Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

October 5, 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
7. Public Hearings

7.I. (SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., Is Requesting To Have An Open Air Business, Under Sec. 16.3(E), And To Have Greenhouses Selling Retail, Under Sec. 16.3(C), On Parcels Of Land Described As P.P. # 70-14-31-400-051 And P.P. # 70-14-31-400-041 Located At 4044 And 4915 Chicago Dr., In A (HS) Highway Service Commercial District And (LDR) Low Density Residential District, Georgetown Township, Ottawa County, MI.

Documents:

SITE PLAN 082416.PDF
WWW GREENHOUSES STAFF REPORT.PDF

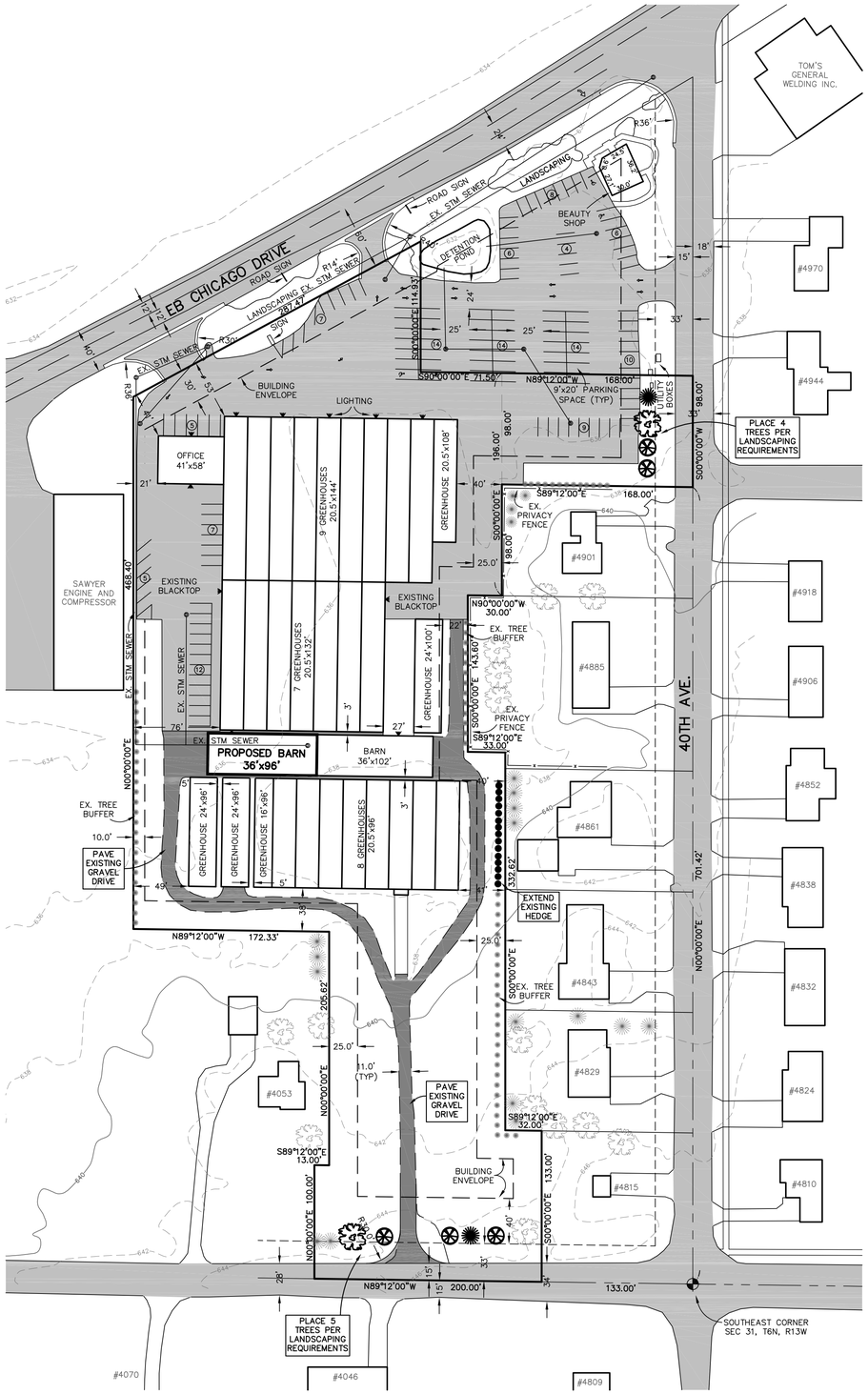
7.II. (PUD1603) (Ordinance No. 2016-04) Todd Ponstein, 6601 Wilshere, Is Requesting (Rezoning From NS To PUD) Preliminary Planned Unit Development Approval For Mini-Storage Garages, On A Parcels Of Land Described As P.P. # 70-14-22-364-007, Located At 6555 Center Industrial Dr., Georgetown Township, Ottawa County, Michigan

Documents:

PUD APPLICATION.PDF
PUDNARRATIVE.PDF
GRADING PLAN.PDF
LANDSCAPE PLAN 2.PDF
SITE PLAN.PDF
STREETSCAPE CALCULATIONS.PDF
ELEVATION.PDF
TODD PONSTEIN PRELIMINARY PUD STAFF REPORT.PDF

8. Communications, Letters And Reports
9. Public Comments

10. Other Business
11. Commissioner/Staff Comments
12. Adjournment



SIGN & LIGHTING INFORMATION:

Existing sign is approximately 18 Feet tall, 64 SF in area, and 15' from the Right-of-Way. No sign along 40th Ave.

One existing exterior light faces residential properties. This light is mounted approximately 12 feet high, set 70 feet back from the residential property, and the property has a privacy fence surrounding it.

SIDEWALKS:

A waiver has been granted exempting the property from sidewalks along Chicago Drive, 40th Ave, and New Holland St.

PROPOSED ADDITION:

A 36' wide by 96' long addition to the existing barn is being proposed. The existing barn is primarily used for maintenance, storage, planting, and shipping. The addition will expand these uses.

LANDSCAPE REQUIREMENTS:

Greenbelts: 1 Evergreen Tree for each 20 feet of frontage (or fraction thereof)

Streetscapes: 1 Tree for each 25 feet of frontage (or fraction thereof including driveways) Max 1/3 Evergreen

Evergreens	Min. 5' high
Deciduous canopy	Min. 2" caliper
Ornamental	Min. 2" caliper
Evergreen Hedge	Min. 4' high

Chicago Drive Streetscape
- Required – 287 LF of Frontage / 25 Feet = 12 Trees
- Existing – 2 Ornamental Trees, extensive bushes and other plantings
- Proposed – No Additional Landscaping

40th Ave. Streetscape
- Required – 98 LF of Frontage / 25 Feet = 4 Trees
- Existing – None
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#4901 40th Ave. Greenbelt (North and West)
- Required – 266 LF of Frontage / 20 Feet = 14 Evergreens
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- Required – 220 LF of Frontage / 20 Feet = 11 Evergreens
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- Required – 106 LF of Frontage / 20 Feet = 6 Evergreens
- Existing – None
- Proposed – Extend the existing Evergreen Hedge across the lot.

#4843 40th Ave. Greenbelt
- Required – 106 LF of Frontage / 20 Feet = 6 Evergreens
- Existing – Evergreen Hedge
- Proposed – No Additional Landscaping

#4829 40th Ave. Greenbelt
- Required – 138 LF of Frontage / 20 Feet = 7 Evergreens
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#4815 40th Ave. Greenbelt
- Non-Residential Use (Georgetown Township Metering Station No. 2), No Additional Landscaping

New Holland St. Streetscape
- Required – 200 LF of Frontage / 25 Feet = 8 Trees
- Existing – 2 Evergreen Trees & 1 Canopy Tree
- Proposed – 1 Evergreen, 3 Ornamental, 1 Canopy

#4053 New Holland St. Greenbelt
- Land Master Planned as Highway Service Commercial & Land owned by WW Greenhouses
- No Additional Landscaping Proposed

ZONING INFORMATION:

DISTRICT – Highway Service Commercial
MINIMUM LOT SIZE – 15,000 SF
MINIMUM WIDTH – 100 Feet
MAXIMUM LOT COVERAGE – 35%
SETBACKS
- FRONT – 30 Feet
- SIDE – 10 Feet Minimum/ 25 Feet Total (25 Feet Minimum next to Residential)
- REAR – 40 Feet

MAXIMUM BUILDING HEIGHT – 2.5 Stories (35 Feet)
PARKING (OPEN AIR) – 1 Space per 800 SF of GFA
PARKING (OFFICE) – 1 Space per 300 SF of GFA
PARKING (WAREHOUSE) – 1 Space per 2,000 SF of GFA
LOADING AREAS – 1 Space plus 1 space for each 20,000 SF in excess of 20,000 SF

NOTE: STORAGE AND DISPLAY AREAS MUST MEET DISTRICT SETBACK REQUIREMENTS.

PARKING INFORMATION:

Existing Office Area – 2,436 SF
- 2,436 SF / 1 Space per 300 SF = 9 Spaces

Existing Open Air Retail Area – 28,782 SF
- 28,782 SF / 1 Space per 800 SF = 36 Spaces

Existing Warehouse Area – 52,387 SF
- 52,387 SF / 1 Space per 2,000 SF = 27 Spaces

Proposed Addition (Warehouse) – 3,456 SF
- 3,456 SF / 1 Space per 2,000 SF = 2 Spaces

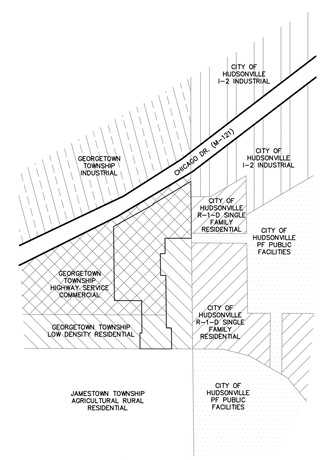
Total Required – 74 Spaces
Existing Parking – 61 Spaces On Property
60 Spaces Adjacent Property (Shared)

LOT COVERAGE INFORMATION:

	Area(SF)	Allowed(%)	Allowed(SF)
North 1/2 (Original –034)	115,434	48.3%*	55,755
South 1/2	105,290	35.0%	36,852
East Parcel (–041)	16,462	35.0%	5,762
	237,186		98,369

*Variance granted for additional 13.3% (VAR8872)

Building Area (SF)	Existing	78,733
	Proposed	3,456
		82,189



ZONING MAP

PROPERTY DESCRIPTION:

PP# 70-14-31-400-051 4044 Chicago Dr.
Part of the Southeast 1/4 commencing N89°12'W 133 feet from the Southeast Section corner; thence N89°12'W 200 feet; thence North 100 feet; thence S89°12'E 13 feet; thence North 205.62 feet; thence N89°12'W 172.33 feet; thence North 468.4 feet to the Southerly right-of-way line of M-21; thence Northeasterly 287.47 feet along said line; thence South 114.93 feet; thence East 71.5 feet; thence South 196 feet; thence West 30 feet; thence South 143.6 feet; thence S89°12'E 33 feet; thence South 332.62 feet; thence S89°12'E 32 feet; thence South 133 feet to the beginning.
Section 31, T6N, R13W. Contains 5.07 Acres.

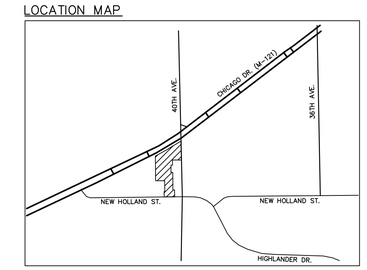
PP# 70-14-31-400-041 4915 40th Ave.
Part of the Southeast 1/4 commencing 701.42 feet North of the Southeast Section corner; thence North 98 feet; thence N89°12'W 168 feet; thence South 98 feet; thence S89°12'E 168 feet to the beginning.
Section 31, T6N, R13W. Contains 0.38 Acres.

Parcels shall be combined.

GENERAL NOTES:

1. All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
2. All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
3. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments
4. Remove all demolition materials and debris from the site and dispose of properly offsite. Do not bury any debris, roots, topsoil or other materials.
5. Adequately protect the site, adjoining property and utility services.
6. Contractor shall field verify all utilities prior to commencing work on new utility connections.
7. The property is not affected by the 100 year floodplain.

LOCATION MAP



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER

LEGEND

- FOUND IRON
- SET IRON
- UTILITY MANHOLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- MBT BOX

NORTH

REVISIONS
08/24/16
Per Review Comments

SITE PLAN
WW GREENHOUSES
4044 CHICAGO DR.

FOR: Doug Walters
WW Greenhouses
4044 Chicago Dr.
Hudsonville, MI 49426
Phone: (616) 292-0336

PART OF THE SE 1/4 OF SECTION 31, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

FEENSTRA & ASSOCIATES, INC.
Civil Engineers and Surveyors
7482 Main Street • Jenison, MI 49428
Phone (616) 457-7050

File 31-6-13
Date 05/23/16

REQUEST

(SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., is requesting to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI.

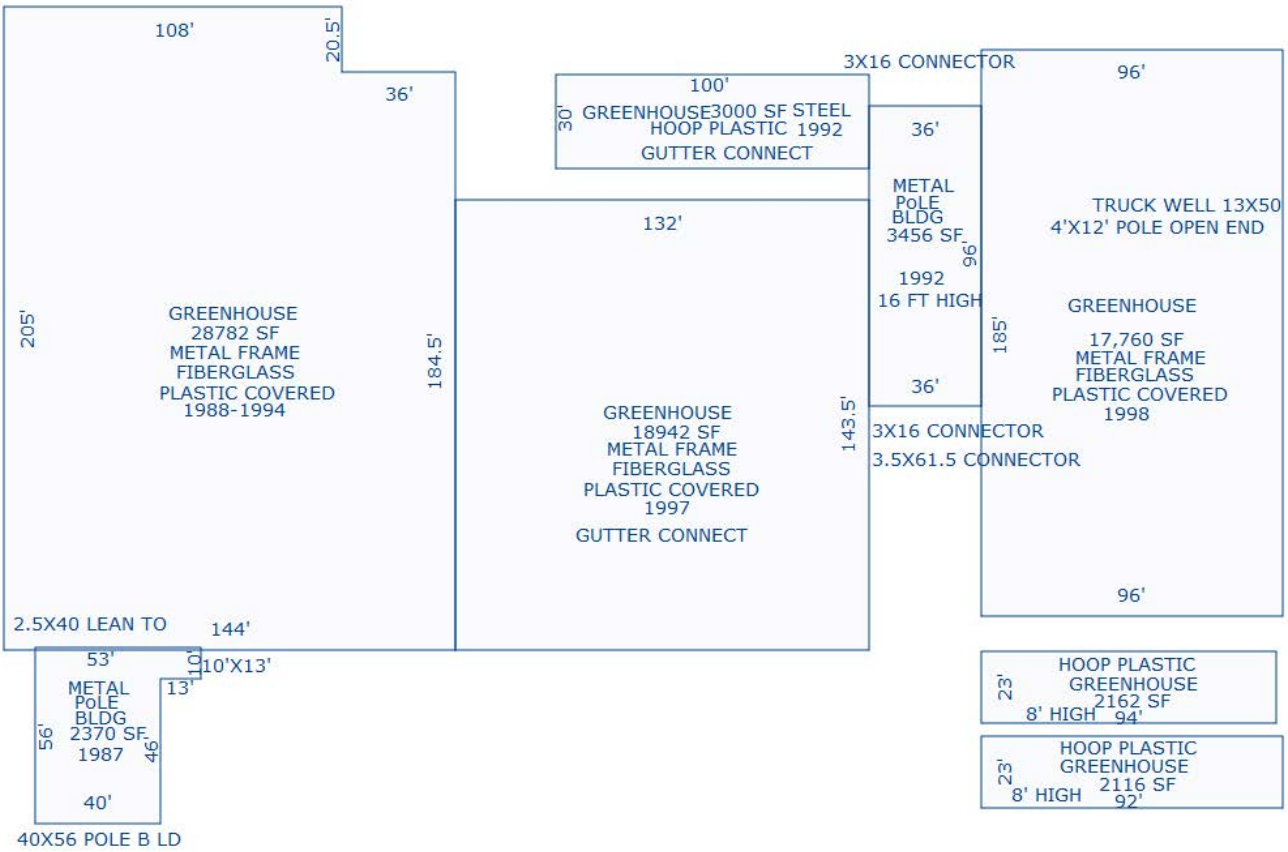
The business has existed at this site since the 1980s and various changes have taken place throughout the years, with the latest in the late 1990s. No special use permit was ever requested or granted for the use, though site plan approval has been granted for several revisions. Consequently, **now that an addition is proposed and the site is to be changed, a special use permit is required.**

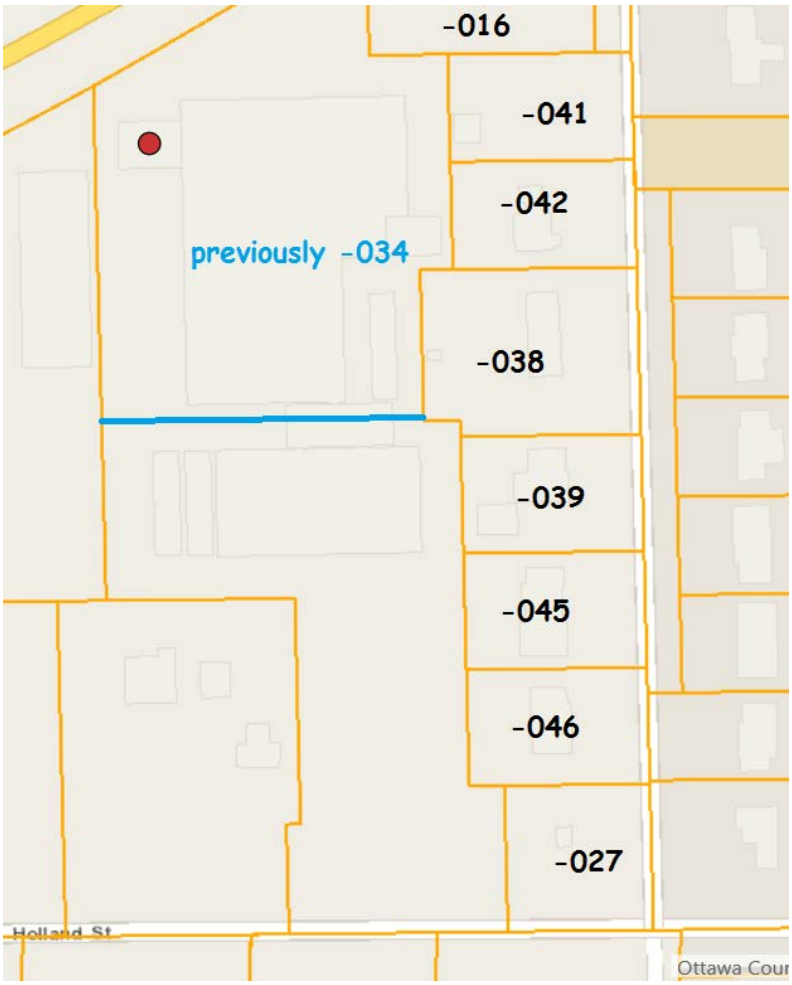
The request is for special use permit and site plan approval for an open air business and for greenhouses selling retail, for the construction of a 36 by 96 foot barn to expand the use of maintenance, storage, planting and shipping which is being conducted in the existing 36 by 102 foot barn.

Therefore, the site should be brought up to current standards as much as practical. A temporary sidewalk waiver was granted by the Township Board on July 11, 2016.

HISTORY

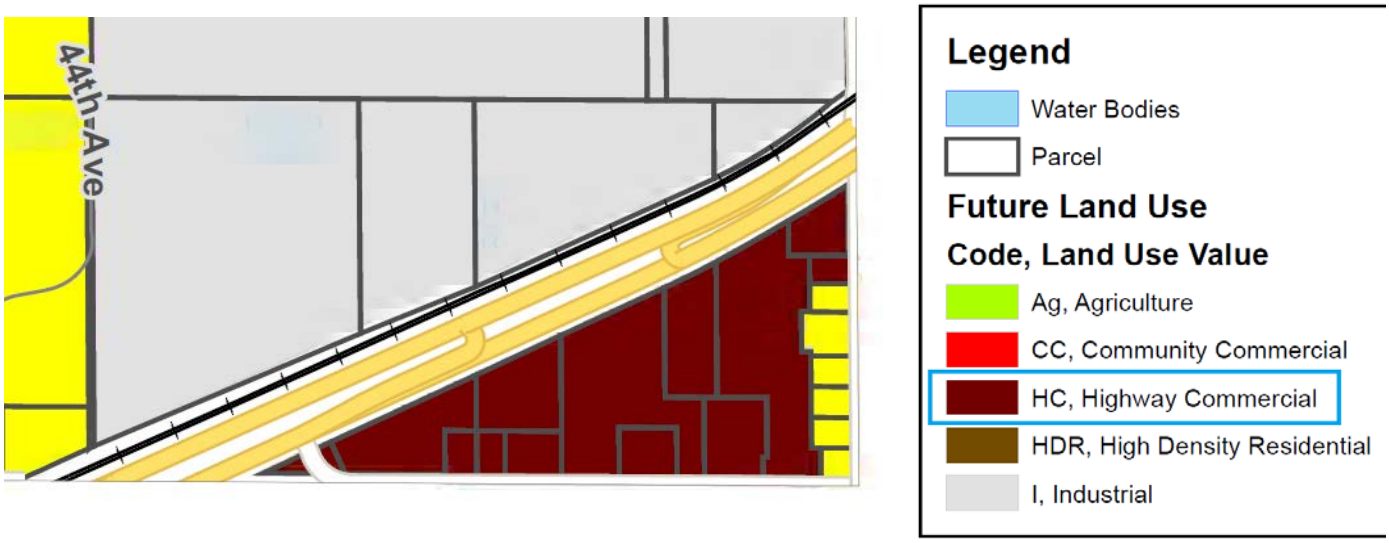
ST8719 – inadequate site plan, no approval granted
From 1988 to 1998 the various greenhouses and structures were constructed.
ST9212 – site plan approved
ST9724 – site plan approved
VAR8872 – variance approved for required front yard setback of 40 feet to be reduced to 30 feet, to allow an additional 13.3% lot coverage (was maximum of 35% coverage, now 48.3% allowed) on P.P. # 70-14-31-400-034, and to allow a gravel parking lot only on P.P. # 70-14-31-400-034.
VAR8958 – variance approved to have a ground sign height of 5 feet.
VAR9719 – variance denied to have an additional 7.5% of lot coverage


108'
20.5'
36'
100'
30'
GREENHOUSE3000 SF STEEL
HOOP PLASTIC 1992
GUTTER CONNECT
3X16 CONNECTOR
96'
36'
METAL
POLE
BLDG
3456 SF
1992
16 FT HIGH
96'
132'
TRUCK WELL 13X50
4'X12' POLE OPEN END
205'
GREENHOUSE
28782 SF
METAL FRAME
FIBERGLASS
PLASTIC COVERED
1988-1994
184.5'
GREENHOUSE
18942 SF
METAL FRAME
FIBERGLASS
PLASTIC COVERED
1997
GUTTER CONNECT
143.5'
36'
3X16 CONNECTOR
3.5X61.5 CONNECTOR
185'
GREENHOUSE
17,760 SF
METAL FRAME
FIBERGLASS
PLASTIC COVERED
1998
96'
2.5X40 LEAN TO
144'
53'
10'
10'X13'
13'
METAL
POLE
BLDG
2370 SF
1987
56'
46'
40'
40X56 POLE B LD
HOOP PLASTIC
GREENHOUSE
2162 SF
23'
8' HIGH
94'
HOOP PLASTIC
GREENHOUSE
2116 SF
23'
8' HIGH
92'


-016
-041
-042
previously -034
-038
-039
-045
-046
-027
Holland St
Ottawa Cour

MASTER PLAN

The use of greenhouses is consistent with the Master Plan. The Master Plan designates the parcel as (HC) Highway Commercial and greenhouses selling retail are allowed.



SUMMARY

a. **The parcels must be combined since parking for the use is on -041** (P.P. #70-14-31-400-051and 70-14-31-400-041). The plan notes that the parcels shall be combined.

1) The front yard setback is required to be 30 feet from the property line. Chapter 24 footnote l states that the required front yard setback (30 feet) shall be landscaped and not used for parking or drives. L**andscaping and landscaping calculations along Chicago Dr. and 40th Ave. were provided.**
2) The side yard setbacks are 10 and 15; however, the Planning Commission will determine if the requirements are met in Sec. 26.3(D) for a greenbelt for a parking area adjacent to a residential district. The adjacent property to the east and south is all LDR and the 25 foot greenbelt is required. **Landscaping calculations were provided.**
3) The rear yard meets the requirement to be 40 feet. **Landscaping or the greenbelt along New Holland was provided.**
4) **The building at the corner of Chicago Dr. and 40th Ave. is not included in this proposal.**

As per the plan, landscaping and greenbelt calculations were provided for along Chicago Dr., 40th Ave. and New Holland. Some additional landscaping is proposed; however, the plan shows that much landscaping already exists. The applicant is asking for the Planning Commission to determine that the existing landscaping meets the ordinance requirements for streetscape and for greenbelts.

See the pictures below of the landscaping along Chicago Dr. and from the rear of the site that screens the use from the houses along 40th Ave.

See the chart below the pictures. Note the requirements and the amount existing, along with the amount proposed. In some instances, no additional landscaping is proposed.

It appears that extensive landscaping already exists on the site. Plus the use on the site has been in existence since the 1980s.

W.W.
GREENHOUSES
MUM SALE
M-F 9-6 SAT 9-4
WWGREENHOUSES.COM
4844

Chicago Drive Streetscape
Required – 287 LF of Frontage / 25 Feet = 12 Trees
Existing – 2 Ornamental Trees, extensive bushes and other plantings
Proposed – No Additional Landscaping

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Required – 200 LF of Frontage / 25 Feet = 8 Trees
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#4053 New Holland St. Greenbelt
Land Master Planned as Highway Service Commercial & Land owned by WW Greenhouses
No Additional Landscaping Proposed

The Planning Commission should determine if the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) meets the ordinance requirements for streetscape and greenbelts.

b. Lot coverage was provided and meets ordinance requirements since a variance was granted in 1988.

c. The driveway is noted to be paved.

d. The Township Board temporarily waived sidewalks at the July 11, 2016 meeting**.**

e. Sign and lighting details were provided. They currently exist and no changes are proposed.

f. As per the parking calculations, 74 spaces are required and 61 spaces are provided on the site and an additional 60 are shared from the neighboring site.

g. **As stated in note (a) above, the Planning Commission will determine of the proposed landscaping and greenbelt meets ordinance requirements as noted with the additional and existing plantings**.

h. **A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner's office will be required at the time a Zoning Compliance/building permit application is submitted**.

i. No specific special use standards are listed in the ordinance for greenhouses and nurseries selling retail. There are specific standards for the open air business. The general standards have been met.

General Special Use Standards in Sec. 20.3

(1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**

(2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**

(3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**

(4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

Sec. 2.77 OPEN AIR BUSINESS.

Includes uses operated for profit substantially in the open air, including, but not limited to:

(A) Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair, rental, or storage services.

(B) Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.

(C) Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.

(D) Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses (transient or permanent).

Sec. 20.4

(Z) **Open air businesses**.

The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

(1) Minimum lot area shall be one (1) acre. **Met.**

(2) Minimum lot width shall be two hundred (200) feet. **Met.**

(3) Except in the Agricultural Districts, the Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises.

(4) All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.

(5) The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.

(6) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and

drained so as to dispose of all surface water. **Variance granted for northern section only. A hard surface for the southern driveway is noted on the plan to be provided.**

(7) Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection. **Met**.

(8) All lighting shall be shielded from adjacent residential areas. **Lighting is noted on the plan and appears to meet this standard.**

(9) In the case of a plant materials nursery- **Appears to be met**:

a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.

b. All loading activities and parking areas shall be provided on the same premises (off-street).

c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.

(10) No display area shall be located within ten (10) feet of a road right-of-way line. **Appears to be met.**

OPTIONS FOR MOTIONS

If the Planning Commission determines that the standards of the ordinance have been met, the following motions are offered.

Special Use Permit

Motion: **To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in 20.4(Z).**

Motion: **To adopt the staff report as finding of fact and to determine that the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) _____ (meets or does not meet) the ordinance requirements for streetscape and greenbelts (if it does NOT, the following shall be added as a condition of approval _____).**

And to approve the site plan dated 08/24/16 as presented based on the findings that all applicable standards of the ordinance have been met and with the following conditions:

1. The parcels shall be combined (P.P. #70-14-31-400-051and 70-14-31-400-041) at the time a Zoning Compliance/Building Permit application is submitted. To combine the parcels, both parcels must be in the same name and a letter signed by all owners must be submitted to the assessor requesting the combination.
2. A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner's office shall be submitted at the time a Zoning Compliance/Building Permit application is submitted.

I D number	SUP 1602	Date	8/29/16
Name	WW Greenhouses		
Address	2076 Baldwin		
Use	Greenhouses/open air business	SUP required	Yes, Sec. 16.3(C) and (E)

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		a. PC determine
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	b. Lot coverage
Location of existing and proposed drives (dimensions and radii), circulation		c. paved
Sidewalks, non-motorized paths-select streets, accel, decel lanes		d. waived
Signs, exterior lighting		e. remain
Curbing, parking areas, dimensions of typical space, number of parking spaces		f. clarify
Calculations of parking spaces, unloading areas		
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	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt		g. PC determine
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	h. needs
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific		i. see above
Residential development extra requirements-attached garages	NA	

PERMIT NUMBER: PUD1604

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Inner-Space Storage Co.	PHONE: 616-292-4690
APPLICANT NAME: Todd Ponstein	
ADDRESS: 6601 Wilshere	CITY / STATE / ZIP: Jenison, MI 49428

PROPERTY INFORMATION

COMPANY NAME: Georgetown Ind. Center No. 2	PHONE: 616-538-9460
OWNER / AGENT NAME: Todd Ponstein	TITLE: Owner
ADDRESS: 3083 Washington Ave; Ste 2	CITY / STATE / ZIP: Grandville, MI 49418
PARCEL NUMBER: 70-14-22-364-007	ZONING DISTRICT: NS-PUD to be rezoned to Industrial PUD
LEGAL DESCRIPTION: See Plan	PARCEL SIZE (IN ACRES): 2.78 Acre

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

Self Storage Units

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.

Open space will be provided with premium landscaping near the Center Industrial Dr./Port Sheldon intersection

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

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 ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: x Todd Ponstein	DATE: 8-24-16

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:

INNER-SPACE STORAGE CO.

PUD Narrative

PUD Objective:

The owner's desire is to construct self-storage units on this parcel which has remained vacant since development of the plat in 1981. This parcel is in a transitional area, between industrial uses to the North and neighborhood services to the West. The Township acknowledges the need for a transitional use but wants to maintain an aesthetically pleasing look from Port Sheldon Drive. With proper landscaping design between the buildings and Port Sheldon, the self-storage use accomplishes the Township objectives. Rezoning this parcel to the new PUD district permits this desired use and allows the Township to approve a plan that includes open space with landscaping and building orientation that meets the intent of the PUD to provide flexibility of land development through innovative land use.

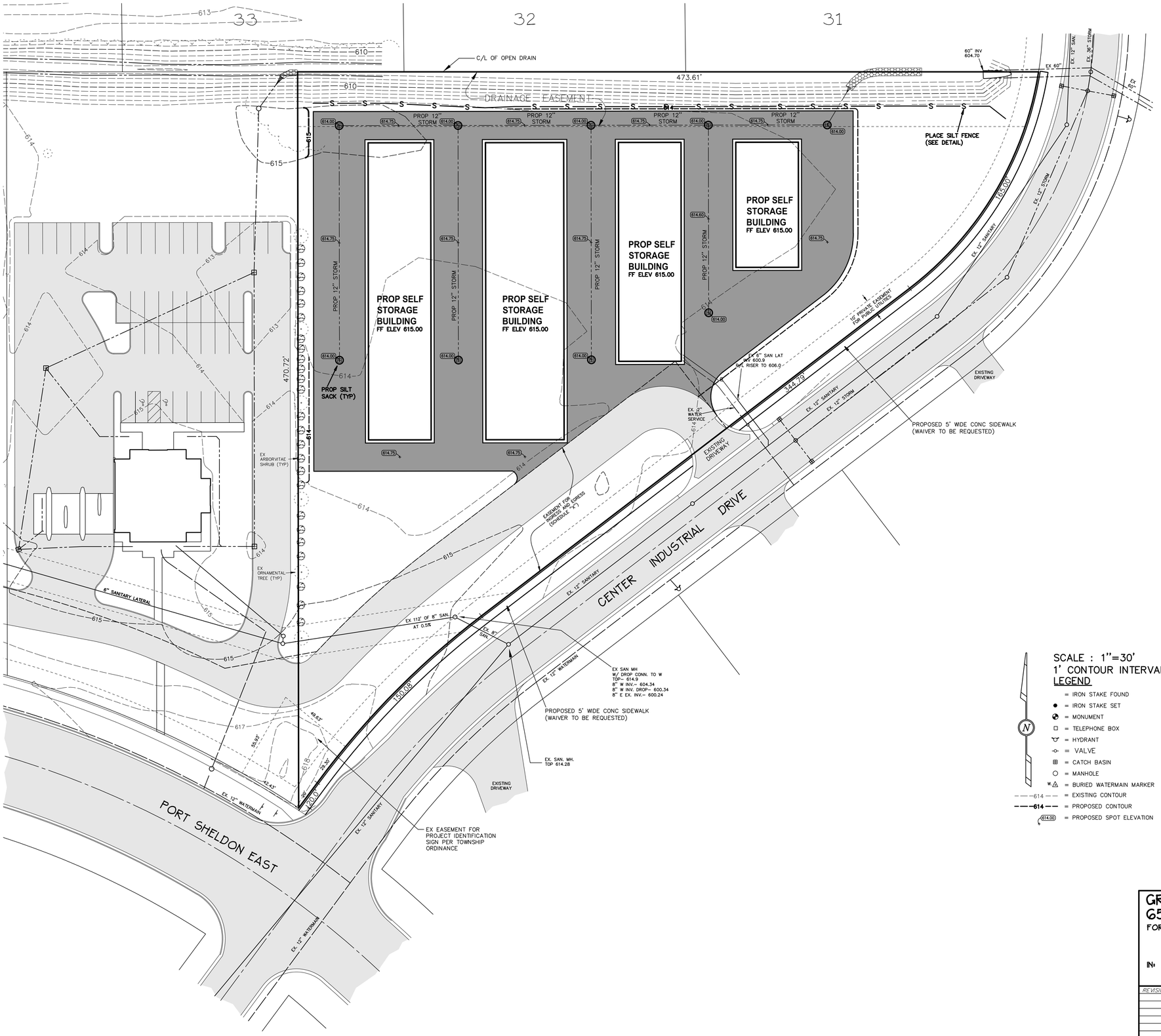
PUD Qualifying Conditions:

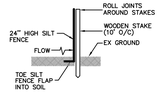
A. This 2.78 acre parcel is part of the originally approve 187 acre PUD.
B. Public sewer and water are available in Center Industrial Drive. A statement regarding utility services is on the plan (sheet 1 of 2, note No. 10).
C. Enclosed is a signed statement from the owner authorizing the agent to act on his behalf.
D. The intended use with landscaped open space provides a good transitional use between the NS ad I zone districts.
E. A waiver for sidewalks along Center Industrial Dr. has been applied for. The self-storage use will generate no residents and therefore sidewalks would seem unnecessary.
F. The building architecture will be the same as the buildings on the corner of Roger and Wilshere Dr.
G. This self-storage use will generate very little traffic.
H. PUD developments are required to provide 20% open space exclusive of setbacks and drainage easements. This site is unusual in the sense that it includes an abnormal amount of frontage. Taking the 30 streetscape into account the open space would be .65 acres or 23%.

The first building would be constructed in spring 2017 and the remaining buildings constructed dependent on customer demand.

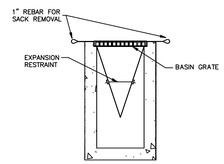
No PUD deviations are requested.

The only restrictions proposed are those noted on the plan (notes No. 3 and 4).





SILT FENCE DETAIL



SILT SACK DETAIL

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
2. INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED
3. ALL NON PAVED AREAS TO BE TOPSOILED (6" MINIMUM) & SEEDED.
4. PROTECT 9 NEW STORM INLETS WITH SILT SACKS PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
5. ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 3:1 BE COVERED WITH TOPSOIL, SEED & NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF.
6. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
7. PLACE SILT SACKS AS SHOWN ON PLAN & PER DETAIL.

SCALE : 1"=30'
1' CONTOUR INTERVAL

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- = MONUMENT
- = TELEPHONE BOX
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED WATERMAIN MARKER
- 614 = EXISTING CONTOUR
- 614 = PROPOSED CONTOUR
- 614.00 = PROPOSED SPOT ELEVATION

STATE OF MICHIGAN
DOUGLAS JAY STALSONBURG ENGINEER No. 23814
LICENSED PROFESSIONAL ENGINEER

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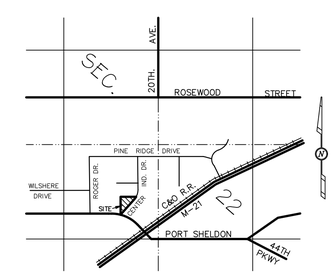
Know what's **below.**
Call before you dig.



LOCATION MAP

GRADING + SOIL EROSION CONTROL PLAN
6555 CENTER INDUSTRIAL DRIVE

FOR: TODD PONSTEIN
6601 WILSHERE
JENISON, MI 49428

IN: PART OF THE SW 1/4 OF SECTION 22, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:

08-31-16 REV PER ZONING ADMINISTATOR (mk)

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

DRAWN BY: MK	PROJ. ENG.: DJS	SHEET
APPROVED BY: DJS	PROJ. SURV.: -	
FILE NO.: 972762E	DATE: 07-28-16	2 of 2

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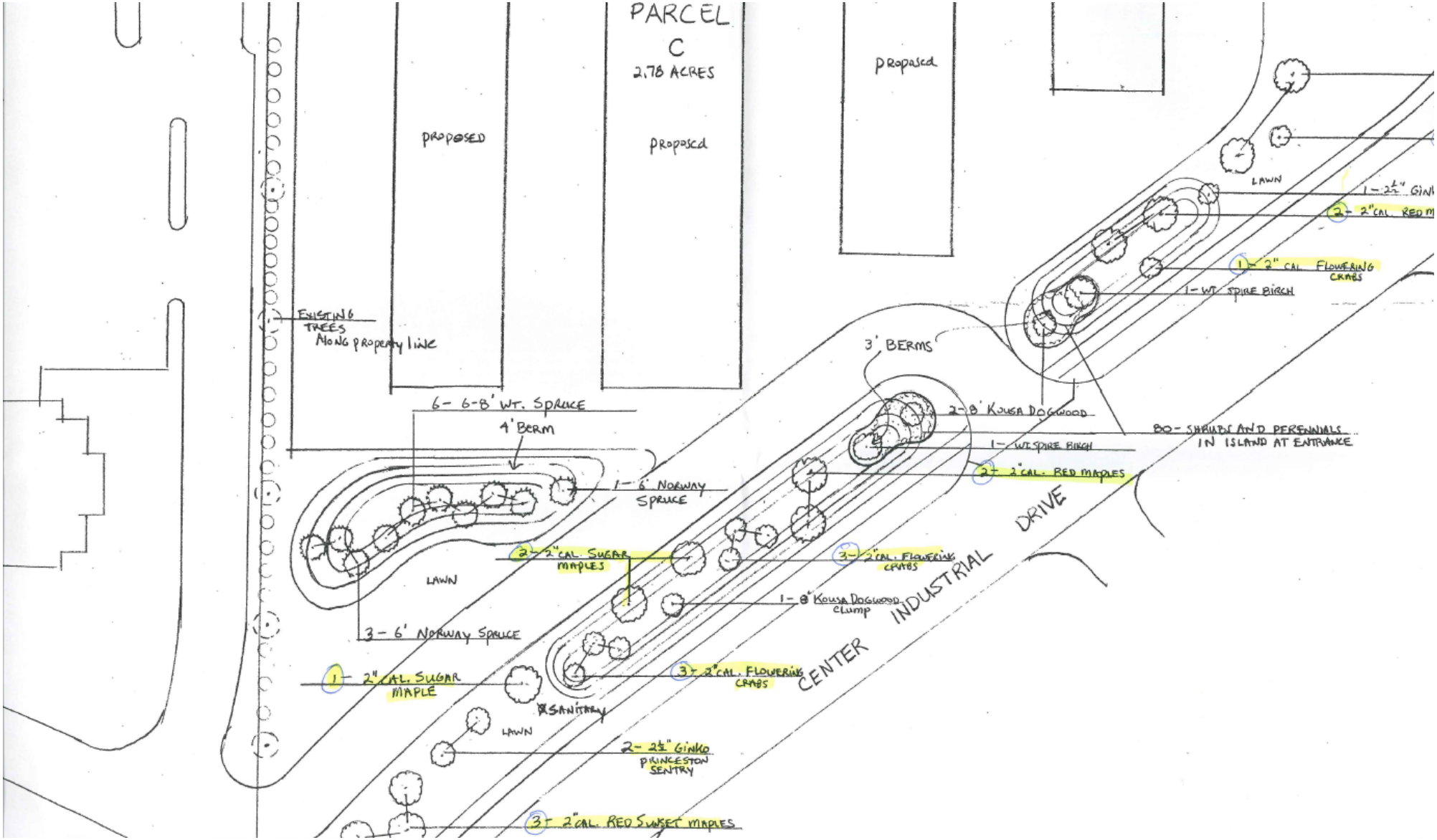
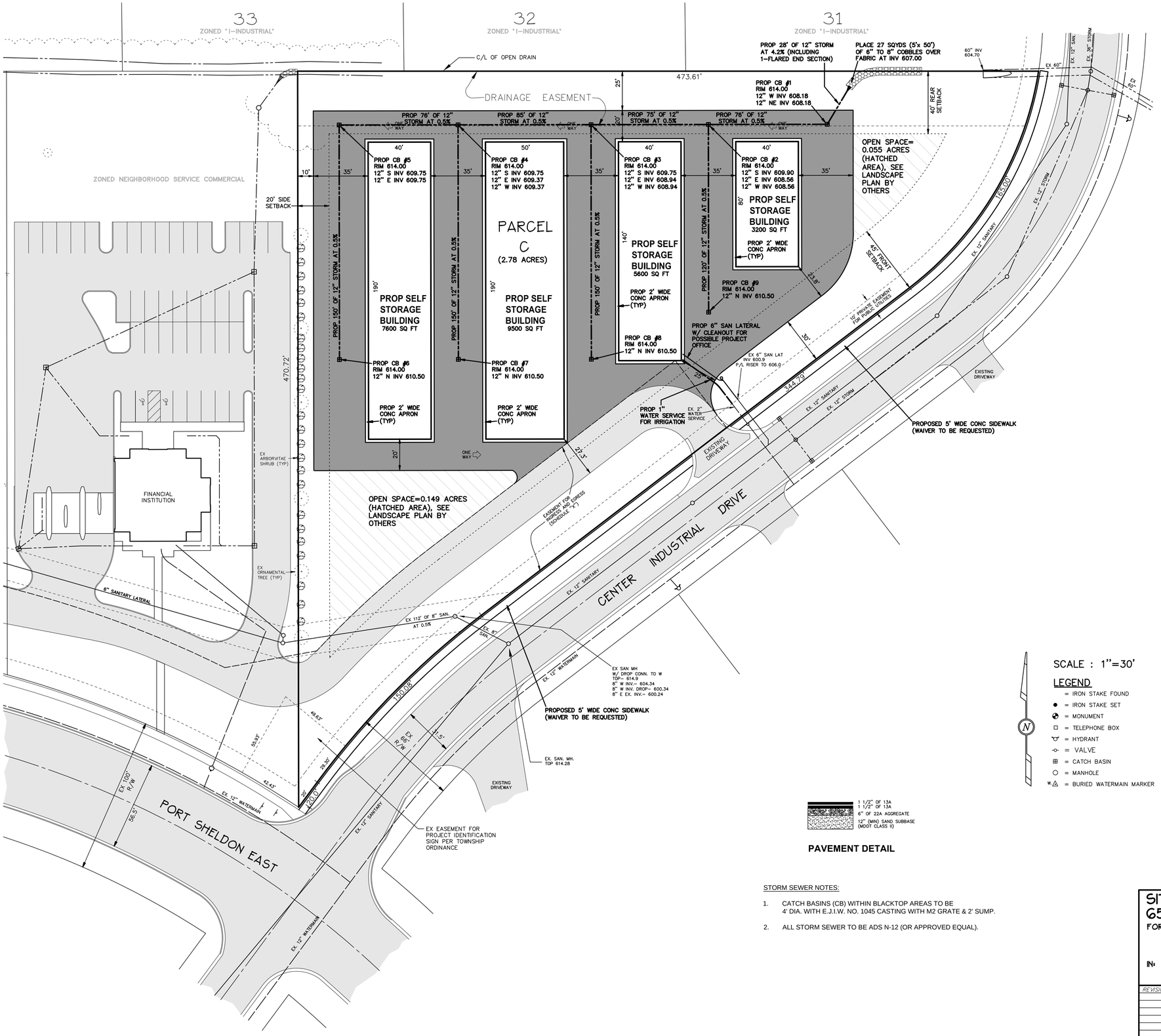

PARCEL
C
2.78 ACRES
PROPOSED
PROPOSED
PROPOSED
LAWN
1 - 2½" GINK
2 - 2" CAL. RED M
1 - 2" CAL. FLOWERING CRABS
1 - WT. SPIRE BIRCH
EXISTING TREES ALONG PROPERTY LINE
3' BERMS
6 - 6-8' WT. SPRUCE
4' BERM
2 - 8' KOUSA DOGWOOD
80 - SHRUBS AND PERENNIALS IN ISLAND AT ENTRANCE
1 - WT. SPIRE BIRCH
2 - 2" CAL. RED MAPLES
1 - 6' NORWAY SPRUCE
2 - 2" CAL. SUGAR MAPLES
3 - 2" CAL. FLOWERING CRABS
LAWN
1 - 8' KOUSA DOGWOOD CLUMP
3 - 6' NORWAY SPRUCE
1 - 2" CAL. SUGAR MAPLE
3 - 2" CAL. FLOWERING CRABS
SANITARY
LAWN
2 - 2½" GINKO PRINCESTON SENTRY
3 - 2" CAL. RED SUNSET MAPLES
INDUSTRIAL CENTER DRIVE



GENERAL NOTES:

1. PARCEL 70-14-22-364-007 (2.78 ACRES), DESCRIBED AS THAT PART OF LOT 29, GEORGETOWN INDUSTRIAL CENTER NO. 2, PART OF THE SW 1/4, SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NE CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY 165.00 FEET ALONG THE NORTHWESTERLY LINE OF CENTER INDUSTRIAL DRIVE (66 FEET WIDE) ON A 217.0 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S30°47'01"W 161.06 FEET; THENCE S52°34'00"W 344.79 FEET ALONG SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY 150.08 FEET ALONG SAID NORTHWESTERLY LINE ON A 533.0 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S44°30'00"W 149.59 FEET; THENCE S36°26'00"W 20.00 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N00°05'00"W 470.72 FEET; THENCE N90°00'00"E 473.61 FEET ALONG THE NORTH LINE OF SAID LOT 29 TO THE PLACE OF BEGINNING.

2. CURRENT ZONING : NS (PUD) & IS PROPOSED TO BE REZONED TO PUD.

3. NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.

4. NO BUSINESSES WILL BE ALLOWED TO OPERATE OUT OF THE STORAGE BUILDINGS.

5. DISTRICT REGULATIONS :

	REQUIRED FOR INDUSTRIAL USE	PROPOSED (NO DEVIATION REQUESTED)
FRONT	= 45'	= 45'
SIDE	= 20'	= 20'
REAR	= 40'	= 40'

6. OPEN SPACE CALCULATION :

TOTAL SITE	= 2.78 ACRES
OPEN SPACE SHOWN	= 0.20 ACRES
0.20 / 2.78	= 7.2%

7. THIS PROPERTY IS NOT INFLUENCED BY A FLOOD PLAIN.

8. ALL SIGNAGE SHALL MEET TOWNSHIP ORDINANCE

9. LIGHT POLES SHALL NOT EXCEED 25' IN HEIGHT AND LIGHTING FIXTURES SHALL BE CUT OFF TYPE SO AS NOT TO SHED LIGHT ON ADJACENT PROPERTIES.

10. CURRENTLY THERE IS A 2" WATER SERVICE & 6" SANITARY LATERAL STUBBED TO THE PROPERTY OFF CENTER INDUSTRIAL DRIVE. IT IS THE OWNERS INTENT TO EXTEND THE WATER SERVICE AS 1" FOR IRRIGATION & A POSSIBLE PROJECT OFFICE ALONG WITH THE 6" SANITARY LATERAL FOR A POSSIBLE PROJECT OFFICE. THERE WILL BE A STORM SEWER SYSTEM COLLECTING RUNOFF FROM THE PROJECT & DISCHARGING IT INTO THE ROSEWOOD INDUSTRIAL DRAIN ALONG THE NORTH PROPERTY LINE. THE OTTAWA COUNTY WATER RESOURCES COMMISSION HAS VERIFIED THAT DETENTION HAS BEEN PROVIDED FOR THIS SITE DOWNSTREAM.

1 1/2" OF 13A
1 1/2" OF 13A
6" OF 22A AGGREGATE
12" (MIN) SAND SUBBASE (MDOT CLASS II)

PAVEMENT DETAIL

STORM SEWER NOTES:

1. CATCH BASINS (CB) WITHIN BLACKTOP AREAS TO BE 4' DIA. WITH E.J.I.W. NO. 1045 CASTING WITH M2 GRATE & 2' SUMP.

2. ALL STORM SEWER TO BE ADS N-12 (OR APPROVED EQUAL).

SCALE : 1"=30'

LEGEND
- = IRON STAKE FOUND
- = IRON STAKE SET
- = MONUMENT
- = TELEPHONE BOX
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED WATERMAIN MARKER

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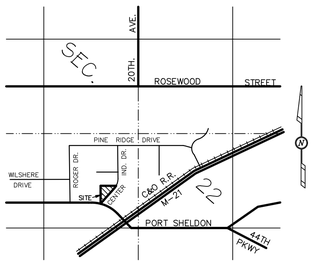

LOCATION MAP

SITE LAYOUT + UTILITY PLAN
6555 CENTER INDUSTRIAL DRIVE

FOR: TODD PONSTEIN
6601 WILSHERE
JENISON, MI 49428

IN: PART OF THE SW 1/4 OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:

08-31-16 REV PER ZONING ADMINISTATOR (mk)

exxel engineering, inc.
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www.exxelengineering.com

DRAWN BY: MK	PROJ. ENG.: DJS	SHEET	
APPROVED BY: DJS	PROJ. SURV.: .	1 of 2	
FILE NO.: 972762E	DATE: 07-28-16		

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PONSTEIN SELF STORAGE

Streetscape Requirements:

1 tree/ 25' of street frontage

Street frontage = 680'

Required trees = 680 / 25

= 28 trees total

Of the 28 total trees, no more than 1/3 will be evergreen. These trees will be a minimum of 5' tall at the time of planting. The remaining trees will be deciduous trees with a minimum of 2" caliper at the time of planting.

REQUEST

(**PUD1603**) (**Ordinance No. 2016-04**) Todd Ponstein, 6601 Wilshere, is requesting **(rezoning from NS to PUD) preliminary planned unit development approval** and **final development plan approval** for mini-storage garages, on a parcel of land described as P.P. # 70-14-22-364-007, located at 6555 Center Industrial Dr., Georgetown Township, Ottawa County, Michigan.

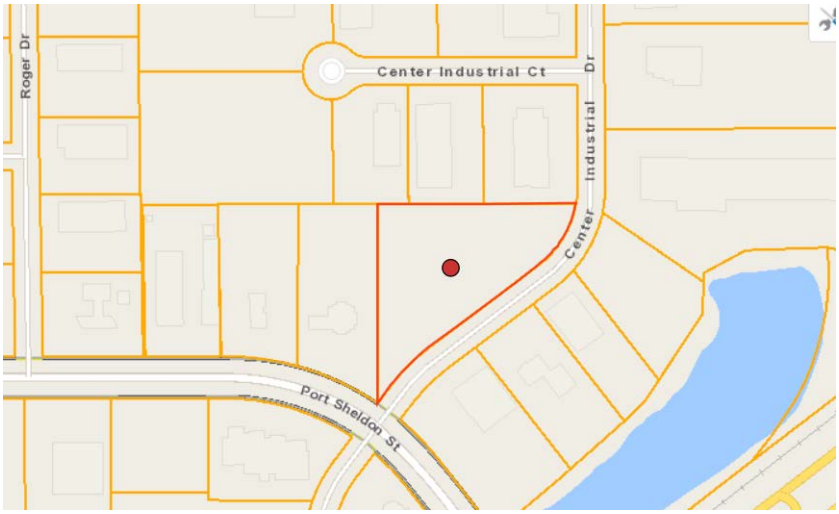
The request is to allow four buildings (1 – 7,600 SF, 2 - 9,500 SF, 3 – 5,600 SF, 4 – 3,200 SF) containing mini-storage garages on a 2.78 parcel contained within an Industrial PUD that was initially approved in 1981 for industrial and commercial uses. The plan states that there will be no outdoor storage and no businesses will be allowed to operate out of the storage units. This site, along with the property on the three parcels to the west, had been zoned for commercial uses (not industrial uses) within this PUD.

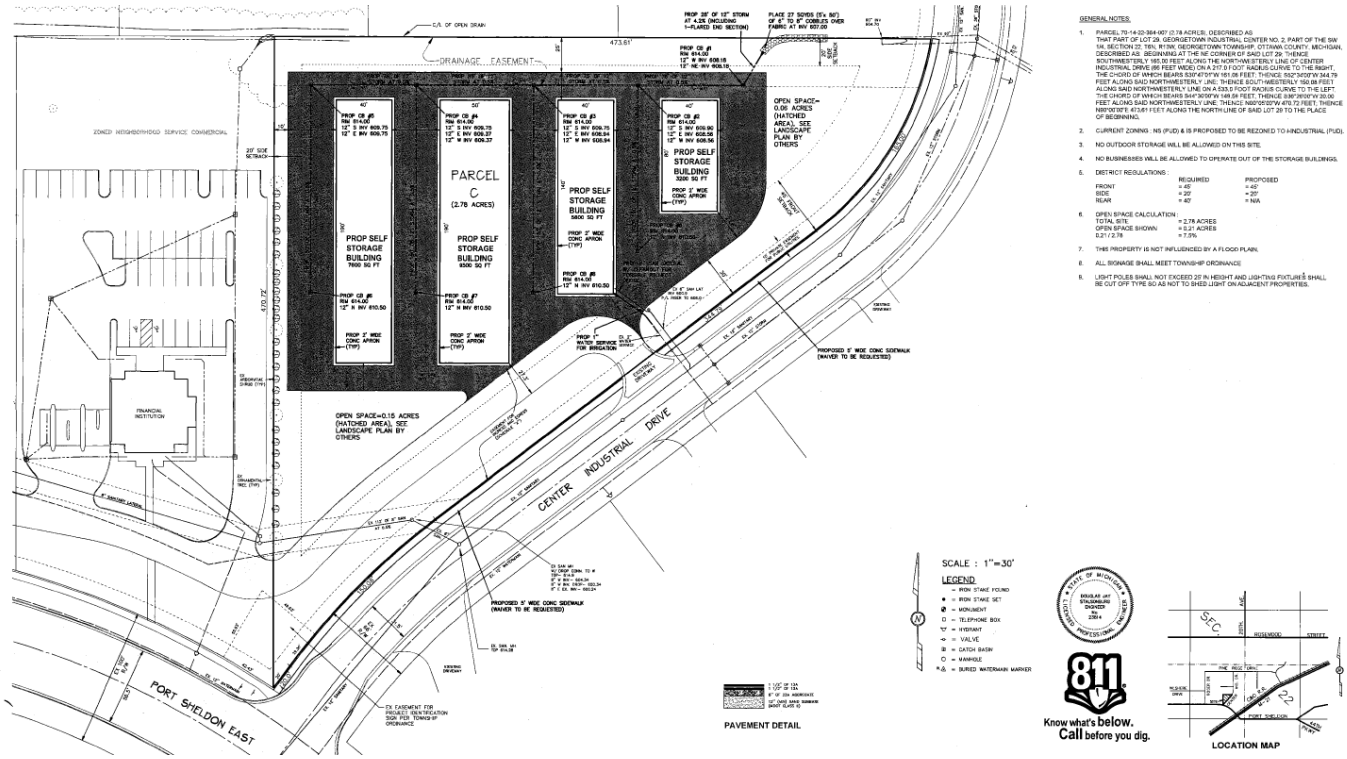
Prior to November 25, 2002, the Zoning Ordinances regulated PUDs as developmental tools used within the underlying zoning district (similar to a special use permit). At the November 25, 2002 meeting, the Township Board adopted a Zoning Ordinance amendment deleting the entire PUD chapter and replacing it with the current ordinance which stipulates that a PUD is its own zoning district tied to a particular plan.

Consequently, when this PUD was approved initially in 1981, the current four parcels adjacent to Port Sheldon (had been one parcel) were zoned NS with the plan/ intention of commercial (not industrial) uses and the rest of the PUD was zoned Industrial. In August 2002 the property was split into the current configuration of four lots. In September 2002 (prior to the adoption of the amendment) the Wendy's parcel was rezoned to CS to allow a drive-through restaurant.

That is the reason this parcel is currently zoned NS rather than PUD. The use of a mini-storage garage is not allowed in the NS district, resulting in the necessity of rezoning the property to PUD because it is technically part of the Industrial PUD. If the underlying zoning had been Industrial, the use of a mini-storage garage would have been allowed by right. Further, if a commercial use had been proposed, it would be allowed by right. But for an Industrial use, a rezoning is necessary

Therefore, the request is for preliminary planned unit development approval with the PUD zoning designation (to change the zoning to allow the use of a mini storage garage) and for the final development plan approval of the plan for the mini-storage garages.





GENERAL NOTES:

1. PARCEL 70-14-32-364-007 (2.78 ACRES), DESCRIBED AS THAT PART OF LOT 29, GEORGETOWN INDUSTRIAL CENTER NO. 2, PART OF THE SW 1/4, SECTION 32, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NE CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY 165.00 FEET ALONG THE NORTHWESTERLY LINE OF CENTER INDUSTRIAL DRIVE (66 FEET WIDE) ON A 217.0 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S30°47'51"W 161.06 FEET; THENCE S52°30'23"W 344.79 FEET ALONG SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY 150.08 FEET ALONG SAID NORTHWESTERLY LINE ON A 533.5 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S44°30'00"W 149.56 FEET; THENCE S36°30'00"W 20.00 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N60°05'00"W 470.72 FEET; THENCE N89°00'00"E 473.61 FEET ALONG THE NORTH LINE OF SAID LOT 29 TO THE PLACE OF BEGINNING.
2. CURRENT ZONING : NS (PUD) & IS PROPOSED TO BE REZONED TO I-INDUSTRIAL (PUD).
3. NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.
4. NO BUSINESSES WILL BE ALLOWED TO OPERATE OUT OF THE STORAGE BUILDINGS.
5. DISTRICT REGULATIONS :

	REQUIRED	PROPOSED
FRONT	= 45'	= 45'
SIDE	= 20'	= 20'
REAR	= 40'	= N/A

6. OPEN SPACE CALCULATION :

TOTAL SITE	= 2.78 ACRES
OPEN SPACE SHOWN	= 0.21 ACRES
0.21 / 2.78	= 7.5%

7. THIS PROPERTY IS NOT INFLUENCED BY A FLOOD PLAIN.
8. ALL SIGNAGE SHALL MEET TOWNSHIP ORDINANCE
9. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT AND LIGHTING FIXTURES SHALL BE CUT OFF TYPE SO AS NOT TO SHED LIGHT ON ADJACENT PROPERTIES.

SUMMARY

Determinations are needed for the following:

1. **Consistent with the Master Plan**. The Future Land Use Map designates the parcel to be NC (Neighborhood Commercial). However, the site is adjacent to the Industrial designation and page 35 of the Master Plan states that the lines separating use categories are NOT to be considered as defined line and are not necessarily parcel specific. **The determination is that the proposal _____ (is or is not) consistent with the Master Plan.**

2. **Pedestrian walkways.** No sidewalks are proposed within the interior of the PUD and a waiver was requested from the Township Board to eliminate the requirement of sidewalks along Center Industrial Dr. **The determination is that the proposal _____ (does or does not) meet the ordinance requirements for pedestrian walkways.** If not, at a minimum a sidewalk should be required along the street or _____.

3. **Architecture**. Pictures were provided of what the development will look like. The Planning Commission and Township Board will determine if this meets the ordinance. **The determination is that the proposal _____(does or does not meet the ordinance requirement for architecture.**

4. **Traffic**. **The determination is that the proposal _____ (does or does not) meet the ordinance requirements for traffic.**

5. **Open Space.** A total of 0.21 acres of open space is proposed, which is 7.5%, less than the 20% that is required**.** Ten evergreens are proposed to be planted on a berm in the open space. **The determination is that the proposal _____ (does or does not) meet the ordinance requirements for open space.**

6. **Uses.** The uses are consistent with the Industrial district, not the Neighborhood Commercial District as designated in the Zoning Ordinance and Master Plan. **The determination is that the proposal _____ (does or does not) meet the ordinance requirements for uses that are allowed**.

7. **Standards of Approval. The determination is that the proposal _____ (does or does not) meet the standards of approval.**

The following will be conditions of approval:

1. **Utilities** are to be coordinated with the DPW and Drain Commissioner's office. The developer would be responsible to bring the utilities to this site if they are needed and **a Storm Water Drain Permit will be required prior to the issuance of a building permit.**

2. No **outdoor storage** is allowed and **no businesses** will be allowed to operate out of the storage units.

3. A **recorded PUD agreement** shall be submitted at the time the building permit application is submitted to the Township.

4. Approved permits are required for all **signs** and all signs shall meet ordinance standards.

5. **The approval of the final development plan is contingent upon the Board approving the preliminary plan with rezoning. The approval of the final development plan is effective upon the effective date of the rezoning.**

REVIEW OF THE PLAN

The following review determines if the proposal complies with the minimum requirements of the qualifying conditions in Sec. 22.2.

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. The initial PUD site (which this site is still technically a part of) is 187 acres.

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 to be coordinated with the DPW and Drain Commissioner's office. The developer would be responsible to bring the utilities to this site if they are needed and a Storm Water Drain Permit will be required prior to the issuance of a building permit.

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.

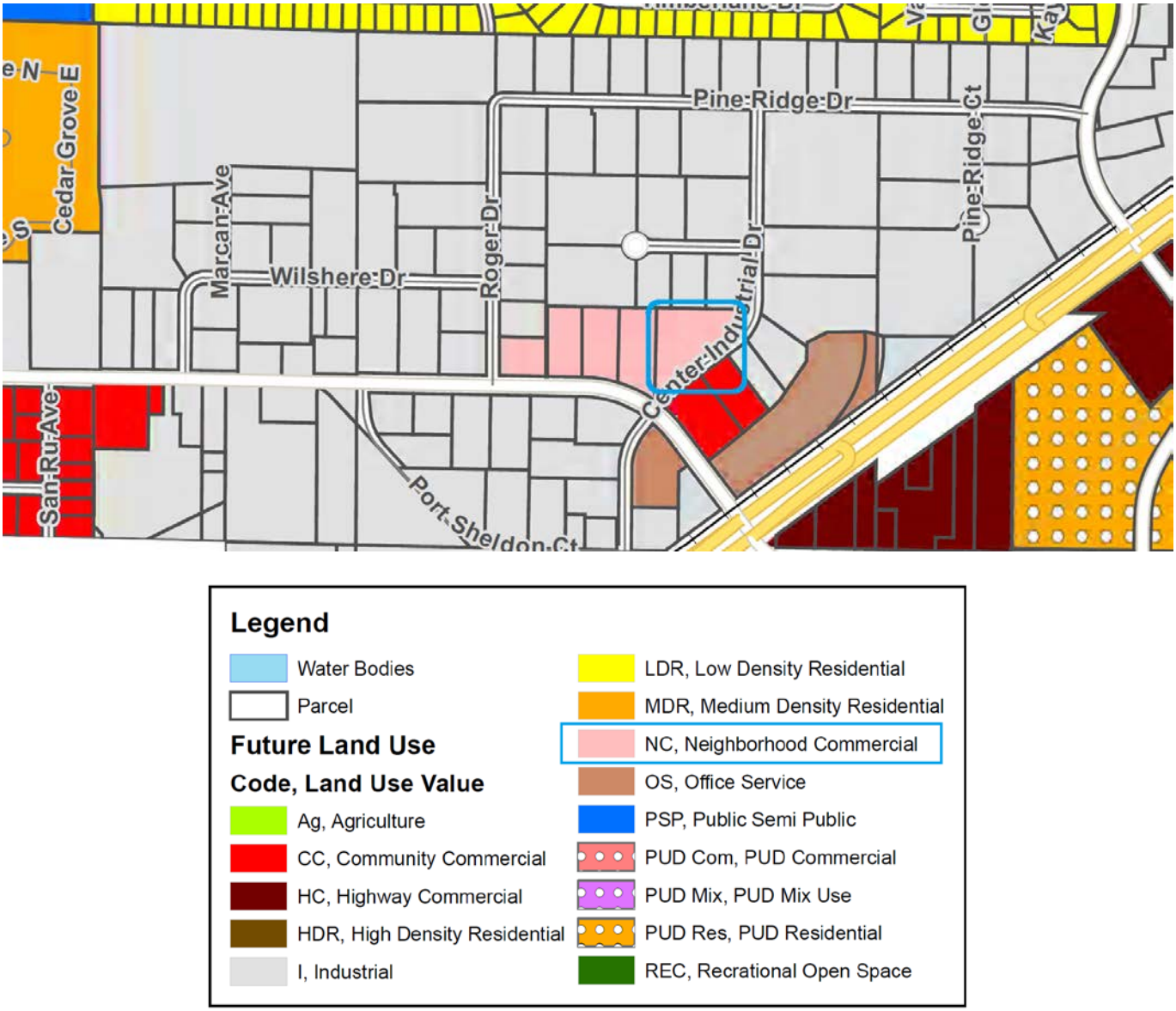
Provided.

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

The Planning Commission will determine if this standard is met. The Future Land Use Map designates the parcel to be NC (Neighborhood Commercial). However, the site is adjacent to the Industrial designation and page 35 of the Master Plan states that the lines separating use categories are NOT to be considered as defined line and are not necessarily parcel specific.

Based on the issues, goals and policies presented, and on consideration of potential future population growth in the Township, a map titled "Georgetown Township Future Land Use Map" dated November 23, 2015, depicting the desired future development pattern in the Township was prepared and may be viewed at the Georgetown Township Office or online. **It is noted that lines separating land use categories are NOT to be considered to be defined lines and the lines are not necessarily parcel specific**.

The following is the Future Land Use Map related to the proposed PUD development.



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

<u>No sidewalks are proposed within the interior of the PUD and a waiver was requested from the Township Board to eliminate the requirement of sidewalks along Center Industrial Dr. The Planning Commission and Township Board will determine if this meets the ordinance or if at a minimum a sidewalk should be required along the street.</u>

The sidewalk ordinance requires that sidewalks are to be installed for all new development unless waived by the Board. The Township Board already eliminated the requirement for sidewalks on some streets within the Industrial Park, but not in this area.

Excerpt of the Code of Ordinances:

Sec. 10-216. Construction by land owner; sidewalk locations.
The township board has the authority (at its discretion) to order the installation and construction of sidewalks and/or non-motorized paths, pursuant to township sidewalk and/or non-motorized path specifications, in any area of the township it deems reasonably necessary in order to protect the health, safety or welfare of the residents of the township.
Concrete sidewalks shall be installed, constructed, and maintained adjacent to paved streets in all new residential developments given final plat approval after June 1, 2000, and all developments given site plan or planned unit development approval after June 1, 2000.

Excerpt of the June 28, 2004 Township Board minutes:

#040628-10 - Eliminate sidewalk/bike path requirement for streets located in the Industrial Park

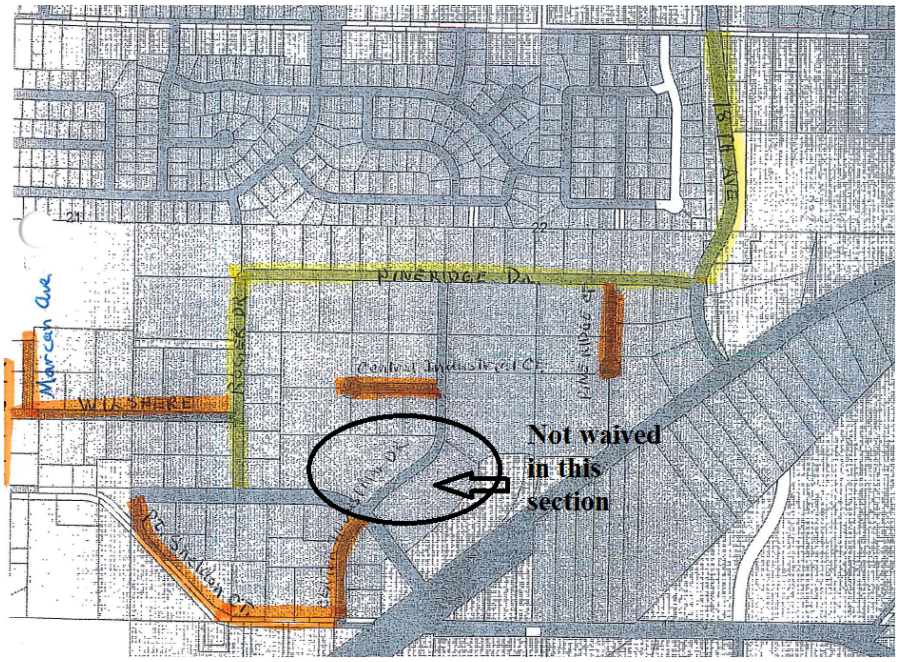
Moved by Jim Holtvluwer, seconded by Daniel Carlton, to grant a waiver for streets stipulated in orange on the attachment (#040628-10A), including all or portions of the following streets that are located in the Industrial Park:

1. Pine Ridge Ct.,
2. Center Industrial Ct.,
3. Wilshere Dr.,
4. Marcan,
5. Port Sheldon Ct.,
6. South Center Industrial Dr.

Note: As recommended by the Utilities/Facilities Committee

MOTION CARRIED.

Attachment: 040628-10A (note sidewalk requirement is not waived for the subject site):



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

Pictures were provided. The Planning Commission and Township Board will determine if this meets the ordinance.

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.

An interior service drive already exists on the site and the parcel will used the existing driveway entrance. The Planning Commission and Township Board will determine if this meets the ordinance.

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 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.

The parcel is 2.78 acres and 20% is 0.56 acres. The plan shows 0.06 acres of open space at the northeast corner and 0.15 acres at the south corner for a total of 0.21 acres which is 7.5%, less than what is required. Even if the open space is not set apart for "active" usability, it could be set apart for "passive" usability such as for detailed and extensive landscaping. Nothing has been provided indicating what will be in these areas. Landscaping is provided in the open space (10 evergreens). The Planning Commission and Township Board will determine if this proposal meets the ordinance.

Sec. 22.3 *PERMITTED USES..*

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

The uses are consistent with the Industrial district, not the Neighborhood Commercial District as designated in the Zoning Ordinance and Master Plan. The Planning Commission and Township Board will determine if this proposal meets the ordinance.

DEVIATIONS FROM ORDINANCE REQUIREMENTS

The narrative notes that deviations from the regulations in the Zoning Ordinance are requested.

****

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. **TBD.**

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. **Appears to be 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. **Appears to be 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. **TBD.**

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.)

The Planning Commission will determine.

Sec. 22.5 PUD APPLICATION

A. Preliminary Plan Application Requirements

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:

   a. The date, north arrow, and scale. The scale shall be not less than 1"=20' for property ten (10) acres and larger and at least 1"=200' for those 20 acres (20) acres or more.

      PROVIDED.

   b. The name and address of the firm responsible for the preparation of the site plan.

      PROVIDED.

c. The name and address of the property owner(s) and petitioner(s).

PROVIDED.

d. Legal description of the PUD site.

PROVIDED.

e. The size (in acres) of the PUD site.

PROVIDED.

f. Property lines and proposed setbacks, shown and dimensioned.

PROVIDED.

g. A location sketch.

PROVIDED.

h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries.

PROVIDED.

i. The location and dimensions of all existing structures on the PUD site.

PROVIDED.

j. The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are not necessary until final approval.

PROVIDED.

k. The location and dimension of proposed lots or ownership divisions.

PROVIDED.

l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements.

PROVIDED.

m. The existing zoning and use of all properties abutting and including the PUD site.

PROVIDED.

n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.

PROVIDED.

o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts.

PROVIDED.

p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities.

A Storm Water Drain Permit will be required to be submitted from the Ottawa County Drain Commissioner's office prior to the issuance of a building permit.

q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).

PROVIDED.

r. Location, type and size of areas to be dedicated for common open space.

PROVIDED; however, the Planning Commission and Township Board will have to determine if the amount is acceptable. Landscaping (10 evergreens) is shown within the open space.

s. Trash receptacles and method of screening.

NA.

t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards.

PROVIDED. One-way sign notation on the pavement indicates one-way traffic on the lanes narrower than 24 feet.

u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways.

None are provided within the site and a waiver is requested from the Board to eliminate the requirement of sidewalks along Center Industrial Dr. The Planning Commission and Township Board will have to determine if the amount is acceptable.

v. Proposed lighting concepts/styles and general location areas.

Styles NOT PROVIDED but a note on the plan indicates that lighting poles will be a maximum of 25 feet tall and will be downward directing.

w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.).

PROVIDED.

x. Proposed setbacks, lot widths, lot areas and building/structure heights.

PROVIDED.

y. Proposed uses to be included in the PUD project.

PROVIDED.

z. Floodplain areas. (Revised 6-27-2005)

PROVIDED.

2. **Narrative Statement:** A narrative statement describing the following: **PROVIDED.**

a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.

b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.

c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.

d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

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 for the final development approval: the recorded PUD agreement shall be submitted at the time the first building permit application is submitted to the Township.

OPTION FOR MOTION-Preliminary Development Plan

If the Planning Commission determines that the proposal is acceptable and that the requirements of the ordinance have been met, the following motion is offered. If the Planning Commission determines that more revisions are necessary or more information should be provided, the item could be tabled.

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2016-04)

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member _____:

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

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

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

(**PUD1603**) (**Ordinance No. 2016-04**) Todd Ponstein, 6601 Wilshere, to grant (rezoning from NS to PUD) **preliminary planned unit development approval** and **final development plan approval** for mini-storage garages, on a parcel of land described as P.P. # 70-14-22-364-007, located at 6555 Center Industrial Dr., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Application;
2. Narrative;
3. Preliminary and final development plan dated 08-31-16;
4. Grading plan dated 08-31-16;
5. Elevation;
6. Landscape plan
7. Streetscape calculations.

Based on the determinations that:

1. **The determination is that the proposal _____ (is or is not) consistent with the Master Plan.**

2. **The determination is that the proposal _____ (does or does not) meet the ordinance requirement for pedestrian walkways.** If not, at a minimum a sidewalk should be provided along

the street or _____.

3. **The determination is that the proposal _____(does or does not meet the ordinance requirement for architecture.**

4. **The determination is that the proposal _____ (does or does not) meet the ordinance requirement for traffic.**

5. **The determination is that the proposal _____ (does or does not) meet the ordinance requirement for open space.**

6. **The determination is that the proposal _____ (does or does not) meet the ordinance requirement for uses that are allowed**.

7. **The determination is that the proposal _____ (does or does not) meet the standards of approval.**

Based on the findings that:

1. The qualifying conditions in Sec. 22.2 are met:
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
   a. The qualifying conditions in Sec. 22.2 are met;
   b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
   c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
   d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
   e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
   f. The deviations, regulatory modification from traditional district requirements, are 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.

And with the following conditions:

1. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the issuance of any building permits.**

2. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**

3. **As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

4. **No outdoor storage is allowed. No businesses will be allowed to operate out of the storage units.**

5. **Approved permits are required for all signs and all signs shall meet ordinance standards.**

6. **The approval of the final development plan is contingent upon the Board approving the preliminary plan with rezoning. The approval of the final development plan is effective upon the effective date of the rezoning.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

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

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

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

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

Yeas:
Nays:
Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

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

Respectfully submitted,

Dated: _____, 2016

By _____
Richard VanderKlok
Georgetown Charter Township Clerk