



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

Wednesday, February 18, 2026, 7:00pm

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Old Business
5. New Business
 - 5.I. The Layout Of The Preliminary Plat Of Schepers Farm, P.P. # 70-14-07-400-049
Located At 8100 42nd Ave., Zoned Low Density Residential (LDR), Georgetown
Township, Ottawa County, Michigan.

Documents:

[STAFF REPORT - SCHEPERS FARM PRELIMINARY.PDF](#)
[SITE PLAN - SCHEPERS FARM PRELIMINARY DATED 12-30-25.PDF](#)
[APPLICATION - AGENDA.PDF](#)
[SIDEWALK COMPLIANCE LETTER - AGENDA.PDF](#)
[STREET LIGHT PETITION - AGENDA.PDF](#)
[FEE PAID - AGENDA.PDF](#)
[PROPERTY NOTICE.PDF](#)

6. Communications, Letters And Reports
7. Public Comments
8. Other Business
 - 8.I. Ordinance Amendment Discussion - Open Air Business And Industrial Uses (Sec. 2.77
And Chapter 17)

Documents:

[ORDINANCE LANGUAGE FOR OPEN AIR BUSINESS.PDF](#)

9. Commissioner/Staff Comments
10. Adjournment

STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan. **This is a revision from the previous application submitted in 2023. The 2023 approval expired in June 2025.**

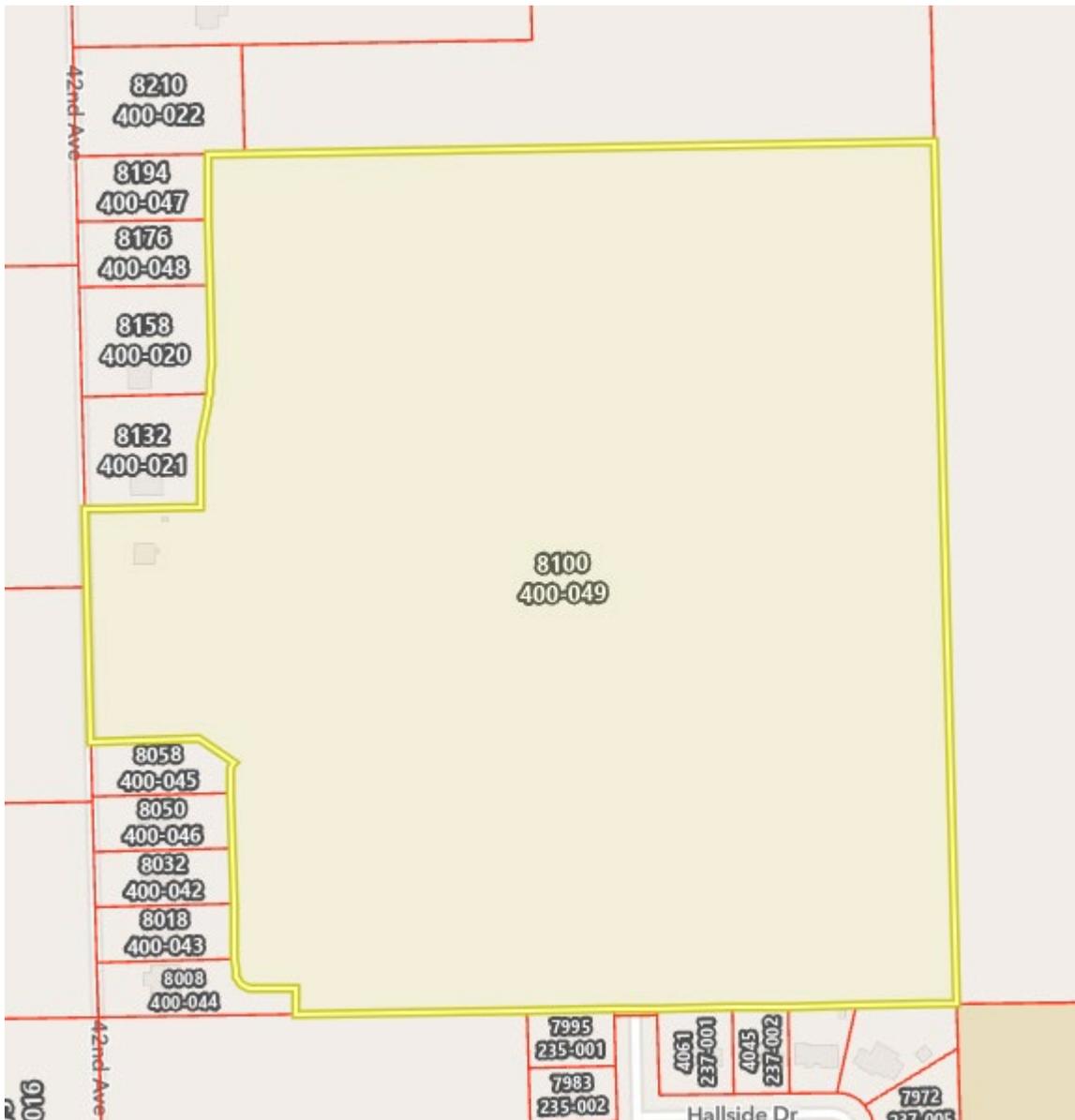
REQUEST

The request is for preliminary plat approval of Schepers Farm with 17 lots proposed in the LDR zoning district. The parcel is 35.6 acres including right-of-way and will be platted with multiple wetland/pond areas.

Aerial View



Street View



HISTORY

The original application for this property was withdrawn in 2001. The 2003 application expired. Then another application was submitted in 2021 and that one was also withdrawn. The second one submitted in 2021 was granted preliminary approval on November 25, 2021 and final preliminary approval on May 23, 2022. In 2023, another application was submitted and granted preliminary approval on December 11, 2023. On December 9, 2024 the Township Board granted a 6-month extension for the approval, but it eventually expired in June 2025.

SUMMARY

- a. The lots and building envelopes appear to meet ordinance requirements (all will be reviewed for exactness at the time building permit applications are submitted). Notes below are provided to identify specific features of lots.
 - Lots 7 & 8 shall have driveways on Schepers Drive, **not 42nd Ave.**
 - Most lots are affected by a wetlands, detention areas, and/or a pond. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. The plan notes that there is a plat entry sign which may be built at the time of plat construction and notes that location is “optional.” It should be noted that the plat entry sign will require a sign permit and follow all applicable Township Ordinances. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided prior to final plat approval.**
- c. The plan indicates that the proposed storm sewer and detention basin is intended to be part of a 433 agreement and will be adopted by the Ottawa County Water Resources Commission.
- d. The project is not located in the 100-year floodplain, based on the National Flood Insurance Program Rate maps.
- e. All existing and proposed utilities shall be coordinated with the township DPW department.
 - The DPW Director has indicated that the escrow fees have already been paid with previous submittals.
- f. A note on the plan indicates that the proposed plan shall be approved by Ottawa County Water Resources Commission,
- g. A note on the plan states that all streets with single family lots will be dedicated to the public and constructed per Ottawa County Road Commission standards and specifications.
- h. Attached garages with a minimum of 400 square feet shall be provided.
- i. A note on the plan states that sidewalks will be constructed per applicable Township Ordinances, sidewalks are shown on the plan and comply with Township Ordinances.
- j. All lighting will be shielded from all adjacent properties. Lighting will be provided by Consumers Energy and will be standard Consumers Energy pole-mounted “lantern” style lights, unless another style is requested by the developer.

OPTION FOR MOTION

If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.

- Motion:** **To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall layout of the Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan., as shown on the Vriesman and Korhorn drawing dated revised 12/30/2025, and with the following conditions:**
- a. Building envelopes meet ordinance requirements. Envelopes will be reviewed for exactness at the time building permit applications are submitted.
 - b. Most lots are affected by a drainage easement, detention areas and/or wetlands. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
 - c. All existing and proposed utilities shall be coordinated with the township DPW department
 - d. The proposed plan shall be approved by Ottawa County Water Resources Commission.
 - e. The proposed plan shall be approved by the Ottawa County Road Commission.
 - f. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
 - g. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time of Final Plat approval.
 - h. Attached garages with a minimum of 400 square feet shall be provided.
 - i. Sidewalks will be provided by the individual property owner at the time a house is constructed.

Criteria used for the site plan review:

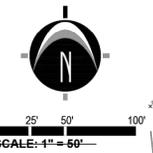
| | | | |
|-----------|---------------|------|---------|
| ID number | Schepers Farm | Date | 1/27/26 |
|-----------|---------------|------|---------|

| | | | |
|---------|----------------------------|--|--|
| Name | Schepers Farm | | |
| Address | 8100 42 nd Ave. | | |
| Use | Preliminary Plat | | |

| REQUIREMENT | PROVIDED | Needs or Comments |
|--|----------|-------------------|
| Date, north arrow, scale | X | |
| Name, address of preparer | X | |
| Name, address of property owner or petitioner | X | |
| Location sketch | X | |
| Legal description | X | |
| Size in acres of the property | X | |
| Property lines and required setbacks shown and dimensioned | X | |
| Location of existing structures, drives, parking areas within 100 ft of boundary | X | |
| Location and dimensions of existing and proposed structures | X | |
| Location of existing and proposed drives (dimensions and radii), circulation | X | |
| Sidewalks, non-motorized paths-select streets, accel, decel lanes | X | |
| Signs, exterior lighting | X | |
| Curbing, parking areas, dimensions of typical space, number of parking spaces | X | |
| Calculations of parking spaces, unloading areas | X | |
| Location, pavement width, ROW of all abutting roads, easements | X | |
| Existing zoning, and zoning and use of abutting property | X | |
| Location of existing vegetation-parkway association | X | |
| Location, type, size of proposed landscaping, streetscape, greenbelt | X | |
| Location, height, type of existing and proposed fences and walls | X | |
| Size, location of proposed, existing utilities, connections to water/sewer | | a. DPW |
| Location, size of surface water drainage facilities | | b. OCWRC |
| Existing, proposed topo contours, max 5 ft intervals | X | |
| Rec/common areas, floodplain areas | N/A | |
| Special Use Standards, general and specific | N/A | |
| Residential development extra requirements attached garages | | Condition |
| Fire Department Approval of Parking Layout | X | |



LOCATION MAP
NOT TO SCALE



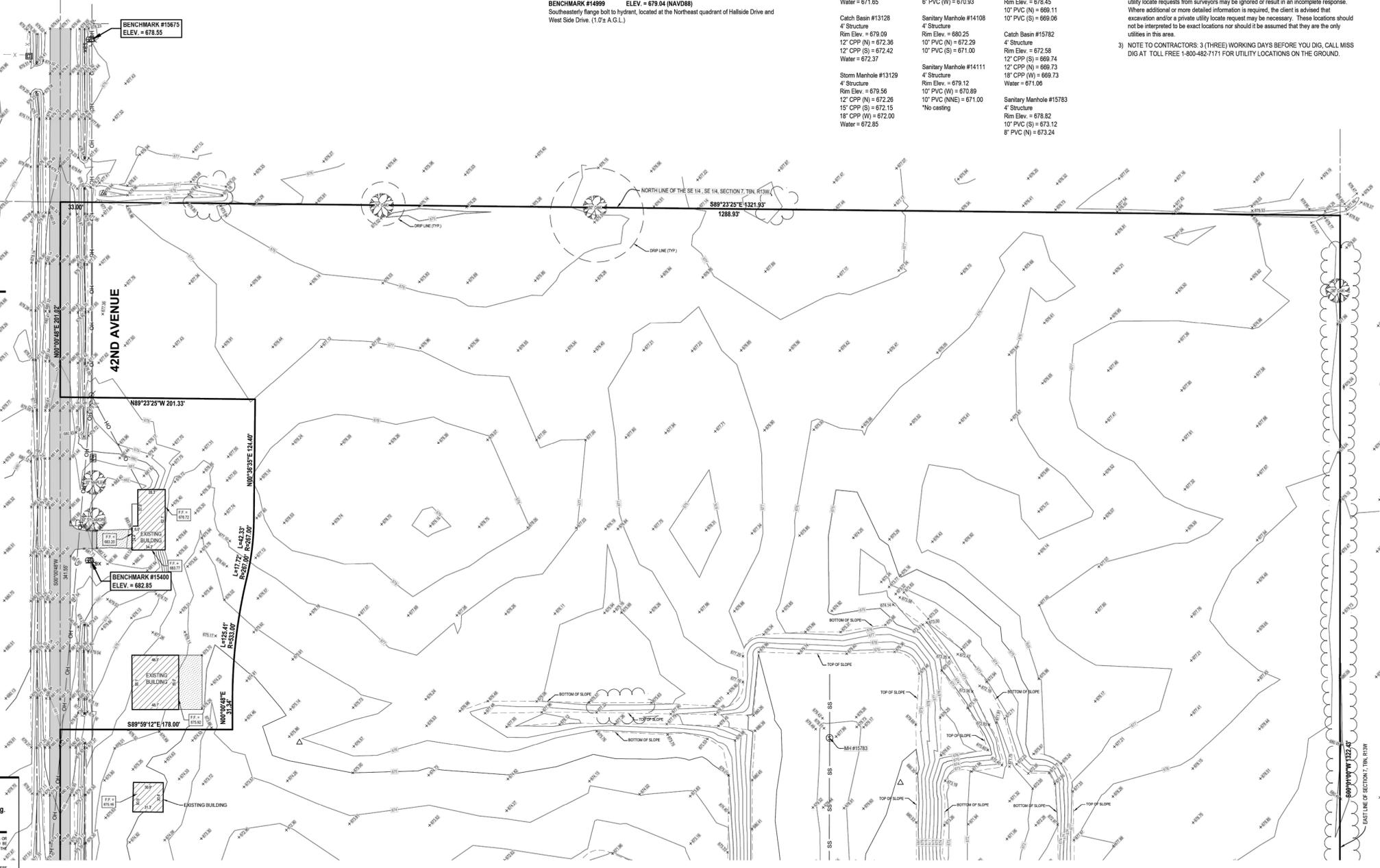
LEGEND

- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Cable Riser
- Culvert
- Deciduous Tree
- Guy Anchor
- Hydrant
- Iron - Set
- Iron - Found
- Mailbox
- Manhole
- Monument
- Post
- Phone Riser
- Section Corner
- Skip Box
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
- Underground Gas Marker
- Overhead Utility
- Sanitary
- Storm
- Watermain
- Fence
- Tree
- Asphalt
- Concrete
- Existing Building

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 "UNKNOWN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONSTRUCTION.



BENCHMARKS

- BENCHMARK #15000** ELEV. = 674.16 (NAVD88)
4" Structure
Flange bolt on hydrant under "M", located 34'± East of the centerline of 42nd Avenue & 41'± South of the South line of subject property.
- BENCHMARK #15005** ELEV. = 674.21 (NAVD88)
Spike in East side of utility pole, located 34'± East of the centerline of 42nd Avenue & 2'± South of the South line of subject property.
- BENCHMARK #15244** ELEV. = 677.46 (NAVD88)
4" Structure
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 460'± North of South line of subject property. (1.5'± A.G.L.)
- BENCHMARK #15400** ELEV. = 682.85 (NAVD88)
4" Structure
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 10'± South of South edge of House #8158 42nd Avenue. (1.5'± A.G.L.)
- BENCHMARK #15675** ELEV. = 678.55 (NAVD88)
4" Structure
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 160'± North of North line of subject property. (1.5'± A.G.L.)
- BENCHMARK #14999** ELEV. = 679.04 (NAVD88)
Southeasterly flange bolt to hydrant, located at the Northeast quadrant of Hallside Drive and West Side Drive. (1.0'± A.G.L.)

STRUCTURE INFORMATION

- Storm Manhole #13124**
4" Structure
Rim Elev. = 678.90
15" CPP (S) = 671.26
15" CPP (S) = 671.07
Water = 671.16
- Sanitary Manhole #13126**
4" Structure
Rim Elev. = 678.46
10" PVC (S) = 669.81
10" PVC (N) = 669.78
8" PVC (W) = 669.76
- Storm Manhole #13127**
4" Structure
Rim Elev. = 678.81
18" CPP (S) = 671.65
24" CPP (W) = 671.63
Water = 671.65
- Catch Basin #13128**
4" Structure
Rim Elev. = 679.09
12" CPP (N) = 672.36
12" CPP (S) = 672.42
Water = 672.37
- Storm Manhole #13129**
4" Structure
Rim Elev. = 679.56
12" CPP (N) = 672.28
15" CPP (S) = 672.15
18" CPP (W) = 672.00
Water = 672.85
- Catch Basin #13130**
4" Structure
Rim Elev. = 678.92
15" CPP (N) = 672.16
15" CPP (S) = 672.14
Water = 672.22
- Storm Manhole #14106**
4" Structure
Rim Elev. = 680.25
24" CPP (E) = 671.17
24" CPP (NW) = 666.44
*Invert may not be accurate, felt like something was in the invert
- Sanitary Manhole #14107**
4" Structure
Rim Elev. = 679.99
8" PVC (E) = 670.90
6" PVC (W) = 670.93
- Sanitary Manhole #14108**
4" Structure
Rim Elev. = 680.25
10" PVC (N) = 672.29
10" PVC (S) = 671.00
- Sanitary Manhole #14111**
4" Structure
Rim Elev. = 679.12
10" PVC (W) = 670.89
10" PVC (NE) = 671.00
*No casting
- Sanitary Manhole #15030**
4" Structure
Rim Elev. = 675.83
10" PVC (S) = 662.06
15" CPP (N) = 662.08
- Storm Manhole #15031**
4" Structure
Rim Elev. = 675.92
18" Conc. (E) = 668.14
24" Conc. (S) = 668.02
- Sanitary Manhole #15170**
4" Structure
Rim Elev. = 676.66
10" PVC (S) = 663.18
10" PVC (NE) = 663.22
- Sanitary Manhole #15179**
4" Structure
Rim Elev. = 678.45
10" PVC (N) = 669.11
10" PVC (S) = 669.06
- Catch Basin #151782**
4" Structure
Rim Elev. = 672.52
12" CPP (S) = 669.74
12" CPP (N) = 669.73
18" CPP (W) = 669.73
Water = 671.06
- Sanitary Manhole #151783**
4" Structure
Rim Elev. = 678.82
10" PVC (S) = 673.12
8" PVC (N) = 673.24

TAX DESCRIPTION

The Southeast 1/4 of the Southeast 1/4 Section 7, T6N, R13W, Georgetown Township, Ottawa County, Michigan, except commencing N00°00'48"E 778.73 feet from the Southwest corner to the Point of Beginning; thence S89°59'12"E 178.00 feet; thence N00°00'48"E 31.34 feet; thence Northeastly 125.41 feet along a 530.00 foot radius curve to the right (chord bears N08°42'15"E 125.12 feet); thence Northeastly 17.72 feet along a 267.00 radius curve to the left (chord bears N11°35'38"E 17.72 feet); thence northwesterly 42.33 feet along a 267.00 foot radius curve to the left (chord bears N0°09'05"E 42.28 feet); thence N0°36'35"E 124.40 feet; thence N89°23'25"W 201.33 feet to the West line of the Southeast 1/4 of the Southeast 1/4; thence S00°00'46"W 341.35 feet along said line to the beginning.

SURVEYOR'S NOTES

- This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
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COLUMBUS
GRAND RAPIDS
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Grand Valley Investment Company, LP
Jeff Brewer
7242 40th Avenue
Hudsonville, MI 49426

CREATED:
Drawn: ED Date: 01/21/20

REVISIONS:
Rev. TREE LOCATIONS Drawn: DS Date: 12/27/2022

Brewer-Schepers Farm
Topographic Survey
8100 42nd Avenue
PART OF THE SOUTHEAST 1/4, OF SECTION 7, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19200312

SHEET NO:
TO.1
SHEET: 1 OF 2

SCALED TO 1"=60'

| NO. | DATE | REVISION | BY |
|-----|------------|--|-----|
| 2 | 04/02/2025 | REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP | MDS |
| 3 | 04/09/2025 | PER GEORGETOWN TOWNSHIP COMMENTS | MDS |
| 4 | 05/22/2025 | PER OCWRC COMMENTS | MDS |
| 5 | 08/15/2025 | PER OCWRC COMMENTS | MDS |
| 6 | 09/26/2025 | PER OCWRC COMMENTS | CJW |
| 7 | 12/30/2025 | TENTATIVE PRELIMINARY PLAT RESUBMITTAL | MDS |

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
SE 1/4 OF SEC. 7
SCHEPERS FARM
TENTATIVE PRELIMINARY PLAT
EXISTING CONDITIONS

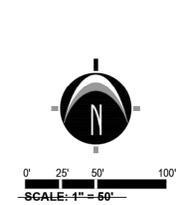
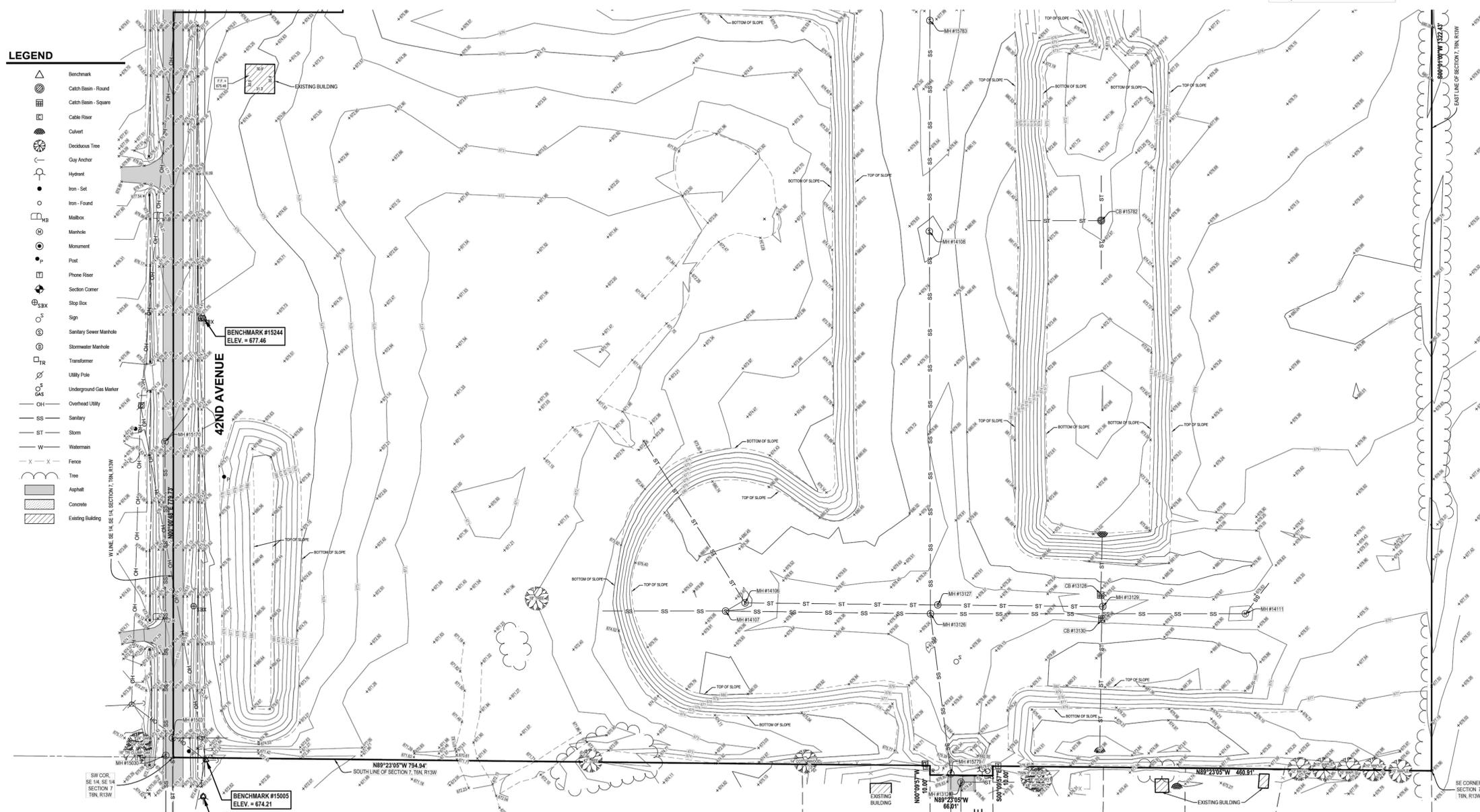
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| | |
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| FILE NO. | 1123 |
| CHECKED | ZEB |
| Sheet No. | 2 OF 4 |

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LEGEND

- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Cable Riser
- Culvert
- Deciduous Tree
- Gay Anchor
- Hydrant
- Iron - Set
- Iron - Found
- Mailbox
- Manhole
- Monument
- Post
- Phone Riser
- Section Corner
- Shp Box
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
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LOCATION MAP
NOT TO SCALE

BENCHMARKS

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Flange bolt on hydrant under "M", located 34'± East of the centerline of 42nd Avenue & 41'± South of the South line of subject property.

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Spike in East side of utility pole, located 34'± East of the centerline of 42nd Avenue & 2'± South of the South line of subject property.

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4" Structure
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15" CPP (E) = 669.85
10" PVC (N) = 669.78
8" PVC (W) = 669.76

Storm Manhole #13127
4" Structure
Rim Elev. = 678.61
18" CPP (E) = 671.65
24" CPP (NW) = 671.63
Water = 671.65

Catch Basin #13128
4" Structure
Rim Elev. = 679.09
12" CPP (N) = 672.38
8" PVC (S) = 672.42
Water = 672.37

Storm Manhole #13129
4" Structure
Rim Elev. = 678.58
12" CPP (N) = 672.26
15" CPP (S) = 672.15
18" CPP (W) = 672.00
Water = 672.85

Catch Basin #13130
4" Structure
Rim Elev. = 678.92
15" CPP (N) = 672.16
10" PVC (N) = 672.14
Water = 672.22

Storm Manhole #14106
4" Structure
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4" Structure
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24" Conc. (S) = 666.02

Sanitary Manhole #15170
4" Structure
Rim Elev. = 678.66
10" PVC (S) = 663.16
10" PVC (NE) = 663.22
10" PVC (N) = 669.06

Sanitary Manhole #15179
4" Structure
Rim Elev. = 678.45
10" PVC (N) = 669.11
10" PVC (S) = 669.06

Catch Basin #15782
4" Structure
Rim Elev. = 672.58
12" CPP (S) = 669.74
12" CPP (N) = 669.73
18" CPP (W) = 669.73
Water = 671.06

Sanitary Manhole #15783
4" Structure
Rim Elev. = 678.82
10" PVC (S) = 673.12
8" PVC (N) = 673.24

TAX DESCRIPTION

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SURVEYOR'S NOTES

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PREPARED FOR:
Grand Valley Investment Company, LP
Jeff Brewer

7242 40th Avenue
Hudsonville, MI 49426

CREATED:
Drawn: ED Date: 01/21/20

REVISIONS:

| Rev. | DESCRIPTION | Date |
|------|----------------|-----------|
| 1 | TREE LOCATIONS | 12/7/2022 |
| 2 | | |
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Brewer-Schepers Farm
Topographic Survey
8100 42nd Avenue
PART OF THE SOUTHEAST 1/4 OF SECTION 7, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19200312

SHEET NO:
TO.1

SHEET: 2 OF 2

SCALED TO 1"=60'

| NO. | DATE | REVISION | BY |
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| 2 | 04/02/2025 | REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP | MDS |
| 3 | 04/09/2025 | PER GEORGETOWN TOWNSHIP COMMENTS | MDS |
| 4 | 05/22/2025 | PER OCWRC COMMENTS | MDS |
| 5 | 08/15/2025 | PER OCWRC COMMENTS | MDS |
| 6 | 09/26/2025 | PER OCWRC COMMENTS | CJW |
| 7 | 12/30/2025 | TENTATIVE PRELIMINARY PLAT RESUBMITTAL | MDS |

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
SE 1/4 OF SEC. 7
SCHEPERS FARM
TENTATIVE PRELIMINARY PLAT
EXISTING CONDITIONS

VK CIVIL Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

FILE NO. 1123
CHECKED ZEB
Sheet No. 3 OF 4

GENERAL NOTES

- ZONING OF PROPERTY: LDR
 - LDR ZONING REQUIREMENTS
 - MINIMUM LOT WIDTH = 85 FT.
 - MINIMUM LOT AREA = 11,475 S.F.
- SETBACKS
 - FRONT YARD = 40 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 40 FT.
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 35.6 ACRES INCLUDING R.O.W.
 - TOTAL PLATTED ACREAGE = 32.9 ACRES
 - TOTAL LENGTH OF ROADS = 1,532 LN.FT.
 - TOTAL PUBLIC ROAD = 116,932 SQ.FT. (2.68 ACRES) INCLUDING 42ND R.O.W.
 - TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 17
- ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWN ORDINANCES.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- WETLAND DELINEATION WAS CONDUCTED BY LAKESHORE ENVIRONMENTAL, INC. AND SHOWN ACCORDING TO REPORT DATED 05-27-2025
- 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.
- PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- HOURS OF CONSTRUCTION OPERATIONS:

MON - FRI: 7AM - 7PM
SATURDAY: 7AM - 3PM
NO SUNDAY CONSTRUCTION
- PROPOSED PLAT ENTRY SIGN MAY BE BUILT AT TIME OF PLAT CONSTRUCTION (PLACEMENT OF SIGN IS OPTIONAL). GEORGETOWN CHARTER TOWNSHIP ORDINANCE SHALL BE FOLLOWED FOR SIGN PLACEMENT.
- SCHOOL DISTRICT OF PROJECT: HUDSONVILLE PUBLIC SCHOOLS
- PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATERMAIN. PROPOSED STORM SEWER AND DETENTION BASIN IS INTENDED TO BE PART OF A 433 AGREEMENT AND WILL BE ADOPTED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- LOT 7 & 8 SHALL HAVE DRIVEWAYS OFF SCHEPERS DRIVE AND NOT 42ND AVENUE.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION AND THE POINT OF BEGINNING, THENCE N89°23'07"W 103.52 FEET ALONG THE SOUTH LINE, THENCE N00°59'11.64"W 117.08 FEET, THENCE N89°23'07"W 47.08 FEET PARALLEL WITH SAID SOUTH LINE, THENCE NORTHWESTERLY 47.01 FEET ALONG A 3000 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°47'23", AND A CHORD BEARING N44°29'23"W 42.57 FEET, THENCE N00°00'48"W 301.40 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE NORTHEASTERLY 18.81 FEET ALONG A 3000 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 35°53'11", AND A CHORD BEARING N07°58'24"E 18.50 FEET, THENCE N54°04'00.48"W 63.75 FEET, THENCE N89°23'07"W 127.02 FEET, THENCE N00°00'48"W 356.68 FEET ALONG SAID WEST LINE, THENCE S89°59'12"E 178.00 FEET, THENCE N00°00'48"E 31.34 FEET, THENCE NORTHEASTERLY 125.41 FEET ALONG A 3300 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'07", AND A CHORD BEARING N07°03'10"E 59.92 FEET, THENCE N00°59'11.64"W 124.40 FEET, THENCE N89°23'07"W 201.33 FEET, THENCE N00°00'48"W 200.02 FEET ALONG SAID WEST LINE, THENCE S89°23'07"W 127.02 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE S00°00'48"W 132.43 FEET ALONG THE EAST LINE OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINS 36.49 ACRES SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF RECORD. ALSO SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR 42ND AVENUE OVER THE MOST WESTERLY 33.00 FEET THEREOF.

BENCHMARKS

- BENCHMARK #15000** ELEV. = 674.16 (NAVD88)
FLANGE BOLT ON HYDRANT UNDER "M", LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 41'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15005** ELEV. = 674.21 (NAVD88)
SPIKE IN EAST SIDE OF UTILITY POLE, LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 2'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15244** ELEV. = 677.46 (NAVD88)
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 460'± NORTH OF SOUTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #15400** ELEV. = 682.85 (NAVD88)
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 10'± SOUTH OF SOUTH EDGE OF HOUSE #8158 42ND AVENUE. (1.5'± A.G.L.)
- BENCHMARK #15675** ELEV. = 678.55 (NAVD88)
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 160'± NORTH OF NORTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #14999** ELEV. = 679.04 (NAVD88)
SOUTHEASTERLY FLANGE BOLT TO HYDRANT, LOCATED AT THE NORTHEAST QUADRANT OF HALLSIDE DRIVE AND WEST SIDE DRIVE. (1.0'± A.G.L.)

SOIL BORING LOGS

- SB #97-2-01
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, GRAY/BROWN MOTTLED, SANDY
3.0-7.5' CLAY, BROWN, SANDY
7.5-10.0' SAND, VERY FINE TO FINE, GRAY, CLAYEY, WET
10.0-14.8' SAND, FINE TO COARSE, GRAY
14.8-15.0' CLAY, GRAY, SILTY
(WATER @ 6.7')
- SB #97-2-02
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, DARK BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-03
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-04
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-05
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-06
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-07
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-08
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-09
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-10
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-11
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-12
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-13
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-14
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-15
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-16
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-17
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-18
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-19
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-20
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-21
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-22
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-23
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-24
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-25
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-26
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-27
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-28
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-29
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-30
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-31
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-32
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-33
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-34
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-35
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-36
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-37
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-38
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-39
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-40
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-41
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-42
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-43
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-44
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-45
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-46
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-47
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-48
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-49
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-50
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
8.5-12.0' SAND, FINE TO MEDIUM, SILTY, BROWN, WET
12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-51
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-52
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-53
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-54
0.0-2.0 TOPSOIL
0.7-3.0' CLAY, BROWN/GRAY MOTTLED, SANDY
3.0-5.0' CLAY, BROWN/GRAY MOTTLED, SANDY
5.0-8.5' CLAY, BROWN, VERY SILTY, MOST TO WET
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #97-2-55
0.0-2.0 TOPSOIL
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12.0-13.5' CLAY, GRAY, SILTY
13.5-15.0' SAND, VERY FINE TO FINE, GRAY, WET
(WATER @ 6.0')
- SB #

Plat Name: **Schepers Farm**

APPLICATION FOR PLAT APPROVAL

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769 Jenison, MI 49429
616-457-2340 revised: 3/1/2019

APPLICANT INFORMATION

| | |
|--|---|
| COMPANY NAME: Great Lakes Excavating | PHONE: [REDACTED] |
| APPLICANT NAME: Curtis Moran | TITLE: |
| ADDRESS: 3471 146th Ave | CITY / STATE / ZIP: Zeeland, MI 49464 |

PLAT INFORMATION

| |
|--|
| ADDRESS OR LOCATION OF PLAT: 8100 42nd Ave |
| PERMANENT PARCEL NUMBER(S) OF PLAT: 70-14-07-400-049 |
| EXISTING ZONING OF PLAT (Must be supplied for all parcels in plat) : LDR |

REVIEW PROCESS (Check all that apply)

| |
|--|
| <input checked="" type="checkbox"/> PRELIMINARY PLAT APPROVAL |
| HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED: _____ HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED: _____ |
| <input type="checkbox"/> FINAL PRELIMINARY PLAT APPROVAL |
| DATE OF PRELIMINARY PLAT APPROVAL (Application must be submitted within one year of Preliminary Plat Approval) : |
| HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED: _____ HAS THE LOT INSPECTION FEE BEEN PAID: _____ |
| <input type="checkbox"/> FINAL PLAT APPROVAL |
| DATE OF PRELIMINARY PLAT APPROVAL: |
| DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval) : |
| HAS A LETTER OF CREDIT BEEN SUBMITTED: _____ HAVE ALL OUTSTANDING FEES BEEN PAID: _____ |
| TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS. |

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. Copies of the ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.georgetown-mi.gov. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF AND BOARD AND COMMISSION MEMBERS TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. By signing I acknowledge there will be no refunds for any reason.

| | |
|---|----------------------------|
| APPLICANT SIGNATURE:  | DATE: 12/30/2025 |
|---|----------------------------|

FOR OFFICE USE ONLY

| | | |
|---|--|---|
| DATE OF PREAPPLICATION MEETING: 1/27/26 | DATE OF PLANNING COMMISSION MEETING: 2/18/26 | |
| DATE OF TOWNSHIP BOARD MEETING: 3/9/26 | DATE NOTICE PUBLISHED: 2/3/26 | DATE PROPERTY NOTICES WERE SENT: 2/3/26 |

**GEORGETOWN CHARTER TOWNSHIP
SIDEWALK COMPLIANCE LETTER**

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

NAME OF PLAT: Schepers Farm

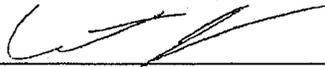
NAME OF DEVELOPER AND/OR PLATTER: Great Lakes Excavating

ADDRESS OF DEVELOPER AND/OR PLATTER: 3471 146th Ave, Zeeland, MI 49464

PHONE NUMBER OF DEVELOPER AND/OR PLATTER: [REDACTED]

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

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

SIGNED:  DATE: 12/30/2025

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

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

NAME OF PLAT OR PLATTER: Great Lakes Excavating

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

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:
See plan set for legal description of property.

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.

3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.

4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE):

2/3/20 

OWNER(S) AND PETITIONER(S): Grand Valley Investment Co LP

ADDRESS: 3471 146th Ave, Zeeland, MI 49464

PHONE: 

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

Georgetown Township

PLAT REVIEW

Permit No: PPR26-0001

Zoning Department
Phone:(616) 457-2340
contact.georgetown@gmail.com

1515 Baldwin Street
Jenison, MI 49428

Hours: Monday-Friday 8 am - 5:00 pm

8100 42ND AVE
70-14-07-400-049

Location

GRAND VALLEY INVESTMENT CO LP
7242 40TH AVE
HUDSONVILLE MI 49426-9711

Owner

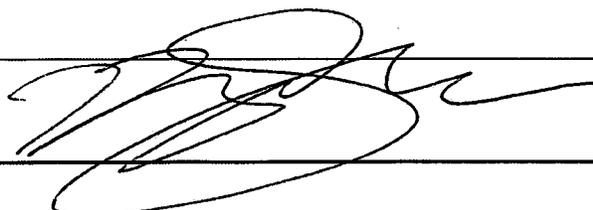
Issued:02/05/26

CURTIS MORAN
3471 146TH AVE
Zeeland MI 49464

Applicant

Comment:
Requesting preliminary approval of Schepers Farm Plat.

| Permit Item | Work Type | No. of Items or size | Item Total |
|-------------|-----------|----------------------|------------|
| PLAT REVIEW | | 1.00 | 1,000.00 |



Zoning Administrator or Designee

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

Fee Total: 1,000.00
Amount Paid: 0.00
Balance Due: 1,000.00

PAID 9
FEB 05 2026
Georgetown Township
Treasurer
Payment Validation



NOTICE OF PUBLIC HEARING
GEORGETOWN TOWNSHIP
1515 BALDWIN STREET
JENISON, MICHIGAN
616-457-2340

The Georgetown Township Planning Commission will hold a public hearing on Wednesday, February 18, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

The hearing is called for the following applications:

1. The layout of the Preliminary Plat of **Schepers Farm**, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.
2. The **overall layout of the Tall Oaks plat** and layout of the Preliminary Plat of **Tall Oaks Phase 1**, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, P.P. # 70-14-09-200-023, part of P.P. # 70-14-09-200-002, P.P. # 70-14-09-200-001, and P.P. # 70-14-09-100-006, located at 2840 Fillmore St., 8900 24th Ave., part of 2721 Bauer Rd., 2769 Bauer Rd. and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The zoning map can be examined at the Township Office during regular office hours and until close of said hearing. Written comments will be received at the Township Office during regular office hours prior to the date of hearing. The Georgetown Township Board will hold a meeting to consider the Preliminary Plat requests on March 9, 2026 or after. Email comments to contact@georgetown-mi.gov to allow time for reading and review of your comments.

Signed: Ryan Schab, Zoning Administrator
Georgetown Charter Township

Memo for Ordinance Language for Open Air Business/Industrial Uses

Meeting: Planning Commission – 2/18/2026

Ryan Schab, ZA

Planning Commission,

The ZBA meeting held on 1/28/2026 was in regard to our Open Air Business definition (Sec. 2.77) and the uses permitted within the Industrial (I) district (Chapter 17). Please read through the [minutes](#) from ZBA meeting to understand the context of the hearing.

The ZBA decided to table their determination while the Planning Commission evaluates the ordinance. There was a consensus among the ZBA that a U-Haul Dealer (with vehicles stored outside) use would be appropriate in the Industrial (I) district. Our current ordinance only allows for Open Air Businesses to be permitted in the Highway Service Commercial (HS) and Community Service Commercial (CS) districts as a special land use.

This memo includes information on how neighboring municipalities have classified this type of use, and then possible ordinance language the Township can adopt. If the Planning Commission determines that an ordinance change is necessary, they can decide specific language and initiate an ordinance amendment. Following the ordinance amendment being initiated, a notice will be posted to hold a public hearing at a future Planning Commission meeting.

CITY OF HUDSONVILLE

Uses allowed by SUP:

Outdoor storage, outdoor display and sales,

Heavy truck/equipment sales rental and maintenance

- Standards:

SLU Standards: Heavy Truck/Equipment Sales and Rental. Heavy truck and equipment sales and rental uses that require a Special Land Use permit shall meet the following standards:

- 1. Setback Requirements. Vehicles or other equipment on a site shall meet the building setback requirements of the zoning district.
- 2. Location from Residential. Heavy truck and equipment sales and rental special land uses shall be located at least 25 feet from any residentially used or zoned property. A property shall not be considered residentially used if the first floor is occupied by a nonresidential use or uses.
- 3. Sales and Rental Area. The outdoor area dedicated for parking and storage of for sale or for rent vehicles shall be limited to a maximum of 50 vehicles at any given time.
- 4. Accessory Buildings and Uses. Accessory buildings and uses are not permitted unless they get separate approval, this includes car washes, repair and maintenance facilities or other servicing of vehicles or car sales.
- 5. Paving Requirements. All surfaces for maneuvering and storage of motor vehicles shall be paved with asphalt or concrete.* It shall be graded to conduct stormwater to a collection system approved by the City.
- 6. Screening. An obscuring screen for any accessory storage areas consisting of a wall, fence or landscaping shall be required as determined by the Planning Commission.
- 7. Fencing and Lighting. Fencing and lighting for security and aesthetic purposes may be required as determined by the Planning Commission. All lighting shall be shielded from adjacent property and rights-of-way in accordance with Article 4, Section 4.07 of this Ordinance.

TALLMADGE TOWNSHIP

Use allowed with SUP:

Outdoor storage of equipment, raw materials and supplies, or finished or semi-finished products, subject to the following:

1. All such storage shall be located within a rear yard and screened with fencing in accordance with Section 3.17(c). No material shall be stored above the height of the principal building.

2. All storage areas shall conform to all setback requirements for buildings in the I-1 District, but in no case shall outside storage be located closer than fifty (50) feet to residentially zoned property.
3. Property access to all parts of the storage areas shall be provided for fire and emergency services.

Open-air businesses such as sales of plant materials not grown on the site, nurseries, lumber yards, outdoor display areas, playground equipment, and home garden supplies subject to the following:

1. The minimum lot width for these uses shall be one hundred (100) feet, except for temporary roadside stands. All display and loading areas shall meet the setback requirements of this district.
2. The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection as measured along the road intersection right-of-way line.
3. All loading and parking areas for these uses shall be confined within the boundaries of the site and shall not be permitted to spill over onto adjacent roads.
4. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained or covered to prevent it from blowing onto adjacent properties. Zoning Ordinance Tallmadge Charter Township 109
5. Unless Christmas tree sales are accessory to the principal use of the site, a permit shall be obtained from the Building Official to allow temporary use of the site for such sales.
6. All fenced in areas are subject to the provisions of Section 3.12.

OPEN AIR BUSINESS: Any business that is conducted primarily out-of-doors. Unless otherwise specified herein, open air business shall include:

- (a) Retail sales of garden supplies and equipment, including but not limited to: trees, shrubbery, plants, flowers, seed, topsoil, trellises, and lawn furniture.
- (b) Various outdoor recreation uses, including but not limited to: tennis courts, archery fields, shuffleboards, horseshoe courts, miniature golf, golf driving ranges, and children's amusement parks.
- (c) Outdoor display and sale of garages, swimming pools, playground equipment, and similar uses.

GRAND HAVEN TOWNSHIP

Section 12.45 Vehicle Sales.

(A) Major and Minor Vehicle Sales. A “Minor Vehicle Sales” operation shall be one where no more than ten (10) vehicles are available on the site for sale at any time. A “Major Vehicle Sales” operation shall be one where eleven (11) or more vehicles are available for sale at any given time.

(B) The following shall apply to all Vehicle Sales operations:

(1) The outside vehicle display areas shall be setback 50 feet from the front lot line and thirty (30) feet from all other property lines. Chapter 13: Reserved EFFECTIVE MARCH 22, 2020

(2) Inoperable vehicles left on the site shall be stored within an enclosed building or in an area surrounded by a six (6) foot sight-obscuring wall or fence.

(3) Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas screened from view of adjoining properties and streets.

(4) All vehicles must remain on a paved surface at all times.

(C) Major Vehicle Sales. The following shall apply to Major Vehicle Sales operations ONLY.

(1) Outdoor vehicle display areas in the front yard shall be paved with decorative pavers, stamped concrete, brick, or permeable pavement.

(2) The display area must be equipped with curbs where it abuts landscaping, grass, and other impervious surfaces.

(3) All vehicles displayed in the front yard must be displayed on the approved display area.

(4) Only one vehicle of each model sold at the dealership may be displayed in the front yard display area.

Section 12.34 Outdoor Storage.

(A) Construction Material Storage and/or Landscape Contractor’s Operations.

(1) Screening of Materials:

All materials and equipment must be stored within an enclosed building or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height, and screened with landscaping that provides effective visual screening throughout all

seasons Landscaping shall include a minimum of one evergreen tree for every ten (10) linear feet of the fence. Additional plantings such as shrubs or ornamental grasses may be used to supplement screening, provided they are a minimum of four (4) feet in height at the time of planting and will reach a minimum height equivalent to or greater than that of the fence. If landscaping other than evergreen trees are utilized, they shall be species capable of maintaining their screening function year-round.

Materials may not be stacked or piled to be visible above the fence. Equipment (including vehicles) may only be visible above the fence if the equipment is greater than eight (8) feet tall and cannot be disassembled for storage.

The Planning Commission has discretion to limit or waive any or all of the screening requirements if the lot has natural or proposed features that provide screening that is equal to or better than the above screening requirements, provided that conditions shall be imposed to ensure the perpetual care, maintenance, and replacement of the natural screening, as necessary, in the same condition approved by the Planning Commission

- (2) The area on which vehicles, materials, or equipment is stored must be kept in a clean, dust free condition. The area must be swept at least daily and as often as necessary to keep it free from dust and loose materials.
- (3) Materials shall be stored in a manner that prevents them from blowing outside the area in which they are stored.
- (4) A permanent main building of at least five hundred (500) square feet must be constructed on the property.
- (5) Storage areas shall be located in the rear yard of the lot. However, the Planning Commission may partially or entirely waive that requirement if the Planning Commission finds exceptional conditions or unique circumstances exist on the site whereby storage in alternative locations would be more compatible with adjoining properties or provide other benefits that would better achieve the intent and purposes of this ordinance.
- (6) The storage area shall meet setback requirements applicable to a main building in the zoning district.
- (7) Storage areas shall be setback at least one hundred (100) feet from any R-1, R-2, R-3, or R-4 zoning district.
- (8) The property shall be serviced by municipal water.

(C) Storage Yard for Machinery, Trucks, RVs, Boats, or Mechanical Equipment.

- (1) All vehicles including dismantled and inoperable vehicles and equipment must be stored within enclosed buildings or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height.
- (2) The area in which vehicles, material, or equipment is stored must be hard surfaced and dust-free.
- (3) If the site will be regularly accessed by trucks, ingress and egress shall be provided from a paved road. RV and boat storage facilities shall not be considered to be “regularly accessed by trucks,” and therefore may be located on an unpaved road.
- (4) The centerline of all access drives shall be at least one hundred (100) feet from the centerline of the nearest intersection.
- (5) The storage or materials display areas shall meet all the yard setback requirements applicable to any Main Building in the district.
- (6) Any property storing boats shall be serviced by municipal water. The Fire Chief or their designee shall determine if other vehicles, machinery, or equipment being stored shall require a municipal water connection in order to provide adequate service to the site.

ALLENDALE TOWNSHIP

Use allowed by right:

Vehicle sales lot, showroom or other establishment, other than Vehicle or Freight Terminals, that sells, stores or rents five (5) or more vehicles in a period of twelve (12) months, subject to the standards of Section 23.03.D. For purposes of this subsection, the term "vehicles" shall include, without limitation, cars, trucks, travel trailers, campers, motor homes, motorcycles, boats trailers and all similar vehicles.

Establishments for the sale, rental or storage of construction equipment with incidental repair and service, subject to the standards of Section 23.03.D. For purposes of this subsection, construction equipment shall include, without limitation, bulldozers, graders, backhoes, front-end loaders, asphalt paving equipment, dump trucks and trailers, and all similar excavation and heavy construction equipment.

Storage requirements: Open storage of materials and equipment shall be permitted in a C-3 zone only when incidental to the use of an office, store, or manufacturing building located on the front portion of the same lot; and provided, that:

1. Storage is located on the rear one-half of the lot and is confined to an area not to Allendale Township Zoning Ordinance C-3 District 15-3 exceed three thousand (3,000) square feet.

2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six (6) feet in height.

3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.

Use allowed by SUP:

Outdoor storage of vehicles, boats, trailers, recreational vehicles and similar items.

GEORGETOWN TOWNSHIP (Current Ordinance)

Industrial Ordinance:

Chapter 17 I - INDUSTRIAL

Sec 17.2 PERMITTED USES

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

1. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 1. Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.
 2. Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.
 3. Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 4. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 5. Furniture and fixtures.
 6. Paperboard containers, building paper, building board, and bookbinding.
 7. Printing and publishing.
 8. Chemical products such as plastics, perfumes, synthetic fibers.
 9. Engineering, measuring, optic, medical, lenses, photographs, and similar instruments.
 10. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
2. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
3. Warehouses, cartage businesses.
4. Laboratories including experimental, film and testing.

5. Trade or industrial schools and veterinary/animal hospitals or clinics or kennels (kennels subject to the standards in Chapter 20). (revised 10-25-2021)
6. Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
7. Central dry-cleaning plant.
8. Municipal buildings, public service buildings.
9. Electricity regulating substation, and pressure control station for gas, water and sewage.
10. Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
11. Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.
12. Private non-commercial recreation.
13. Vehicle repair establishments.
14. Restaurants or other eating or drinking establishments which provide food and drink on the premises, including drive-through establishments. (revised 6/25/18)
15. Contractor's yards, building materials storage
16. Tool and die, metal working and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.
17. Retail sales fronting on a major street with no outdoor sales or display.
18. Contractor/showroom (where, in general, the contractor installs the product)
19. Health and physical fitness salons, indoor sports, gymnastics and dance studios.
20. Mini-storage garages.
21. Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale

(section revised 3/28/16)

Sec 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL

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

1. Waste treatment facilities.
2. Water supply and treatment facilities.

3. Waste disposal facilities, including incinerators and sanitary landfills.
4. Airports and Landing fields.
5. Commercial soil removal.
6. Heating and electric power generating plants.
7. Junk yards and salvage yards.
8. Commercial radio and television and wireless communication towers. (Revised November 1997).
9. Community Fair. (revised 4/24/17)
10. Restaurants having a distillery, brewery or winery on the same site. (revised 6/25/18)

(section revised 3/28/16)

Open Air Business Definition:

Sec 2.77 OPEN AIR BUSINESS

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

1. Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair, rental, or storage services.
2. Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
3. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
4. 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).

Special Land Use Standards Specific to Open Air Businesses (Only allowed in CS and HS currently):

Sec 20.4 SITE DESIGN STANDARDS

Those uses specified in Section 20.1 as permitted by "right" or as special land uses shall be subject to the requirements of the District in which the use is located in addition to all applicable conditions, standards and regulations regarding site design and development and other standards and conditions as are cited in the following:

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.
2. Minimum lot width shall be two hundred (200) feet.
3. 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. (revised 10/0/2023)
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 ensure 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.
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.
8. All lighting shall be shielded from adjacent residential areas.
9. In the case of a plant materials nursery:
 - 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.

POSSIBLE LANGUAGE TO AMEND THE ORDINANCE

Open Air Business Definition:

Sec 2.77 OPEN AIR BUSINESS

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

1. Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale. ~~repair, rental, or storage services.~~
1. Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
2. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
3. 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).

Industrial Ordinance:

Chapter 17 I - INDUSTRIAL

Sec 17.2 PERMITTED USES

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

- A. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 1. Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.

2. Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.
 3. Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 4. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 5. Furniture and fixtures.
 6. Paperboard containers, building paper, building board, and bookbinding.
 7. Printing and publishing.
 8. Chemical products such as plastics, perfumes, synthetic fibers.
 9. Engineering, measuring, optic, medical, lenses, photographics, and similar instruments.
 10. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
- B. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
- C. Warehouses, cartage businesses.
- D. Laboratories including experimental, film and testing.
- E. Trade or industrial schools and veterinary/animal hospitals or clinics or kennels (kennels subject to the standards in Chapter 20). (revised 10-25-2021)
- F. Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
- G. Central dry-cleaning plant.
- H. Municipal buildings, public service buildings.
- I. Electricity regulating substation, and pressure control station for gas, water and sewage.
- J. Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
- K. Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.

- L. Private non-commercial recreation.
- M. Vehicle repair establishments.
- N. Restaurants or other eating or drinking establishments which provide food and drink on the premises, including drive-through establishments. (revised 6/25/18)
- O. Contractor's yards, building materials storage
- P. Tool and die, metal working and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.
- Q. Retail sales fronting on a major street with no outdoor sales or display.
- R. Contractor/showroom (where, in general, the contractor installs the product)
- S. Health and physical fitness salons, indoor sports, gymnastics and dance studios.
- T. Mini-storage garages.
- U. Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale
- V. Utility truck or trailer, motor vehicle, boats, or equipment rental or storage services.

*Outdoor storage may be permitted in Industrial (I) district already if the use is listed as a permitted use AND if located in the rear yard or non-required side yard and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.

Note: If the Planning Commission determines that this type of use should be allowed in industrial but ONLY as a special land use, site specific standards can be outlined. Every special land use must meet the general standards listed below:

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.
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.

3. Not create excessive additional requirements at public cost for public facilities and services.
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.