWARD ESTATES WEST - NO. 2

APPLICATION FOR PLAT APPROVAL

Georgetown Charter Township
 1515 Baldwin St, P.O. Box 769 Jenison, MI 49429
 616-457-2340 revised: 11/17/2009

APPLICANT INFORMATION

COMPANY NAME:

DJLK, LLC

PHONE:

(616) 538-4241

APPLICANT NAME:

JOHN L. KOETJE

TITLE:

Owner

ADDRESS:

1860 R.W. BERENDS DRIVE

CITY / STATE / ZIP:

Wyoming, MI 49519

PLAT INFORMATION

ADDRESS OR LOCATION OF PLAT:

3915 Port Sheldon Avenue

PERMANENT PARCEL NUMBER(S) OF PLAT:

70-14-20-300-093; - 096

EXISTING ZONING OF PLAT (Must be supplied for all parcels in plat):

LDR

REVIEW PROCESS (Check all that apply)**PRELIMINARY PLAT APPROVAL**

HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED:

Yes

HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED:

Yes

 FINAL PRELIMINARY PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL (Application must be submitted within one year of Preliminary Plat Approval):

HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED:

HAS THE LOT INSPECTION FEE BEEN PAID:

 FINAL PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL:

DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval):

HAS A LETTER OF CREDIT BEEN SUBMITTED:

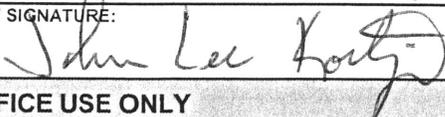
HAVE ALL OUTSTANDING FEES BEEN PAID:

TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.georgetown-mi.gov. By signing I acknowledge there will be no refunds for any reason.

APPLICANT SIGNATURE:



DATE:

1/26/2016

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:

REQUEST

The layout of the **Preliminary Plat of Alward Estates West No. 2**, P.P. # 70-14-20-300-093, and -096, located at 6510 40th Ave., Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Alward Estates No. 2 with 21 lots. All are zoned LDR. A mining operation currently exists on the site. The Township Board approved the preliminary plat on October 13, 2014. The ordinance requires the submission of the final preliminary plat within one year. Since the approval was over two years ago, the approval became null and void resulting in the requirement of a new submission.

SUMMARY

- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
- b. A sidewalk to the east to the school has been provided between lots 36 and 37. Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
- c. Each house is required to have a minimum 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.
- d. The temporary cul de sac has a length of 1180 lineal feet, 380 lineal feet more than allowed in Sec. 50-51 of the Code of Ordinances. However, this is temporary and the road is proposed to be extended in a future phase.

Sec. 50-51. For tentative approval of preliminary plat.

Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

(3) Blocks; exceptions. The maximum lengths of blocks shall be 1,500 feet, measured between the intersections of centerlines, with the following exceptions:

- a. In subdivisions where the proposed minimum street frontage of width of lot at the building line is at least 200 feet, the 1,500-foot maximum length of blocks may be exceeded by not more than 500 feet.
- b. Under extreme topographic conditions, the planning commission may approve exceeding the 1,500-foot maximum length of blocks.
- c. The maximum length of a cul-de-sac street shall be 800 feet, measured from the centerline of the closest intersecting street to the furthest point of the right-of-way of the cul-de-sac, which street itself is not a cul-de-sac or dead-end street.

Sec. 50-52. Variances.

When the subdivider can show that a literal enforcement of the standards of this chapter would cause unnecessary hardship if strictly enforced or where, because of topographical or other conditions peculiar to the site the standards require adjustments, departure may be made without destroying the intent of such provisions. The planning commission may recommend a variance, or the township board on its own initiative may approve a variance; provided, however, that such variance from the terms of this chapter may not change or amend the requirements of the township zoning ordinance.

OPTION FOR MOTION

If the Planning Commission determines that the plans are in compliance with Township ordinances, the following motion is recommended.

Alward Estates West No. 2

Motion: **To adopt the staff report as finding of fact, to approve the site plan, and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Alward Estates West No. 2, P.P. # 70-14-20-300-093 and -096, located at 6510 40th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1-29-16, and**

To recommend to the Township Board to grant a variance for the length of the temporary cul de sac to be 1180 lineal feet, a variance of 380 lineal feet from the maximum of 800 feet allowed and

- a. Based on the findings that if the Township Board approves the variance for the cul-de-sac length, the applicable standards of the ordinance will be met.**
- b. The conditions of approval are recommended as follows:**
 - 1) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
 - 2) Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
 - 3) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

The following documents compliance with Township ordinances:

ID number		Date	2/3/2016
Name	Alward Estates West No. 2		
Address			
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	a. setbacks	
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	b. sidewalks	
Signs, exterior lighting	X		
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	c. garages	
Calculations of parking spaces, unloading areas	X		
Location, pavement width, ROW of all abutting roads, easements	X	d. variance	
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	NA		
Residential development extra requirements-attached garages	required		

Plat Name:

Bauer Ridge

APPLICATION FOR PLAT APPROVAL

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769 Jenison, MI 49429
616-457-2340 revised: 11/17/2009

APPLICANT INFORMATION

COMPANY NAME:

SOUTHWOOD LLC

PHONE:

(616) 538-1027

APPLICANT NAME:

DAN BURRILL, MATT HOWELL

TITLE:

ADDRESS:

4249 PARKWAY PLACE, SUITE A

CITY / STATE / ZIP:

GRANDVILLE, MI 49418

PLAT INFORMATION

ADDRESS OR LOCATION OF PLAT:

3358 BAUER ROAD ✓

PERMANENT PARCEL NUMBER(S) OF PLAT:

10-14-08-400-025 ✓

EXISTING ZONING OF PLAT (Must be supplied for all parcels in plat):

LDR ✓

REVIEW PROCESS (Check all that apply)

PRELIMINARY PLAT APPROVAL

HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED:

HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED:

FINAL PRELIMINARY PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL (Application must be submitted within one year of Preliminary Plat Approval):

HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED:

HAS THE LOT INSPECTION FEE BEEN PAID:

FINAL PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL:

DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval):

HAS A LETTER OF CREDIT BEEN SUBMITTED:

HAVE ALL OUTSTANDING FEES BEEN PAID:

TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS.

APPLICANT SIGNATURE

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APPLICANT SIGNATURE:

DATE:

2 Sept 2015

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:

**GEORGETOWN CHARTER TOWNSHIP
SIDEWALK COMPLIANCE LETTER**

THIS DOCUMENT SERVES AS CERTIFICATION THAT THE DEVELOPER OF THE FOLLOWING PLAT WILL COMPLY WITH THE GEORGETOWN TOWNSHIP SIDEWALK ORDINANCE.

NAME OF PLAT: BAUER RIDGE

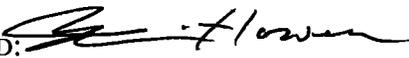
NAME OF DEVELOPER AND/OR PLATTER: SOUTHWOOD LLC

ADDRESS OF DEVELOPER AND/OR PLATTER: 4249 PARKWAY PLACE, SUITE A
GRANDVILLE, MI

PHONE NUMBER OF DEVELOPER AND/OR PLATTER: (616) 538-1027

AS THE DEVELOPER AND/OR PLATTER, I ATTEST TO GEORGETOWN CHARTER TOWNSHIP, THE FOLLOWING:

- A. THE PLAT MAP PRESENTED TO THE TOWNSHIP FOR APPROVAL SHALL CONTAIN A NOTE STATING THAT SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO ALL PAVED STREETS ACCORDING TO TOWNSHIP ORDINANCE.
- B. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONSTRUCT SIDEWALKS ADJACENT TO PROPERTY LINES ON ALL PAVED STREETS FROM WHICH THE LOT **COULD** NOT HAVE STREET ACCESS. THIS COULD BE A REAR PROPERTY LINE OR A SIDE PROPERTY LINE (WHICH WOULD BE CONSIDERED A FRONT YARD FOR SETBACK PURPOSES). A NOTE SHALL BE ADDED TO THE PLAT MAP THAT THESE SPECIFIC LOTS WOULD NOT HAVE ACCESS TO THIS PARTICULAR STREET. THE SIDEWALK CONSTRUCTION SHALL BE COMPLETED AT THE SAME TIME THAT THE STREET IS CONSTRUCTED. (IN MOST INSTANCES THIS SITUATION WOULD PERTAIN TO LOTS WHICH ABUT AND HAVE STREET ACCESS TO AN INTERIOR STREET, BUT STILL ABUT A STREET WITH ANOTHER PROPERTY LINE. THIS SHALL NOT APPLY TO AN INTERIOR CORNER LOT FROM WHICH THE PROPERTY OWNER COULD HAVE ACCESS TO EITHER STREET. THIS WOULD ALSO NOT APPLY TO LOTS WHICH ARE ONLY ADJACENT TO ONE STREET.)
- C. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONTRUCT SIDEWALKS ADJACENT TO ALL PAVED STREETS IN AREAS WHICH ARE CONSIDERED TO BE EXCEPTION TO THE PLAT THAT ABUT A STREET THAT IS TO BE CONSTRUCTED AS PART OF THIS PLAT.
- D. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO DEVELOP THE AREA DESIGNATED BY THE OTTAWA COUNTY ROAD COMMISSION SPECIFICATIONS FOR SIDEWALKS ON EACH LOT DEVELOPED IN THIS PLAT AT THE ESTABLISHED GRADE.

SIGNED:  DATE: 2 Sept 2015

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

THIS DOCUMENT IS A PETITION FOR INSTALLATION AND PAYMENT OF STREET LIGHTS, THEREOF, AND ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR A MAINTENANCE OF A LIGHTING SYSTEM (PAYMENT FOR ELECTRICITY USED) AND WAIVER OF NOTICE OF HEATING IN ACCORDANCE WITH GEORGETOWN CHARTER TOWNSHIP SUBDIVISION CONTROL ORDINANCE No. 125, SECTION 4.24.

NAME OF PLAT OR PLATTER: BAUER RIDGE

REPRESENTS TO GEORGETOWN CHARTER TOWNSHIP, AND PETITIONS THE TOWNSHIP AS FOLLOWS:

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:

70-14-08-400-025

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.
3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.
4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE): 

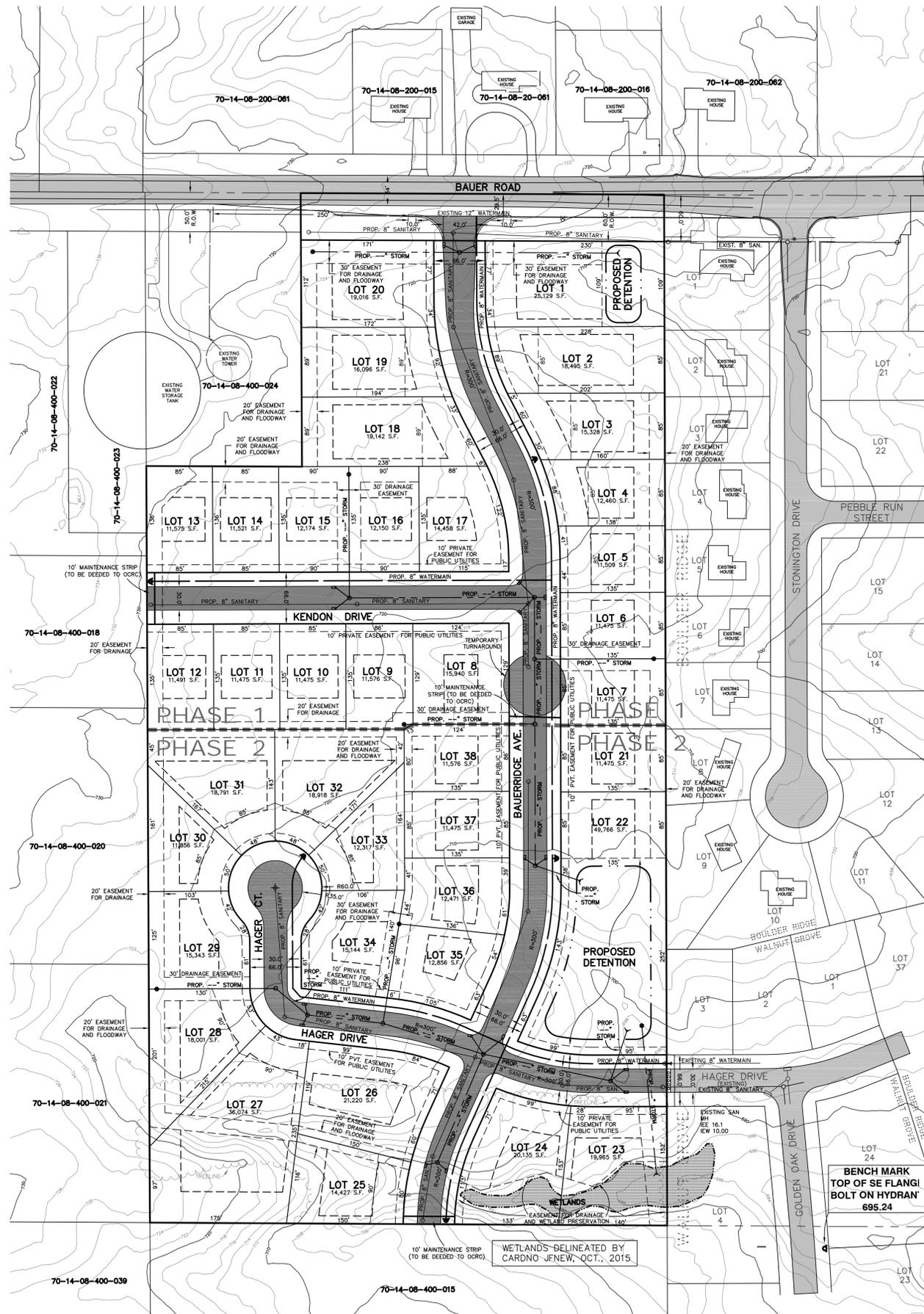
OWNER(S) AND PETITIONER(S): MATT HOWELL
DAN BURRILL, SOUTHWOOD LLC

ADDRESS: 4249 PARKWAY PLACE, SUITE A

GRANDVILLE, MI 49418

PHONE: (416) 538-1027

OFFICE USE: GIVEN TO CLERK _____ RETURNED FROM CLERK TO PLANNING _____

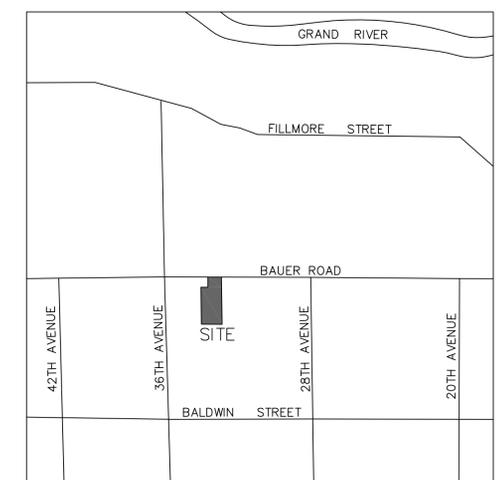


- 3) General Requirements
- All lots are intended for single family use only.
 - All Platted streets will be dedicated to the public and will be constructed per Ottawa County standards and specifications.
 - This plat will be serviced by public utilities – sanitary sewers, storm sewers, water mains, buried electrical, telephone, cable tv and gas.
 - This plat is not located in the Area of the 100-year Flood Plain, based on the National Flood Insurance Program Rate Maps.
 - This plat shall conform to the Ottawa County soil erosion and sedimentation control ordinance.
 - This plat will conform to the Georgetown Township sidewalk ordinance and street lighting ordinance.
 - A 433 Drainage District shall be established and all drainage easements shall be given to the District as they are constructed.
 - All new signs will conform to the Georgetown Township Sign Ordinance.
 - Sidewalk shall be constructed along Bauer Road and the proposed detention pond at the time of plat construction per Township ordinance.
 - Lots 1 and 20 shall not have access to Bauer Rd.
 - Detention Pond is part of Lot 22
 - An Association shall be established for maintenance of the parkway adjacent to Bauer Rd.

PRELIMINARY DESCRIPTION:
 The North 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 EXCEPT the West 200.00 feet of the North 350.00 feet of Section 8, T6N, R13W.

PROPERTY ADDRESS:
 3358 Bauer Road

- GENERAL NOTES
- LDR (Low Density Residential) Zoning Requirements
 - Minimum lot area = 11,475 sqft
 - Minimum lot width = 85 ft
 - SETBACKS
 - Front yard = 40 ft
 - Side yard = 20 ft (Total)
 - = 10 ft (Min.)
 - Rear yard = 40 ft
 - Summary of Land use (proposed)
 - PHASE I
 - a) Number of single family lots 20
 - b) Total acreage 8.83 acres
 - c) Length of street 1,133 Ln.ft.
 - d) Total road R.O.W. 2.30 Ac.
 - e) Largest lot size 25,129 s.f.
 - f) Smallest lot size 11,475 s.f.
 - g) Average lot size 14,198 s.f.
 - PHASE II
 - a) Number of single family lots 18
 - b) Total acreage 9.69 acres
 - c) Length of street 1,329 Ln.ft.
 - d) Total road R.O.W. 2.10 Ac.
 - e) Largest lot size 49,766 s.f.
 - f) Smallest lot size 11,475 s.f.
 - g) Average lot size 18,434 s.f.
 - TOTAL PROJECT
 - a) Number of single family lots 38
 - b) Total acreage 18.52 acres
 - c) Length of street 2,462 Ln.ft.
 - d) Total road R.O.W. 4.40 Ac.
 - e) Largest lot size 49,766 s.f.
 - f) Smallest lot size 11,475 s.f.
 - g) Average lot size 16,204 s.f.



LOCATION MAP
 NO SCALE



SCALE
 HORZ. 1" = 80'

REVISIONS	
SEPTEMBER 23, 2015	- MM/SAN SEWER LOCATION
DECEMBER 04, 2015	- INCREASED C/A CURVE RAD.
	- ADDED BENCH MARK INFO.
	- ADDED STREET ENTRANCE
	- ADDED MAINTENANCE STRIP
JANUARY 25, 2016	- PHASE LINE, SAN. SEWER
JANUARY 27, 2016	- ADDED SUB ST. TO SOUTH
FEBRUARY 02, 2016	- NEW STREET LAYOUT
FEBRUARY 09, 2016	- CHANGES PER COMMENTS

**PRELIMINARY PLAT
 BAUER RIDGE**

FOR: Dan Burrill
 Southwood LLC
 4249 Parkway Place, Suite A
 Grandville, MI 49418
 PHONE: (616) 538-1027

FEENSTRA & ASSOCIATES, INC.
 Civil Engineers and Surveyors

7482 Main Street • Jenison, MI 49428
 Phone (616) 457-7050

File: BAUER RIDGE.dwg
 Preliminary Plat
 Date: SEPTEMBER, 2015

SAMPLE FOUNDATION FOR LOT 30



7482 Main Street * Jenison, MI 49428
 Phone 616.457.7050 * Fax 616.457.8680
 www.feenstrainc.com

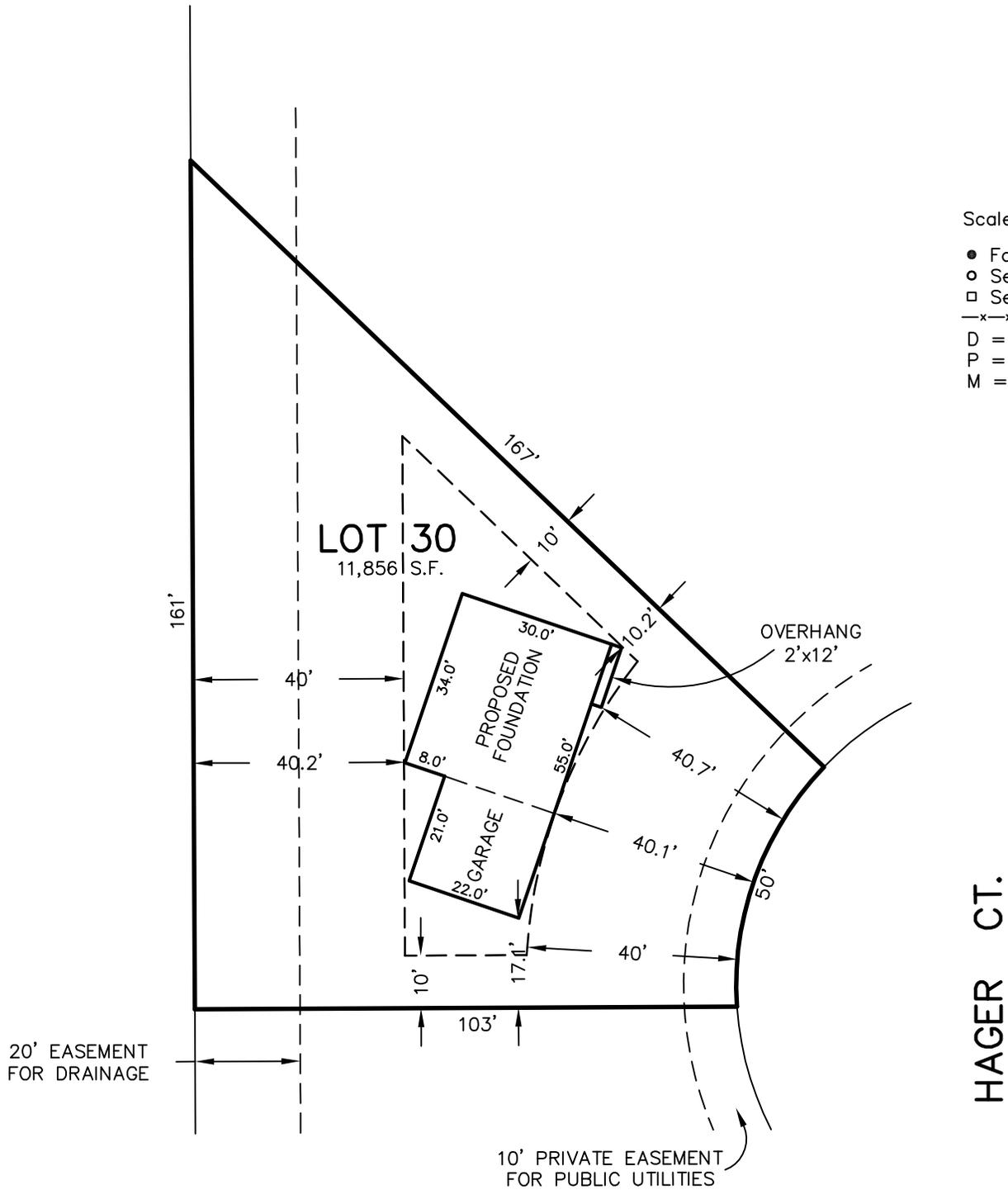
File
 Bauer Ridge\
 Preliminary

Date
 02-09-16



Scale 1" = 30'

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured



HAGER CT.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SAMPLE FOUNDATION FOR LOT 33

FEENSTRA & ASSOCIATES, INC.
Civil Engineers and Surveyors

7482 Main Street * Jenison, MI 49428
Phone 616.457.7050 * Fax 616.457.8680
www.feenstrainc.com

File
Bauer Ridge\
Preliminary

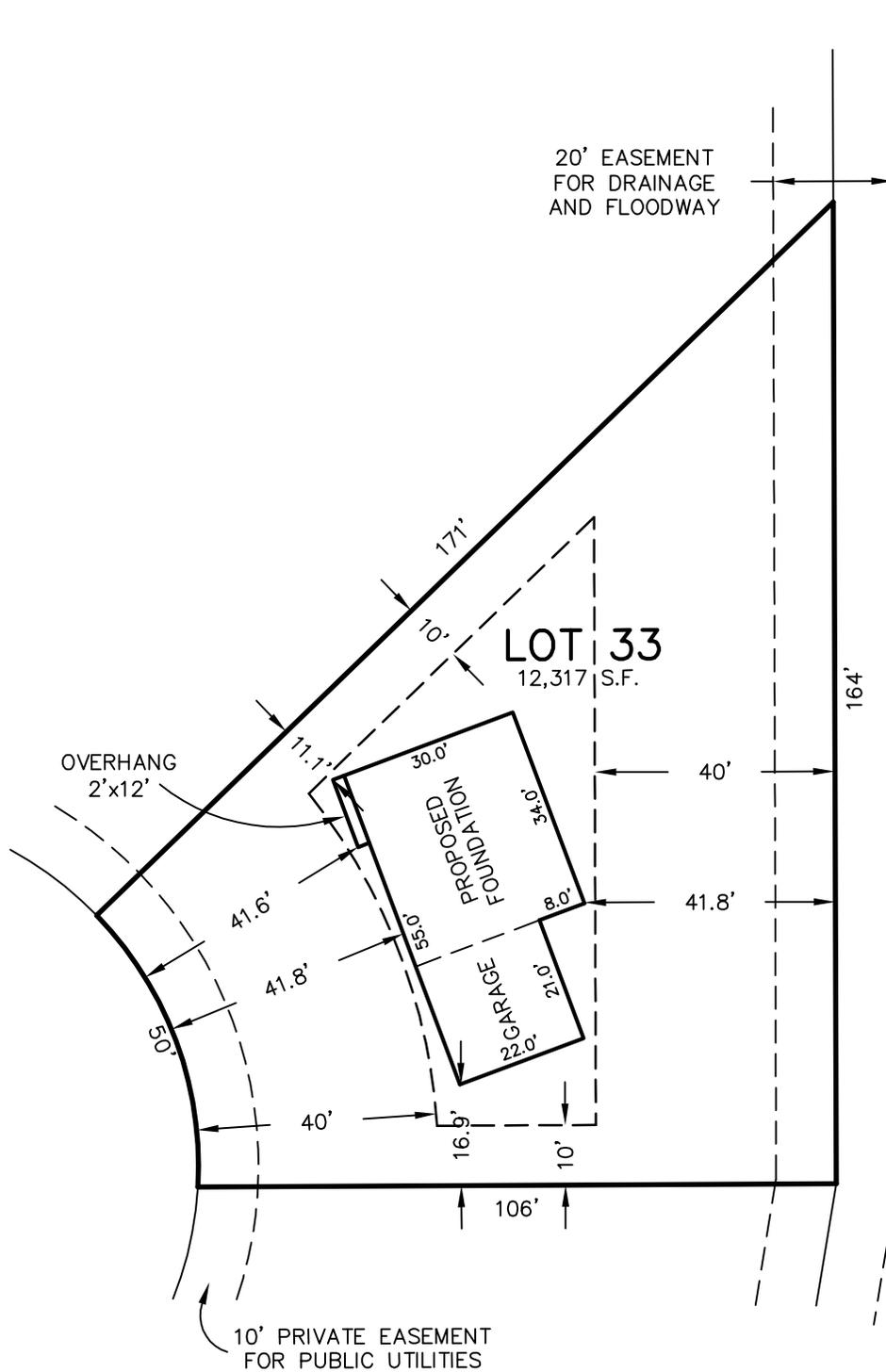
Date
02-09-16



Scale 1" = 30'

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured

HAGER CT.

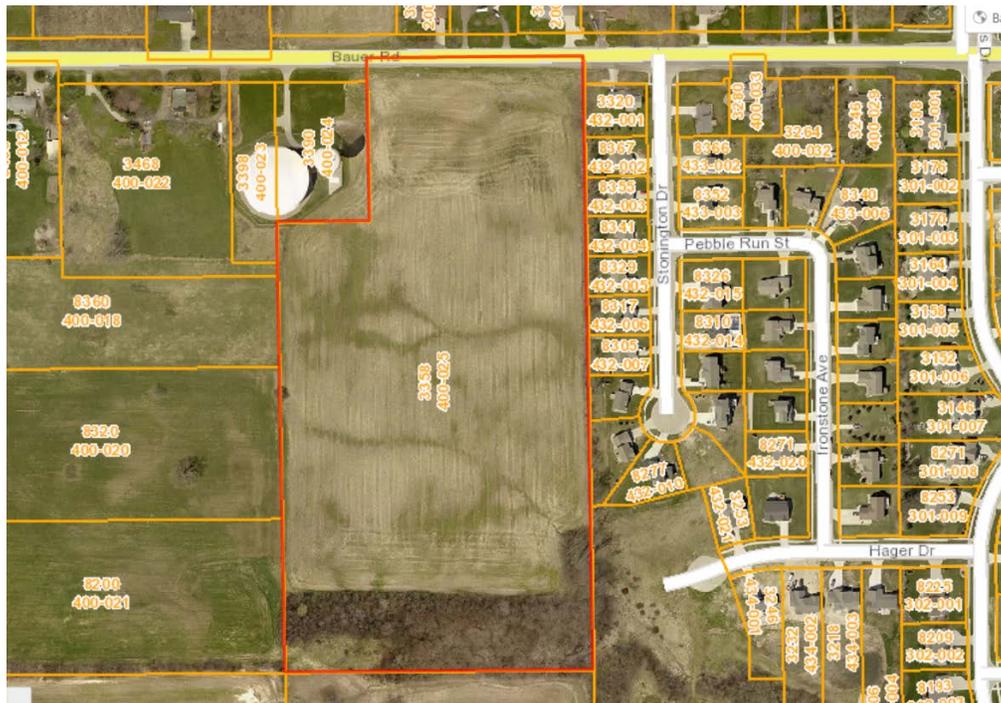
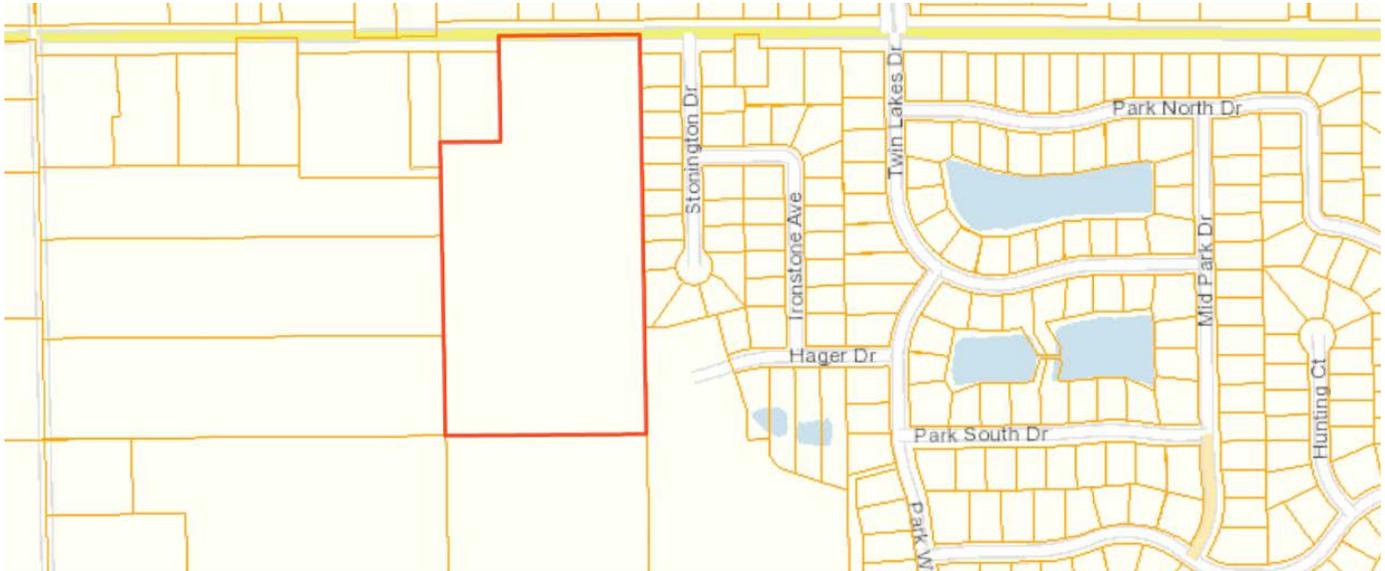


This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

The REVISED layout of the **Preliminary Plat of Bauer Ridge**, P.P. # 70-14-08-400-025, located at 3358 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

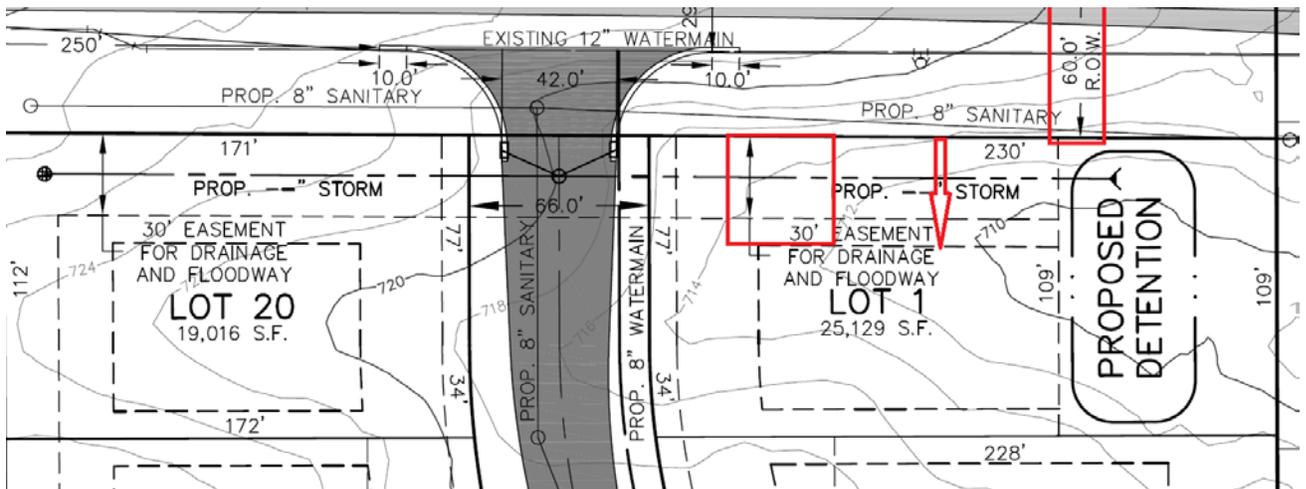
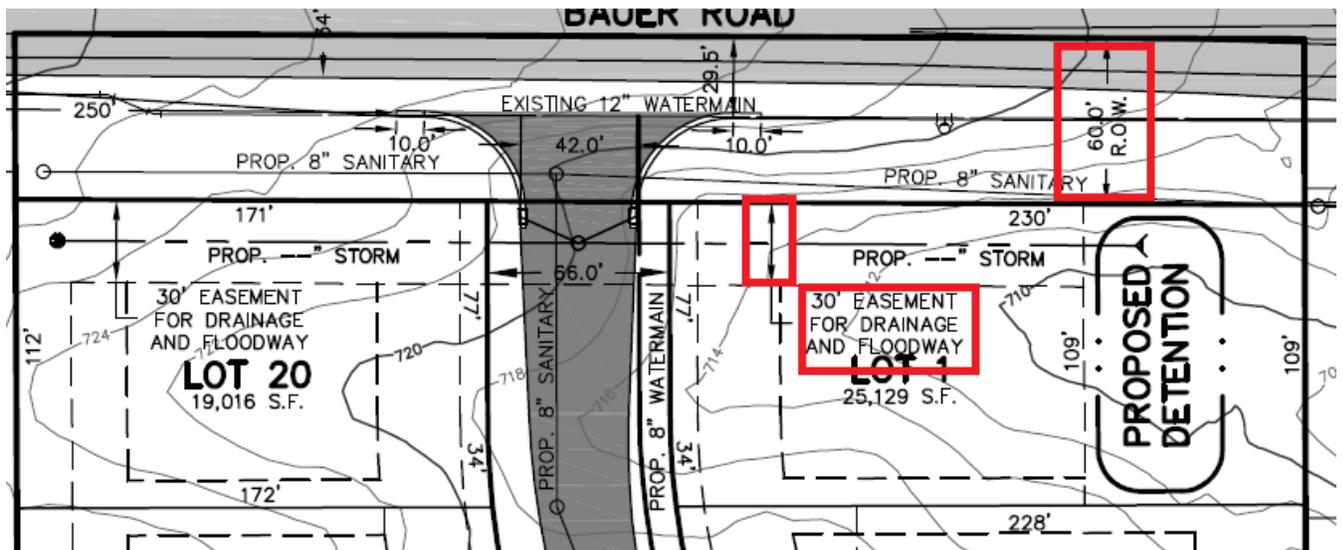
REQUEST

The request is for preliminary plat approval of Bauer Ridge with 38 lots in the LDR district with a revised layout. The plat is proposed to consist of two phases. The first phase shows 20 lots and a connection to the west by the water tower and the second phase shows 18 lots and connections to the south and east. The plan was tabled at the October 7, 2015 Planning Commission meeting pending a revision for a stub street to connect to the south.

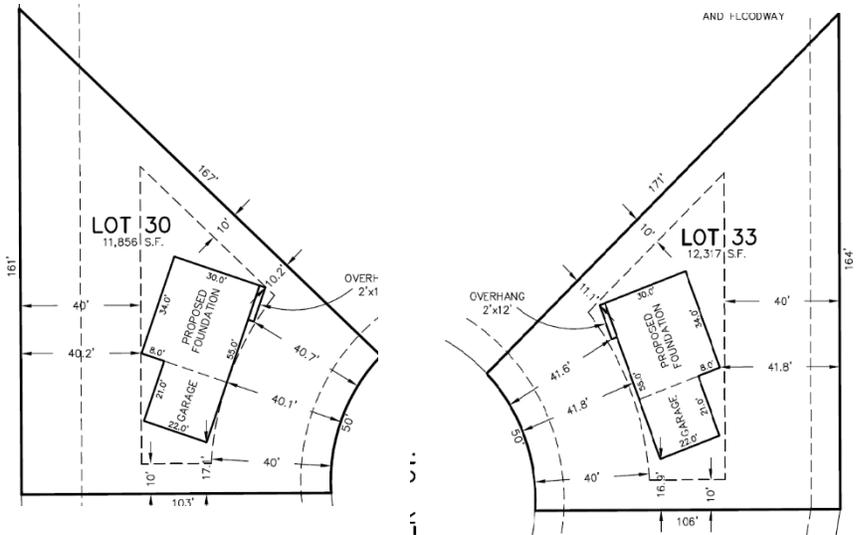


SUMMARY

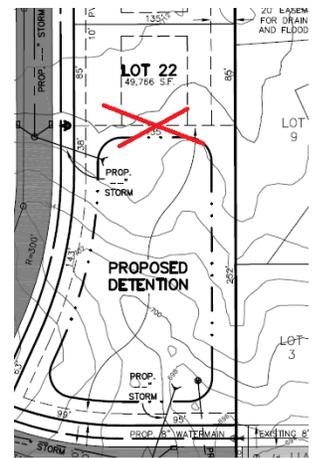
- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
 - 1) Many lots have small buildable areas with small or no available rear yards for accessory structures and uses. Many are affected by drainage and floodway easements, detention ponds, and wetlands. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances (including the location of accessory uses and structures since many rear yards are not buildable).
 - 2) Lots 1 and 20 are required to have front yard setbacks on Bauer Rd. Therefore, the front yard setback for lots 1 and 20 is 100 feet (40 feet measured from a point 60 feet from the center of Bauer Rd.). **The developer provided a revised sketch that shows the building envelopes to comply with the required setback.**



3) Lots 30 and 33 have very small building envelopes. Examples have been provided that the minimum size house would fit on the lots. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested for a larger house to be placed on these lots based on those circumstances.



4) Although a lot line is shown to the south of lot 22 and the north of the detention pond, a note on the plan states that the detention pond shall be owned by low 22. **Therefore, a condition of approval will be added that the detention pond property is part of the parcel of lot 22.**



b. The layout has been revised.

1) The revised layout shows a stub street to the south, as required at the last Planning Commission meeting. A stub street is also shown to the west. Note that the stub street does not provide a feasible connection to the west because of the water tower. **The Planning Commission will have to determine if this is acceptable.**



Sec. 50-51. For tentative approval of preliminary plat.

Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

- (1) *Street layout.* Street layout and arrangement shall provide for the continuation of existing principal streets in surrounding areas, or conform to a plan of the general area or neighborhood, approved and adopted by the planning commission. In any event, the subdivider shall provide for satisfactory future circulation within the neighborhood or general area by extending the street system within the proposed subdivision to the property boundary line of the tract at points not more than 1,300 feet apart. Minor streets shall be so arranged as to discourage their use by through traffic.
- 2) The total length of the proposed temporary dead end road from Bauer Rd. is 2,462 lineal feet, 1,133 lineal feet for phase 1 and 1,329 for phase 2, which exceeds the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances by 1,662 feet. **The Planning Commission will have to determine if this is acceptable and if a variance should be recommended.**

The Planning Commission may recommend and the Board may approve a 1,662 foot variance. The proposal includes one stub extension to the west, one to the south and one to the east. These future stubs will provide for future connectivity and will result in the proposed roads complying with ordinances when the streets are built out.

Sec. 50-51. For tentative approval of preliminary plat.

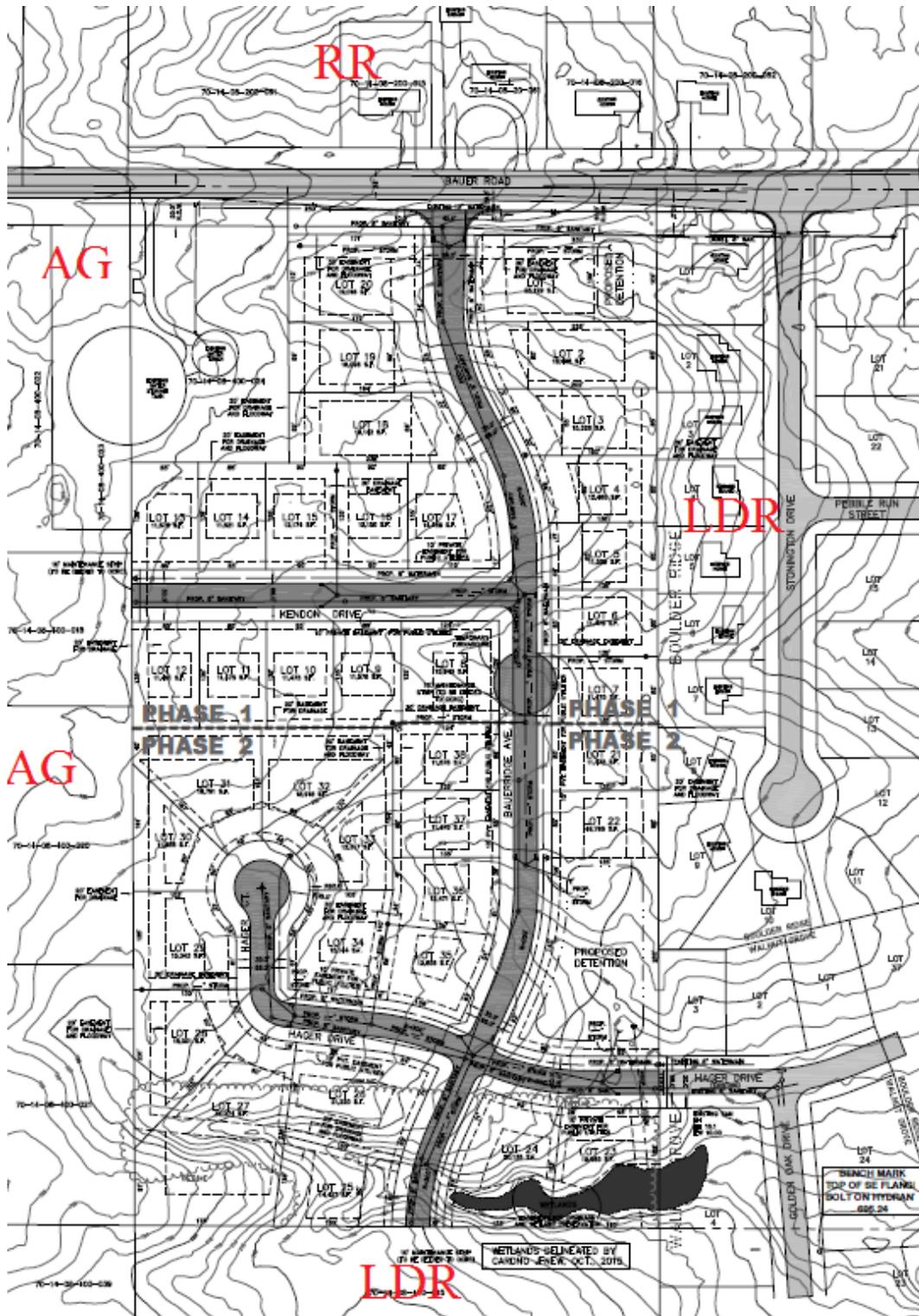
Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

3c. The maximum length of a cul-de-sac street shall be 800 feet, measured from the centerline of the closest intersecting street to the furthest point of the right-of-way of the cul-de-sac, which street itself is not a cul-de-sac or dead-end street.

Sec. 50-52. Variances.

When the subdivider can show that a literal enforcement of the standards of this chapter would cause unnecessary hardship if strictly enforced or where, because of topographical or other conditions peculiar to the site the standards require adjustments, departure may be made without destroying the intent of such provisions. The planning commission may recommend a variance, or the township board on its own initiative may approve a variance; provided, however, that such variance from the terms of this chapter may not change or amend the requirements of the township zoning ordinance.

- 3) Lots 1 and 20 shall not have access to Bauer Rd.
- c. As noted on the plan, the developer shall construct sidewalks adjacent to Bauer Rd. and the detention pond on lot 22 at the time the plat is constructed.
- d. The plan fails to show the adjacent zoning. See the map below. Adjacent zoning is as follows:
 - 1) To the north RR
 - 2) To the east and south LDR
 - 3) To the west AG



e. An association shall maintain the parkway along Bauer Rd.

OPTION FOR MOTION

Planning Commission determinations:

1. The revised layout shows a stub street to the south, as required at the last Planning Commission meeting. A stub street is also shown to the west. Note that the stub street does not provide a feasible connection to the west because of the water tower. **The Planning Commission will have to determine if this is acceptable.**
2. The total length of the proposed temporary dead end road from Bauer Rd. is 2,462 lineal feet, 1,133 lineal feet for phase 1 and 1,329 for phase 2, which exceeds the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances by over a 1,662 feet. The Planning Commission may recommend and the Board may approve a 1,662 foot variance. **The Planning Commission will have to determine if this is acceptable and if a variance should be recommended.**

Note that the proposal includes one stub extension to the west, one to the south and one to the east. These future stubs will provide for future connectivity and will result in the proposed roads complying with ordinances when the streets are built out.

*If the Planning Commission determines that the plan complies with Township ordinances **and if the layout is acceptable and if the length of the road warrants a variance**, the following motion is recommended. If the Planning Commission determines that the plan does not meet ordinance requirements or the street layout should be redesigned, the plan could be tabled for revisions.*

Motion: To remove the item from the table.

Motion: To adopt the staff report as findings of fact, to approve the site plan, and to recommend to the Township Board to grant tentative preliminary plat approval of the layout of the Preliminary Plat of Bauer Ridge, P.P. # 70-14-08-400-025, located at 3358 Bauer Rd., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated February 09, 2016, and

To recommend to the Township Board to grant a variance of 1,662 feet for the 2,462 lineal foot length of the road because it exceed the maximum of 800 feet for a cul-de-sac in Sec. 50-51 in the Code of Ordinances (with the authority given to the Board in Sec. 50-52),

- a. Based on the findings that if the Township Board approves the variance for the cul-de-sac length, the applicable standards of the ordinance will be met.
- b. The conditions of approval are recommended as follows:
 - 1) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Many lots have small buildable areas with small or no available rear yards for accessory structures and uses. Many are affected by drainage and floodway easements, detention ponds, and wetlands. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances (including the location of accessory uses and structures since many rear yards are not buildable).

- 2) Lots 1 and 20 are required to have front yard setbacks on Bauer Rd. Therefore, the front yard setback for lots 1 and 20 is 100 feet (40 feet measured from a point 60 feet from the center of Bauer Rd.), as shown on the additional sketch provided by the applicant.
- 3) Lots 30 and 33 have very small building envelopes. Examples have been provided that the minimum size house would fit on the lots. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested for a larger house to be placed on these lots based on those circumstances.
- 4) Although a lot line is shown to the south of lot 22 and the north of the detention pond, a note on the plan states that the detention pond shall be owned by lot 22. Therefore, **the detention pond property shall be shown as part of the parcel of lot 22.**
- 5) Lots 1 and 20 shall not have access to Bauer Rd.
- 6) As noted on the plan, the developer shall construct sidewalks adjacent to Bauer Rd. and the detention pond on lot 22 at the time the plat is constructed.
- 7) An association shall maintain the parkway along Bauer Rd.
- 8) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

The following documents compliance with Township ordinances:

ID number		Date	2/10/2016
Name	Bauer Ridge		
Address			
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	a. setbacks
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	b. roads
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	c. by developer
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	d. provide
Location of existing vegetation-parkway association	X	e. association
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	NA	
Residential development extra requirements-attached garages	required	

REQUEST

At the December 16, 2015, January 20, 2016 and February 3, 2016 meetings, the Planning Commission initiated Zoning Ordinance amendments to clarify and update the Zoning Ordinance, as well as to provide flexibility in commercial and industrial districts and under certain conditions.

Hold the public hearing.

OPTION FOR MOTION

Motion: To recommend to the Township Board to approve the following resolution:

Ordinance 2016-02 (REZ1601):

GEORGETOWN CHARTER TOWNSHIP
OTTAWA County, Michigan
(Ordinance No. 2016-02)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2016, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP ZONING
ORDINANCE FOR COMMERCIAL AND INDUSTRIAL USES

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is to read as follows:

1. **Sec. 3.4 ACCESSORY BUILDING AND USES.**

- (Q) The keeping of chickens is permitted as an accessory use if all of the following are met. (revised 6/22/2015)
- (2) No more than (6) six chickens may be kept on any parcel of land ~~and~~. **Chickens that crow and** roosters shall not be permitted.

2. **Sec. 3.11 GREENBELTS AND PROTECTIVE SCREENING.**

(B) Streetscapes.

- (3) The streetscape shall contain one (1) tree for each twenty-five feet of frontage or fraction thereof, measured along **each individual the street right-of-way line (not totaling the frontage of multiple street lines for the calculation)**, including driveway openings. Up to one-third (1/3) of the required trees may be evergreens (unless the approving authority as designed in Chapter 19 finds that a larger percentage of evergreens will provide better screening or better enhance the aesthetics of the community). The remainder shall be deciduous canopy or ornamental trees.

3. **Sec. 3.17 OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS.**

The outdoor storage or parking of recreational vehicles shall be prohibited in all residential districts, unless the following minimum conditions are met:

- (A)** All such vehicles shall be placed within a completely enclosed building or located behind the front face of the principal building. No vehicle shall be stored in the side yard of a corner lot which abuts a street. (revised 6-25-2001) In the rear yard of a corner lot such vehicles shall not

project beyond the side of the building on the street side. **Except from May 1 through October 31, subject to compliance with all other ordinance standards, a recreational vehicle may be stored, kept or parked for a period no longer than five (5) consecutive days on a hard surface driveway. Any RV stored for a period of 5 days must be removed for a minimum of 48 hours prior to additional storage or parking.**

4. **Sec. 7.3 USES REQUIRING SPECIAL LAND USE APPROVAL.**

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(C) Customary Agricultural Operations including general farming, truck farming, fruit orchards, nurseries, greenhouses and usual buildings subject to the following restrictions:

(3) Farm animals are permitted as follows:

b. on parcels of land in excess of five (5) acres, the **Township Board Planning Commission** may waive the limitation on the number of animals, provided it is determined that due to the size of the parcel, natural features, or other similar conditions there will be no negative impact upon the neighboring property owners.

5. **Sec. 19.2 REGULATION.**

(A) In accordance with the provisions of this Chapter, the Planning Commission, designated as the approving authority for review and approval of site plans as listed below, shall be furnished a Site Plan of the proposed development prior to the creation of a use or the erection of a building in the Districts and conditions cited below:

~~(A)~~ (1) Special Land Uses in all zoning districts. In addition, the requirements of Chapter 20 and the applicable standards of Sec. 20.4 shall be met.

~~(B)~~ (2) Permitted Uses in the following districts, except as noted in Section 19.3:

~~(1)~~ (a) MHP Residential

~~(2)~~ (b) PUD Planned Unit Development

~~(C)~~ (3) Site condominiums in any district.

~~(D)~~ (4) Any site plan with the Zoning Administrator as the approving authority when the applicant requests review by the Planning Commission.

(B) In accordance with the provisions of this Chapter, the Zoning Administrator or designee, designated as the approving authority for review and approval of site plans as listed below, shall be furnished a Site Plan of the proposed development prior to the creation of a use or the erection of a building in the Districts and conditions cited below:

~~(A)~~ (1) Permitted Uses in the following districts, except as noted in Section 19.3:

~~(1)~~ (a) MHR Residential

~~(2)~~ (b) HDR Residential

~~(3)~~ (c) OS Commercial

~~(4)~~ (d) NS Commercial

~~(5)~~ (e) CS Commercial

~~(6)~~ (f) HS Commercial

~~(7)~~ (g) I Industrial

~~(B)~~ (2) All site plan submission requirements in the Zoning Ordinance, other than those listed in this section, which do not stipulate an approving authority.

6. ~~DRIVE-IN~~ DRIVE-THROUGH

Sec. 2.28 ~~DRIVE-IN~~ DRIVE-THROUGH ESTABLISHMENT.

A commercial establishment whose retail/service character is significantly dependent on providing a driveway approach and service windows or facilities for vehicles in order to serve patrons while in or momentarily stepped away from the vehicle. Examples of drive-in drive-through establishments include banks, cleaners, and restaurants. Vehicle service stations are not included in this definition.

Sec. 13.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (C) Banks, credit unions, savings and loan institutions not including drive-in drive-through facilities.

Sec. 13.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Drive-in Drive-through establishments including banks, dry cleaning pick-up stations and similar personal services, not including drive-in drive-through restaurants and vehicle service stations.
- (B) Restaurants or other establishments serving food and/or beverages but not including drive-ins drive-throughs.

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including drive-in drive-through facilities.
- (E) Drive-in Drive-through establishments including banks, dry cleaning pick-up stations, and

Sec. 15.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (I) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in drive-through restaurants.

Sec. 15.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Drive-in Drive-through establishments including restaurants, banks, dry cleaning pick-up stations and other similar uses.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

- (D) Drive-in Drive-through businesses including restaurants, banks, dry cleaning pick-up stations and other similar uses.

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (G) Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including **drive-in drive-through** establishments.

Sec. 20.1 SCOPE.

- (L) **Drive-in Drive-through** restaurant.

Sec. 20.4 SITE DESIGN STANDARDS.

- (L) **Drive-in Drive-through** restaurant.

- (1) The main and accessory buildings shall be set back a minimum of sixty (60) feet from any adjacent right-of-way line or residential property line.

- (W) Marinas.

- (8) The marina may contain ancillary commercial activities such as equipment sales, restaurants (which may serve alcoholic beverages but excluding **drive-in drive-through**), and similar uses.

Sec. 26.8 TABLE OF OFF-STREET PARKING REQUIREMENTS.

The amount of required off-street parking space by type of use shall be determined in accordance with the following tables.

Restaurants and other establishments (other than drive-in drive-through restaurants) in which is conducted the sale and consumption on the premises of food, beverages, or refreshments	1	Per each two (2) persons allowed within the maximum occupancy load as established by local, county, state, fire, health, or building codes plus
	or (whichever is greater)	
	1	Per each 70 square feet UFA
Restaurants (drive-in drive-through) or similar drive-in drive-through uses for the sale of food, beverages, or refreshments	1	Per each 75 square feet GFA

Banks (drive-in drive-through)	4 stacking spaces	Per each drive-in drive-through window, plus requirement for bank
Banks (other than drive-in drive-through banks) and post offices	2	Per each teller or service window

7. Sec. 20.4(L).

- (1) The main and accessory buildings shall be set back a minimum **distance equal to the required setback in Chapter 24 and a minimum** of sixty (60) feet from any adjacent **right-of-way line or** residential property line

8. **Sec. 25.7 ILLUMINATION AND DIGITAL MESSAGE CHANGES ON SIGNS AND BILLBOARDS.**

(E) For changeable copy, digital, LED, or similar signs, the following shall apply:

- (7) **For the purpose of reducing glare, no design shall have a white background.**

9. **Sec. 27.5 NON-CONFORMING LOTS OF RECORD IN RESIDENTIAL DISTRICTS.**

(A) In all districts which permit single family residences, only single family residences and buildings accessory thereto may be erected on non-conforming lots of record. The Zoning Administrator shall approve all applications for single family residence purposes on non-conforming lots of record, provided the owner or builder presents his plan and specifications to the Zoning Administrator and provided **that the plan complies with all setback requirements. the following requirements are complied with:**

(1) ~~the lot complies with front and rear yard requirements.~~

(2) ~~no side yard is less than ten (10) feet.~~

(3) ~~the lot has a width of no less than seventy-five (75) percent of the zoning district requirement.~~

(4) ~~the lot has a minimum lot area of six thousand (6,000) square feet.~~

(B) In the event the Zoning Administrator believes that the plan for construction on said lot does not comply with the **setback** requirements as set forth above, he shall submit the plans and specifications to the Board of Appeals for review.

10. **Sec. 27.7 NON-CONFORMING STRUCTURES.**

Where a lawful structure exists at the effective date of adoption of this Ordinance that could not be built under the terms of this Ordinance by reason of restriction on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, it may be continued so long as it remains otherwise lawful, subject to the following provisions.

(C) **Should such structure be removed for any reason whatever (except when the removal or alteration is part of a proposal for construction that reduces the nonconformity), any new structure shall thereafter conform to the regulations for the district in which it is located.**

11. **Sec. 19.6 PLAT REQUIREMENTS.**

~~In those instances in which Act 288, Public Acts of 1967, as amended, the Subdivision Control Act, is involved, the owner shall, after Site Plan approval, submit the preliminary and final plats to the proper officer in conformance with Act 288, and in accordance with all other applicable codes, acts and ordinances. Such plats shall remain in conformance with the approved Site Plan.~~

Plats shall comply with all requirements of the Township general ordinances, zoning ordinances and Act 288, Public Acts of 1967, as amended, the Subdivision Control Act.

12. **Commercial and industrial uses.**

Chapter 13 – OS – OFFICE-SERVICE COMMERCIAL.

Sec. 13.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and office equipment and supplies sales.
- (B) Medical offices including clinics.
- (C) Banks, credit unions, savings and loan institutions not including **drive-in drive-through** facilities.

- (D) Personal service establishments which perform personal services on the premises, including barber and beauty shops, interior decorating shops, photographic studios, laundromats or similar uses. (revised 7/25/95)
- (E) Hospitals, provided, ~~the design standards defined in Chapter XX, shall apply.~~ **at least one (1) property line abuts a major or minor arterial street; minimum main and accessory building setback shall be one hundred (100) feet; and ambulance and emergency entrance areas shall be visually screened from view of adjacent residential uses by a structure or by a sight-obscuring wall or fence of six (6) feet or more in height. Access to and from the ambulance and delivery area shall be directly from a major or minor arterial street.**
- (F) Commercial schools including art, business, music, dance, professional, and trade.
- (G) Municipal buildings, **public utility buildings, service installations,** exchanges, and public utility offices ~~but not including storage yards, substations, or regulator stations.~~ (moved from Sec. 16.3K with SUP)
- (H) **Churches (moved from 13.3 with SUP to by right).**
- (I) ~~(H)~~ Accessory buildings and uses as defined in Chapter II.

Sec. 13.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) **Drive-in drive-through** establishments including banks, dry cleaning pick-up stations and similar personal services, not including **drive-in drive-through** restaurants and vehicle service stations.
- (B) Restaurants or other establishments serving food and/or beverages but not including **drive-in drive-through.**
- (C) Mortuaries and funeral homes.
- (D) ~~(D) Any business or use permitted by right or by special land use approval in the OS Commercial district and having or providing more than two electronic games.~~
- (D) Commercial soil removal.
- (E) Commercial radio and television and wireless communication towers. (Revised November 1997)
- ~~(F) Churches (Revised April 1998) (moved to 13.2 by right)~~
- (F) Day care centers (revised 10-25-06)

Chapter 14 – NS – NEIGHBORHOOD SERVICE COMMERCIAL.

Sec. 14.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Any permitted use in the OS District.
- ~~(B) Retail Food Establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store. (Includes take-out food-no seating)~~
- ~~(C) Other Retail Businesses such as drug, variety, dry goods, clothing, notions, music, book, hardware, or furniture stores which supply commodities on the premises.~~
- (B) **Any Retail or Wholesale Business whose principal activity is the sale of merchandise within an enclosed building.** (moved from 15.2 CS by right)
- (C) **Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.** (moved from 15.2)

- (D) Public or private business schools or colleges. (moved from 15.2)**
- (E) Health and physical fitness salons. (moved from 15.2(H))**
- (F) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in drive-through restaurants. (moved from 15.2I and now allow drive-in drive-throughs)**
- (G) Drive-in drive-through businesses including banks, dry cleaning pick-up stations and other similar uses. (moved from 16.2 and from 15.3 with SUP)**
- (H) Mortuaries and funeral homes (moved from 15.3D with SUP) provided the minimum lot area shall be one acre with a minimum width of one hundred and fifty (150) feet and the site shall front upon an arterial or collector street.**

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including drive-in facilities. (allowed by right 14.2 NS)**
- (B) Mortuaries and funeral homes. (allowed by right 14.2 NS)**
- (C) (A) Vehicle service stations, maximum four (4) pump islands.**
- (D) Public utility and service buildings not requiring a storage yard. (moved to 13.2 by right-all commercial districts)**
- (E) Drive-in establishments including banks, dry cleaning pick-up stations, and other similar uses. (allowed by right in NS and above)**
- (F) (B) Day care centers.**
- (G) Any business or use permitted by right or by special land use approval in the NS Commercial district and having or providing more than two electronic games.**
- (H) (C) Commercial soil removal.**
- (I) (D) Vehicle Wash Establishment (August 6, 1996)**
- (J) (E) Commercial radio and television and wireless communication towers. (Revised November 1997)**
- (K) Churches (Revised April 1998) (allowed by right in 14.2 NS and above)**
- (L) (F) Adult Foster Care Congregate Facility. (revised 5-24-04)**
- (M) (G) Veterinary hospitals, clinics, and kennels. (plus from 15.3 CS with SUP)**
- (N) (H) Drive-in drive-through restaurants.**

Chapter 15 – CS – COMMUNITY SERVICE COMMERCIAL.

Sec. 15.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) (A) Any permitted use in the NS District.**
- (B) Any Retail Business whose principal activity is the sale of merchandise within an enclosed building. (move to 14.2 NS by right)**
- (C) (B) Service establishments including printing, publishing, photo reproduction, blue-printing, and related trades or arts.**
- (D) Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.**
- (E) Public or private business schools or colleges. (moved to 14.2 NS by right)**
- (F) Municipal buildings and service installations. (allowed 13.2 in OS by right)**
- (G) Public utility buildings and service installations. (allowed 13.2 in OS by right)**
- (H) Health and physical fitness salons. (move to 14.2 NS by right)**

- ~~(I)~~ ~~Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in restaurants. (moved to 14.2 NS by right and allow drive-in drive-throughs)~~
- ~~(J)~~ ~~(C) Vehicle service stations and wash establishments. (moved from 16.2)~~
- ~~(K)~~ ~~(D) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses. (moved from HS 16.3 with SUP to by right)~~
- ~~(L)~~ ~~(E) Building supply and equipment establishments. (moved from 16.3 with SUP to by right)~~
- ~~(M)~~ ~~(F) Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale with no outdoor activities or storage. (moved from 16.3 CS with SUP with no outdoor storage.)~~
- ~~(N)~~ ~~(G) Warehouses selling wholesale or retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District. (moved from 15.3 CS with SUP now by right in CS and HS)~~
- ~~(O)~~ ~~(H) Drive-in drive-through restaurant.~~

Sec. 15.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- ~~(A)~~ ~~Drive-in establishments including restaurants, banks, dry cleaning pick-up stations and other similar uses. (moved to 14.2 NS by right)~~
- ~~(B)~~ ~~(A) Open air businesses.~~
- ~~(C)~~ ~~Vehicle service stations and wash establishments. (moved to 15.2 by right)~~
- ~~(D)~~ ~~Mortuaries and funeral homes. (moved to 14.2 NS by right with standards)~~
- ~~(E)~~ ~~Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses. (moved to 15.2 CS by right)~~
- ~~(F)~~ ~~(B) Veterinary/animal hospitals, clinics, and kennels. (added to 14.3 NS with SUP)~~
- ~~(G)~~ ~~Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale. (moved to 15.2 CS and HS by right and to 17.2 Industrial by right)~~
- ~~(H)~~ ~~(C) Amusement Parks.~~
- ~~(I)~~ ~~Warehouses selling retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District. (moved to 15.2 CS and HS by right)~~
- ~~(J)~~ ~~Any business or use permitted by right or by special land use approval in the CS Commercial district and having or providing more than two electronic games.~~
- ~~(K)~~ ~~(D) Commercial soil removal.~~
- ~~(L)~~ ~~(E) Day Care Centers.~~
- ~~(M)~~ ~~(F) Commercial radio and television and wireless communication towers. (Revised November 1997)~~
- ~~(N)~~ ~~(G) Vehicle repair establishments when all activities are conducted within a wholly enclosed building and provided that such activities do not include collision services, such as body frame or fender straightening and repair; overall painting and vehicle rust-proofing; refinishing or steam cleaning. (revised 12-8-98)~~
- ~~(O)~~ ~~(H) Adult Foster Care Congregate Facility. (revised 5-24-04)~~
- ~~(P)~~ ~~(I) Greenhouses and plant nurseries selling retail. (added from 16.3 with SUP)~~
- ~~(Q)~~ ~~(J) Par 3 golf course, miniature golf, driving ranges and similar outdoor recreation uses. (added from 16.3 CS with SUP)~~

Chapter 16 – HS – HIGHWAY SERVICE COMMERCIAL.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

- (A) Any permitted use in the CS District.
- ~~(B) Vehicle service stations and wash establishments. (moved to 15.2 CS by right)~~
- (C) ~~(B)~~ Hotels and motels.
- ~~(D) Drive-in businesses including restaurants, banks, dry cleaning pick up stations and other similar uses. (moved to 14.2)~~
- ~~(E)~~ ~~(C)~~ Veterinary/animal hospitals, clinics, and kennels

Sec. 16.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- ~~(A) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses. (moved to 15.2 CS by right)~~
- ~~(B)~~ (A) Vehicle repair establishments when all activities are conducted within a wholly enclosed building.
- ~~(C)~~ Drive-in theaters.
- ~~(D) Building supply and equipment establishments. (moved to 15.2 CS by right)~~
- ~~(E) Veterinary/animal hospitals, clinics, and kennels.~~
- ~~(F)~~ (B) Greenhouses and plant nurseries selling retail. (added to 15.3 CS with SUP)
- ~~(G)~~ ~~(C)~~ **Par 3 golf course, miniature golf, driving ranges and similar outdoor recreation uses. (added to 15.3 CS with SUP)**
- ~~(H)~~ (D) Open air businesses.
- ~~(I) Hospitals. (added by right in OS with standards, therefore allowed in all commercial and residential districts with SUP)~~
- ~~(J)~~ (E) Amusement parks. (added to 15.3 CS with SUP)
- ~~(K) Municipal buildings and service installations. (allowed by right in 13.2)~~
- ~~(L) Any business or use permitted by right or by special land use approval in the HS Commercial district and having or providing more than two electronic games.~~
- ~~(M)~~ (F) Commercial soil removal.
- ~~(N)~~ (G) Mini-storage garages.
- ~~(O)~~ (H) Sexually oriented businesses (revised 6-23-03).
- ~~(P) Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale. (moved to 15.2 CS by right with no outdoor storage.)~~
- ~~(Q)~~ (I) Commercial radio and television and wireless communication towers. (Revised November 1997)
- ~~(R)~~ (J) Daycare center. (revised 2-22-10)

Chapter 17 – I - INDUSTRIAL.

Sec. 17.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - (1) Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.
 - (2) Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.

- (3) Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 - (4) Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 - (5) Furniture and fixtures.
 - (6) Paperboard containers, building paper, building board, and bookbinding.
 - (7) Printing and publishing.
 - (8) Chemical products such as plastics, perfumes, synthetic fibers.
 - (9) Engineering, measuring, optic, medical, lenses, photographic, and similar instruments.
 - (10) Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
- (B) Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
 - (C) Warehouses, cartage businesses.
 - (D) Laboratories including experimental, film and testing.
 - (E) Trade or industrial schools and veterinary/animal hospitals or clinics or kennels.
 - (F) Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
 - (G) Central dry-cleaning plant.
 - (H) Municipal buildings, public service buildings.
 - (I) Electricity regulating substation, and pressure control station for gas, water and sewage.
 - (J) Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
 - (K) Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.
 - (L) Private non-commercial recreation. (moved from 17.3)**
 - (M) Vehicle repair establishments. (moved from 17.3)**
 - (N) Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including drive-in drive-through establishments. (moved from 17.3 and deleted "not" to allow drive-in drive-throughs.)**
 - (O) Contractor's yards, building materials storage. (moved from 17.3)**
 - (P) Tool and die, metal working (but no metal stamping) and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products. (moved from 17.3)**
 - (Q) Retail sales fronting on a major street with no outdoor sales or display. (moved from Sec. 17.3)**
 - (R) Contractor/showroom (where, in general, the contractor installs the product)(revised 6-8-09) (moved from Sec. 17.3)**
 - (S) Health and physical fitness salons, indoor sports, gymnastics and dance studios. (revised 5/23/11) (moved from 17.3)**
 - (T) Mini-storage garages. (revised 8/22/2011) (moved from 17.3)**
 - (U) Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale. (moved from 15.3 CS with SUP to CS and HS by right)**

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Waste treatment facilities.
- (B) Water supply and treatment facilities.
- (C) Waste disposal facilities, including incinerators and sanitary landfills.

- ~~(D) Private non-commercial recreation. (Moved to Sec. 17.2)~~
- (E) (D) Airports and Landing fields.
- ~~(F) Vehicle repair establishments. (Moved to Sec. 17.2)~~
- ~~(G) Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including drive-in establishments. (Moved to Sec. 17.2)~~
- ~~(H) Contractor's yards, building materials storage. (Moved to Sec. 17.2)~~
- (I) (E) Commercial soil removal.
- ~~(J) Tool and die, metal working (but no metal stamping) and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products. (Moved to Sec. 17.2)~~
- ~~(K) Outdoor storage in connection with any permitted use. (deleted because already allowed in the I district in rear yard as per standards in Chapter 24 footnote (r))~~
- (L) (F) Heating and electric power generating plants.
- (M) (G) Junk yards and salvage yards.
- ~~(N) Retail sales (revised 7/25/95) (revised 1/14/08) (Moved to Sec. 17.2 with standards) (delete 20.1 and 20.4(AF)).~~
- (O) (H) Commercial radio and television and wireless communication towers. (Revised Nov 1997).
- ~~(P) Contractor/showroom (where, in general, the contractor installs the product)(revised 6-8-09) (moved to Sec. 17.2)~~
- ~~(Q) Health and physical fitness salons, indoor sports, gymnastics and dance studios. (revised 5/23/11) (moved to Sec. 17.2)~~
- ~~(R) Mini-storage garages. (revised 8/22/2011) (moved to Sec. 17.2)~~

Chapter 20 – SPECIAL LAND USES.

Sec. 20.1 SCOPE.

- ~~(C) Veterinary/Animal hospitals.~~
- ~~(G) Commercial enterprises producing merchandise.~~
- ~~(E) Commercial recreation uses (indoor).~~
- ~~(AF) Retail sales as an accessory use to a Permitted or Special Approval Use~~
- ~~(AJ) Health and physical fitness salons, indoor sports, gymnastics and dance studios~~

Sec. 20.4 SITE DESIGN STANDARDS.

- ~~(G) Commercial enterprises producing merchandise: (revised 2/10/14)~~
- ~~(1) (Deleted 2/10/14)~~
- ~~(2) (Deleted 2/10/14)~~
- ~~(3) The production operation shall not be detrimental to any adjoining properties by reason of odor, noise, smoke, or vibration.~~
- ~~(4) All loading areas shall be located in the rear yard.~~
- ~~(5) All activities shall be conducted within an enclosed building. Outdoor storage shall not be permitted.~~
- ~~(I) Commercial recreation uses (indoor).~~

- (1) Public access to the site shall be located at least one hundred (100) feet from any intersection, measured from the nearest right-of-way line to the nearest edge of said access).
- (2) The main and accessory buildings shall be located a minimum of one hundred (100) feet from any residential use.
- (3) All uses shall be conducted completely within a fully enclosed building.

(AF) Retail sales. (whole section revised 1/14/08)

- (1) The retail sales area shall front on a major street. Such streets shall be limited to Chicago Dr., Pt. Sheldon St., 18th Ave., and 44th St.
- (2) Parking shall be provided as specified in Chapter 26. (Revised July 1995)
- (3) All retail sales shall be conducted completely within the main building. No freestanding sales structure and no outdoor sales shall be permitted.
- (4) No outdoor display of merchandise shall be permitted. (revised 7/25/95)

(AJ) Health and physical fitness salons, indoor sports, gymnastics and dance studios.

(revised 5/23/2011) (revised 5/12/2014)

- (1) Public access to the site shall be located at least one hundred (100) feet from any intersection, measured from the nearest right-of-way line to the nearest edge of said access).
- (2) The lot shall be located so that at least one (1) side abuts an arterial street.
- (3) All parking, drive aisles and pickup and drop-off areas shall be paved.
- (4) Sufficient space shall be provided to accommodate all vehicles queuing on the property, so no vehicles are required to wait on an adjoining street or alley to enter the site.
- (5) Parking shall be provided as specified in Chapter 26 for dance halls and assembly halls without fixed seats.
- (6) Hours of operation shall be established by the Planning Commission in order to minimize negative impacts on surrounding properties. Hours of operation shall not include 7:00 a.m. to 5:00 p.m. Monday to Friday excluding holidays.
- (7) All activities shall be conducted within an enclosed building unless otherwise specifically approved by the Planning Commission.
- (8) The main and accessory buildings shall be located a minimum of one hundred (100) feet from any residential use.
- (9) Where the site abuts residentially zoned property, a 25 foot greenbelt shall be provided along such property line, in accordance with Section 3.11.
- (10) (Deleted 5/12/2014)
- (11) All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent property.

Chapter 24 – DISTRICT REGULATIONS.

DISTRICT (w)	Minimum Lot Size Per Unit (a)		Maximum Lot Coverage (percent)	Minimum Yard Setbacks (b)(o)(v)				Maximum Building Height (p)	
	Area (Square Feet)	Width (Feet)		Front (s)(t)	Side		Rear	Stories	Feet
					Least One	Total			
AG Agriculture	40,000	200	20	40 (l)	20	40	75	2½	35
RR Residential	30,000 (c)	200(c)	20	40 (l)	20	40	50	2½	35
LDR Residential	11,475 (d)	85(n)(d)	30	40 (l)	10	20	40	2½	35
LMR Residential	7,700 (e)	70(n)	30	30 (l)	5	15	30	2½	35
MDR Residential	10,000 (d)(f)	80(n)	30	35 (l)	10	20	35	2½	35
MHR Residential (i)(j)	10,000 (e-g)	80(n)	35	35 (l)	10	20	35	2½	35
HDR Residential (i)(j)	(e-h),(u)	---	40	30 (l)	15	30	30	2½	35
MHP Residential (i)	----	---	35	---	---	---	---	1	20
OS Commercial	11,050	85	---	30 (l)	(m)		50	2	25
NS Commercial	11,050	85	---	30 (l)	(m)		50	2½	35
CS Commercial	11,050	85	---	30 (l)	(m)		40	2½	35
HS Commercial	15,000	100	35	30 (k)	10 (m)	25	40	2½	35
I Industrial	40,000	150	40	45 (r)	20 (m)	40	40	3	45

* Footnotes are integral part of these District Regulations and should be read in conjunction with the above schedule.

(a) Each dwelling structure shall have a minimum floor area per dwelling unit in accord with the following schedule

Structure		Area Per Unit
(1) Single Family Detached AG, RR, LDR, MDR, MHR, HDR		Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet entirely above finished lot grade. Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor, PROVIDED, no less than three hundred and fifty (350) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)
(2) Single Family Detached LMR		Each dwelling unit shall have a minimum finished living area of eight hundred fifty (850) square feet entirely above finished lot grade. Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor PROVIDED no less than two hundred (200) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)
(3) Attached Single Family Including Two Family and Townhouses		Each dwelling unit shall have a minimum finished living area of nine hundred (900) square feet of floor area entirely above finished lot grade with a minimum of five hundred (500) square feet on the ground floor for units of more than one (1) story or each dwelling unit shall have a minimum finished living area of eight hundred (800) square feet of floor area entirely above finished lot grade if each dwelling unit has an attached enclosed accessory building (garage) of at least four hundred (400) square feet (GFA) on the main level. (revised 6/27/2013)
(4) Multiple Family Dwellings	Efficiency	350 square feet
	1 Bedroom	600 square feet
	2 Bedroom	800 square feet
	3 Bedroom	1,000 square feet; plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms

Chapter 4 - MAPPED DISTRICTS

Sec. 4.2 THE ZONING MAP.

The locations and boundaries of these descriptions are hereby established on a map entitled "Georgetown Charter Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- (A) Regardless of the existence of copies of the zoning map which may be made or published, the official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. No amendment to this Ordinance which involves matter portrayed on the official Zoning Map shall become effective until such change and entry has been made on said map.
- (B) The Official Zoning Map shall be identified by the signature of the Zoning Administrator, attested to by the Township Clerk.
- (C) A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map. The Official Zoning Map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Georgetown Township which are subject to the provisions of this Ordinance.
- (D) **The following standards will be considered by the Planning Commission and Township Board in the review of a rezoning request:**
- (1) **Consistency – is the proposed zoning district and all of its allowed uses consistent with the Master Plan.**
 - (2) **Compatibility – is the proposed zoning district and all of its allowed uses compatible with the surrounding area.**
 - (3) **Capability – is the property capable, including utilities and infrastructure, of being used for all the uses that would be allowed.**

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

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

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

Respectfully submitted,

By _____
Richard VanderKlok
Georgetown Charter Township Clerk