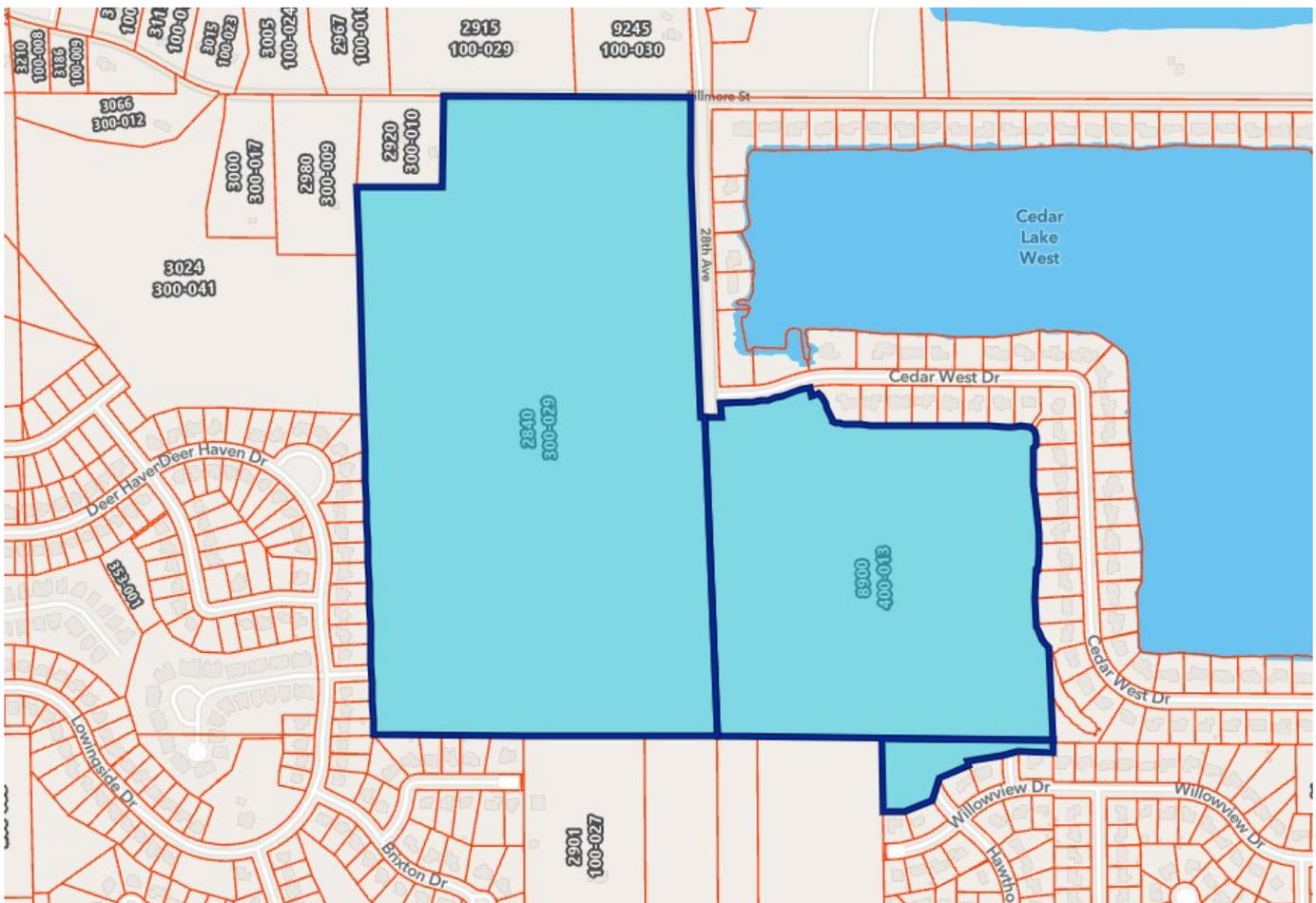


STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

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. # 70-14-04-200-023, 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 request is for overall preliminary plat approval of Tall Oaks, and Tall Oaks Phase 1 with 47 lots along 28th Ave. Although portions of the entire plat are not zoned LDR, a rezoning application has already been submitted and reviewed by the Planning Commission. The rezoning request will go on the Board agenda on February 23, 2026. However, the entire phase 1 is already zoned LDR. The lots of phase 1 will have frontage on 28th Ave. which will be extended to the stub at the north end of Hawthorne Dr.

Street View



- e. Attached garages with a minimum of 400 square feet shall be provided.
- f. A note on the plan state that sidewalks shall be constructed per Township Ordinance and sidewalks are shown adjacent to both sides of the street, in compliance with the Township Ordinance.
- g. A plan has been provided to show the extended phases for Tall Oaks.
- h. An escrow fee of \$23,000 should be submitted to the Township as determined by the Township Superintendent prior to the DPW reviewing the utility plans.
- i. Sidewalks shall be provided adjacent to the streets in compliance with Township Ordinances. Sidewalks are shown on the plan and appear to comply with Township Ordinances.
- j. Lots A, B, C, and D are not part of the overall plat and will be split with Land Division applications. The open space on the corner of 28th Ave. and Fillmore St. will be part of the plat and open space will be maintained by the association.
- k. The plan shows open space areas as part of the extending phases. The developer has submitted documentation indicating that the Tall Oaks Property Owners' Association will be responsible for maintaining the open space.
- l. The Township Fire Department has reviewed the current overall extended phase plan and has approved the layout. The Road Commission will still be required to review the construction plans.
- m. The Township would prefer that a connection is made to Bauer Rd. at the south end of the development but recognizes that the current layout is compliant with fire code and wetland/drainage/existing land condition constraints in that are pose a challenge to create a connection.

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 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, and P.P. # 70-14-04-200-023, located at 2840 Fillmore St., 8900 24th Ave., and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1/16/2026, and with the following conditions:

- a. Building envelopes meet ordinance requirements, but will be reviewed for exactness at the time building permit applications are submitted. For all lots are affected by a drainage easement or detention basin, these situations are 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. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- c. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.
- d. Attached garages with a minimum of 400 square feet shall be provided.
- e. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- f. Coordinate public water and sanitary sewer utilities with the Department of Public Works.
- g. Approval of the proposed plan shall be obtained from the Ottawa County Water Resources Commission.
- h. Approval of the proposed plan shall be obtained from the Ottawa County Road Commission.
- i. Lots A, B, C, and D are not part of the overall plat and will be split with Land Division applications. The open space noted on the plan will be part of the plat and shall be maintained by an established association.
- j. A \$23,000 escrow fee must be provided to the Township as determined by the Township Superintendent prior to the Department of Public review of the utility plans.

The following documents comply with Township ordinances:

ID number	P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, and P.P. # 70-14-04-200-023	Date	1/27/2026
Name	Tall Oaks Phase 1		
Address	2840 Fillmore St., 8900 24 th Ave., and north of Hawthorne Dr. and Willowview Dr.		
Use	Preliminary Plat	SUP required	N/A

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	N/A	
Calculations of parking spaces, unloading areas	N/A	
Location, pavement width, ROW of all abutting roads, easements	X	OCRC
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	N/A	
Location, type, size of proposed landscaping, streetscape, greenbelt	N/A	
Location, height, type of existing and proposed fences and walls	None	
Size, location of proposed, existing utilities, connections to water/sewer		DPW
Location, size of surface water drainage facilities		OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		Required On Building Permits