



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

July 6, 2016

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. (PUD1202-52) Final Development Plan For Phase 52 (Condo No. 2) For Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 And 70-14-04-300-018, Located At 3067 Lowingside Dr. And 3203 Taylor St., Georgetown Township, Ottawa County, Michigan.

Documents: [COLOR PLAN.PDF](#), [GRADING PLAN.PDF](#), [OVERALL PLAN.PDF](#), [PLAN C 102.PDF](#), [NARRATIVE.PDF](#), [LOWINGWOODS PUD FINAL PHASE 52 STAFF REPORT.PDF](#)
 - 6.II. (PUD1202-10) Final Development Plan For Phase 10 For Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 And 70-14-04-300-018, Located At 3067 Lowingside Dr. And 3203 Taylor St., Georgetown Township, Ottawa County, Michigan.

Documents: [LOWING WOODS FINAL PUD PHASE 10 STAFF REPORT.PDF](#), [LOWING WOODS NO. 10 GRADING.PDF](#), [LOWING WOODS NO. 10.PDF](#), [LOWING WOODS OVERALL.PDF](#), [LOWING WOODS NO. 10 COLOR.PDF](#)
 - 6.III. The Layout Of The Preliminary Plat Of Lowing Woods No. 10, P.P. # 70-14-09-100-054 And 70-13-04-300-018, Located At 3067 Lowingside Dr. And 3203 Taylor, Georgetown Township, Ottawa County, Michigan.

Documents: [LOWING WOODS NO. 10 COLOR.PDF](#), [LOWING WOODS NO. 10.PDF](#), [LOWING WOODS NO. 10 GRADING.PDF](#), [LOWING WOODS OVERALL.PDF](#), [LOWING WOODS 10 PLAT STAFF REPORT.PDF](#)
7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment



LEGEND

- ① Connection to Lowing Woods No. 10
- ② Existing Lowing Woods No. 7
- ③ Existing Lowing Woods Condos No. 1
- ④ Existing Lowing Woods No. 9
- ⑤ Single Unit Condo - typ.
- ⑥ Two Unit Condo - typ.

NOTES

Total Acreage	=	8.13 ac.
Total Number of Units	=	30 units
Single Unit Condos (8)	=	8 units
Two Unit Condos (11)	=	22 units

May 31, 2016



0' 20' 40' 80' scale 1" = 40'

LOWING WOODS CONDOS NO. 2

SITE PLAN RENDERING
project number: 16200695

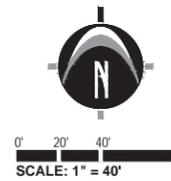


PREPARED FOR:
 West Michigan Development Company
 Mick McGraw

1188 East Paris Ave. SE,
 Grand Rapids, MI 49546
 Phone: 616.455.0200

REVISIONS:

Title	Drawn	Checked	RP	V. Date	S. Date
Prop. Site Plan Submittal	JM	RP		05.23.16	
Prop. Site Plan Submittal	JM	RP		06.01.16	



LEGEND

	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS (STANDARD DUTY)
	EXISTING GRADE CONTOUR (INDEX)
	PROPOSED 8" WATERMAIN
	PROPOSED 8" SANITARY SEWER
	PROPOSED STORM SEWER 12"-36"

811 Know what's below.
 CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAIN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

LOWING WOODS CONDOS NO. 2
 Final Development Plan
 Grading & Utilities Plan
PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 16200695

SHEET NO:
C-103



www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

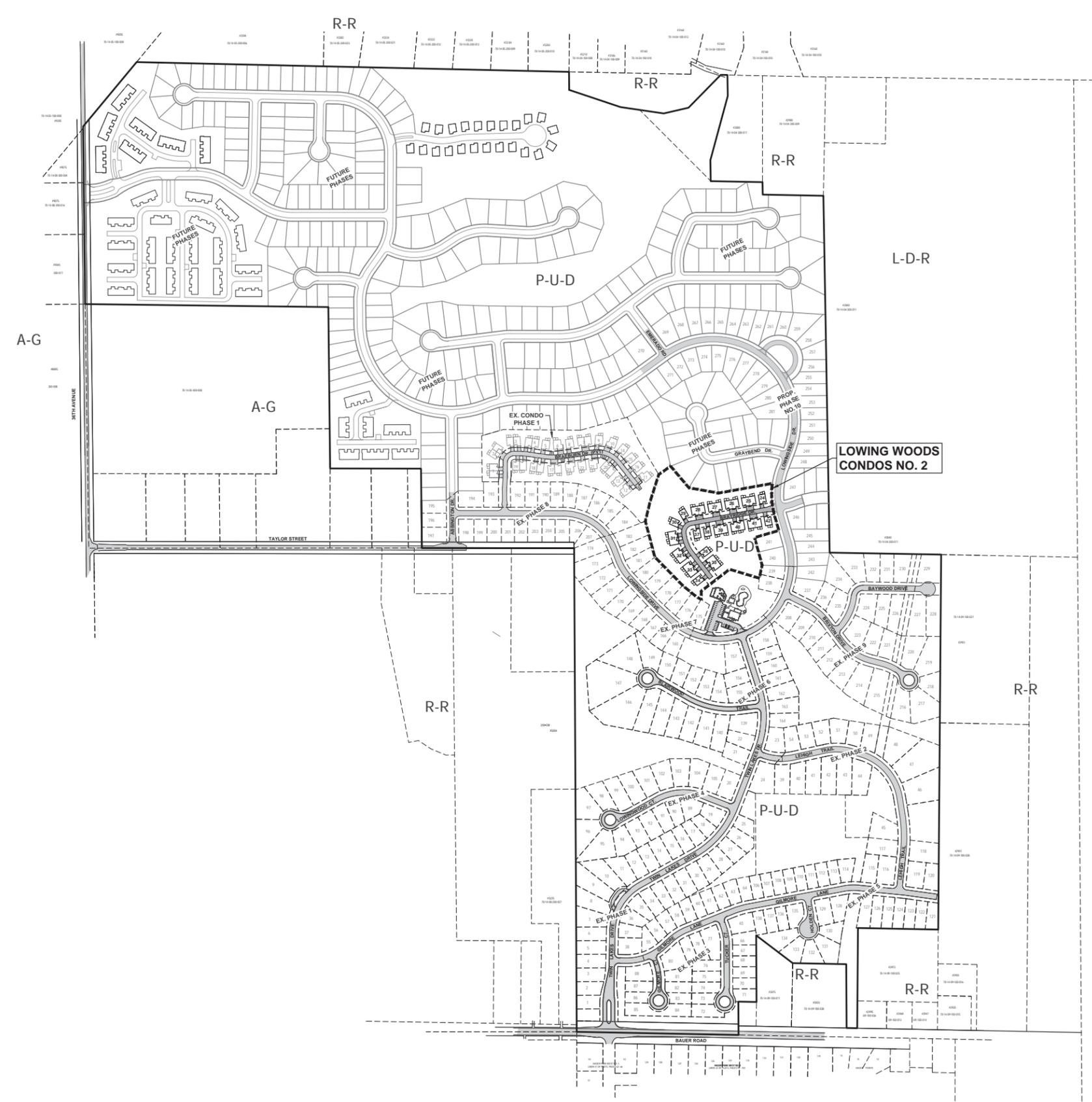
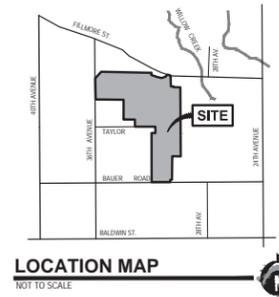
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
West Michigan Development Company
Mick McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title	Drawn	Checked	RP	V. Date	S. Date
Title: Prelim. Site Plan Submittal	Drawn: JM	Checked: RP		V. Date:	S. Date: 05.23.16
Title: Prelim. Site Plan Submittal	Drawn: JM	Checked: RP		V. Date:	S. Date: 06.01.16



0' 150' 300' 600'
SCALE: 1" = 300'

LEGAL DESCRIPTION

SW 1/4 OF SW 1/4 LYING N OF LOWING WOODS NO. 7, EXC. COM AT SW SEC. COR., TH N 68D 10M 48S E 157.63 FT, N 73D 52M 18S E 70.35 FT, N 68D 22M 22S E 191.22 FT ALG NLY BOUNDARY OF LOWING WOODS NO. 7, TH N 13D 49M 35S E 260.51 FT, N 27D 48M 03S W 210.98 FT, N 26D 16M 22S W 145.76 FT, S 73D 15M 27S W 268.33 FT, TH N 89D 29M 03S W TO W SEC. LI, TH S 0D 37M 05S E ALG W SEC. LI TO BEG. SEC. 4 T6N R13W AND
N 1/2 OF NW 1/4 LYING N OF AND ADJ. TO LOWING WOODS NO. 2, NO. 4 AND NO. 7, EXC. E 792 FT, ALSO EXC. COM S 0D 18M 33S E 373.03 FT & N 89D 41M 27S E 1839.68 FT FROM NW SEC. COR., TH NELY 10 FT ALG A 357.31 FT RAD. CURVE TO LEFT (CHD BEARS N 64D 10M 55S E 10FT), S 43D 0M 57S E 66.02 FT, SWLY 10 FT ALG A 423.11 FT RAD. CURVE TO RIGHT (CHD BEARS S 44D 18M 25S W 10FT), TH N 43D 0M 57S 66 FT TO BEG. SEC. 9 T6N R13W

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LOWING WOODS CONDOS NO. 2
Final Development Plan
Overall PUD Site Plan
PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200695

SHEET NO:
C-101

PREPARED FOR:
 West Michigan Development Company
 Mick McGraw

1188 East Paris Ave. SE,
 Grand Rapids, MI 49546
 Phone: 616.455.0200

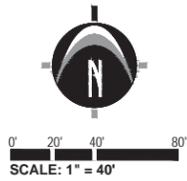
REVISIONS:

Title	Prism	Site Plan	Submittal	V. Date
Drawn	JM	Checked	RP	S. Date: 05.23.16
Title	Prism	Site Plan	Submittal	V. Date:
Drawn	JM	Checked	RP	S. Date: 06.01.16



LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)



GENERAL NOTES

- 1) ZONING OF PROPERTY: PUD
 PUD ZONING REQUIREMENTS
 A) MINIMUM LOT WIDTH = 60 FT.
 B) MINIMUM BLDG SEPARATION = 14 FT.
 SETBACKS:
 A) FRONT YARD = 26 FT. (FROM EDGE OF ROAD)
 B) SIDE YARD = 7 FT.
 C) REAR YARD = 25 FT.
- 2) SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 8.13 ACRES (354,115 SQ. FT.)
 B) OPEN SPACE = 183,917 SQ. FT.
 C) LENGTH OF ROADS = 813 LN. FT.
 D) TOTAL ROW = 55,651 SQ. FT. (PRIVATE)
 E) TOTAL NUMBER OF UNITS = 30 UNITS
 SINGLE CONDOS (8) = 8
 DUPLEX CONDOS (11) = 22 UNITS
- 3) ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OCRC STANDARDS AND SPECIFICATIONS.
- 4) SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 6) 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.
- 7) 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.
- 8) THERE IS CURRENTLY A VACANT BUILDING ON THE PARCEL. THE EXISTING BUILDING WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- 9) HOURS OF CONSTRUCTION OPERATIONS:
 MON - FRI: 7AM - 7PM
 SATURDAY: 7AM - 3PM
 NO SUNDAY CONSTRUCTION
- 10) SIGNS
 A) ROAD SIGNS PER OCRC STANDARDS AND SPECIFICATIONS.
 B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
- 11) BERMING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.

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**LOWING WOODS
 CONDOS NO. 2**
 Final Development Plan
 Site Layout Plan

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 16200695

SHEET NO:
C-102

NARRATIVE
LOWING WOODS CONDOS NO. 2

The Final Development Plan for Lowing Woods Condos No. 2 is shown with minor revisions from the previously approved Overall Planned Unit Development (PUD) Plan. The previously approved Overall PUD Plan included 45 single family residential lots north of Phase 7, east of Condos No. 2 and west of Phase 10 (reference included exhibits). However, the proposed Final Development Plan for Condos No. 2 shows 30 condominium units (8 stand-alone condominiums and 11 duplex condominiums) and 20 single family residential lots. These very minor revisions to the overall PUD result in a decrease in single family lots from 592 lots depicted in 2014 to 567 depicted in this application. In addition, a minor increase in condominium units is proposed, from 176 to 206.

	2007 APPROVED PLAN	2014 FINAL DEV. PLAN	2016 FINAL DEV. PLAN
SINGLE FAMILY LOTS	546	592	567
CONDO UNITS	293	176	206
TOTAL UNITS	839	768	773

As with the previous minor revisions, while some condominiums are being sought in favor of all single family residential in this area, previous phases of condominiums had been eliminated, therefore, creating an opportunity and filling a need for condominium living that wasn't previously offered yet in the Lowing Woods Development prior to the first phase (currently under construction). In addition, the proposed second phase of condominiums continues to utilize stand-alone and duplex units rather than three (3) and four (4) unit buildings to maintain the character of the existing development.

As mentioned previously in the 2014 submittals, while the revisions in the 2014 plan depicted only 768 total units, additional future revisions were anticipated, therefore, the applicant made sure to denote that unit count/density reviews be based on the original total number of units approved for the overall development. Therefore, while the Condos No. 2 proposed plan depicts an increase from the last final development approval, the overall unit totals are significantly below the total number of 852 units as approved for the overall development in 2007.

Overall, changes to the layout are minor in nature and remain consistent with the overall development.

(PUD1202-52) Final Development Plan for Phase 52 (Condo No. 2) for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor St., Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for approval for the final development plan for phase 52 which is Condo No. 2. The number of units proposed is 30 including 22 duplex units and 8 single units. The note on the plan indicates that all streets with single family lots will be dedicated to the public. Since this phase does not consist of single family lots, the street will be private. Consequently, the private street is not subject to the maximum length of 600 feet in Sec. 50-51.

This phase is not consistent with the overall preliminary PUD plan that was approved in 2012 and the overall plan that was provided in 2014. In both plans the area where the condos are currently shown was proposed for single family lots with a minimum width of 65 feet.

Below is the narrative submitted for the 2014 changes to the overall preliminary plan.



August 6, 2014

Ms. Mnette Minier
 Zoning Administrator
 Georgetown Township
 1515 Baldwin
 P.O. Box 769
 Jenison, MI 49429-0769

RE: Lowing Woods Condos No. 1 - Narrative

Dear Ms. Minier:

The Final Development Plan for Lowing Woods Condos No. 1 as submitted on July 16, 2014 is shown with minor revisions from the original Overall Preliminary PUD Plan. The original Overall Preliminary PUD Plan showed 42 condo units in 11 buildings and the recently submitted Final Development Plan shows 35 condos units in 19 buildings. The changes to the layout are minor in nature and remain consistent with the overall development. The 2014 Final Development plan not only shows less condominiums overall, but also eliminated the three and four unit style buildings in favor of duplex and stand alone condo units. Because of this, the new layout will be more similar in character to the existing development. In addition, the overall layout, especially the relationship of the condominiums to future single family homes, provides significantly better spacing.

Prior to this revision, two (2) phases of condominiums had been eliminated, therefore, this will be the first phase within the Lowing Woods development to consist of condominiums. While Eastbrook is not preparing to decrease the originally approved overall number of units (852 units on 298.56 acres), the reduction in the number of condominiums and various site plan adjustments have resulted in the latest plan depicting only 768 total units.

	2007 Approved Plan	2014 Final Dev. Plan
Single Family Lots	546	592
Condo Units	293	176
Total Units	839	768

Because the number of condominiums has been reduced to 35 units, only one private road access point is required. This access has been approved by the Georgetown Fire Department. By providing a single access, the condominium owners will not be subjected to thru-traffic from the surrounding public roads.

Overall, the minor revisions shown on the Final Development Plan are more consistent with the existing Lowing Woods development and the low density residential nature of this area of the Township.

Please feel free to call me at 616-575-5190 should you have any questions or concerns.

Thanks!

Rick Pulaski, P.E.
 Project Manager

Enclosures

Below is the narrative submitted for the current changes to the overall preliminary plan.

NARRATIVE
LOWING WOODS CONDOS NO. 2

The Final Development Plan for Lowing Woods Condos No. 2 is shown with minor revisions from the previously approved Overall Planned Unit Development (PUD) Plan. The previously approved Overall PUD Plan included 45 single family residential lots north of Phase 7, east of Condos No. 2 and west of Phase 10 (reference included exhibits). However, the proposed Final Development Plan for Condos No. 2 shows 30 condominium units (8 stand-alone condominiums and 11 duplex condominiums) and 20 single family residential lots. These very minor revisions to the overall PUD result in a decrease in single family lots from 592 lots depicted in 2014 to 567 depicted in this application. In addition, a minor increase in condominium units is proposed, from 176 to 206.

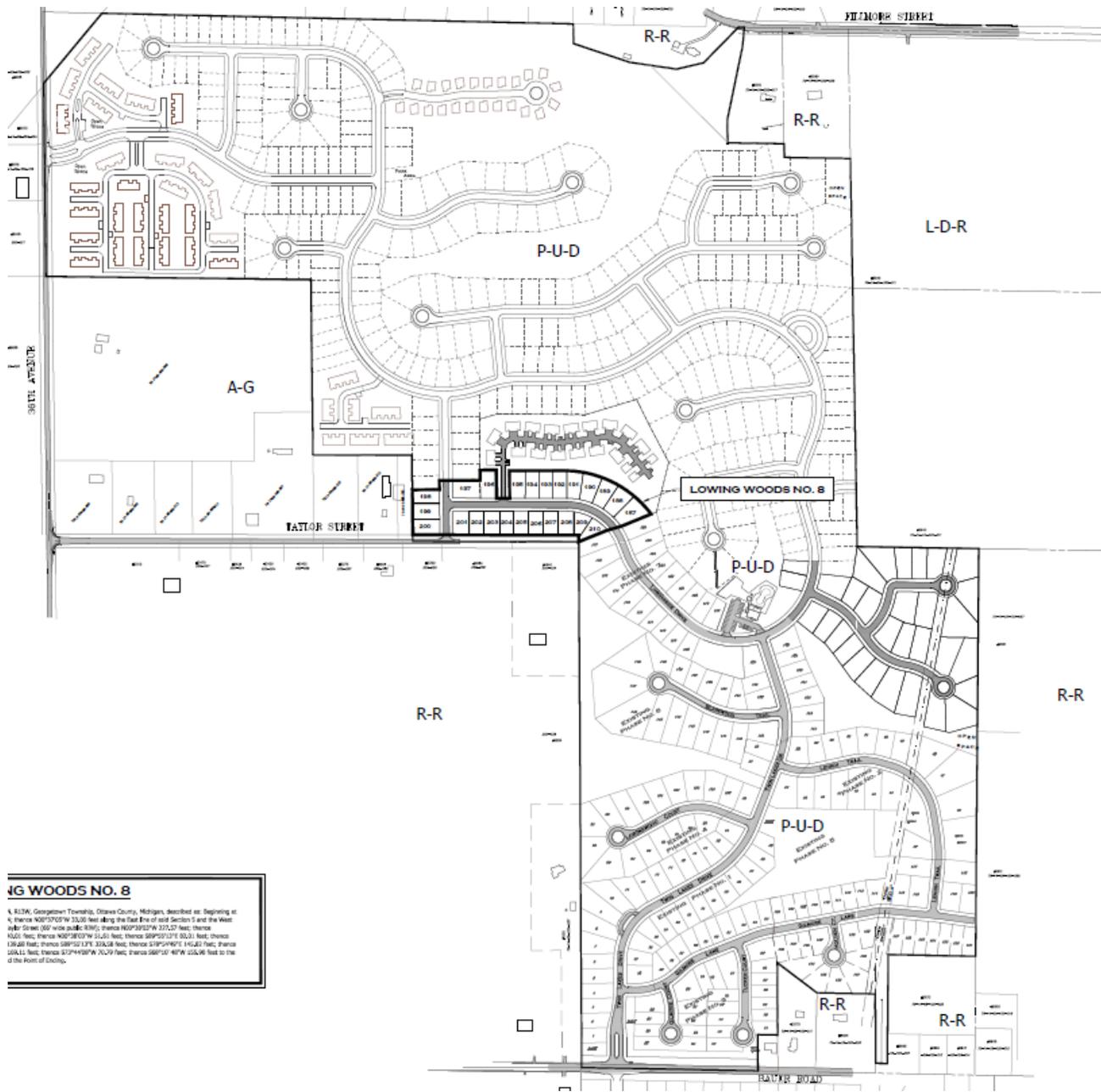
	2007 APPROVED PLAN	2014 FINAL DEV. PLAN	2016 FINAL DEV. PLAN
SINGLE FAMILY LOTS	546	592	567
CONDO UNITS	293	176	206
TOTAL UNITS	839	768	773

As with the previous minor revisions, while some condominiums are being sought in favor of all single family residential in this area, previous phases of condominiums had been eliminated, therefore, creating an opportunity and filling a need for condominium living that wasn't previously offered yet in the Lowing Woods Development prior to the first phase (currently under construction). In addition, the proposed second phase of condominiums continues to utilize stand-alone and duplex units rather than three (3) and four (4) unit buildings to maintain the character of the existing development.

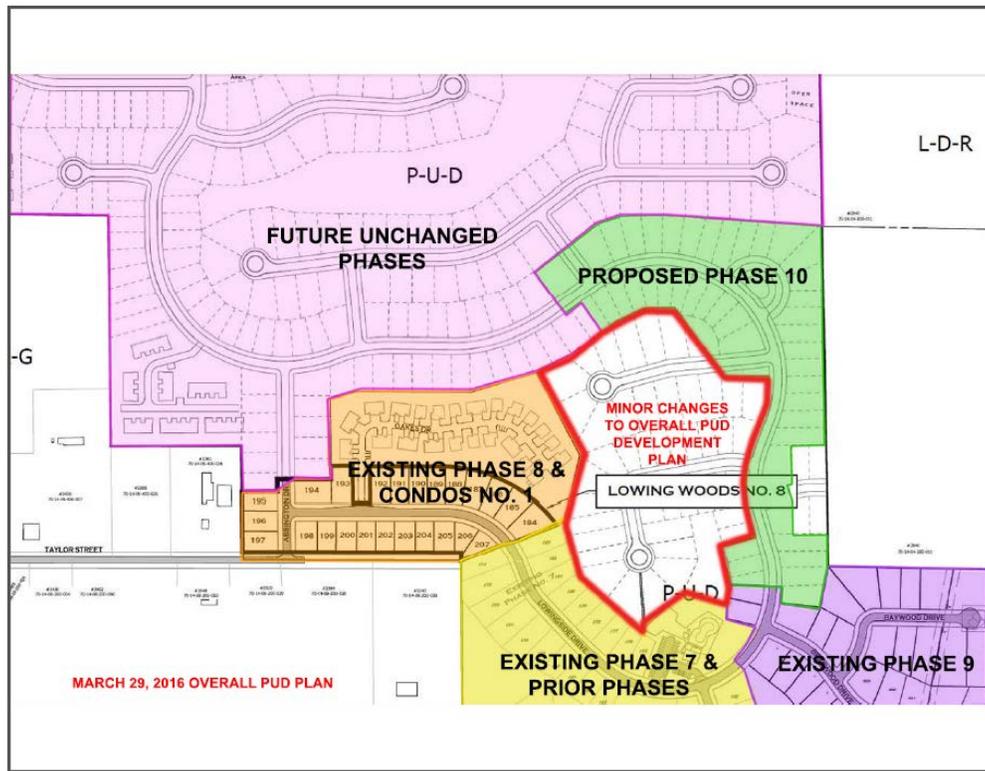
As mentioned previously in the 2014 submittals, while the revisions in the 2014 plan depicted only 768 total units, additional future revisions were anticipated, therefore, the applicant made sure to denote that unit count/density reviews be based on the original total number of units approved for the overall development. Therefore, while the Condos No. 2 proposed plan depicts an increase from the last final development approval, the overall unit totals are significantly below the total number of 852 units as approved for the overall development in 2007.

Overall, changes to the layout are minor in nature and remain consistent with the overall development.

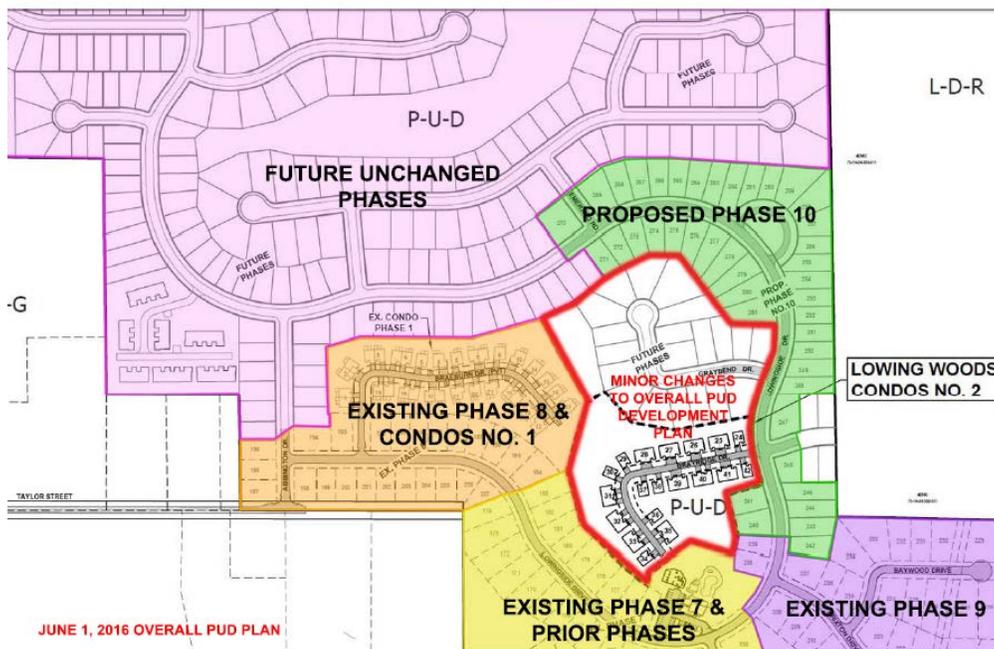
Below is the overall preliminary plan approved in 2014. Note that the proposed overall units of 773 is still less than the maximum of 839 overall units initially approved in 2007.



Below shows the approved changes to the overall preliminary plan approved in March 2016.



Below shows the proposed current changes to the overall preliminary plan.



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. Lowing Woods No. 8 and 9 were approved in 2014. The first phase of condos was approved in 2014.

SUMMARY-for the final development plan for phase 52 (Condo No. 2)

1. Note 1) gives the setbacks for the single family homes and does not apply to the condos.
2. The condos have a minimum front yard setback of 26 feet and a minimum distance of 20 feet between buildings.
3. A demolition permit is required for the demolition of the existing building.
4. **The Planning Commission should determine if the change to the layout is minor and still meets the intent of the preliminary plan. It appears that it may be minor since the overall number of units is still less than originally approved in 2007.**

	2007 APPROVED PLAN	2014 FINAL DEV. PLAN	2016 FINAL DEV. PLAN
SINGLE FAMILY LOTS	546	592	567
CONDO UNITS	293	176	206
TOTAL UNITS	839	768	773

5. **The recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township.**
6. **Approval from the Ottawa County Water Resources Commission is required.**

OPTION FOR MOTION-for the final development plan for phase 52 (Condo No. 2) (review follows)

The Planning Commission should determine if the change to the layout is minor and still meets the intent of the preliminary plan.

If the Planning Commission determines that the standards of the ordinance have been met with the conditions provided, the following motion is offered.

- Motion:** **To adopt the staff report as finding of fact and to approve (PUD1202-52) Final Development Plan for phase 52 (Condo No. 2) for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan, as shown on the following:**
- a. Sheet C-101 dated 06.01.16,
 - b. Sheet C-102 dated 06.01.16,
 - c. Sheet C-103 dated 06.01.16,

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**
- 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.**

And with the following conditions:

1. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.**
2. **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).**
3. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
4. **Approval from the Ottawa County Water Resources Commission is required.**
5. **A demolition permit is required for the demolition of the vacant house.**

REVIEW FOR FINAL DEVELOPMENT PLAN

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

- B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board's approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

Met. The last approval was August 20, 2014.

- C. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):
1. A completed application form, supplied by the Zoning Administrator. **Provided.**
 2. Payment of a fee, as established by the Township Board. **Paid**
 3. A written response to the findings, review comments, and conditions, if any, from the Township Board's review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items. **NA.**
 4. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).
 - a. The location and dimensions of all proposed structures and buildings on the PUD site.
PROVIDED.
 - b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included.
PROVIDED.
 - c. The location of all proposed signs and lighting, including the sizes and types.
The plan notes that previous approvals remain in effect.
 - d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.).
The plan notes that previous approvals remain in effect.

- e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc.

To be coordinated with the Township DPW Department and Ottawa County Resources Commission Department.

- f. Existing and proposed topographic contours at a maximum of three (3) foot intervals.

PROVIDED.

- g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units.

PREVIOUSLY PROVIDED.

- h. Proposed open space areas, including recreational amenities (playgrounds, etc.).

PROVIDED.

- i. Floodplain areas.

PROVIDED. A note on the plan indicates that this phase is not affected by a floodplain.

- B. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

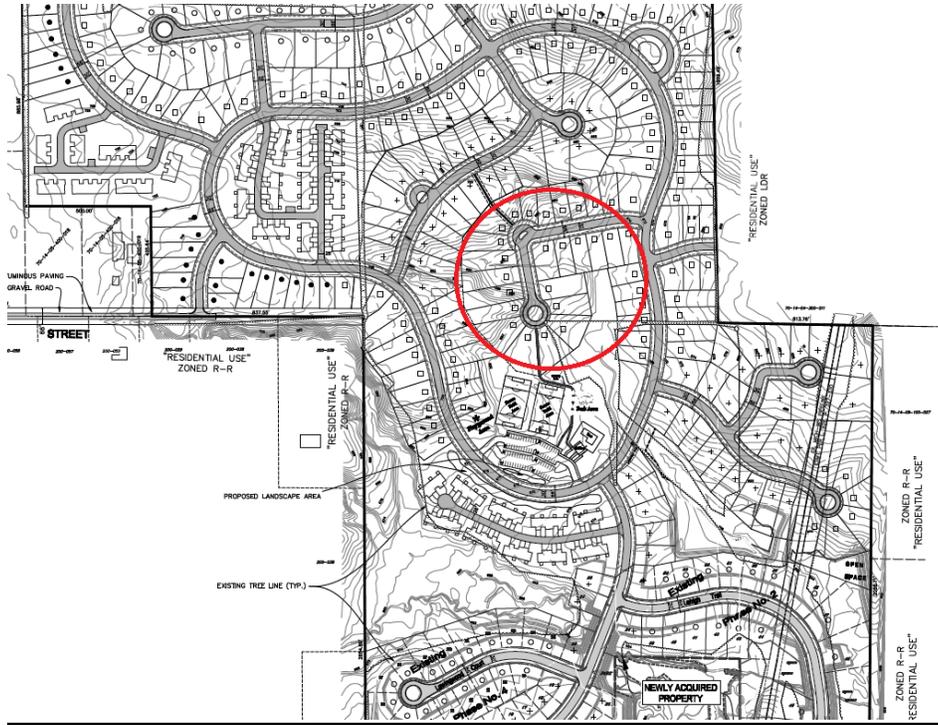
Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

- A. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.

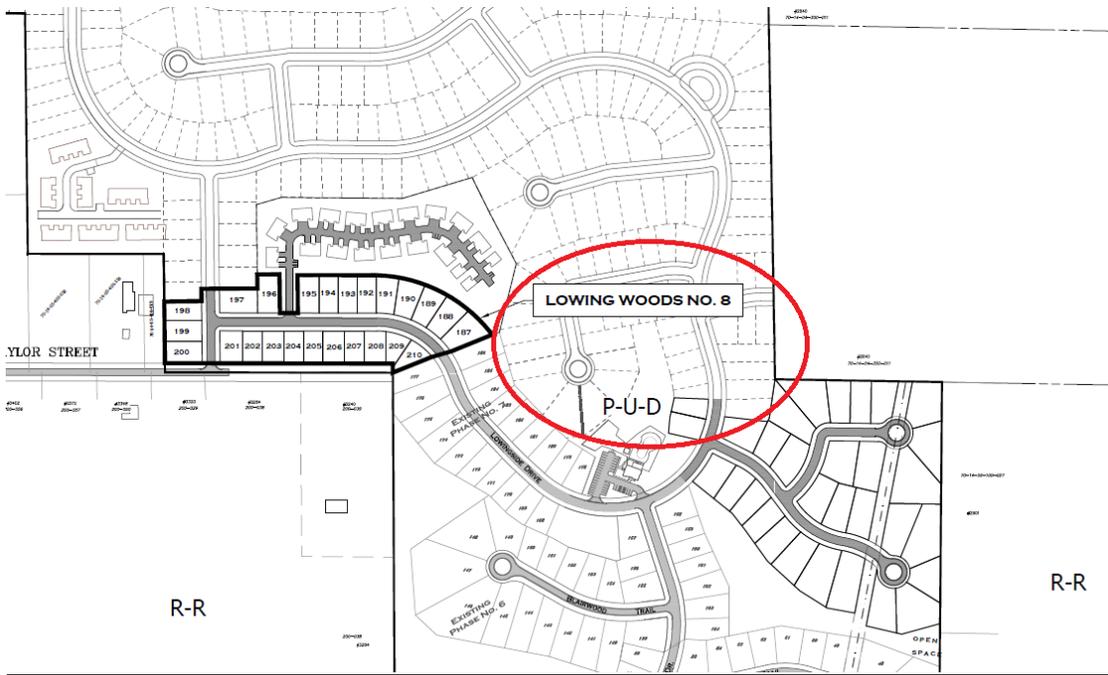
This phase is not totally consistent with the overall preliminary PUD plan. A narrative was provided explaining how this is consistent with the previously approved overall preliminary plan.

The Planning Commission should determine in the change to the layout is minor and still meet the intent of the preliminary plan. It appears that it is consistent since the overall number of units is less than the total of 859 in 2007.

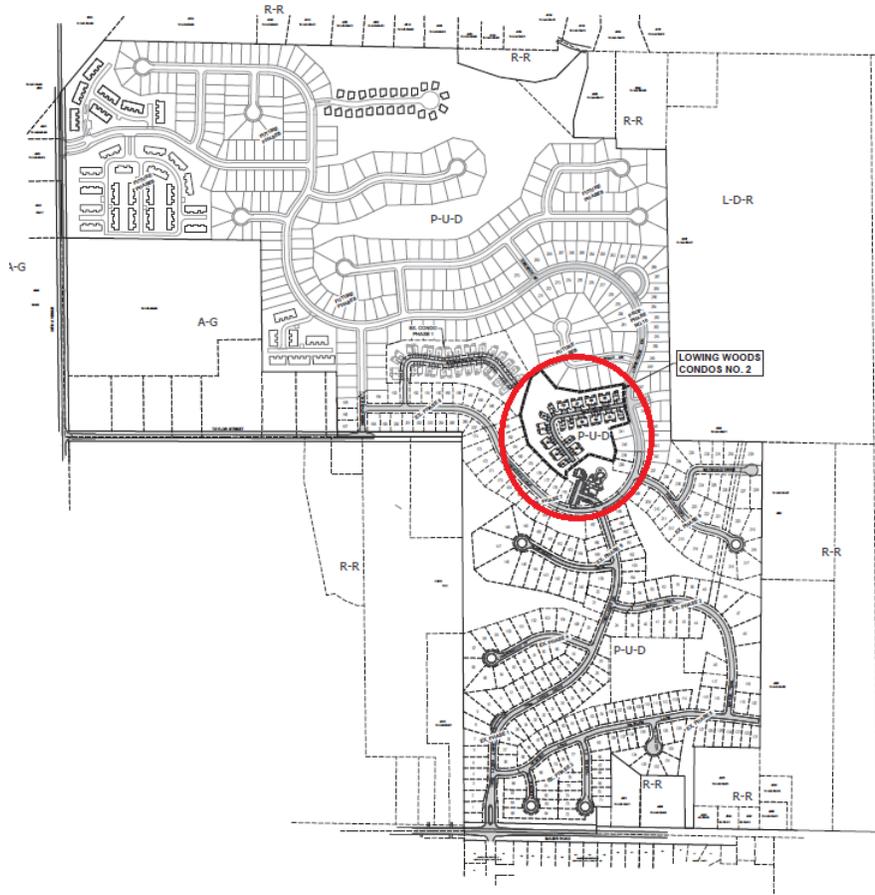
As approved on the Preliminary Development Plan in 2012:



2014:



Currently proposed:



- B. Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.

The final development plan appears to accommodate the intention of the PUD.

- C. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.

See the review under Sec. 22.10.

- D. The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.

Minutes will be prepared.

- E. Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

Previously determined and approved.

- F. A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.

Provided with the setbacks.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

Met.

- B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

This is required to be met and is to be coordinated with the DPW Department and Ottawa County Water Resources Commission Department.

- C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Met as previously determined.

- D. **Master Plan:** The proposed uses of the PUD must be substantially consistent with Georgetown Township's Master Plan for the subject property.

Met as previously determined (including for density).

- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

Met as previously determined.

- E. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

Met as previously determined.

- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

Met as previously approved. Taylor Street has been completed.

- H. **Open Space Requirements:**

1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall **not include required yards** (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township;** or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

Met as previously determined.

Sec. 22.3 *PERMITTED USES.*

Any use permitted by right or special land use in any District may be approved within a PUD.

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

- A. The proposed PUD complies with all qualifying conditions of Section 22.2. **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. **Met.**
- 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. **Met.**
- 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. **Met.**
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.) **Met.**

Sec. 22.11 *PUD AGREEMENT.*

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.
- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

A condition of approval: the recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township.

(PUD1202-10) Final Development Plan for Phase 10 for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor St., Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for approval of the final development plan for phase 10 and the preliminary plat of Lowing Woods No. 10 (separate review) for 42 lots. This plan is consistent with the preliminary PUD plan. The pavement of Taylor Street is completed.

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 is 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. The first phase for the condos was approved in 2014. The second phase for the condos has been submitted.

SUMMARY-for the final development plan for phase 10

1. 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. The lots in this area were required to have a width of 65 feet as shown on the approved preliminary development plan and all meet that minimum requirement.
2. **The recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township for his phase.**
3. **The following conditions will be added:**
 - 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 location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
 - c. **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.**
 - d. **Approval is obtained from the Ottawa County Water Resources Commission.**
 - e. **All outstanding fees are paid prior to any building permits being issued.**

As provided in 2012:

Residential Summary

-  187 Lots - 60' Min.Width
-  142 Lots - 65 Min. Width
-  99 Lots - 75' Min. Width
-  96 Lots - 85' Min.Width
-  22 Lots - 95' Min. Width

546 = Total Lots

-  **112 - Townhouse Units**
-  **158 - Ranch Condominium Units**
-  **23 - Villa Units**

*** 839 = Total Residential Units/lots**

***Maximum not to exceed 852 units on 298.56 acres**

**** Open Space Total= 67.2 acres**

Total Site Area= 298.56 acres

	2007 APPROVED PLAN	2014 FINAL DEV. PLAN	2016 FINAL DEV. PLAN
SINGLE FAMILY LOTS	546	592	567
CONDO UNITS	293	176	206
TOTAL UNITS	839	768	773

OPTION FOR MOTION-for the final development plan for phase 10 (review follows)

If the Planning Commission determines that the standards of the ordinance have been met with the conditions provided, the following motion is offered.

Motion: To adopt the staff report as finding of facts and to approve (PUD1202-10) **Final Development Plan for phase 10** for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054, and 70-14-04-300-018, located at 3067 Lowingside and 3203 Taylor St., Georgetown Township, Ottawa County, Michigan, as shown on the following:

- a. Sheet **C-101** dated 06.01.16,
- b. Sheet **C-102** dated 06.01.16,
- c. Sheet **C-103** dated 06.01.16,

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**
- 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.**

And with the following conditions:

- a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.**
- b. **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).**
- c. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
- d. **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. The lots in this phase were required to have a width of 65 feet, as shown in the approved preliminary development plan.**
- e. **Approval is obtained from the Ottawa County Water Resources Commission.**
- f. **All outstanding fees are paid prior to any building permits being issued.**

REVIEW FOR FINAL DEVELOPMENT PLAN

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board’s approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

Met. The last one was 7/14/2014.

C. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form, supplied by the Zoning Administrator. **Provided**
2. Payment of a fee, as established by the Township Board. **Paid**
3. A written response to the findings, review comments, and conditions, if any, from the Township Board’s review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items. **Met.**
4. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).

a. The location and dimensions of all proposed structures and buildings on the PUD site.

PROVIDED.

b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included.

PROVIDED.

c. The location of all proposed signs and lighting, including the sizes and types.

The plan notes that previous approvals remain in effect.

d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.).

The plan notes that previous approvals remain in effect.

- e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc.

To be coordinated with the Township DPW Department and Ottawa County Resources Commission Department.

- f. Existing and proposed topographic contours at a maximum of three (3) foot intervals.

PROVIDED.

- g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units.

PREVIOUSLY PROVIDED. The residential units are for single family homes.

- h. Proposed open space areas, including recreational amenities (playgrounds, etc.).

PREVIOUSLY PROVIDED.

- i. Floodplain areas.

PROVIDED. A note on the plan indicates that this phase is not affected by a floodplain.

- B. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

- A. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.

This phase is consistent with the overall preliminary PUD plan.

- B. Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.

The final development plan appears to accommodate the intention of the PUD.

- C. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in

Section 22.10.

See the review under Sec. 22.10.

- D. The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.

Minutes will be prepared.

- E. Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

Provided.

- F. A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.

Provided with a note on the plan for the distance between buildings.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

Met.

- B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

This is required to be met and is to be coordinated with the DPW Department and Ottawa County Water Resources Commission Department.

- C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Met as previously determined.

- D. **Master Plan:** The proposed uses of the PUD must be substantially consistent with Georgetown Township's Master Plan for the subject property.

Met as previously determined (including for density).

- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

Met as previously determined.

- E. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

Met as previously determined.

- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

Met as previously determined.

- H. **Open Space Requirements:**

1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall not include required yards (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township;** or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

Met as previously determined.

Sec. 22.3 PERMITTED USES.

Any use permitted by right or special land use in any District may be approved within a PUD.

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

- A. The proposed PUD complies with all qualifying conditions of Section 22.2. **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. **Met.**
- 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. **Met.**
- 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. **Met.**
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.) **Met.**

Sec. 22.11 PUD AGREEMENT..

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.
- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

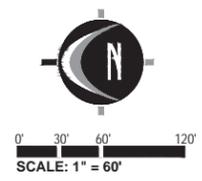
A condition of approval: the recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township.



811 Know what's below. CALL before you dig.

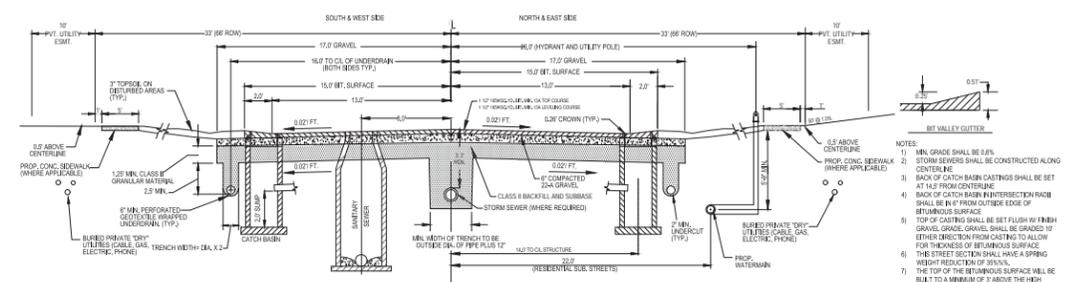
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



LEGEND

	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS
	EXISTING GRADE CONTOUR (INDEX)
	PROPOSED 8" WATERMAIN
	PROPOSED 8" SANITARY SEWER
	PROPOSED STORM SEWER 12" 36"



OTTAWA COUNTY ROAD COMMISSION TYPICAL RESIDENTIAL SECTION WITH BITUMINOUS CURB & INFRASTRUCTURE LOCATION PROFILE
N.T.S.

NEDERVELD
www.nederveld.com
800.222.1868
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
West Michigan Development Company
Mick McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Prelim. Site Plan Submittal	V. Date:
Drawn: JM	Checked: RP
Title: Prelim. Site Plan Submittal	V. Date:
Drawn: JM	Checked: RP

LOWING WOODS NO. 10

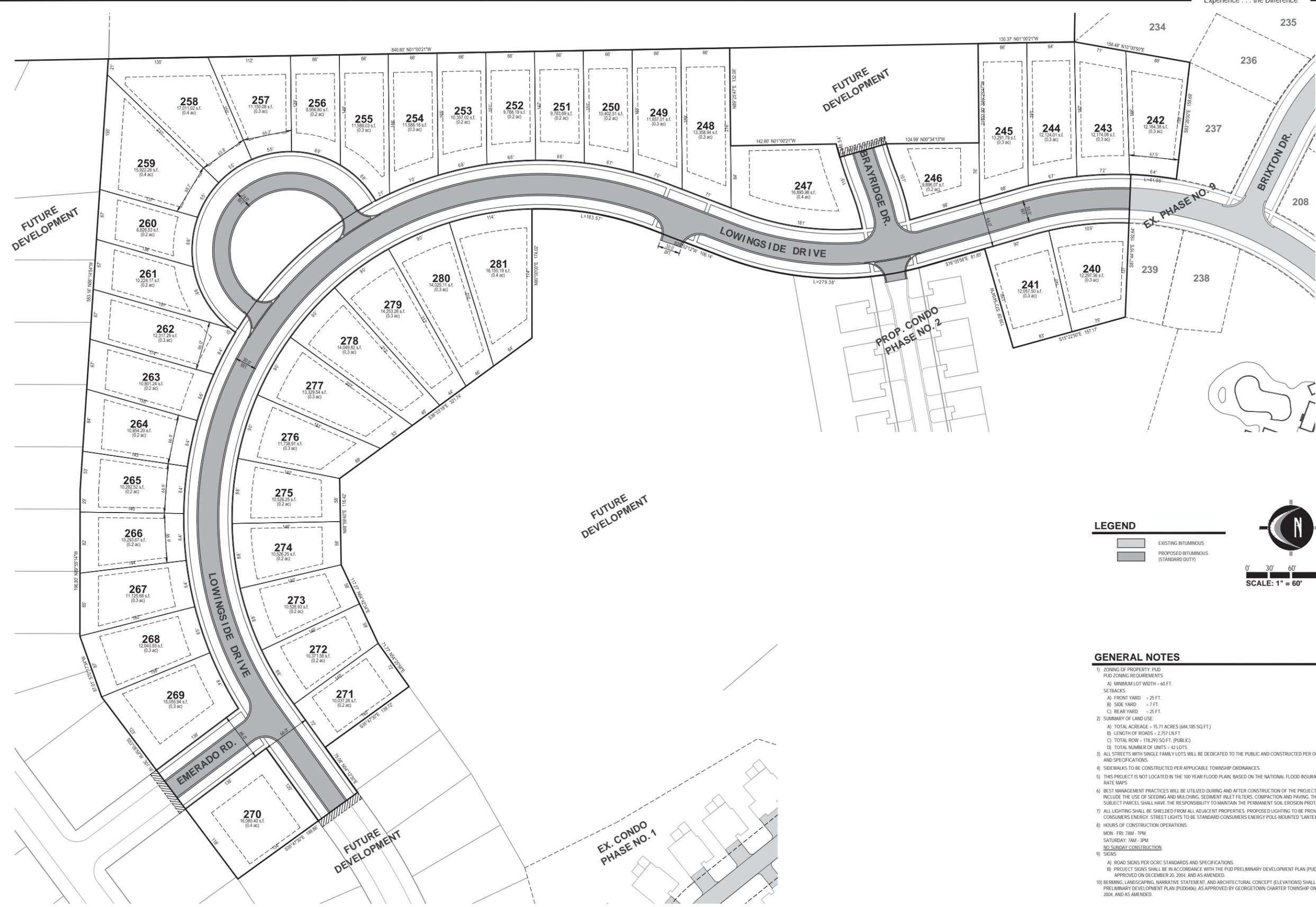
**Final Development Plan
Grading & Utilities Plan**

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200183

SHEET NO:
C-103



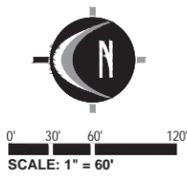
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NOTE:
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LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)



GENERAL NOTES

- 1) ZONING OF PROPERTY: PUD
PUD ZONING REQUIREMENTS
A) MINIMUM LOT WIDTH = 60 FT.
SETBACKS
A) FRONT YARD = 25 FT.
B) SIDE YARD = 7 FT.
C) REAR YARD = 25 FT.
- 2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 15.71 ACRES (684,185 SQ. FT.)
B) LENGTH OF ROADS = 2,757 LM. FT.
C) TOTAL ROW = 178,293 SQ. FT. (PUBLIC)
D) TOTAL NUMBER OF UNITS = 42 LOTS
- 3) ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OOCR STANDARDS AND SPECIFICATIONS.
- 4) SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 6) 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.
- 7) 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.
- 8) HOURS OF CONSTRUCTION OPERATIONS:
MON - FRI: 7AM - 7PM
SATURDAY: 7AM - 3PM
NO SUNDAY CONSTRUCTION
- 9) SIGNS
A) ROAD SIGNS PER OOCR STANDARDS AND SPECIFICATIONS.
B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
- 10) BERMING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.

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PREPARED FOR:
West Michigan Development Company
Mick McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title	Prism	Site Plan Submittal	V. Date
Drawn: JM	Checked: RP		S. Date: 05.23.16
Title: Prism	Site Plan Submittal	V. Date:	
Drawn: JM	Checked: RP	S. Date: 06.01.16	

LOWING WOODS NO. 10

**Final Development Plan
Site Layout Plan**

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200183

SHEET NO:
C-102



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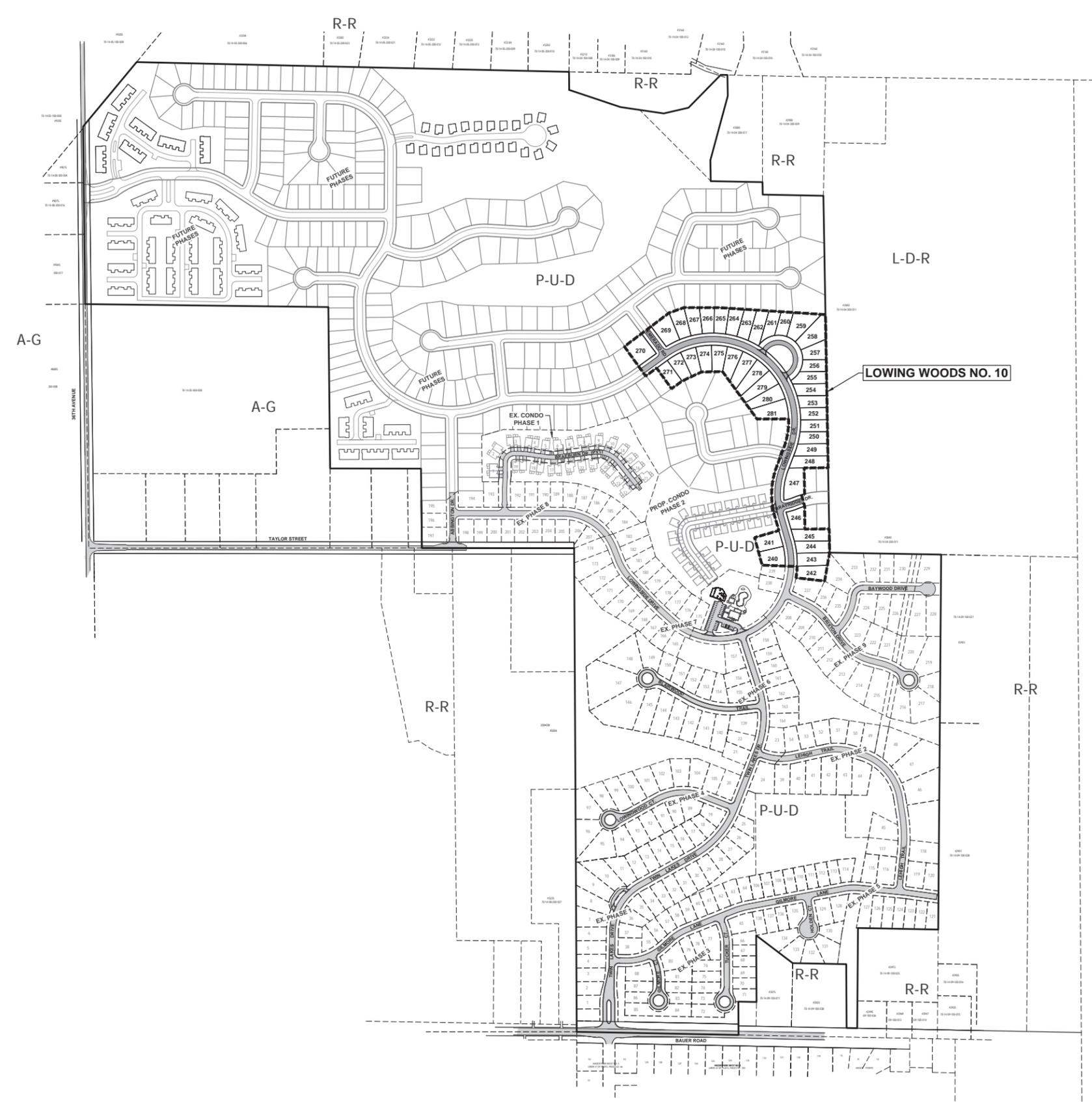
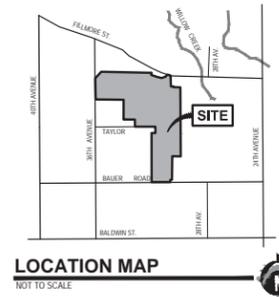
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Drawn: JM	Checked: RP		S. Date: 05.23.16
Title: Preim. Site Plan Submittal			V. Date:
Drawn: JM	Checked: RP		S. Date: 06.01.16



0' 150' 300' 600'
SCALE: 1" = 300'

LEGAL DESCRIPTION

SW 1/4 OF SW 1/4 LYING N OF LOWING WOODS NO. 7, EXC. COM AT SW SEC. COR., TH N 680 10M 48S E 157.63 FT, N 730 52M 18S E 70.35 FT, N 680 22M 22S E 191.22 FT ALG. NLY BOUNDARY OF LOWING WOODS NO. 7, TH N 130 49M 9S E 260.51 FT, N 270 48M 03S W 210.98 FT, N 260 16M 22S W 145.76 FT, S 730 15M 27S W 268.33 FT, TH N 890 29M 03S W TO W SEC. L1, TH S 00 37M 05S E ALG W SEC. L1 TO BEG. SEC. 4 T6N R13W AND N 1/2 OF NW 1/4 LYING N OF AND ADJ. TO LOWING WOODS NO. 2, NO. 8 AND NO. 7, EXC. E 792 FT, ALSO EXC. COM S 00 18M 33S E 373.03 FT & N 890 41M 27S E 1839.68 FT FROM NW SEC. COR., TH NELY 10 FT ALG. A 357.31 FT RAD. CURVE TO LEFT (CHD BEARS N 640 10M 55S E 10FT), S 430 0M 57S E 66.02 FT, SWLY 10 FT ALG. A 423.11 FT RAD. CURVE TO RIGHT (CHD BEARS S 440 18M 25S W 10FT), TH N 430 0M 57S 66 FT TO BEG. SEC. 9 T6N R13W

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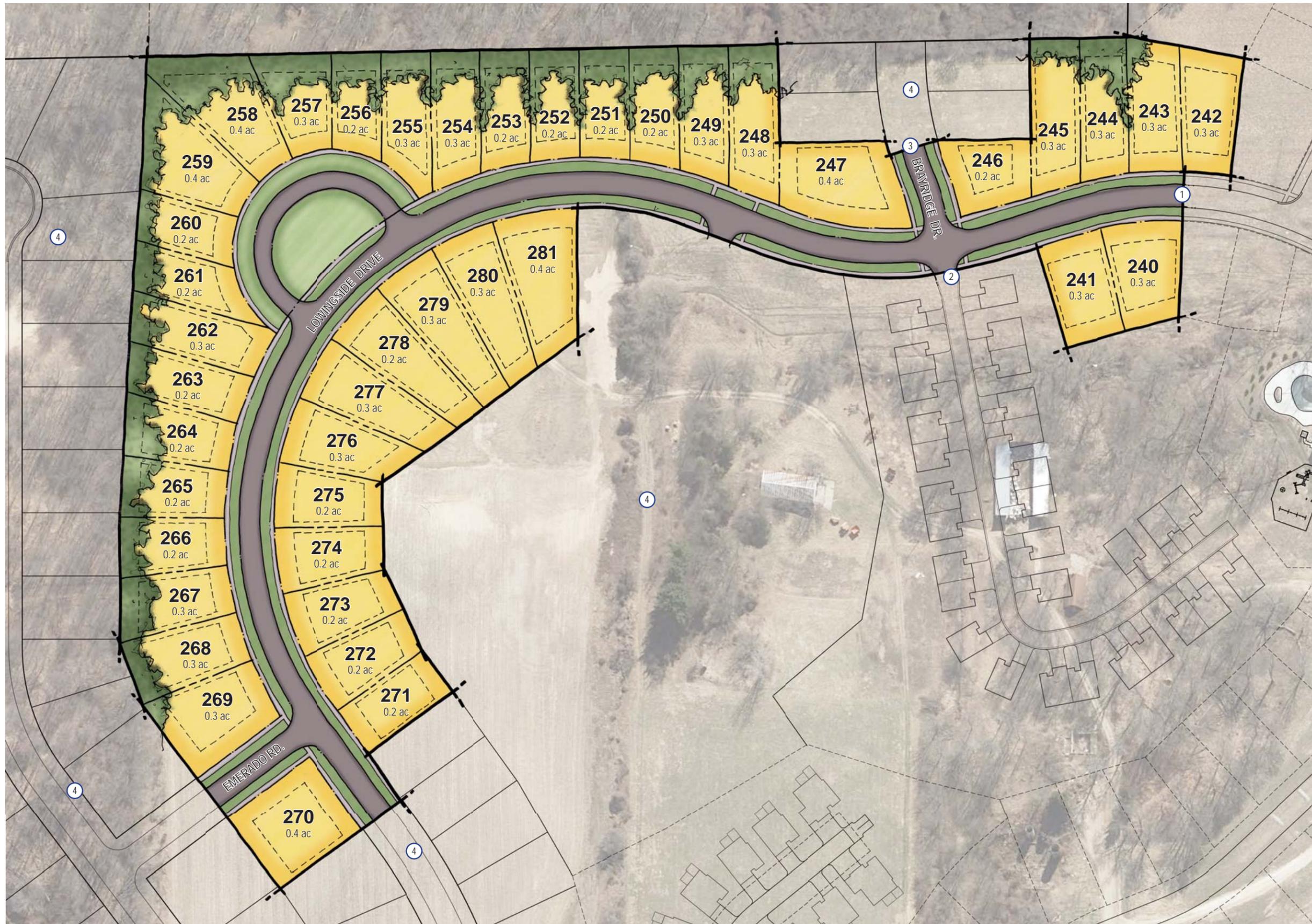
LOWING WOODS NO. 10

**Final Development Plan
Overall PUD Site Plan**
PART OF THE SW 1/4 OF SECTION 4, T6N, R13W, AND OF THE SE 1/4 OF SECTION 5, T6N, R13W, AND OF THE NW 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

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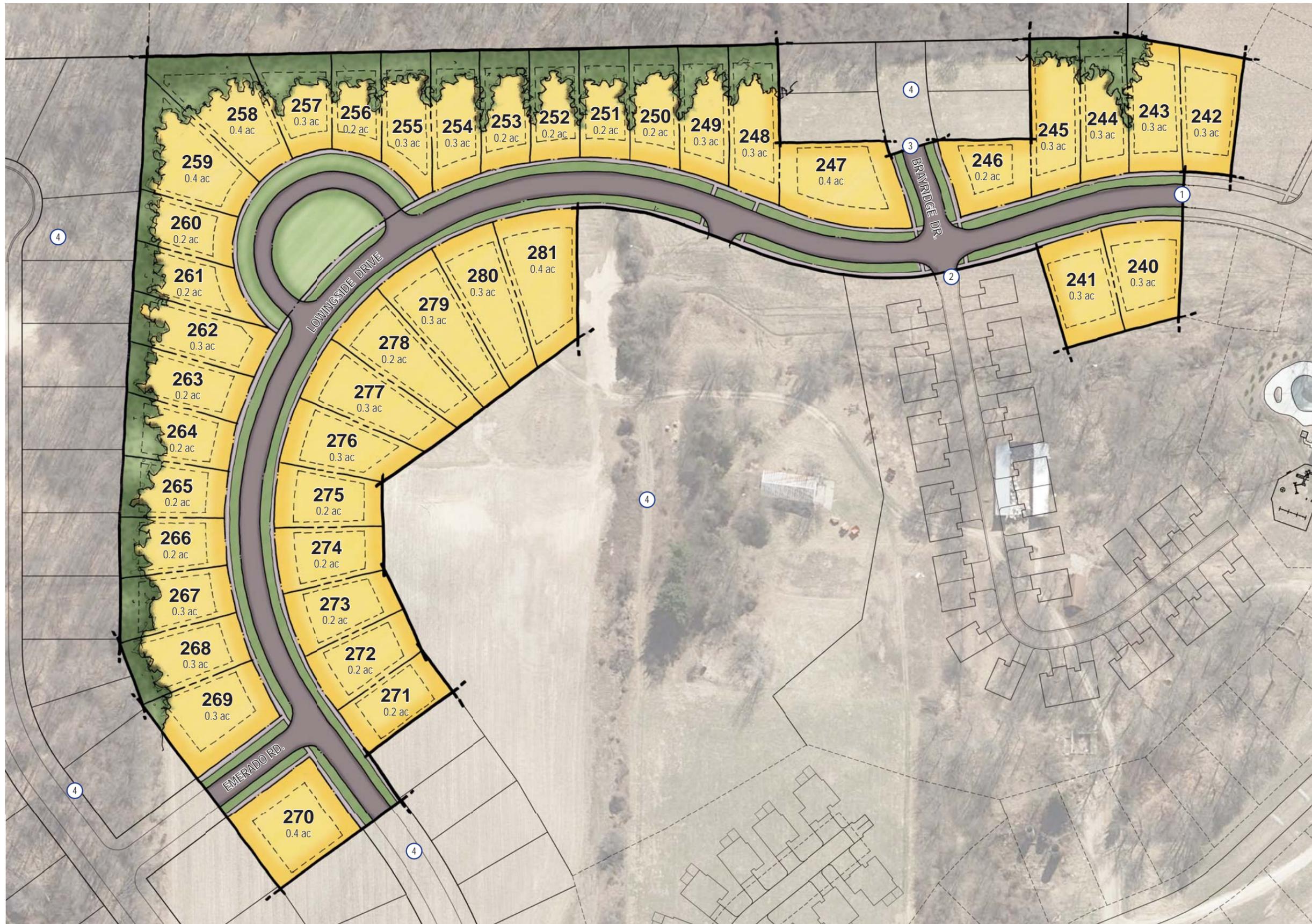


LEGEND

- ① Connection to Existing Lowing Woods No. 9
- ② Future connection to Lowing Woods Condos No. 2
- ③ Future connection to neighboring property
- ④ Future Development

NOTES

Total Acreage = 15.71 ac.
 Total Number of Lots = 42 lots



LEGEND

- ① Connection to Existing Lowing Woods No. 9
- ② Future connection to Lowing Woods Condos No. 2
- ③ Future connection to neighboring property
- ④ Future Development

NOTES

Total Acreage = 15.71 ac.
 Total Number of Lots = 42 lots



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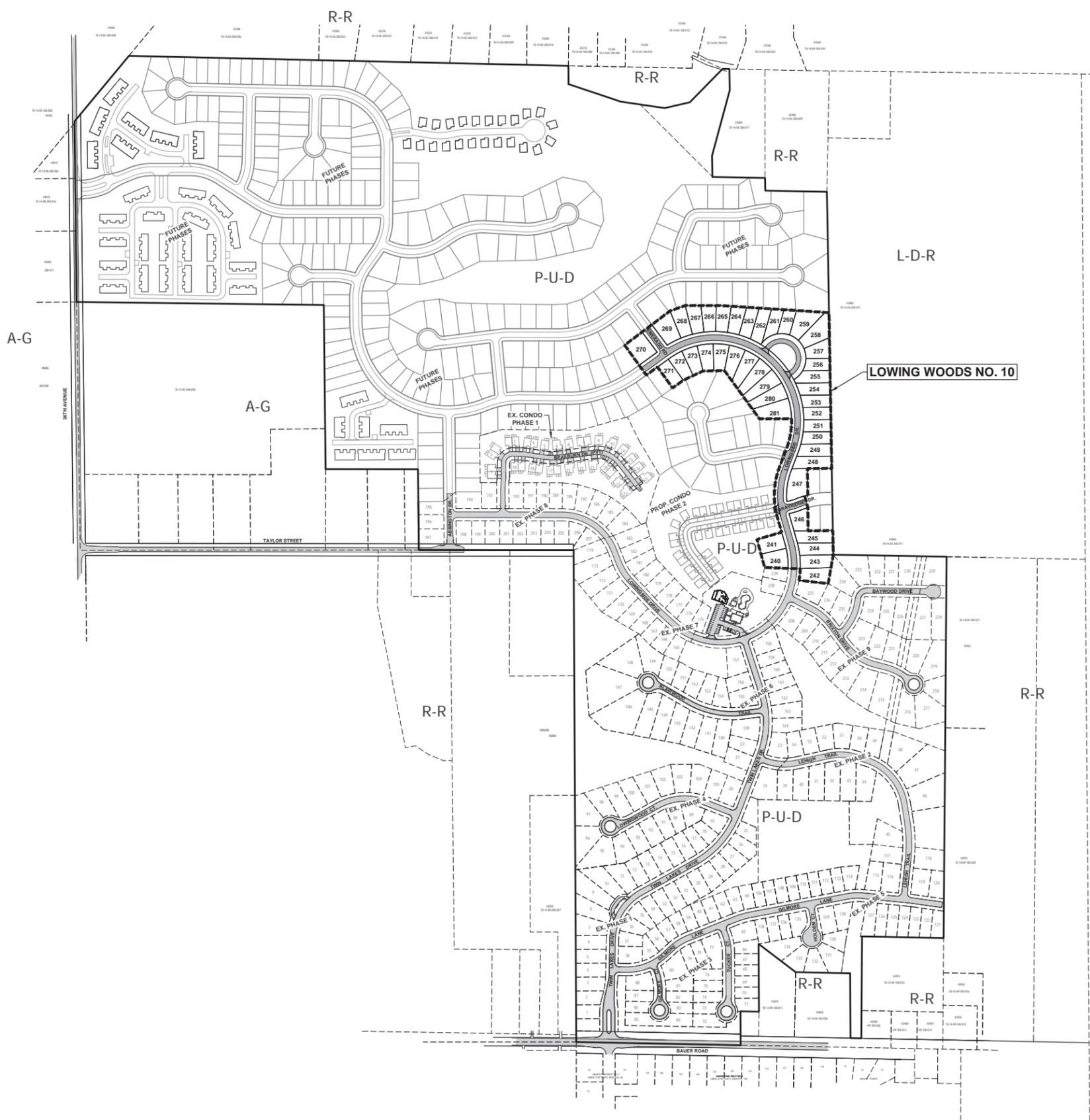
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STAMP:

PROJECT NO:
 16200183

SHEET NO:
C-101

REVIEW FOR THE PRELIMINARY PLAT OF LOWING WOODS NO. 10

The layout of the Preliminary Plat of Lowing Woods No. 10, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for tentative preliminary plat approval for 42 lots in Lowing Woods No. 10 and this is the same plan as the final development plan for phase 10. The pavement of Taylor Street has been completed.

This phase is consistent with the overall preliminary PUD plan approved in 2012.

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 is 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. The road has been completed. The preliminary plats of No. 8 and 9 were approved in 2014. The first phase of the condos was approved in 2014 and the application for the second phase will be reviewed this summer.

SUMMARY

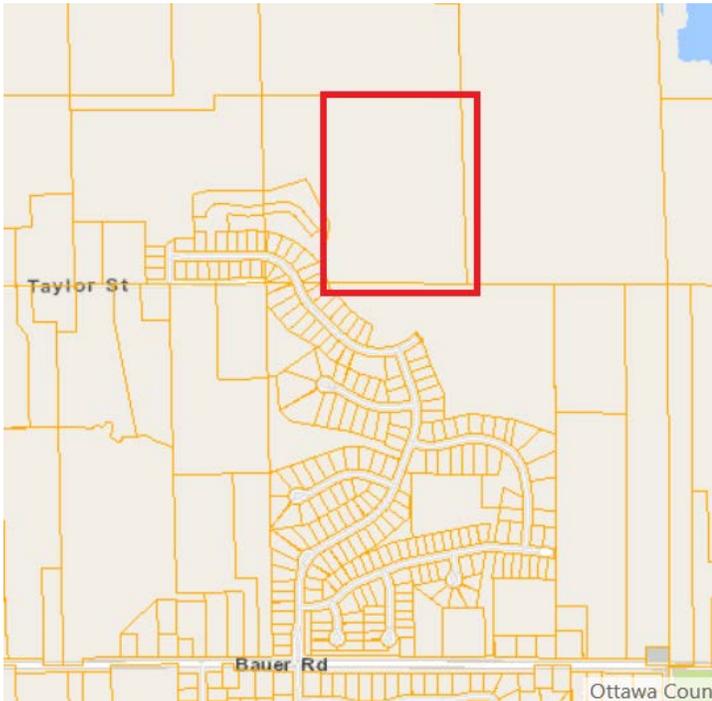
- a. The overall preliminary PUD plan calls for this phase to have lots with a minimum width of 65; however, a note on the plan calls for a minimum lot width of 60 feet. The 42 lots proposed for this phase appear to be consistent with the setback requirements of 25 foot front, 25 foot rear and 7 foot side, but will be reviewed for consistency when the individual building permit applications are submitted. **The plan was revised to show this is met.**
- b. Signage must meet previous approvals.
- c. **The 2,757 foot length of the road (all parts ending in either permanent or temporary cul de sac) exceed the maximum of 600 feet allowed in Sec. 50-51 in the Code of Ordinances. However, the Township Board has already approved the Preliminary Development Plan showing this length.**

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:

- c. **The maximum length of a cul-de-sac street shall be 600 feet, measured from the centerline of the closest intersecting street, which street itself is not a cul-de-sac or dead-end street.**



OPTION FOR MOTION-for the preliminary plat of Lowing Woods No. 10

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. 10, based on the findings that Township Ordinances have been met, as shown on the following documents;

- a. Sheet [C-101](#) dated 06.01.16,
- b. Sheet [C-102](#) dated 06.01.16,
- c. Sheet [C-103](#) dated 06.01.16,

And to recommend to the Township Board to approve a variance of 2,157 feet for the 2757 foot cul de sac because the Township Board has already approved this layout with the approval of the Preliminary PUD plan and based on the stub streets to be provided both to the east and to the west of this cul de sac for further connections, and because Taylor St. has been paved to provide future access for these lots.

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.

I D number		Date	6/1/2016
Name	Lowing Woods No. 10		
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	
Signs, exterior lighting	X	b. signs
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	NA	
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	NA	
Residential development extra requirements-attached garages	X	required