

To:  
Georgetown Township  
1515 Baldwin St.  
Jenison, MI 49428

From:  
7537 20<sup>th</sup> Ave, LLC  
Matt VanWoerkom, Manager  
5445 32<sup>nd</sup> Ave Ste 120  
Hudsonville, MI 49426

To whom it may concern,

This letter is being provided to revise the general notes regarding the Special Land Use Application submitted by 7537 20<sup>th</sup> Ave and include the special conditions that were submitted with the application as an attachment. Special condition #4 was revised to provide additional details.

### Revision to the General Notes

The parking calculation has been modified as the following:

5    PARKING:  
      REQUIRED:  
          RESTAURANT USE: 36 (2,500 UFA / 70 = 36 REQUIRED)  
          DENTIST OFFICE: 42 (14 EXAM ROOMS \* 3 = 42 REQUIRED)  
          COUNSELING OFFICE: 1660 SF (1660 GFA / 300 = 6 REQUIRED)  
          VACANT TENANT (IF OFFICE USE PROPOSED): 1320 SF (1320 GFA / 300 = 6 REQUIRED)  
          TOTAL: 36 + 42 + 6 + 6               = 89 SPACES  
          25% PARKING REDUCTION PER SEC 23.6 (K) 89 \* 0.75 = 67 SPACES  
  
      TOTAL PARKING REQUIRED = 67 SPACES (3 ADA)  
  
      PARKING PROVIDED = 74 SPACES (3 ADA)

### Special Conditions

1. Be designed, constructed, operated, and maintained so as to be harmonious and of appropriate 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.

7573 20<sup>th</sup> Ave received final site plan approval from Georgetown Township in 2024. The building being constructed on the property has an attractive façade that will aligns with the standards required by Georgetown Township. Including a restaurant as a tenant will not have an impact on the site plan, façade of the building or character of the area.

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.

7573 20<sup>th</sup> Ave is currently adequately served by essential public facilities and services, as determined during the site plan approval process. Having a restaurant as a tenant will not have a significant impact on public facilities and services.

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

7537 20<sup>th</sup> Ave is maintained by the property owner and there will be no additional cost to the public. A restaurant may use water than a typical office / medical user, but this cost will be paid by the tenant and / or landlord.

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 any reason of excessive production of traffic, noise, smoke, fumes, flare, or odors.

Although rare, a restaurant may have smells associated with it. There is adequate boundary between the restaurant and the neighboring residential properties for these smells to diffuse before becoming a disturbance to neighbors. For additional precautions, the venting to the restaurant will be on the west (backside) side of the building. The venting will be located at the center of the 2.2 acre parcel.

A restaurant may bring additional traffic, but considering the location of the property is near the 20<sup>th</sup> Ave and Baldwin St, it is unlikely to have a significant impact.

As per MDOT, the daily traffic count for Baldwin near the 20<sup>th</sup> Ave intersection is 20,900 vehicles. The traffic along 20<sup>th</sup> Ave near the intersection is 9,300 vehicles.

The restaurant parking requirements are 36 parking spaces required. Should 100% of these parking spaces turn over four times per day, that would be 144 additional vehicles per day. This is a 0.7% increase in traffic along Baldwin St and a 1.5% increase in traffic along 20<sup>th</sup> Ave. Overall, a restaurant would have minimal impact on traffic in the area.

Regards,



Matt VanWoerkom