Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

December 7, 2016, 7:30 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business

   6.I. Public Hearings

   6.I.i. (PUD1602) (Ordinance No. 2016-06) Jag Development, LLC, 2000 Chicago Dr., Is Requesting (Rezoning From LDR To PUD) Preliminary Planned Unit Development Approval And Final Development Approval For Condominiums, Along With Amenities, On A Parcel Of Land Described As P.P. # 70-14-14-100-015, Located At 1347 Baldwin, Georgetown Township, Ottawa County, Michigan.

   Documents:

   BALDWIN WOODS PLAN SET_24X36.PDF
   BALDWIN WOODS REVISED PRELIMINARY PUD SUBMITTAL_20161026.PDF
   1347 BALDWIN PRELIMINARY PUD STAFF REPORT.PDF

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

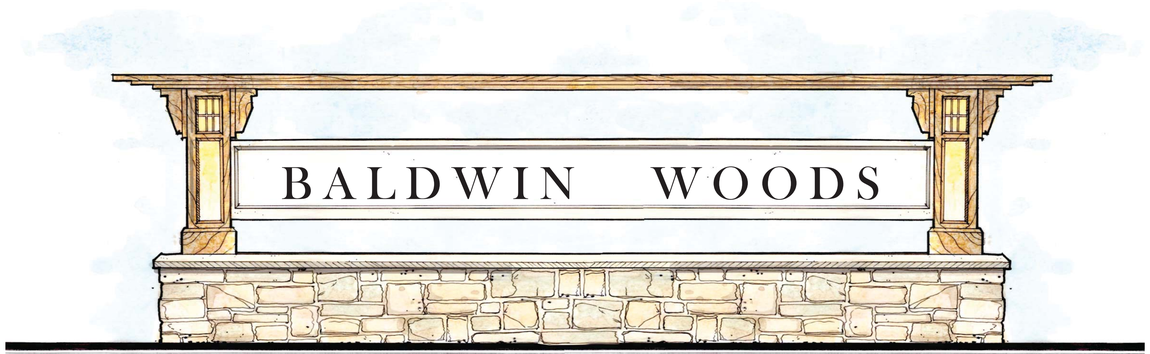
LEGEND

1. Site Entrance
2. Cul De Sac
3. Stormwater Detention
4. Existing Wetland
5. Proposed Trail
6. Future Trail Connection
7. Proposed Entrance Feature

NOTES

Project Location:
1347 Baldwin Street
Jenison, Michigan 49428

Total Acreage	=	17.35 ac.
Total Condos	=	39
Duplex Condos	=	12 (24 Units)
Triplex Condos	=	5 (15 Units)
Total Length of Private Road	=	1,525 l.f.



ENTRANCE FEATURE CONCEPT

NTS

October 25, 2016 north 0' 25' 50' 100' scale 1" = 50'

BALDWIN WOODS

Site Plan Rendering & Entry Feature Concept

project number: 16200625

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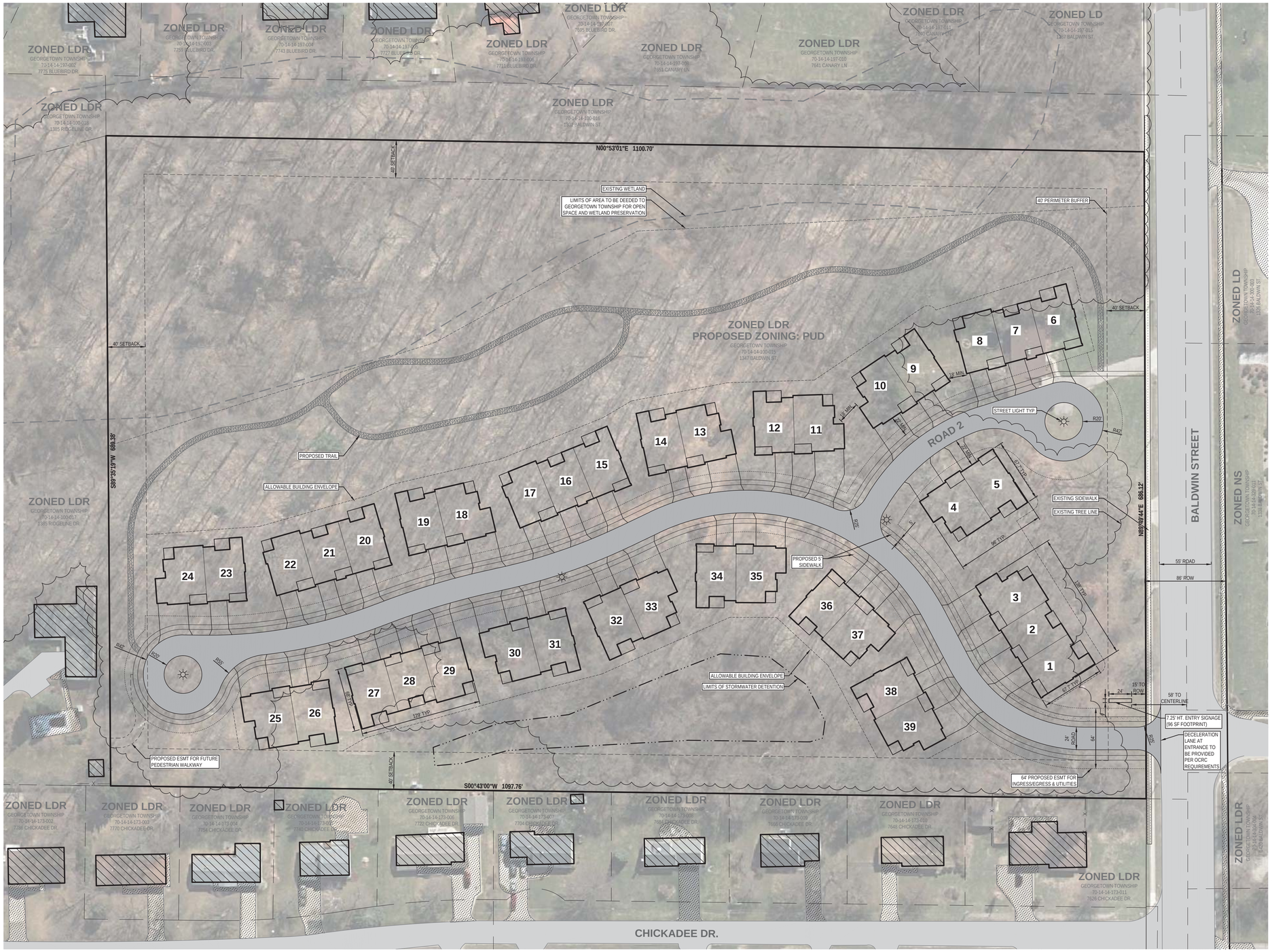


LOCATION MAP

NOT TO SCALE

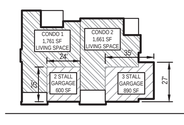
LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- APPROXIMATE EXISTING WETLAND
- PROPOSED DETENTION POND
- EXISTING TREE LINE

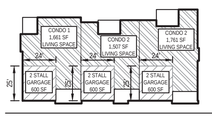
GENERAL NOTES

1) EXISTING ZONING OF PROPERTY: LDR - LOW DENSITY RESIDENTIAL
2) PROPOSED ZONING OF PROPERTY: PUD - PLANNED UNIT DEVELOPMENT
   PUD REQUIREMENTS:
   A) PERIMETER BUFFER = 40 FT.
   B) MINIMUM GARAGE TO SIDEWALK DISTANCE = 22 FT.
   C) MINIMUM FRONT SETBACK TO EDGE OF ROAD = 30 FT.
   D) MINIMUM DISTANCE BETWEEN UNITS = 18 FT.
   E) MAXIMUM HEIGHT OF PROPOSED BUILDING = 35 FT.
3) SUMMARY OF LAND USE:
   A) ALLOWED USES: SINGLE FAMILY RESIDENTIAL ONLY
   B) TOTAL ACREAGE = 17.35 AC (755,859 SQ.FT.)
   C) TOTAL NUMBER OF UNITS = 39
      DUPLEX: 12 BUILDINGS (24 UNITS)
      TRIPLEX: 5 BUILDINGS (15 UNITS)
   D) LENGTH OF ROADS = 1,525 FT.
   E) TOTAL AREA OF UTILITIES ESMT = 107,326 SQ.FT.
   F) TOTAL AREA OF WETLAND = 146,118 SQ.FT.
   G) AREA TO BE DEEDED TO GEORGETOWN TOWNSHIP = 167,485 SQ.FT.
   H) BUILDING ENVELOPE AREA = 204,064 SQ. FT.
   I) PERIMETER BUFFER (OUTSIDE OF WETLAND) = 87,830 SQ. FT.
   J) STORMWATER DETENTION POND = 22,780 SQ. FT.
   K) NET DEVELOPABLE AREA = 177,086 SQ.FT.
   L) TOTAL OPEN SPACE = 36.46%
   M) DENSITY = 2.83 UNITS PER ACRE (PER SEC 3.20)
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) 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.
6) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-14-100-015. THE ADDRESS OF THE PROPERTY IS 1347 BALDWIN STREET.
7) THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE REMOVED AS PART OF THIS PROJECT.
8) BUILDINGS MAY BE BUILT AS INDIVIDUAL SINGLE UNIT BUILDINGS, 2-UNIT BUILDINGS, OR 3-UNIT BUILDINGS. TYPICAL BUILDING TYPES SHOWN ON PLAN ARE ILLUSTRATED IN THE BUILDING TYPE EXHIBIT.
9) ALL TRASH RECEPTACLES TO BE HANDLED PRIVATELY AND WILL BE STORED WITHIN EACH UNIT.
10) ALL SITE LIGHTING WILL MEET THE REQUIREMENTS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
11) A DECELERATION LANE WILL BE PROVIDED AT ENTRANCE OFF BALDWIN PER OCRC REQUIREMENTS.

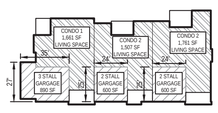
BUILDING TYPE EXHIBIT



BUILDING TYPE A



BUILDING TYPE B



BUILDING TYPE C

LEGAL DESCRIPTION

E 66 FT OF SW 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO W 1/2 OF SE 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO EXC E 50 FT. SEC 14 T6N R13W

0' 25' 50' 100'

SCALE: 1" = 50'

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ST. LOUIS

PREPARED FOR:

Jag Development LLC
Todd Grasman

2000 Chicago Drive SW
Wyoming, MI 49419
Phone: 616.389.2405

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Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.25.2016

BALDWIN WOODS

PRELIMINARY PUD SITE LAYOUT PLAN

1347 Baldwin Street, Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200625

SHEET NO: C-101

SHEET: 1 OF 3

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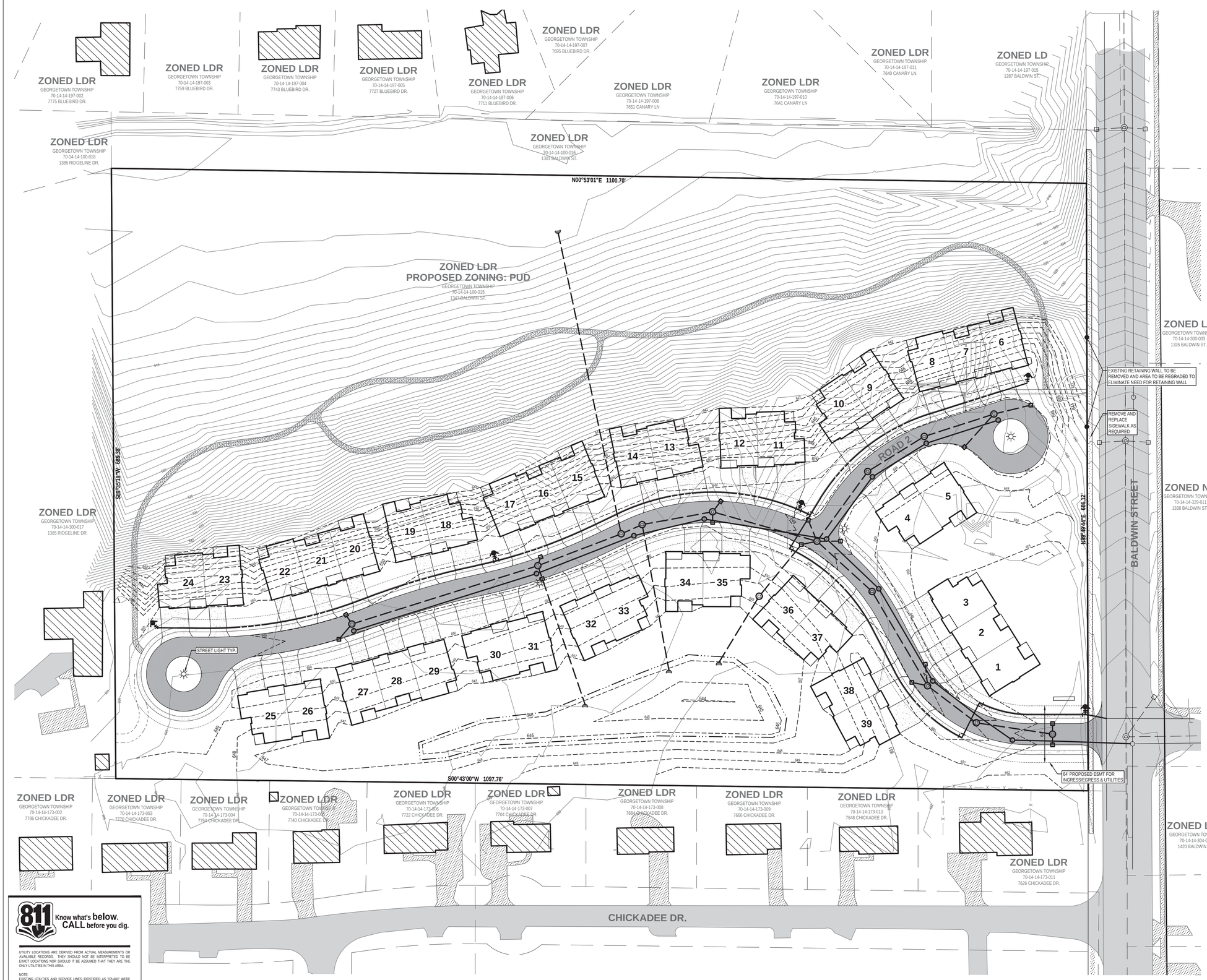
Experience . . . the Difference



LOCATION MAP

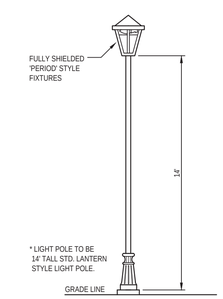
NOT TO SCALE

0' 25' 50' 100'

SCALE: 1" = 50'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. 12"-36" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN
- PROP. STREET LIGHT



TYPICAL STREET LIGHT

N.T.S.

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

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BALDWIN WOODS

PRELIMINARY PUD GRADING & UTILITIES PLAN

1347 Baldwin Street Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200625

SHEET NO: C-102

SHEET: 2 OF 3

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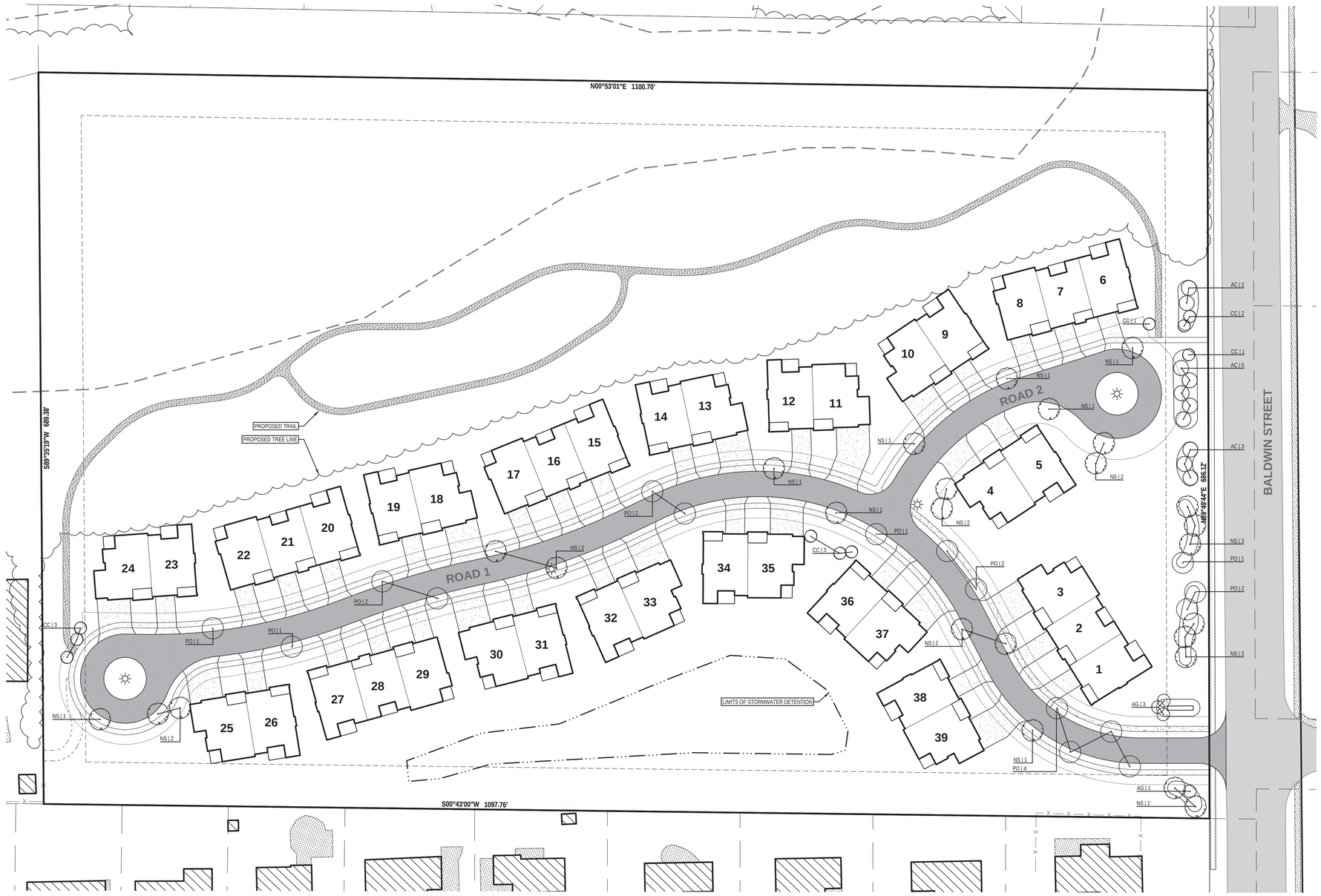


LANDSCAPE LEGEND / SCHEDULE

TREES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AC	10	Abies fraseri	Fraser Fir	6' ht.
	AG	4	Amelanchier x grandiflore 'Autumn Brilliance'	Serviceberry	2" - single stem
	CC	9	Cercis canadensis	Eastern Redbud	2" cal.
	NS	26	Nyssa sylvatica	Black Tupelo	2" cal.
	PO	16	Platanus occidentalis	American Sycamore	2" cal.

GROUND COVER

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
		As Needed(1)	N/A	Bark Mulch	3" depth
		As Needed(2)	Poa pratensis	Kentucky Bluegrass Sod	Roll

(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".

(2) All disturbed areas not otherwise programmed shall receive turf grass sod.

LANDSCAPE NOTES

PLANTING NOTES:

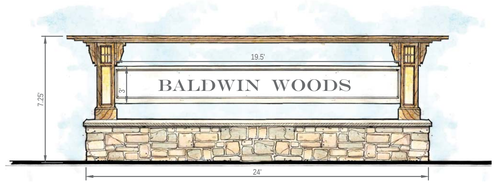
1) ALL PLANT MATERIAL SHALL BE LOCALLAY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OR NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APRROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWARD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
3) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
4) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

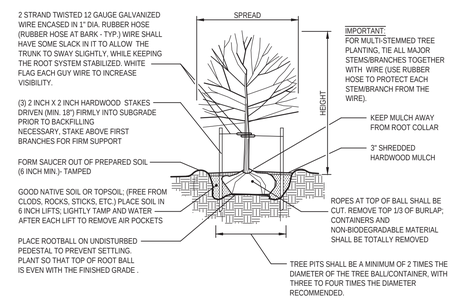


SIGNAGE NOTES:

1) ALLOWABLE SIGN AREA = 64 SQ.FT.
2) PROPOSED SIGN AREA = 58.5 SQ.FT. (3'X19.5')

ENTRANCE FEATURE CONCEPT

N.T.S.



TYPICAL TREE PLANTING DETAIL

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BALDWIN WOODS

PRELIMINARY PUD LANDSCAPE PLAN

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PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200625

SHEET NO:
L-201

SHEET: 3 OF 3

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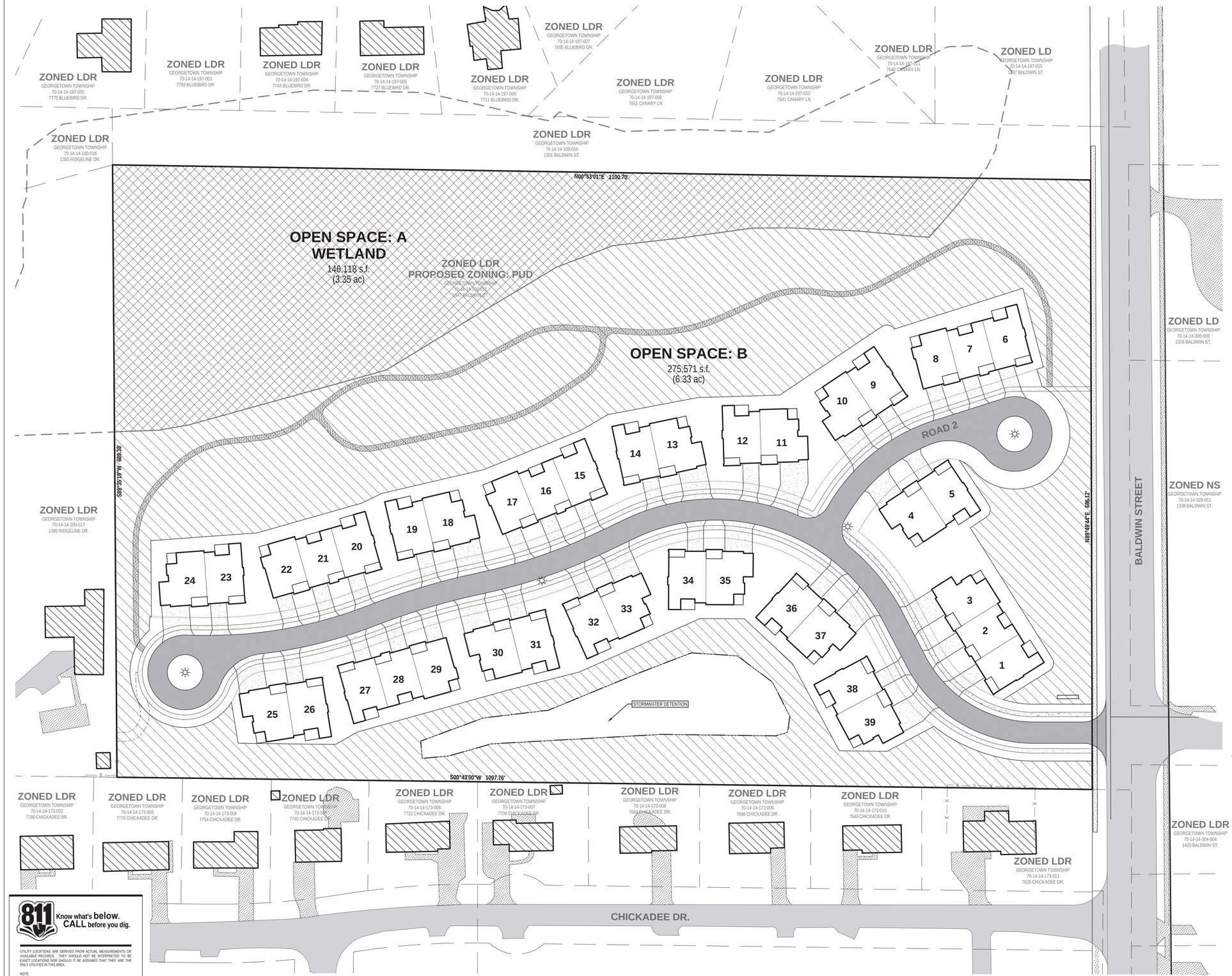

LEGEND

- UNCREDITED OPEN SPACE (WETLAND)
- CREDITED OPEN SPACE

OPEN SPACE CALCULATIONS

AREA	TOTAL O.S. (SF)	CREDITED O.S. (SF)
A (WETLAND)	146,118	0
B	275,571	275,571
GRAND TOTAL (SF)	421,689	275,571
GRAND TOTAL (AC)	9.6806	6.3262

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BALDWIN WOODS

OPEN SPACE PLAN

1347 Baldwin Street, Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200625

SHEET NO: C-103

SHEET: 1 OF 1

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BALDWIN WOODS
Planned Unit Development

NEDERVELD

October 26, 2016

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

RE: Baldwin Woods – Revised Preliminary PUD & Final Development Plan

Dear Ms. Minier:

Enclosed please find ten (10) copies of the PUD and Final Development Plan for Baldwin Woods, formally known as 1347 Baldwin Street. Each set includes the following:

1. Property Location Map
2. Parcel Description
3. Project Narrative
4. Color Rendering (11x17)
5. Revised Site Plan (11x17, not to scale)
6. Revised Grading and Utilities Plan (11x17)
7. Landscape Plan (11x17)
8. Open Space Exhibit Plan (11x17)
9. Architectural Elevations and Floorplans
10. Application for Planned Unit Development
11. Color Rendering (24x36)
12. Revised Site Plan (24x36)
13. Revised Grading and Utilities Plan (24x36)
14. Landscape Plan (24x36)

In addition, the plans have been revised per your October 17, 2016 review comments as follows:

Comment: Enclosed attached garages are required for all dwellings and are required to be a minimum size of 200 square feet. Attached and enclosed garages are proposed. No dimensions were provided. Proved the dimensions.

Response: **Dimensions are now depicted in the plan set. The garages will be a minimum of 600 square feet.**

Comment: In the LDR, each dwelling unit is required to have 1,000 square feet in area. Provide the square footage of the units and the square footage of the garages.

Response: **Dwelling unit sixe is now depicted in the plan set. The dwelling sizes on the main floor are approximately 1,500 square feet.**

Comment: Please provide evidence that the sign coordinates with the architecture of the buildings.

Response: **The entry feature signage will use design elements of the proposed condo buildings to create a cohesive appearance among all site structures. The entry feature signage design is to use a common color scheme, material usage as well as architecture style as the condos. For instance, the wood portions of the sign are to be treated in the same manner as the wood elements of the condos. The same stone used on the condo walls will be used to construct the base of the sign. Architectural features such as the corbels in the peaks of the condos were repeated on the posts of the entrance sign to reinforce the unified character of all proposed structure.**

Comment: Interior sidewalks and pedestrian paths are proposed, along with sidewalk adjacent to Baldwin St. Indicate either on the plan or on a separate document that the hill to the sidewalk along Baldwin will be graded and the retaining wall removed.

Response: **See C-102, retaining wall to be removed and area to be regraded to eliminate the need for a retaining wall.**

Comment: Elevations were provided. Demonstrate how the proposed sign encompasses the same theme. Also, provide sign details, including dimensions from the centerline, height and square footage.

Response: **Sign details, including dimensions, are now depicted in the plan set.**

Comment: Although the Township has no authority to require off-site improvements, the Township DOES have the authority to determine that this Zoning Ordinance standard (which is REQUIRED to be met for PUD approval) is not met unless a decal lane is provided in order to remove the vehicles accessing this site from the heavy and fast traffic lane of Baldwin. The words in the ordinance state that the PUD must provide for safe and efficient vehicular movement within, into and off the PUD site. A left turn lane already exists at the site.

Response: ***A deceleration lane will be provided per Ottawa County Road Commission standards.***

Comment: The Plan states that 36.46% of the property is open space, which exceeds the minimum amount required. Is the developer planning to deed part of the wetland to the Township in order to preserve the open space in perpetuity?

Response: **A portion of the eastern property will be dedicated to the township. This area is now depicted in the plan set.**

Comment: Styles not provided but a note on the plan indicates that lighting will meet the requirements of the Zoning Ordinance. Provide information on where streetlights will be located and style.

Response: **Streetlight locations and style are now depicted within the plan set.**

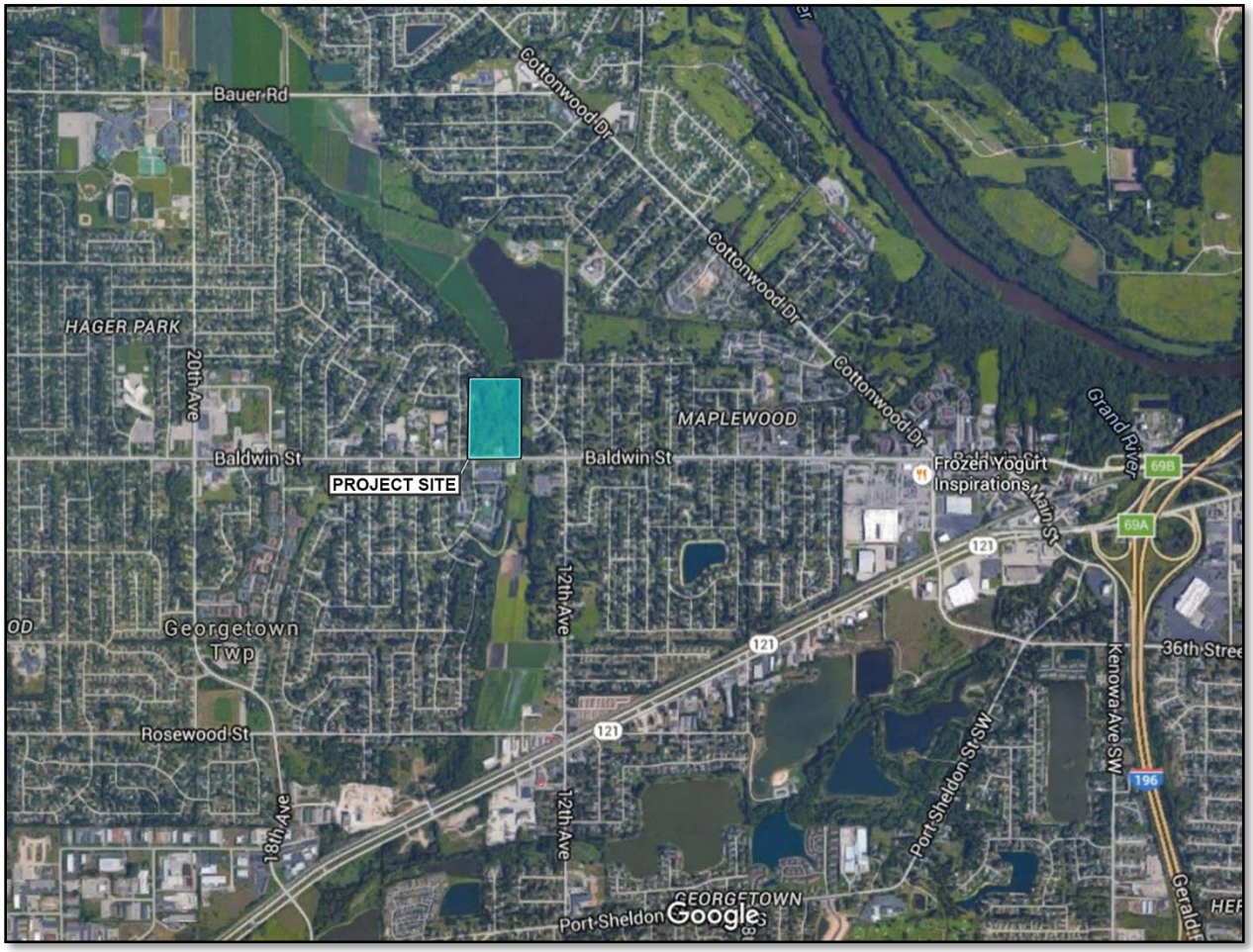
These items are being submitted for the public hearing at the December 7, 2016 Planning Commission meeting. Should you have any questions or need any additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

Rick Pulaski, P.E.
Director of Planning

Enclosures

PROJECT LOCATION MAP
BALDWIN WOODS PLANNED UNIT DEVELOPMENT



PARCEL DESCRIPTION
BALDWIN WOODS PLANNED UNIT DEVELOPMENT

E 66 FT OF SW 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO W 1/2 OF SE 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO EXC E 50 FT. SEC 14 T6N R13W

PROJECT NARRATIVE
BALDWIN WOODS PLANNED UNIT DEVELOPMENT

A narrative statement describing:

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

   "*It is the intent of the district to provide for flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout, and type of structures; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage useful open space; to provide for enhanced site and building architectural features; and to create better living, working, and shopping environments.*"

   The proposed 1347 Baldwin Planned Unit Development (PUD) will consist of twelve (12) two-unit condominium buildings, 24 units, and five (5) three-unit condominium buildings, 15 units, for a total of 39 dwelling units. The project will also include 6.33 acres of qualifying open space, on a development area 17.35 acres for a total of 36.46 percent open space.

   The project was able to provide for 39 total dwelling units while still setting aside over six (6) acres of qualifying open space by utilizing the intent of the PUD district to provide flexibility in the regulation of land. The proposed development provides single family, attached dwellings for variety in housing opportunities, utilizes an extremely efficient layout and provides significant open space that is able to coordinate with existing park and recreational opportunities the Township provides on the adjacent property.

   This PUD will result in a recognizable and substantial benefit to the ultimate users of the project, and to the community, as it is designed to accomplish the intent and objectives of Section 22.1 of the Georgetown Township Zoning Ordinance.

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

   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.

      The proposed PUD site contains 17.35 acres.

   B. **Utilities:** All PUDs shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the County Water Resources Commissioner.

      Both 12" public watermain and 12" public sanitary sewer are located within Baldwin Street. The proposed PUD will connect to the existing system and, therefore, will be served by public water and sanitary sewer as required. A stormwater detention area has been shown on the plan on the west side of the development and review and approval will be coordinated with the Ottawa County Water Resources Commissioner.

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 or other interested party, written approval from the landowner(s) must also be filed.

The PUD application is included with this submittal package and has been completed by the landowner's representative.

D. **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan.

The proposed use of the this site is consistent with the goals and objectives of the Georgetown Township Master Plan as this site is future planned to be low density, single family, residential. The proposed density of the site is calculated to be approximately 2.2 units per acre, which is not only meets the suggested density of LDR zoning district, it is actually significantly lower as the LDR district allows approximately 3.79 units per acre. While the master planned low density residential area traditionally includes detached single family homes, the master plan text specifically allows attached single family dwellings in low densities.

E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties.

Pedestrian access has been provided throughout the proposed PUD in the form of sidewalks and connects to the existing pedestrian sidewalk system on Baldwin Street providing abundant pedestrian access and movement not only within the PUD, but to adjacent properties as well.

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

Architectural elevations have been provided in the submitted package.

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 other similar techniques to improve stormwater management, traffic flow and vehicular/pedestrian safety.

The proposed PUD has been designed with a safe and efficient (private) circulation system and the proposed entrance onto Baldwin Street will meet local and county standards and will be subject to review and approval by the Ottawa County Road Commission. The proposed PUD provides only one (1) means of connection onto Baldwin Street to limit excessive curb cuts onto an already busy street.

The curvature in the proposed road system will assist in calming traffic, however, the short length of each road provides the most benefit. In addition, each road has been designed to end in a cul-de-sac to meet local emergency services requirements.

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 proposed PUD preserves a large open space area encompassing a significant amount of the eastern half of the property totaling approximately 36.46%.

2. Such open space to be considered usable shall not include required yards or buffers, parking areas, drives, rights-of-way, utility or road easements, stormwater detention ponds, wetlands and structures.

   The open space has been calculated based on the net area (less wetlands, building envelope area, perimeter buffer area, stormwater detention area, and right-of-way). In addition, the open space is considered usable and will be left in its natural, vegetative state and connects to Maplewood Park property for even greater recreational opportunities.

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.

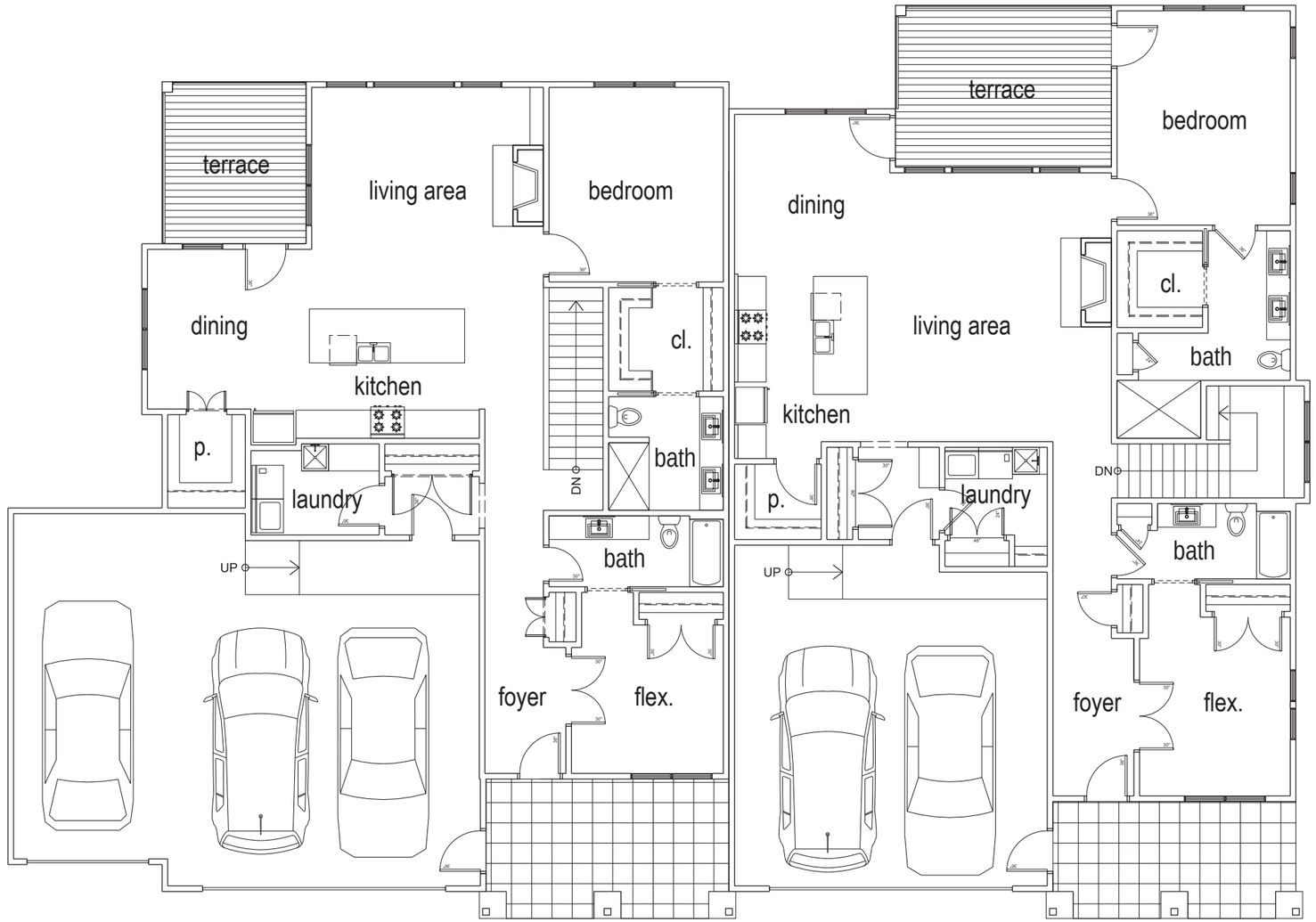
   The open space will be permanently set aside for the sole benefit, use and enjoyment of present and future occupants of the PUD through the recorded Master Deed.

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

   The proposed PUD infrastructure will be completed in full upon approval of the planned unit development. The housing will be constructed based on market demand with an anticipated final completion within five (5) years.

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

   Prior to the first building permit, a master Deed will be provided for township staff (and township legal counsel, if requested) for review and approval.



Integrated Architecture

1 outboard garage

2 Condo | floor plan

scale

0' 5' 10' 20'

N

20160704 08 Sept. 2016

Jenison Condominium Development

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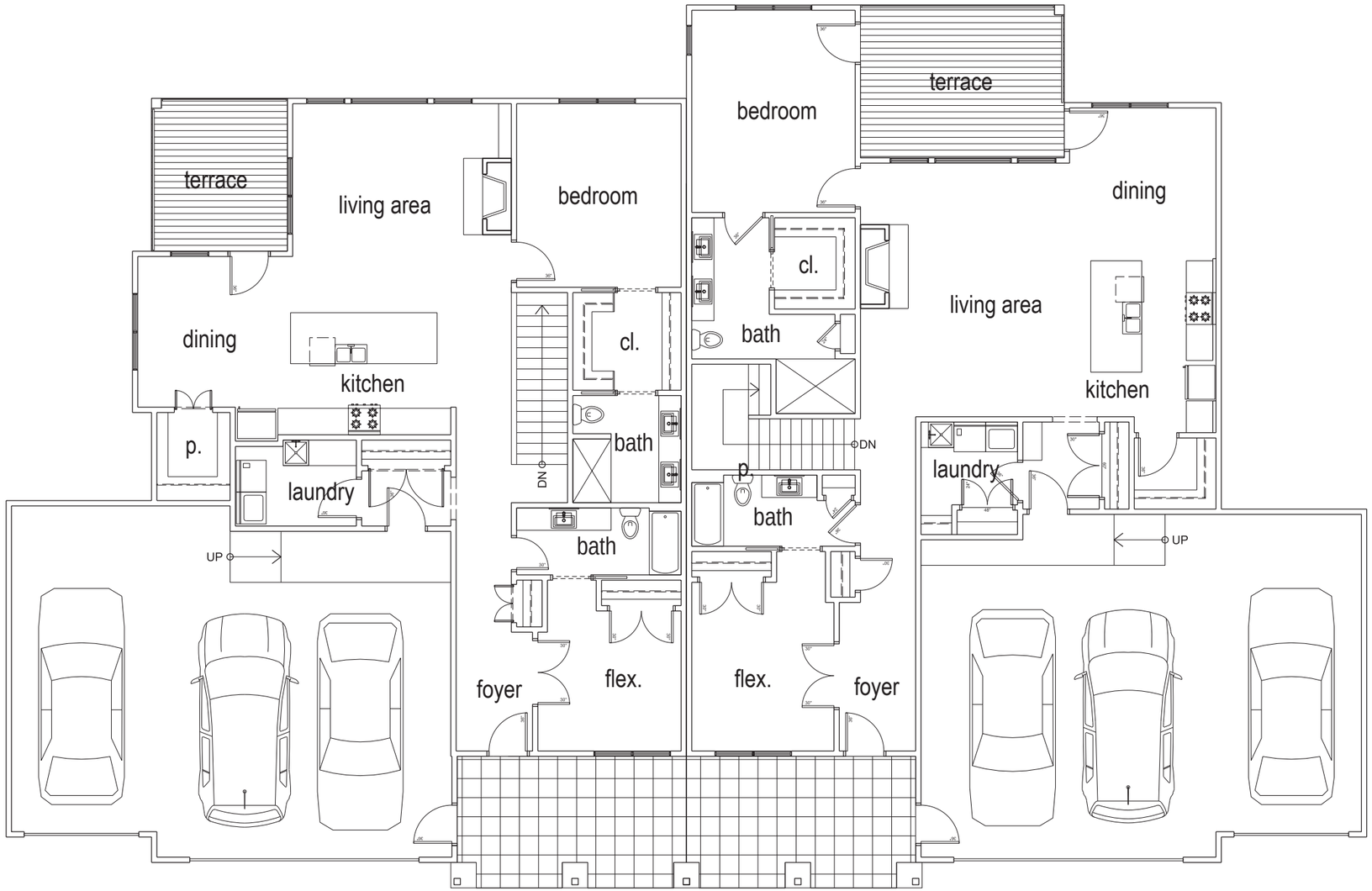

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2 outboard garage

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Integrated Architecture

1 outboard garage

2 Condo | perspective

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Integrated Architecture

2 outboard garage

2 Condo | perspective

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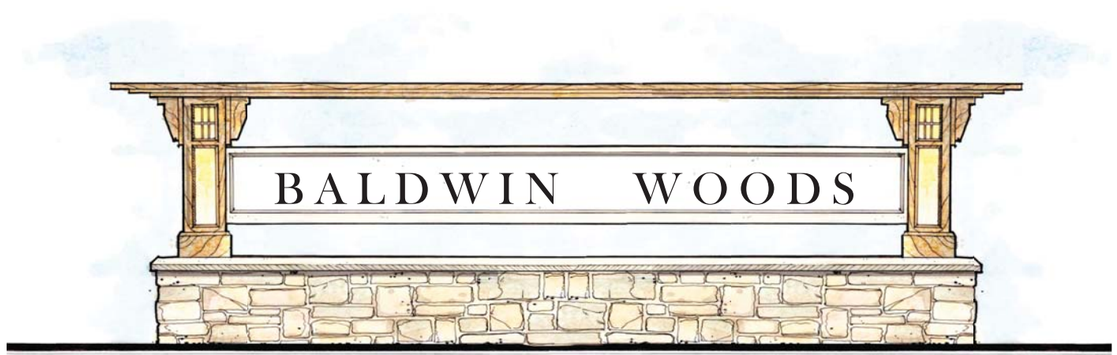
LEGEND

1. Site Entrance
2. Cul De Sac
3. Stormwater Detention
4. Existing Wetland
5. Proposed Trail
6. Future Trail Connection
7. Proposed Entrance Feature

NOTES

Project Location:
1347 Baldwin Street
Jenison, Michigan 49428

Total Acreage	=	17.35 ac.
Total Condos	=	39
Duplex Condos	=	12 (24 Units)
Triplex Condos	=	5 (15 Units)
Total Length of Private Road	=	1,525 l.f.



ENTRANCE FEATURE CONCEPT NTS

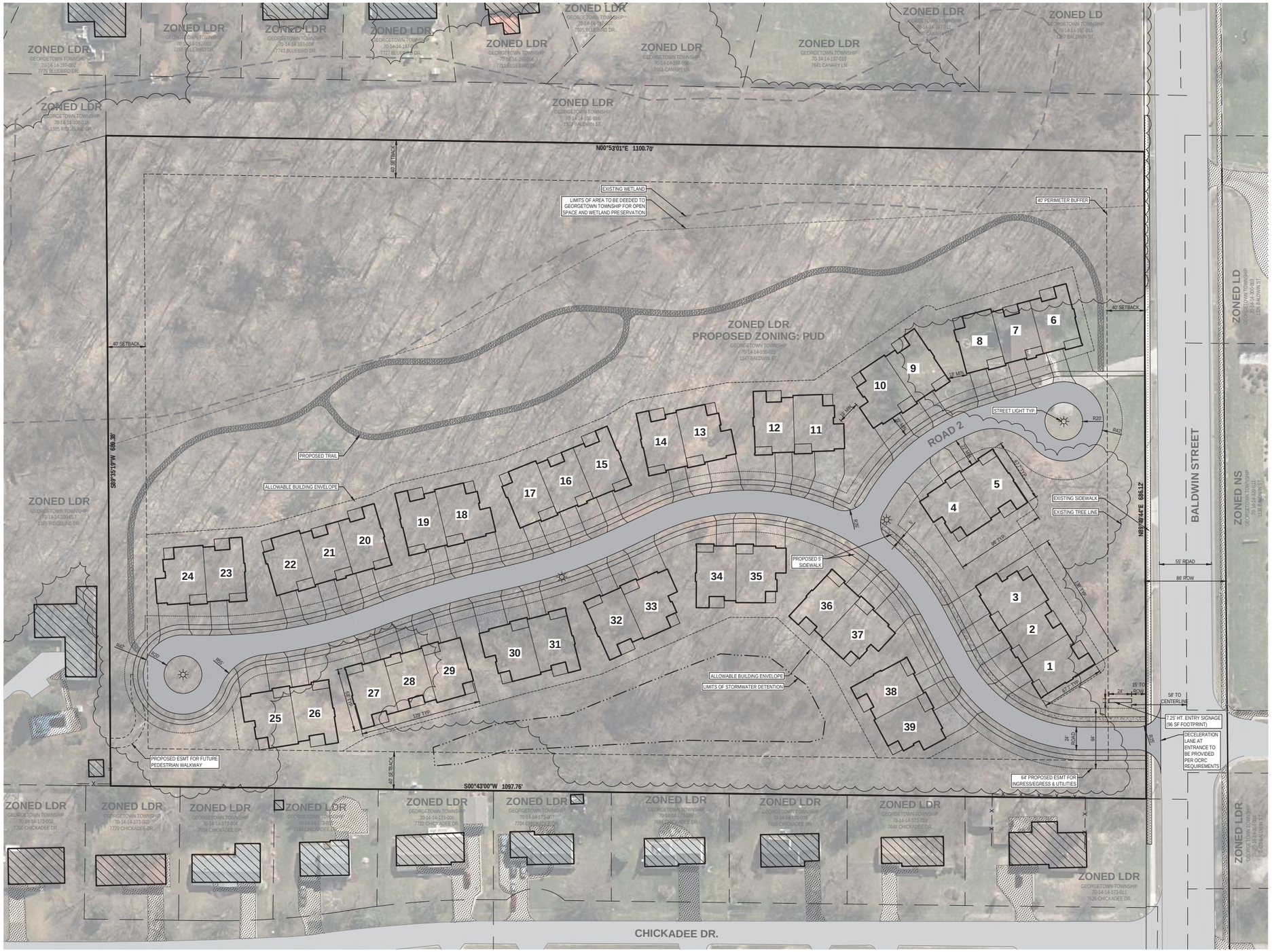
October 25, 2016 north 0' 25' 50' 100' scale 1" = 50'

BALDWIN WOODS

Site Plan Rendering & Entry Feature Concept

project number: 16200625

NEDERVELD



LOCATION MAP

NOT TO SCALE

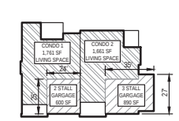
LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- APPROXIMATE EXISTING WETLAND
- PROPOSED DETENTION POND
- EXISTING TREE LINE

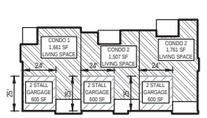
GENERAL NOTES

1) EXISTING ZONING OF PROPERTY: LDR - LOW DENSITY RESIDENTIAL
2) PROPOSED ZONING OF PROPERTY: PUD - PLANNED UNIT DEVELOPMENT
   PUD REQUIREMENTS:
   A) PERIMETER BUFFER = 40 FT.
   B) MINIMUM GARAGE TO SIDEWALK DISTANCE = 22 FT.
   C) MINIMUM FRONT SETBACK TO EDGE OF ROAD = 30 FT.
   D) MINIMUM DISTANCE BETWEEN UNITS = 18 FT.
   E) MAXIMUM HEIGHT OF PROPOSED BUILDING = 35 FT.
3) SUMMARY OF LAND USE:
   A) ALLOWED USES: SINGLE FAMILY RESIDENTIAL ONLY
   B) TOTAL ACREAGE = 17.35 AC (755,859 SQ.FT.)
   C) TOTAL NUMBER OF UNITS = 39
      DUPLEX: 12 BUILDINGS (24 UNITS)
      TRIPLEX: 5 BUILDINGS (15 UNITS)
   D) LENGTH OF ROADS = 1,525 FT.
   E) TOTAL AREA OF UTILITIES ESMT = 107,326 SQ.FT.
   F) TOTAL AREA OF WETLAND = 146,118 SQ.FT.
   G) AREA TO BE DEEDED TO GEORGETOWN TOWNSHIP = 167,485 SQ.FT.
   H) BUILDING ENVELOPE AREA = 204,064 SQ. FT.
   I) PERIMETER BUFFER (OUTSIDE OF WETLAND) = 87,830 SQ. FT.
   J) STORMWATER DETENTION POND = 22,780 SQ. FT.
   K) NET DEVELOPABLE AREA = 177,086 SQ.FT.
   L) TOTAL OPEN SPACE = 36.46%
   M) DENSITY = 2.83 UNITS PER ACRE (PER SEC 3.20)
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) 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.
6) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-14-100-015. THE ADDRESS OF THE PROPERTY IS 1347 BALDWIN STREET.
7) THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE REMOVED AS PART OF THIS PROJECT.
8) BUILDINGS MAY BE BUILT AS INDIVIDUAL SINGLE UNIT BUILDINGS, 2-UNIT BUILDINGS, OR 3-UNIT BUILDINGS. TYPICAL BUILDING TYPES SHOWN ON PLAN ARE ILLUSTRATED IN THE BUILDING TYPE EXHIBIT.
9) ALL TRASH RECEPTACLES TO BE HANDLED PRIVATELY AND WILL BE STORED WITHIN EACH UNIT.
10) ALL SITE LIGHTING WILL MEET THE REQUIREMENTS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
11) A DECELERATION LANE WILL BE PROVIDED AT ENTRANCE OFF BALDWIN PER OCRC REQUIREMENTS.

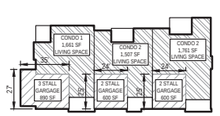
BUILDING TYPE EXHIBIT



BUILDING TYPE A



BUILDING TYPE B



BUILDING TYPE C

LEGAL DESCRIPTION

E 66 FT OF SW 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO W 1/2 OF SE 1/4 OF NW 1/4 EXC N 175 FT, ALSO EXC S 43 FT, ALSO EXC E 50 FT. SEC 14 T6N R13W

0' 25' 50' 100'

SCALE: 1" = 50'

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ST. LOUIS

PREPARED FOR:

Jag Development LLC
Todd Grasman

2000 Chicago Drive SW
Wyoming, MI 49419
Phone: 616.389.2405

REVISIONS:

Title: Prelim. PUD Submittal		V. Date:
Drawn: DC	Checked: KC	S. Date: 5.27.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 6.24.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.11.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.25.2016

BALDWIN WOODS

PRELIMINARY PUD SITE LAYOUT PLAN

1347 Baldwin Street, Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200625

SHEET NO: C-101

SHEET: 1 OF 3

16200625-PREL1.dwg DC 10/25/2016 15:40

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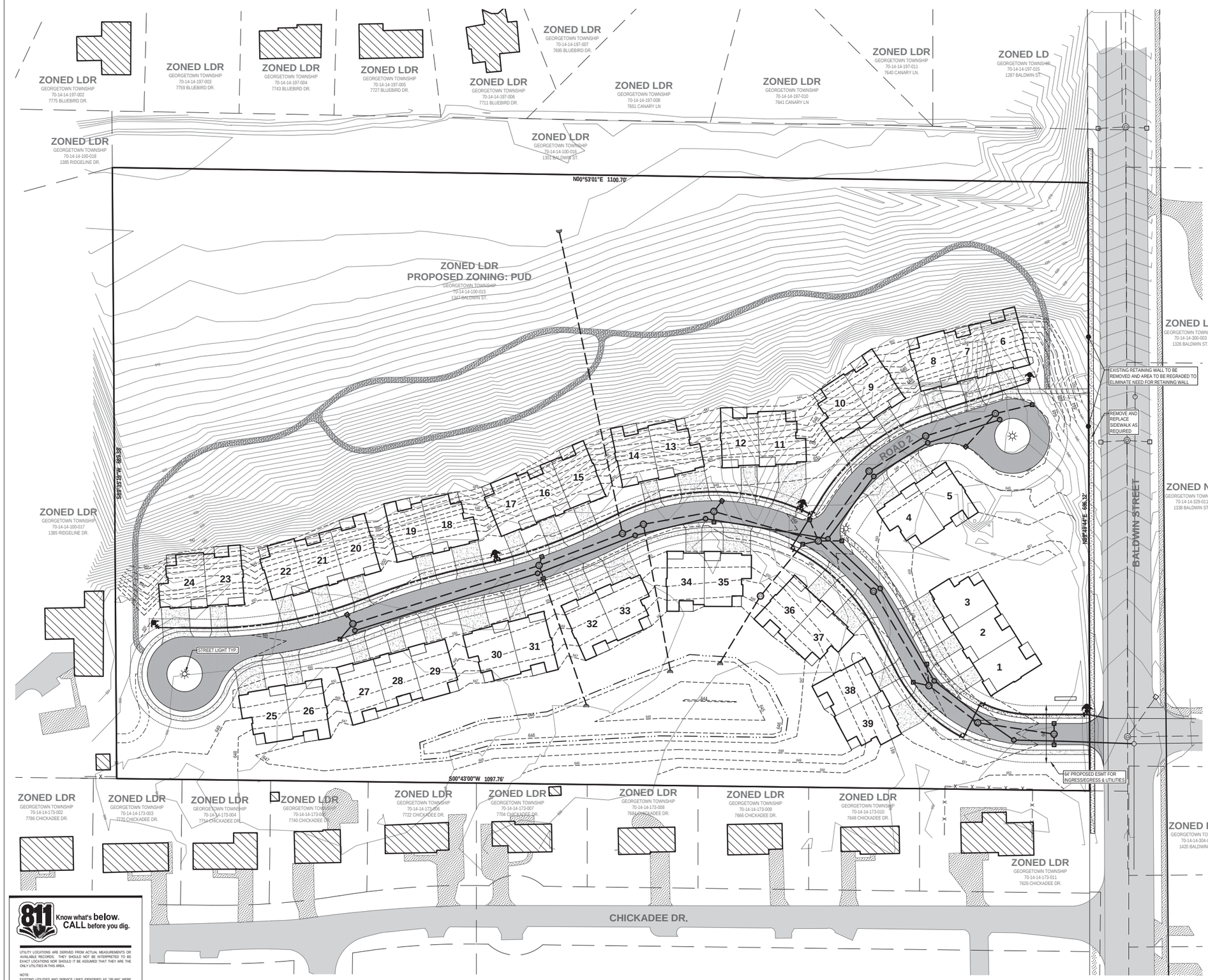


LOCATION MAP

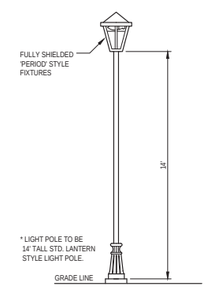
NOT TO SCALE

0' 25' 50' 100'

SCALE: 1" = 50'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. 12"-36" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN
- PROP. STREET LIGHT



* LIGHT POLE TO BE 14' TALL STD. LANTERN STYLE LIGHT POLE.

TYPICAL STREET LIGHT

N.T.S.

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 "PLANS" 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.

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Drawn: DC	Checked: RP	S. Date: 10.11.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.25.2016

BALDWIN WOODS

PRELIMINARY PUD GRADING & UTILITIES PLAN

1347 Baldwin Street Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO: 16200625

SHEET NO: C-102

SHEET: 2 OF 3

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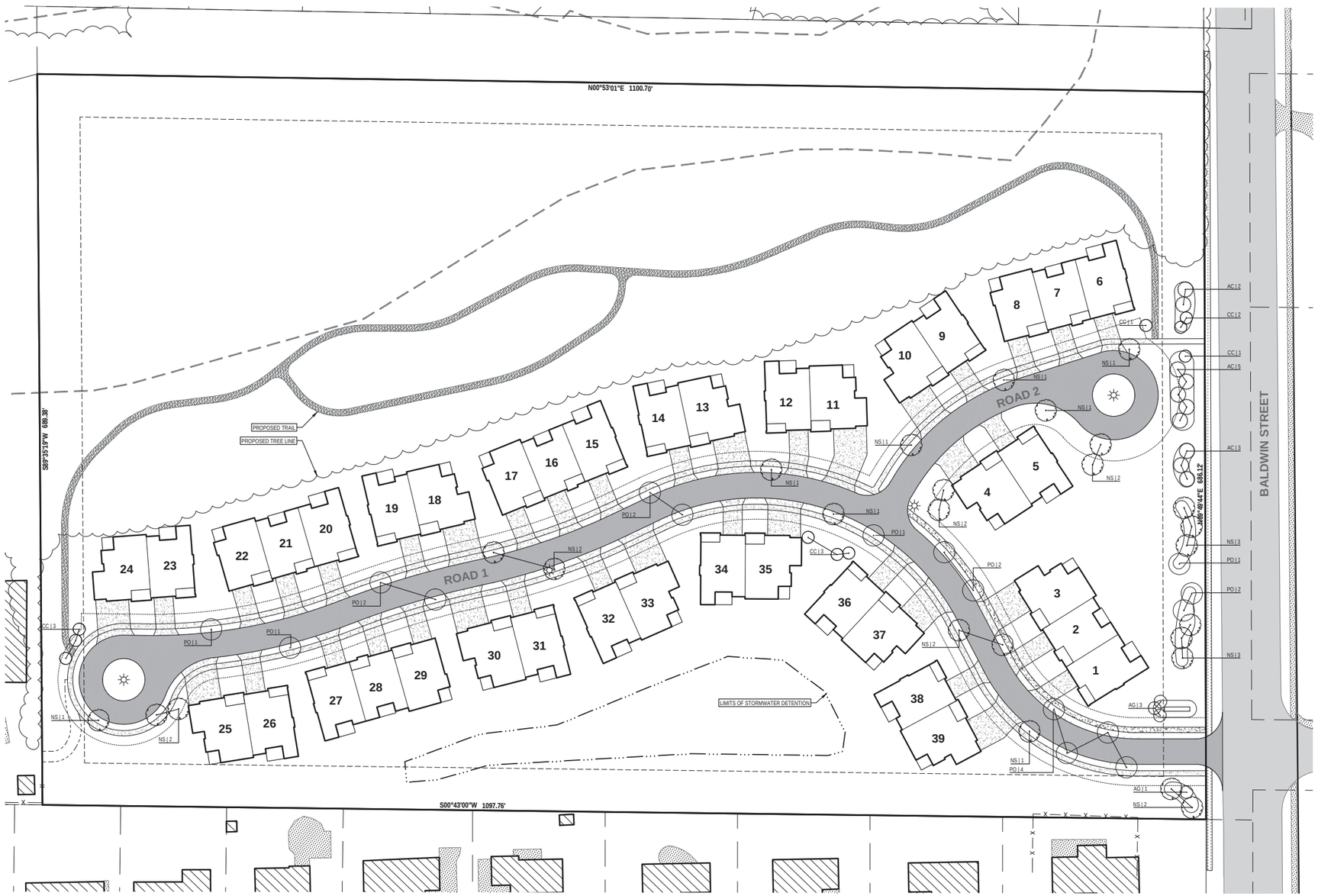


LANDSCAPE LEGEND / SCHEDULE

TREES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AC	10	Abies fraseri	Fraser Fir	6' ht.
	AG	4	Amelanchier x grandiflore 'Autumn Brilliance'	Serviceberry	2" - single stem
	CC	9	Cercis canadensis	Eastern Redbud	2" cal.
	NS	26	Nyssa sylvatica	Black Tupelo	2" cal.
	PO	16	Platanus occidentalis	American Sycamore	2" cal.

GROUND COVER

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
		As Needed(1)	N/A	Bark Mulch	3" depth
		As Needed(2)	Poa pratensis	Kentucky Bluegrass Sod	Roll

(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".

(2) All disturbed areas not otherwise programmed shall receive turf grass sod.

LANDSCAPE NOTES

PLANTING NOTES:

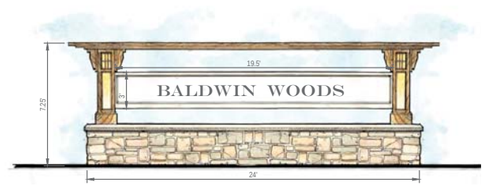
1) ALL PLANT MATERIAL SHALL BE LOCALLAY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OR NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER. APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWARD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
3) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
4) TURF SHALL BE INSTALLED ON A MIN. OF 2"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

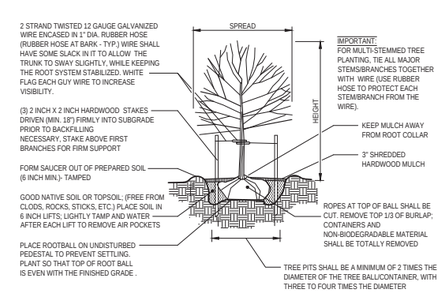


SIGNAGE NOTES:

1) ALLOWABLE SIGN AREA = 64 SQ.FT.
2) PROPOSED SIGN AREA = 58.5 SQ.FT. (3'X19.5')

ENTRANCE FEATURE CONCEPT

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.

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.

N

0' 25' 50' 100'
SCALE: 1" = 50'

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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:
Jag Development LLC
Todd Grasman

2000 Chicago Drive SW
Wyoming, MI 49419
Phone: 616.389.2405

REVISIONS:

Title: Prelim. PUD Submittal		V. Date:
Drawn: DC	Checked: KC	S. Date: 5.27.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 6.24.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.11.2016
Title: Prelim. PUD Sumittal Revised		V. Date:
Drawn: DC	Checked: RP	S. Date: 10.25.2016

BALDWIN WOODS

PRELIMINARY PUD LANDSCAPE PLAN

1347 Baldwin Street Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200625

SHEET NO:
L-201

SHEET: 3 OF 3

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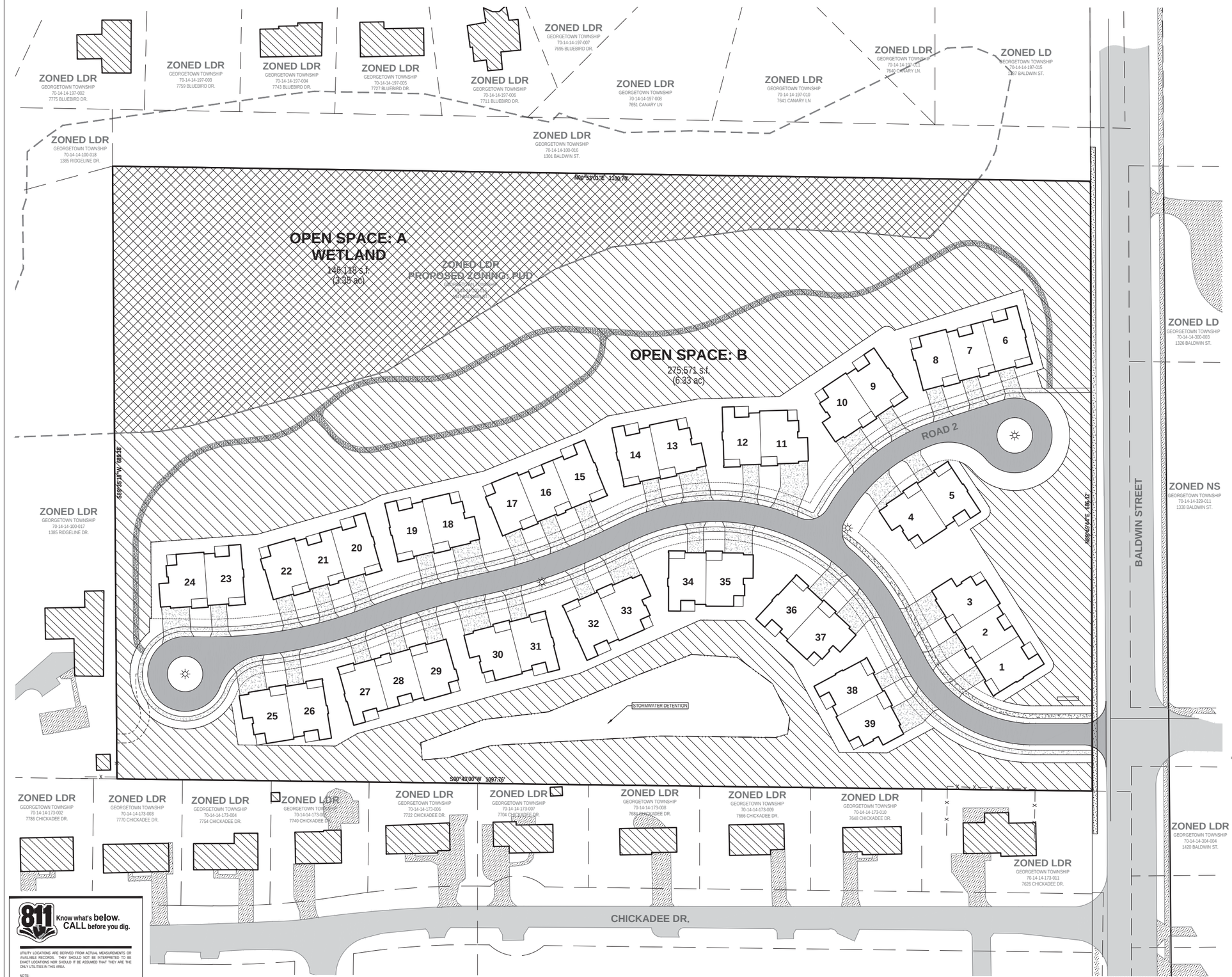

LEGEND

- UNCREDITED OPEN SPACE (WETLAND)
- CREDITED OPEN SPACE

OPEN SPACE CALCULATIONS

AREA	TOTAL O.S. (SF)	CREDITED O.S. (SF)
A (WETLAND)	146,118	0
B	275,571	275,571
GRAND TOTAL (SF)	421,689	275,571
GRAND TOTAL (AC)	9.6806	6.3262

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.

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BALDWIN WOODS

OPEN SPACE PLAN

1347 Baldwin Street, Jenison, Michigan 49428
PART OF SECTION 14, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
16200625

SHEET NO:
C-103

SHEET: 1 OF 1

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16200625-PREL11.dwg

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PERMIT NUMBER:

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: JAG Development, LLC	PHONE: (616) 389-2400
APPLICANT NAME: Todd Grasman	
ADDRESS: 2000 Chicago Drive SW	CITY / STATE / ZIP: Wyoming, Michigan 49419

PROPERTY INFORMATION

COMPANY NAME: Goodale Grandchildren, LLC	PHONE: (616) 389-2400
OWNER / AGENT NAME: Todd Grasman	TITLE:
ADDRESS: 1347 Baldwin Street	CITY / STATE / ZIP: Jenison, Michigan 49428
PARCEL NUMBER: 70-14-14-100-015	ZONING DISTRICT: LDR - Low Density Residential
LEGAL DESCRIPTION: See Attached	PARCEL SIZE (IN ACRES): 17.35 Acres

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

See Attached

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.

See Attached

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.

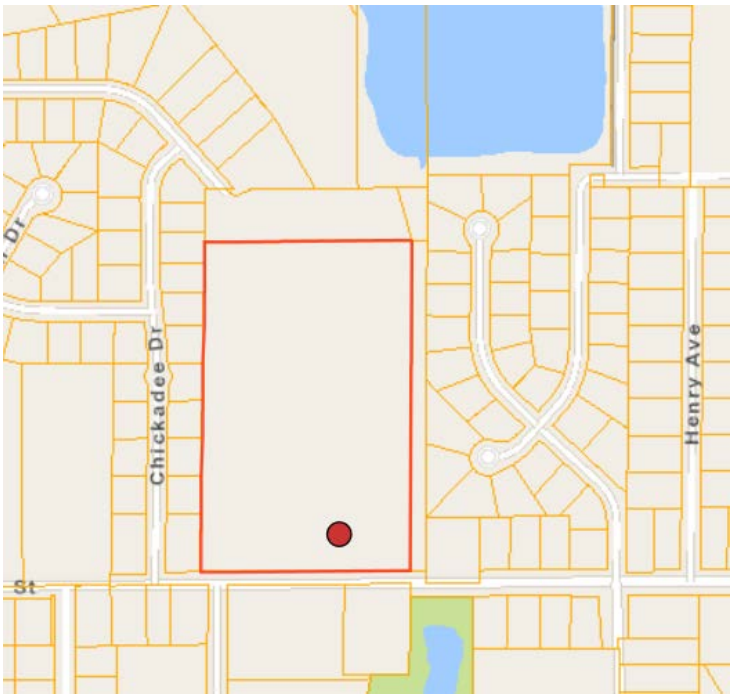
APPLICANT SIGNATURE:	DATE: 10/11/2016

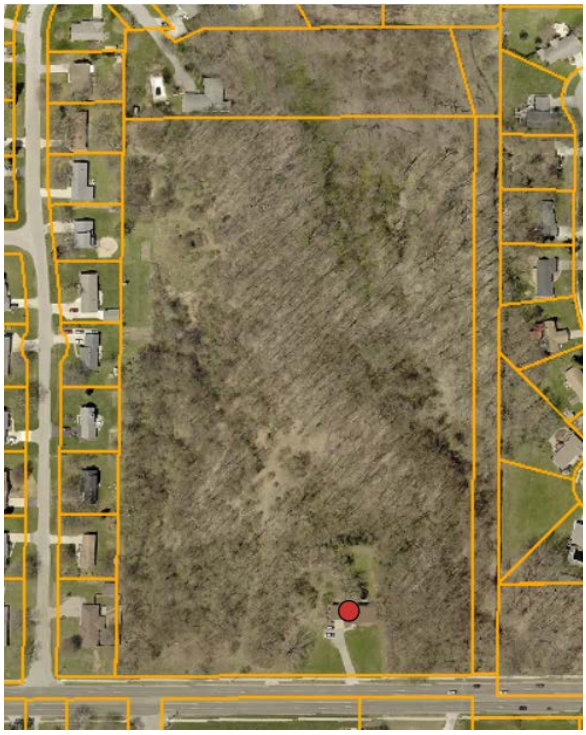
FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:

REQUEST

(PUD1602) (Ordinance No. 2016-06) Jag Development, LLC, 2000 Chicago Dr., is requesting (rezoning from LDR to PUD) preliminary planned unit development approval and final development approval for condominiums, along with amenities, on a parcel of land described as P.P. # 70-14-14-100-015, located at 1347 Baldwin, Georgetown Township, Ottawa County, Michigan.





DEVIATIONS FROM ORDINANCE REQUIREMENTS

1. In the current LDR zoning, single family houses are allowed; however, attached dwelling are not allowed by strict zoning standards. They are allowed in the higher density residential districts. The plan proposes 39 total units with 12 duplex buildings having a total of 24 units and with 5 triplex buildings having a total of 15 units. Of the 17 acres, about 3 acres is wetlands and is not used in the density computation as per Sec. 3.2. For the 14 acres used in the density computation, with 3 units allowed per acre as per the Master Plan, 42 total units are allowed. The proposal is for 39 which is less than the amount permitted.
2. The Zoning Ordinance currently requires a front yard setback of 100 feet from the centerline of Baldwin. The proposal is for the front yard setback to be 83 feet from the centerline, a deviation of 17 feet from the conventional zoning.
3. Chapter 24 footnote (j) requires a minimum of 25 feet between buildings and only a minimum of 18 feet is proposed, a deviation of no more than 7 feet.
4. The cul de sac length of 1,525 exceeds the maximum length of 800 feet allowed in Sec. 50-51 in the Code of Ordinances. However, this is a private street and is not bound by the plat ordinance.
5. The plan notes that the sign will be 7.25 feet in height, a deviation of 4.25 feet from the maximum of 3 feet allowed for a sign to an entrance to a multifamily development. The plan notes that the sign will be 96 square feet in area, a deviation of 32 square feet from the maximum of 64 square feet allowed. The sign is proposed to be 58 feet to the centerline of the road, a deviation of 12 feet from the 70 feet required.

REVIEW OF THE CONCEPTUAL PLAN AS PER SEC. 22.4:

Sec. 22.4 PREAPPLICATION CONFERENCE.

A. A pre-application conference will be held with representatives from Georgetown Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD. **Held Wed., June 8, 2016 at 10:00 a.m.**

B. The Township shall advise the applicant of the conformance of the PUD concept with the intent and objectives of a PUD in the Township, whether it appears to qualify under the minimum requirements of Section 22.2, and whether the general concept appears to be substantially consistent with the Township's Master Plan. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

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 site is 17.42 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 required to be met and is to be coordinated with the DPW and Drain Commissioner's office. The developer would be responsible to bring the utilities to this site and a Storm Water Drain Permit will be required prior to any construction commencing.

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 proposal appears to be consistent with the text and Future Land Use Map in regard to the uses and the density. The Future Land Use Map shows the entire area as LDR. The plan proposes 3 units per acre which is consistent with an overall density of 3 units per acre which meets the intention of page 36 in the Master Plan.

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

The typical building designs that are to encompass a theme as directed in the language of the Master Plan were submitted. Evidence was provided that the sign coordinates with the architecture of the buildings.

The Master Plan language states the following:

> General Land Use Policies
> Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.
>
> Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:
>
> - An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials;
> - A coordinated color scheme and coordinated textures of materials;
> - Drive-through elements and stand-alone structures shall have design elements common to principle structures;
> - Creative, desirable and useable open space;
> - Buildings and structures designed to provide the best or front face to any adjoining public streets.

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)

Interior sidewalks and pedestrian paths are proposed, along with sidewalk adjacent to Baldwin St. The plan notes that the hill along Baldwin will be graded and the retaining wall removed, and sidewalks replaced as necessary.

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

Elevations were provided. Evidence was provided in the narrative demonstrating how the proposed sign encompass the same theme.

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.

Although the Township has no authority to require off-site improvements, the Township DOES have the authority to determine that this Zoning Ordinance standard (which is REQUIRED to be met for PUD approval) is not met unless a decel lane is provided in order to remove the vehicles accessing this site from the heavy and fast traffic lane of Baldwin. The words in the ordinance state that the PUD must provide for safe and efficient vehicular movement within, into and off the PUD site. A left turn lane already exists at the site.

As per language in the letter dated October 26, 2016 (in the narrative booklet), and as per note 11. under General Notes, and as per a note on the plan by the driveway entrance to the development, the developer is voluntarily providing the deceleration lane to be constructed as per Ottawa County Road Commission standards (the OCRC standards will be provided later).

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 plan states that 36.46% of the property is open space, which exceeds the minimum amount required. Trails are shown. A note on the plan indicates that the developer is going to deed part of the open space to the Township in order to preserve the wetlands and open space in perpetuity.

Sec. 22.3 *PERMITTED USES..*

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

<u>The uses of family residences are consistent with the Master Plan and the area.</u>

****

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. However, the Zoning Ordinance currently requires a front yard setback of 100 feet from the centerline. The proposal is for the front yard setback to be 83 feet from the centerline, a deviation of 17 feet from the

conventional zoning. Chapter 24 footnote (j) requires a minimum of 25 feet between buildings and only a minimum of 18 feet is proposed, a deviation of no more than 7 feet. In addition, some units are shown with only 18 feet between them and the ordinance requires 25 feet.

The Planning Commission will determine if these deviations are acceptable.

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. A note indicates that the existing house will be removed.

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. Although the Township has no authority to require off-site improvements, the Township DOES have the authority to determine that the Zoning Ordinance standard in Sec. 22.2(G) (which is REQUIRED to be met for PUD approval) is <u>not met unless a decel lane is provided</u> in order to remove the vehicles accessing this site from the heavy and fast traffic lane of Baldwin. The words in the ordinance state that the PUD must provide for <u>safe and efficient</u> vehicular movement within, <u>into</u> and off the PUD site.

As per language in the letter dated October 26, 2016 (narrative), and as per note 11. under General Notes, and as per a note on the plan by the driveway entrance to the development, the developer is voluntarily providing the deceleration lane to be constructed as per Ottawa County Road Commission standards (OCRC standards will be provided later).

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 and the streetscape meets the requirements in Sec. 3.11.

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 shall be submitted from the Ottawa County Drain Commissioner prior to the submission of the first building permit application.

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.

s. Trash receptacles and method of screening.

PROVIDED.

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.

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

PROVIDED.

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

PROVIDED.

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. See notes above on setbacks.

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.

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

3. 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.**

Enclosed attached garages are required for all dwelling and are required to be a minimum size of 200 square feet. Attached and enclosed garages are proposed. **Dimensions were provided and garages will be a minimum of 600 square feet.** In the LDR, each dwelling unit is required to have 1,000 square feet in area. **Square footage of the units was provided and they have approximately 1,500 square feet in area. Sign details provided and deviations are requested from ordinance standards.**

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. **PROVIDED.**

d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.). **Provided and the streetscape meets ordinance requirements.**

e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc. **A Storm Water Drain Permit is required to be submitted prior to the submission of a building permit application. Water and sewer shall be coordinated with the DPW.**

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

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

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

i. Floodplain areas. (Revised 6-27-2005) **Provided**.

4. 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 preliminarily 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.

(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. **One phase.**

(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.

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

(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.

(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. **Deviation requests are listed.**

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.
(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 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. 22.11 PUD AGREEMENT. **Shall be provided at the time a building permit application is submitted.**

(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.

SUMMARY

Deviations requested:

1. In the current LDR zoning, single family houses are allowed; however, attached dwelling are not allowed by strict zoning standards. They are allowed in the higher density residential districts. The plan proposes 39 total units with 12 duplex buildings having a total of 24 units and with 5 triplex buildings having a total of 15 units. Of the 17 acres, about 3 acres is wetlands and is not used in the density computation as per Sec. 3.2. For the 14 acres used in the density computation, with 3 units allowed per acre as per the Master Plan, 42 total units are allowed. The proposal is for 39 which is less than the amount permitted.
2. The Zoning Ordinance currently requires a front yard setback of 100 feet from the centerline of Baldwin. The proposal is for the front yard setback to be 83 feet from the centerline, a deviation of 17 feet from the conventional zoning.
3. Chapter 24 footnote (j) requires a minimum of 25 feet between buildings and only a minimum of 18 feet is proposed, a deviation of no more than 7 feet.
4. The cul de sac length of 1,525 exceeds the maximum length of 800 feet allowed in Sec. 50-51 in the Code of Ordinances. However, this is a private street and is not bound by the plat ordinance.
5. The plan notes that the sign will be 7.25 feet in height, a deviation of 4.25 feet from the maximum of 3 feet allowed for a sign to an entrance to a multifamily development. The plan notes that the sign will be 96 square feet in area, a deviation of 32 square feet from the maximum of 64 square feet allowed. The sign is proposed to be 58 feet to the centerline of the road, a deviation of 12 feet from the 70 feet required.

OPTION FOR MOTION-Preliminary Development Plan

If the Planning Commission determines 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:

(PUD1602) (Ordinance No. 2016-06) Jag Development, LLC, 2000 Chicago Dr., (rezoned from LDR to PUD) preliminary planned unit development approval granted for condominiums, along with amenities, on a parcel of land described as P.P. # 70-14-14-100-015, located at 1347 Baldwin, Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Preliminary and Final Development Plans
2. Application, narrative and letter

Based on the determinations that:

1. **The proposal is consistent with the Master Plan.**
2. **The proposal meets the ordinance requirement for pedestrian walkways.**
3. **The proposal meets the ordinance requirement for architecture.**
4. **The proposal meets the ordinance requirement for traffic.**
5. **The proposal meets the ordinance requirement for open space.**
6. **The proposal meets the ordinance requirement for uses that are allowed**.
7. **The proposal meets the standards of approval.**

Based on the findings that:

1. The 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, with deviations as follows:

      1. In the current LDR zoning, single family houses are allowed; however, attached dwelling are not allowed by strict zoning standards. They are allowed in the higher density residential districts. The plan proposes 39 total units with 12 duplex buildings having a total of 24 units and with 5 triplex buildings having a total of 15 units. Of the 17 acres, about 3 acres is wetlands and is not used in the density computation as per Sec. 3.2. For the 14 acres used in the density computation, with 3 units allowed per acre as per the Master Plan, 42 total units are allowed. The proposal is for 39 which is less than the amount permitted.

2. The Zoning Ordinance currently requires a front yard setback of 100 feet from the centerline of Baldwin. The proposal is for the front yard setback to be 83 feet from the centerline, a deviation of 17 feet from the conventional zoning.
3. Chapter 24 footnote (j) requires a minimum of 25 feet between buildings and only a minimum of 18 feet is proposed, a deviation of no more than 7 feet.
4. The cul de sac length of 1,525 exceeds the maximum length of 800 feet allowed in Sec. 50-51 in the Code of Ordinances. However, this is a private street and is not bound by the plat ordinance.
5. The plan notes that the sign will be 7.25 feet in height, a deviation of 4.25 feet from the maximum of 3 feet allowed for a sign to an entrance to a multifamily development. The plan notes that the sign will be 96 square feet in area, a deviation of 32 square feet from the maximum of 64 square feet allowed. The sign is proposed to be 58 feet to the centerline of the road, a deviation of 12 feet from the 70 feet required.

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 submission of the first building permit application.**

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

3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application.**

4. **Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**

5. **As per the note on the plan, the hill along Baldwin will be graded and the retaining wall removed, and sidewalks replaced as necessary.**

6. **As per language in the letter dated October 26, 2016 (narrative), and as per note 11. under General Notes, and as per a note on the plan by the driveway entrance to the development, the developer is voluntarily providing the deceleration lane to be constructed as per Ottawa County Road Commission standards.**

7. **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.**

8. **A demolition permit is required to be obtained for the demolition of the existing house.**

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

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OPTION FOR MOTION-Final Development Plan

If the Planning Commission determines that the proposal meets the requirements of the ordinance, 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 approve the final development plan contingent upon the Township Board approving the preliminary development plan and the approval of the final development plan to be effective upon the effective date of the PUD preliminary plan rezoning.**