

**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 42<sup>nd</sup> 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.**

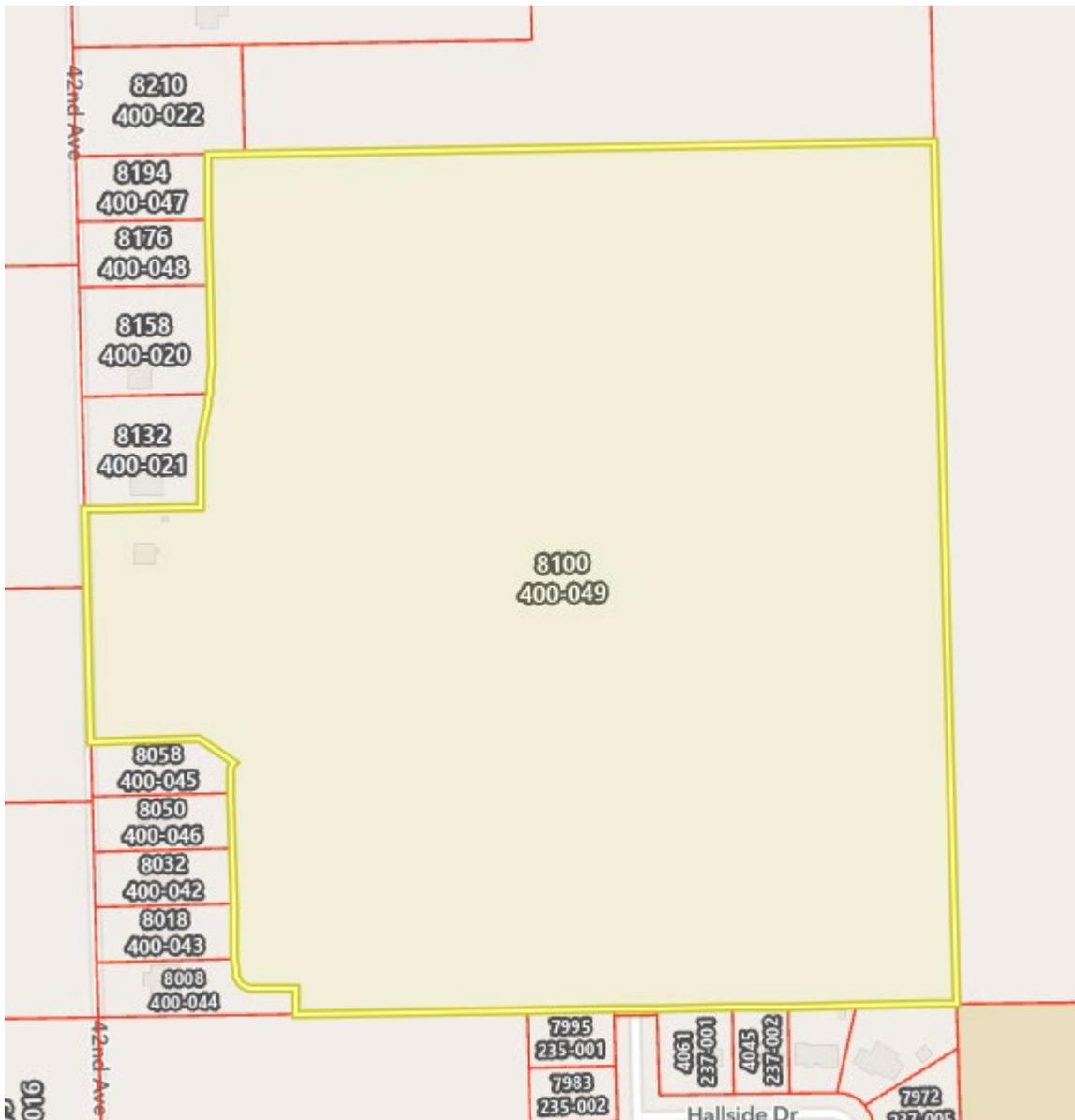
**REQUEST**

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The original application for this property was withdrawn in 2001.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 Then another application was submitted in 2021 and that one was also withdrawn.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 42<sup>nd</sup> 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 42<sup>nd</sup> 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
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Name	Schepers Farm		
Address	8100 42 <sup>nd</sup> 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	