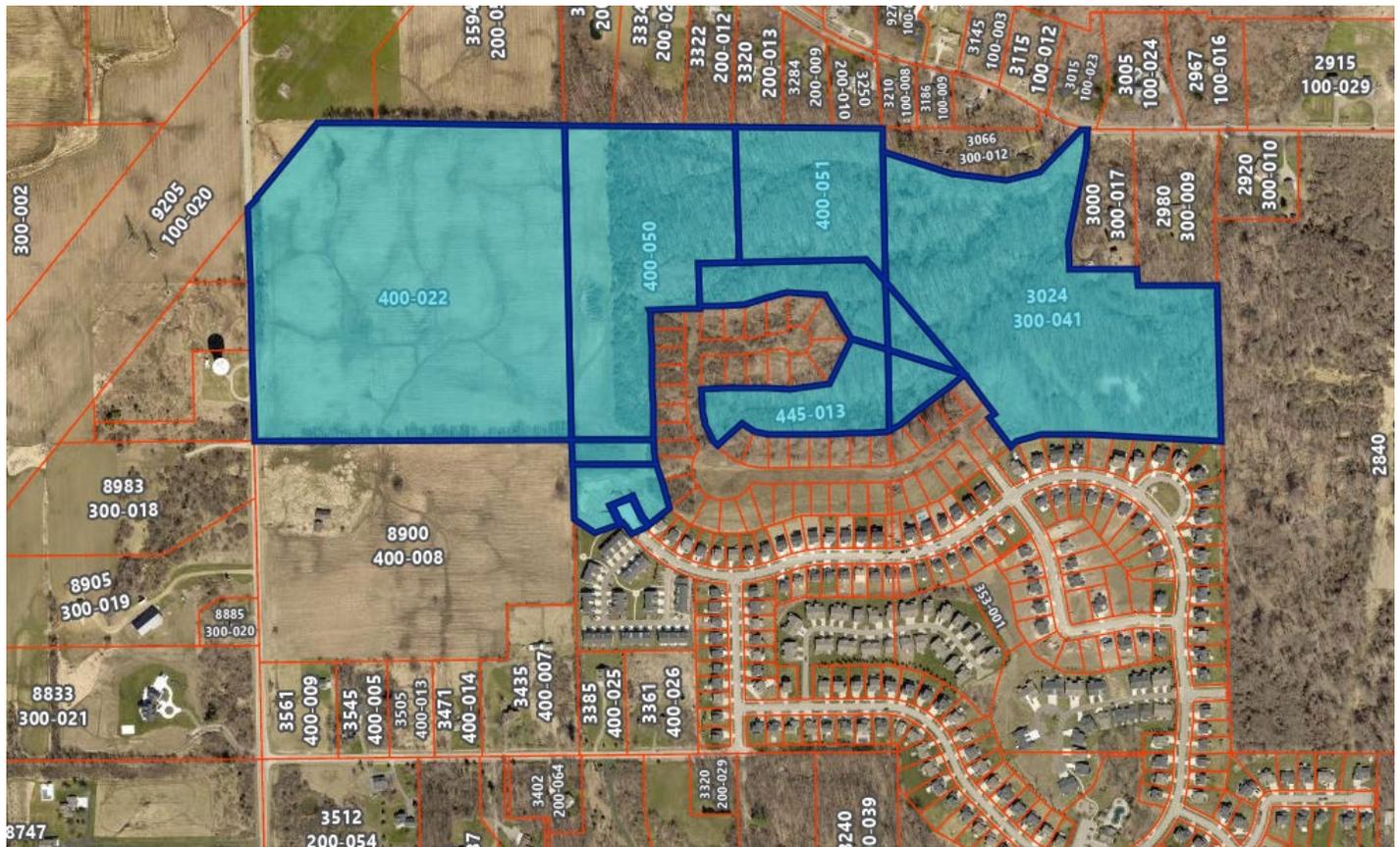


Aerial View



PROPOSED CHANGES

The request is to approve a REVISED previously approved (and now partially completed) preliminary development plan for a residential planned unit development with changes to the building styles and layout of the northwest corner. The changes are to the northerly portion and other future phases of the PUD are to remain as previously approved. The previous revised preliminary approval in 2021 was submitted to rework the road layout and provide route for sanitary sewer. That revision resulted in a reduction of 5 units from the previous approval, going from 834 to 829. This currently proposed revision is requested to change the style of buildings in the northwest corner of the PUD and reduces the overall number of units from 829 to 782. It includes:

- A revised location for the single-family lots that brings them closer to the adjacent property to the south and to the single-family homes across the street providing for better compatibility/transition in unit types.
- Condominiums and townhomes in a secluded area with additional guest parking, spots are 9 by 20, and courtyard areas, including a dog park for green space options.
- Greater stormwater detention as required by the new LGROW standards and the Ottawa County Water Resources Commissioner's Office.
- Additional Community amenities to support the entire Lowing Woods neighborhood including a second pool, dog park, and additional increased passive greenspace.

ZONING ADMINISTRATOR DETERMINATION

A. Relevant Zoning Ordinance Sections.

Sec. 2.4 ALLEY.

A public way not more than thirty (30) feet in width which affords a **secondary means of access to abutting property but not being intended for general traffic circulation.**

Sec. 2.63 LOT LINES.

The property lines bounding the lot.

(A) **Front Lot Line.** In the case of an interior lot, **abutting upon one public or private street or easement, the front lot line shall mean the line separating such lot from such street right-of-way or easement.** (revised 7-24-06) In the case of a corner or through lot, the front lot line shall be that line separating said lot from that street which is designated as the front street by the Zoning Administrator or that lot line abutting upon the street used for the address of the lot (See Double Frontage Lot.) For purposes of determining required yards only, any side lot line may be designated by the Zoning Administrator as a front lot line.

Sec. 2.91 STREET.

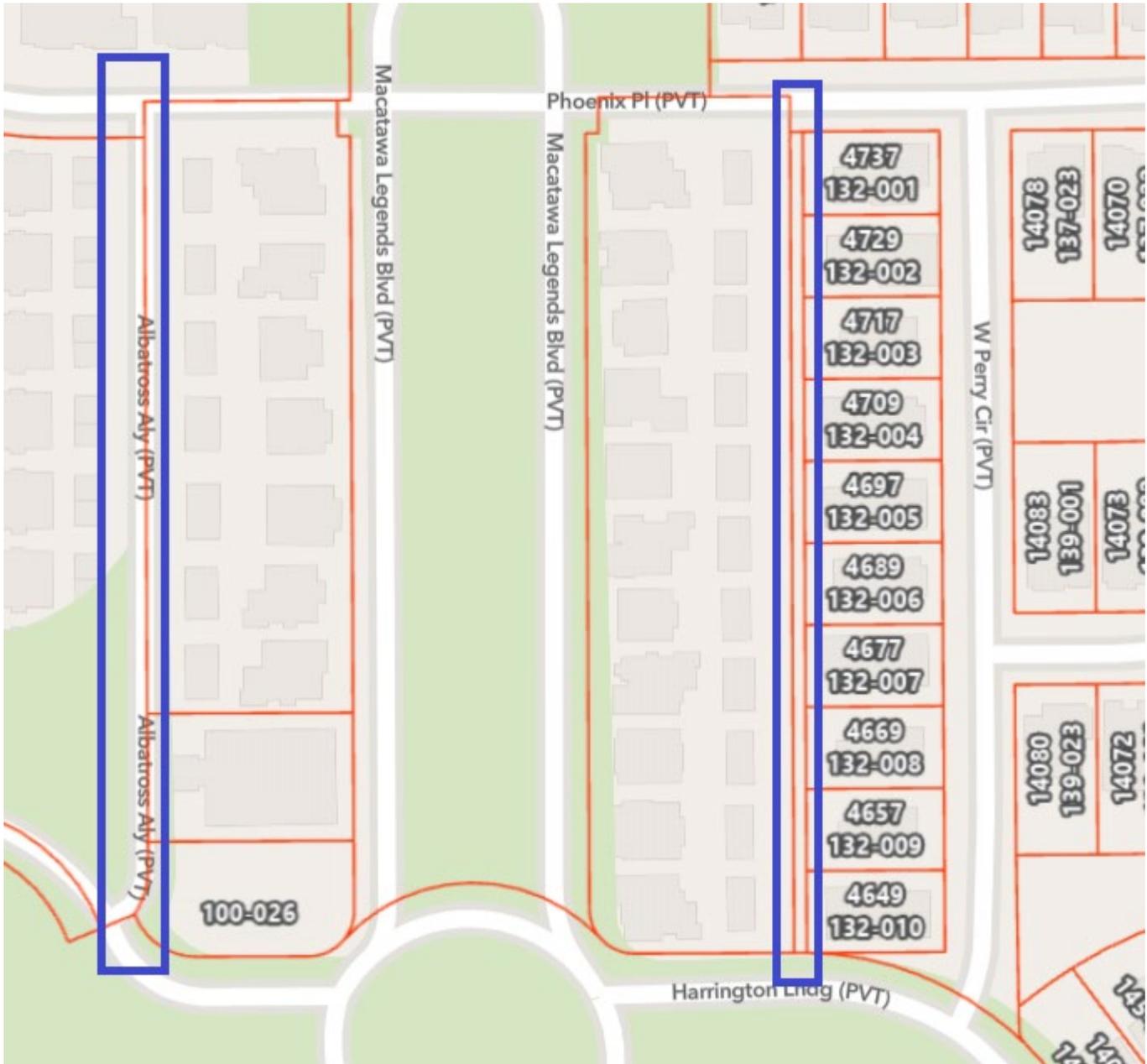
A public or **private thoroughfare which affords traffic circulation and principal means of access to abutting property,** including avenue, place, way, drive, lane, boulevard, highway, road, and other thoroughfare; except an alley.

B. Relevant General Ordinance Sections.

Sec 10-213 Required Sidewalk Installation And Construction

1. Sidewalks shall be installed, constructed and maintained **adjacent to all paved streets** in all new developments and projects (and shall be installed or paid for by the developer or land owner) as follows:
 1. All new plats and subdivisions.
 2. All new site condominium and other condominium projects or developments.
 3. Any new commercial, industrial, business or office use or development and for which a zoning site plan approval is required.
 4. Any expansion of or addition to the development or project specified in subsection (1), (2) or (3) above.

C. **Example.** Macatawa Legends, in Holland Township, is an example of the proposed new building types called Terrace units and Townhomes, **with detached garages having alleys that provide access to the garages.** Note that each of these Macatawa Legends units **has primary access from a private street and secondary access to the garages from an alley.**



D. Determination. Based on the Zoning Ordinance language, specifically stating that an **alley** provides a secondary access and a street provides the primary access, the determination is as follows:

1. The drive aisles labeled as PRIVATE ALLEY are really private streets which provide the **ONLY** access to the middle four rows of units (not secondary access).
2. Further, the Township general ordinance related to sidewalks requires the installation of sidewalks adjacent to all paved streets. Since the determination is that these are private streets, sidewalks shall be installed adjacent to the drive aisles now labeled PRIVATE ALLEY and PRIVATE ROADS A, B, and C. Note that there is an opportunity to request a sidewalk waiver from this requirement from the Township Board. Due to the fact that sidewalks are shown along the REAR yard, this could be provided as information to the Township Board.
3. Requested modifications should include the following:
 - a. front yard setbacks (from the private street),
 - b. rear yard setbacks from the sidewalk in the park area,
 - c. side yard setbacks between each Terrace unit,
 - d. to have detached garages, and
 - e. to locate the garages in the front yard.
 - f. to locate a six foot fence in the front yard.

PROPOSED NEW DEVIATIONS

- a. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, with deviations as follows:

The proposed revision also includes **new deviations** as follows:

1. **Detached garages.** To allow for detached garages for the 43 “Terrace Units” and the 32 future “Townhouse Units” located in the future northwest corner of the PUD. The applicant states that the proposed layout would provide a further variety of housing styles and price points, and would provide private, rear courtyard space. This is unique to the rear loaded detached garages as it allows for a 6’ privacy fence to be installed between the garage and the townhome creating a private backyard that is not typically enjoyed by traditional front-loaded garage townhome or condo owners. The proposed revision reduces the number of units in the PUD from 829 to 782; the PUD allows for up to 852 units. However, 75 of the proposed 782 units would have detached garages.
2. **Setback revisions to detached single family condo units.**
 - a. Front yard setback to allow for 25’ to edge of pavement from the currently approved 26’.
 - b. Side yard setback to allow for 12’ of building separation from the currently approved 14’.
3. **Setback revisions to Townhome units.**
 - a. Front yard setback to allow for 22’ to edge of private street from the currently approved 26’.
 - b. Side yard setback to allow for 10’ of building separation from the currently approved 14’ for the garages.
4. **Setback revisions to Terrace units.**
 - a. Front yard setback to allow for 22’ to edge of private street from the currently approved 26’.
 - b. Side yard setback to allow for 10’ of building separation from the currently approved 14’ for the garages and units.

5. Locate Accessory Buildings and six-foot high fences in the “Front yard.”

- a. **For all Terrace and Townhome Units with detached garages, the garages and the fences for the courtyards are located in what the Zoning Administrator has determined to be the front yard. Note that the applicant’s plan has switched front and rear yard due to the orientation of the homes. For zoning purposes, the front yard is the side adjacent to the street.** Note that this is incorrectly represented on the plan as per Zoning Ordinance definitions. The applicant incorrectly states that the front yard is the yard adjacent to the park area (which is actually the rear yard as per Ordinance definition) and incorrectly states that the rear yard is the yard adjacent to the private street (which is actually the front yard as per Ordinance definition). To alleviate any future confusion, a condition of approval could be added to the motion to required a revised site plan with the correct designations.

1) ZONING OF CURRENT PROPERTY: PUD
PUD ZONING REQUIREMENTS

- SINGLE FAMILY LOTS**
MINIMUM LOT WIDTH = 60 FT.
SETBACKS
A) FRONT YARD = 25 FT.
B) SIDE YARD = 7 FT.
C) REAR YARD = 25 FT.

MULTI-FAMILY CONDOMINIUM
SETBACKS

- A) FRONT YARD = 26 FT. FROM EDGE OF PAVEMENT
B) SIDE YARD = 14 FT. BETWEEN BUILDINGS

SINGLE-FAMILY CONDOMINIUMS
SETBACKS

- A) FRONT YARD = 26 FT. FROM EDGE OF PAVEMENT
B) REAR YARD = 25 FT.
C) SIDE YARD = 14 FT. BETWEEN BUILDINGS

*Previously Approved Setbacks

1) ZONING OF CURRENT PROPERTY: PUD
PUD ZONING REQUIREMENTS

- SINGLE FAMILY LOTS**
A) MINIMUM LOT WIDTH = 60 FT
B) FRONT YARD SETBACK = 25 FT
C) SIDE YARD SETBACK* = 7 FT*
D) REAR YARD SETBACK = 25 FT

DETACHED CONDOMINIUMS

- A) FRONT YARD SETBACK = 25 FT EDGE OF ROAD TO BUILDING FOUNDATION
B) SIDE YARD* = 12 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION*
C) REAR YARD = 25 FT BUILDING FOUNDATION TO PROPERTY LINE
* CONCRETE EGRESS WINDOW WELLS ARE ALLOWED TO ENCROACH INTO FOUNDATION SEPARATION REQUIREMENTS AND SIDE YARD SETBACKS.

TOWNHOME UNITS

- A) FRONT YARD SETBACK = 10 FT BUILDING FOUNDATION TO SIDEWALK
B) SIDE YARD = 16 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION
= 10 FT GARAGE FOUNDATION TO FOUNDATION SEPARATION
C) REAR YARD = 22 FT EDGE OF ALLEY TO GARAGE FOUNDATION

TERRACE UNITS

- A) FRONT YARD SETBACK = 10 FT BUILDING FOUNDATION TO SIDEWALK
B) SIDE YARD = 10 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION
= 10 FT GARAGE FOUNDATION TO FOUNDATION SEPARATION
C) REAR YARD = 22 FT EDGE OF ALLEY TO GARAGE FOUNDATION

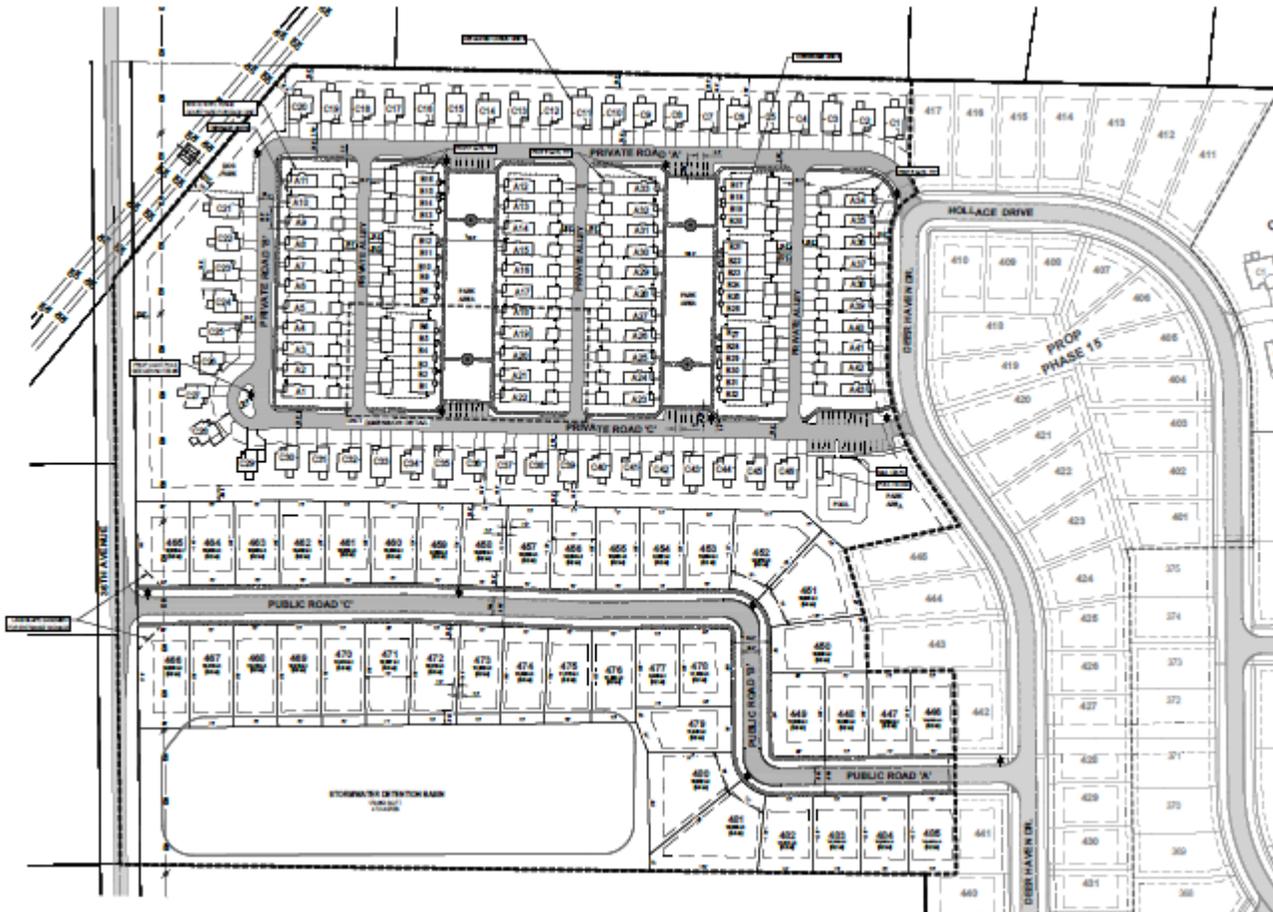
*Proposed Setbacks

HISTORY

The preliminary PUD plan was approved in 2004. The plats of Lowing Woods No. 1, 2, 3 and 4 were approved in 2005. Lowing Woods No. 5 was approved in 2007, No. 6 in 2012 and No. 7 in 2013. A revised preliminary plan was approved in 2012 because the time frame lapsed and the PUD became null and void. Lowing Woods No. 10 was approved in 2016. The first phase for the condos was approved in 2014. The second phase for the condos was approved in 2016 and revised in 2017. A second revision to phase 2 of the condos was approved in 2019. This proposal is to revise the northerly area and future phases of the Lowing Woods PUD.

The currently approved preliminary plan of the northern area and the proposed revision of the northern area are shown below. Note the change in the road network.

Proposed Preliminary Plans



The following table shows the changes over the years, including this proposed revision. This revision results in a reduction of 47 units from the currently approved plan, going from 829 to 782; the PUD allows for up to 852 units as previously approved. 75 of the proposed units will have detached garages.

1	Previous PUD in 2004	Amended Plan in 2007	Amended Plan in 2012	Amended Plan in 2019	Amended Plan in 2021	2025 Proposed Plan
2	289.28 acres in 2004	298.56 acres	same	same	same	298.56 (same)
3	65.2 acres of open space	66.2 acres of open space	67.2 acres of open space	same	63.37 acres of open space	70.35 acres of open space
4	126 lots with 60' min width	187 lots with 60' min width	177 (decrease of 10)	same	110 (decrease of 67)	110 (same)
5	136 lots with 65' min width	142 lots with 65' min width	150 lots (increase of 8)	same	269 (increase of 119)	165 (decrease of 104)
6	112 lots with 75' min width	99 lots with 75' min width	110 lots (increase of 11)	92 (decrease of 18)	137 (increase of 45)	164 (increase of 27)
7	128 lots with 85' min width	96 lots with 85' min width	106 lots (increase of 10)	96 (decrease of 10)	39 (decrease of 57)	83 (increase of 44)
8	22 lots with 95' min width	22 lots with 95' min width	same	same	0	0 (decrease of 22)
9	112 townhouse units	112 townhouse units	same	156 (increase of 44)	108 (decrease of 48)	84 (decrease of 28)
10	125 ranch condo units	158 condominium units	122 units (decrease of 36)	118 (decrease of 4)	145 (increase of 27)	133 (decrease of 12)
11	23 villa units	23 villa units	same	same	21 (decrease of 2)	0 (decrease of 21)
12	0 terrace units	same	same	same	same	43 terrace units (increase of 43)
13	784 units	839 units	822 units	834 units	829 units	782 units
14					max 852	max 852

REVIEW OF THE CONCEPTUAL PLAN AS PER SEC. 22.4:

Sec. 22.4 *PREAPPLICATION CONFERENCE.*

A. A pre-application conference will be held with representatives from Georgetown Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.

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

The following review determines if the proposal complies with the minimum requirements of the qualifying conditions in Sec. 22.2.

Sec. 22.2 *QUALIFYING CONDITIONS.*

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

Met. The site is 298.56 acres.

B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

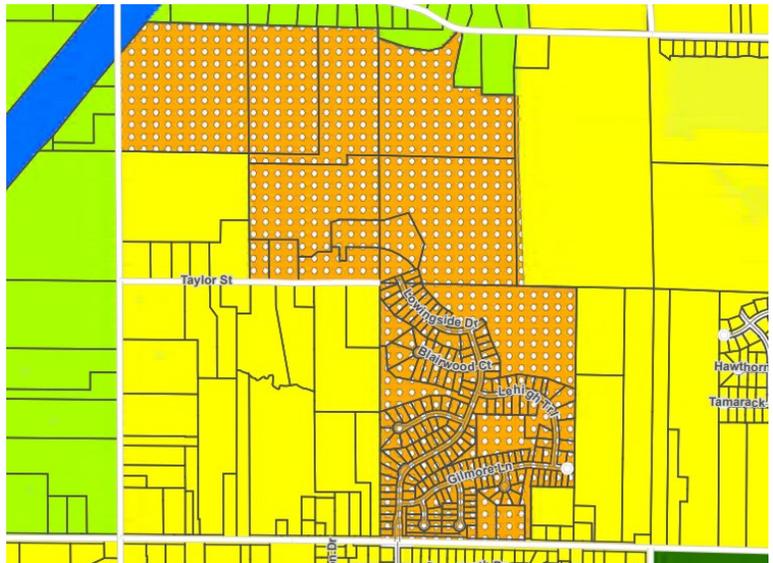
This is required to be met and is to be coordinated with the DPW and Drain Commissioner's office. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to submitting any building permit applications.

C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Provided.

- D. **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township Board to be a logical and acceptable deviation from or change to the Township Master Plan.

The project area is already zoned PUD Residential. The proposal appears to be consistent with the text of the Master Plan and Future Land Use Map. There are 782 units on 298.56 acres, resulting in a density of 2.62 units/acre. The PUD as previously approved, allows up to 852 units, which is a density of 2.85 units/acre.



- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

Sidewalks will be provided in each future phase of the PUD and will be constructed per applicable Township ordinances. A waiver may be applied for with the Township Board. As per the Township general ordinance, sidewalks shall be constructed adjacent to all paved streets. Sidewalks are not shown adjacent to the “PRIVATE ALLEYS” or “PRIVATE ROADS A, B, and C.” General note # 7 states that “Sidewalks to be constructed per applicable Township Ordinances.” Since sidewalks are required in these locations, a waiver will need to be obtained from the Township Board to construct the plan as shown without sidewalks. The applicant has provided sidewalks around the Townhomes and Terrace homes as an alternative. **Note that a condition of approval will be added that sidewalks are required to be provided adjacent to all private alleys and private roads A, B and C, unless waived by the Township Board.**

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

Met. The PUD Narrative states that the architecture throughout the community will substantially conform with the originally approved PUD and provided photos for the newly proposed “Terrace Homes” and “Rear-Loaded Townhomes” styles. An architectural book has been provided by the applicant for reference.

- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

It appears that the proposed road network will provide for safe and efficient vehicular movements within, into and off of the PUD site. The Georgetown Township Fire Inspector reviewed the new layout versus the old layout and stated he sees no concerns for Georgetown

Fire. Specifically, he reviewed the new proposed private alleys that provide access to the proposed detached garages and confirmed the 20' alley would provide room for the Fire apparatus to access the sites and meets fire code provided the building heights do not exceed 30' to the eaves from the mean grade. This will be a condition of approval. Following the Fire Inspector's review, he determined that Townhome Units/Buildings B7-B12 and B21-B26 are required to be sprinkled per the 2015 International Fire Code (IFC). He also reviewed the private drives proposed in the northwest corner. The Ottawa County Road Commission previously commented on the currently approved plan stating that the number of dead ends needed to be addressed for the remaining development. This revised preliminary plan has addressed those dead ends.

H. Open Space Requirements:

1. The PUD development shall contain **usable** open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall **not include required yards** (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township;** or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

This standard appears to be met with a note on the plan indicating that 70.35 acres of the 298.56 acres of the PUD site is open space, which is 23.56% of the property. This exceeds the minimum amount required.

Sec. 22.3 PERMITTED USES.

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

The uses of family residences are consistent with the Master Plan and the area.

Sec. 22.5 PUD APPLICATION

A. Preliminary Plan Application Requirements

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site

plan information:

- a. The date, north arrow, and scale. The scale shall be not less than 1"=20' for property ten (10) acres and larger and at least 1"=200' for those 20 acres (20) acres or more.
PROVIDED.
- b. The name and address of the firm responsible for the preparation of the site plan.
PROVIDED.
- c. The name and address of the property owner(s) and petitioner(s).
PROVIDED.
- d. Legal description of the PUD site.
PROVIDED.
- e. The size (in acres) of the PUD site.
PROVIDED.
- f. Property lines and proposed setbacks, shown and dimensioned.
Building envelopes are provided. Exact setbacks will be reviewed when building permit applications are submitted.
- g. A location sketch.
PROVIDED.
- h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries.
PROVIDED.
- i. The location and dimensions of all existing structures on the PUD site.
Not applicable.
- j. The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are not necessary until final approval.
PROVIDED.
- k. The location and dimension of proposed lots or ownership divisions.
PROVIDED.
- l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements.
PROVIDED.
- m. The existing zoning and use of all properties abutting and including the PUD site.
PROVIDED.

- n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.
Berming, landscaping, narrative statement, and architectural concept (elevations) shall be per the PUD preliminary development plan (PUD0406), as approved on December 20, 2004, and as amended. The fencing for the “courtyards” in the proposed detached garage units is shown.
- o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD’s proposed utility needs and concepts.

Work with the DPW.

- p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities.

A Storm Water Drain Permit shall be submitted from the Ottawa County Drain Commissioner prior to submitting any building permit applications.

- q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).

PROVIDED.

- r. Location, type and size of areas to be dedicated for common open space.

PROVIDED.

- s. Trash receptacles and method of screening.

No further trash receptacles are planned at this time.

- t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission’s standards.

PROVIDED.

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

As per the Township general ordinance, sidewalks shall be constructed adjacent to all paved streets. Sidewalks are not shown adjacent to the “PRIVATE ALLEYS” or “PRIVATE ROADS A, B, and C.” General note # 7 states that “Sidewalks to be constructed per applicable Township Ordinances. Since sidewalks are required in these locations, a waiver will need to be obtained from the Township Board to construct the plan as shown without sidewalks. The applicant has provided sidewalks around the Townhomes and Terrace homes as an alternative. Note that a condition of approval will be added that sidewalks are required to be provided adjacent to all private alleys and private roads A, B and C, unless waived by the Township Board.

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

PROVIDED. All lighting shall be shielded from all adjacent properties. Proposed lighting will be provided by Consumers Energy. Street lights will be standard Consumers Energy pole-mounted “lantern” style lights. Six street lights on the private roads are all the responsibility of the property owners and not the Township.

- w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.).

The PUD Narrative states that the architecture throughout the community will substantially conform with the originally approved PUD and an architectural style book has been provided by the applicant.

- x. Proposed setbacks, lot widths, lot areas and building/structure heights.

PROVIDED. Building envelopes are provided, the exact setbacks and building/structure heights will be reviewed when building permit applications are submitted.

- y. Proposed uses to be included in the PUD project.

PROVIDED.

- z. Floodplain areas. (Revised 6-27-2005)

PROVIDED. The project area is not located in the 100-year floodplain, based on the National Flood Insurance Program Rate Maps.

2. **Narrative Statement:** A narrative statement describing the following: **PROVIDED.**

- a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.
- b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.
- c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.
- d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

- A. The proposed PUD complies with all qualifying conditions of Section 22.2. **Previously determined to be met and the revised plan appears to meet this condition.**
- B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development. **Previously determined to be met and the revised plan appears to meet this condition.**
- C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community. **Previously determined to be met and the revised plan appears to meet this condition.**

- D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning. **Previously determined to be met and the revised plan appears to meet this condition.**
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.) **Previously determined to be met and the revised plan appears to meet the requirements of Section 22.5(A).**

SUMMARY and MOTION for (PUD2502) the Preliminary Development Plan

The Planning Commission shall determine if the changes to the road network is still in conformance with the standards of approval for a PUD. The primary objectives of the Lowing Woods PUD remain as originally intended in regards to a well-planned residential community with natural features preservation, community gathering areas, open spaces, and a diverse arrangement of choices for home ownership, including townhomes, ranch condominiums, and single-family lots at varying sizes and pricing levels.

The following items must be addressed:

1. **The Planning Commission must determine if the proposed changes to the building styles and requested deviations as follows are acceptable and provide a higher quality of development.**
 - a. front yard setbacks (from the private street),
 - b. rear yard setbacks from the sidewalk in the park area,
 - c. side yard setbacks between each Terrace unit,
 - d. to have detached garages, and
 - e. to locate the garages in the front yard.
 - f. to locate a six foot fence in the front yard.
2. Although not shown on the plan, the plan does note that sidewalks will be provided as per Township ordinance. A condition of approval should be added to specifically note this to avoid any future confusion.
3. Another condition of approval should be added to prohibit building heights from exceeding 30 feet for the Terrace units and Townhomes.
4. It should be noted that the Township is not responsible for streetlights on the private roads and alleys.
5. **The PUD agreement must be recorded and provided.** A previous agreement was provided; however, the plan has changed.
6. Signs were previously approved and such approval remains in effect.
7. All other previous approvals remain in effect, **except for the following changes from the most recent approved revised preliminary plan from 2021 as noted below:**

<u>2021 Plan</u>	<u>2025 Revisions</u>
Acres of open space – 63.37 acres	70.35 acres
Lots with 60’ min width - 110 lots	110 (same)
Lots with 65’ min width - 269 lots	165 (-104)
Lots with 75’ min width - 137 lots	164 (+27)
Lots with 85’ min width - 39 lots	83 (+44)
108 townhouse units	84 (-28)

145 ranch condo units	133 (-12)
23 villa units	0 (-23)
0 terrace units	43 (+43)
829 total units	782 (-47)

With the possible total number of overall units to not exceed 852, as previously approved.

OPTION FOR MOTION-for the Preliminary Development Plan

If the Planning Commission determines that the proposal meets the requirements of the ordinance and the deviations are acceptable, the following motion is offered. If the Planning Commission determines that more revisions are necessary or more information should be provided, the item could be tabled.

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2025-09)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2025, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member _____ made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, which motion was seconded by Township Board Member _____:

AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE, AS AMENDED, AND MAP

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD2502) (Ordinance No. 2025-09) Nevada Creek Development, Ottawa Land Investments LLC, 1188 East Paris Ave., is approved to change from PUD to REVISED (PUD) Planned Unit Development zoning for the Lowing Woods PUD for single-family detached home sites, townhomes, ranch condominiums, villa units, terrace units, clubhouse, open spaces and other amenities on the following parcels of land: P.P.# 70-14-05-400-050, P.P. # 70-14-05-400-051, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 P.P. # 70-14-05-400-055, P.P. # 70-14-05-445-013, P.P. # 70-14-05-445-014, P.P. # 70-14-04-300-043, P.P. # 70-14-04-300-041 and P.P. # 70-14-05-400-022, located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

As shown on the following documents:

1. Application and narrative dated 9-8-2025.
2. Nederveld Site Plan Proj. No. 25201449 dated rev 10-23-25;
3. The Architectural Pattern Book provided by Eastbrook Homes.

On the basis that the following are met:

- a. **The proposed PUD complies with all qualifying conditions of Section 22.2.**
- b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
- c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
- d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
- e. **The proposed PUD meets all the site plan requirements of Chapter 22.**
- f. **The information as per Sec. 22.5 is provided.**
- g. **The plan meets the ordinance requirements of Sec. 22.10.**
- h. **The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, with deviations as follows:**

1. **Detached garages.** To allow for detached garages for the 43 “Terrace Units” and the 32 future “Townhouse Units” located in the future northwest corner of the PUD. The applicant states that the proposed layout would provide a further variety of housing styles and price points, and would provide private, rear courtyard space. This is unique to the rear loaded detached garages as it allows for a 6’ privacy fence to be installed between the garage and the townhome creating a private backyard that is not typically enjoyed by traditional front-loaded garage townhome or condo owners. The proposed revision reduces the number of units in the PUD from 829 to 782; the PUD allows for up to 852 units. However, 75 of the proposed 782 units would have detached garages.
2. **Setback revisions to detached single family condo units.**
 - a. Front yard setback to allow for 25’ to edge of pavement from the currently approved 26’.
 - b. Side yard setback to allow for 12’ of building separation from the currently approved 14’.
3. **Setback revisions to Townhome units.**
 - a. Front yard setback to allow for 22’ to edge of private street from the currently approved 26’.
 - b. Side yard setback to allow for 10’ of building separation from the currently approved 14’ for the garages.
4. **Setback revisions to Terrace units.**
 - a. Front yard setback to allow for 22’ to edge of private street from the currently approved 26’.

- b. Side yard setback to allow for 10' of building separation from the currently approved 14' for the garages and units.

5. Locate Accessory Buildings and six-foot high fence in the “Front yard.”

- a. For all Terrace and Townhome Units with detached garages, the garages are located in what the Zoning Administrator has determined to be the front yard. Note that the applicant’s plan has switched front and rear yard due to the orientation of the homes. For zoning purposes, the front yard is the side adjacent to the street.

And with the following conditions:

- a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of building permit applications.**
- b. **Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.**
- c. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
- d. **Approval from the Ottawa County Water Resources Commission is required.**
- e. **All other previous approvals not explicitly changed with this new approval remain in effect including the maintenance of open space by the developer and/or homeowner’s association to include the 59’ of open space that fronts along Bauer Road.**
- f. **Townhome Units/Buildings B7-B12 and B21-B26 are required to be sprinkled as required by the Township Fire Inspector and the 2015 International Fire Code (IFC).**
- g. **The Terrance Units and Townhouse Units building height cannot exceed 30’ to the eaves from the mean grade.**
- h. **A revised plan is submitted listing the front yard and rear setbacks as per the Zoning Ordinance definitions.**
- i. **Although sidewalks are not shown on the plan for these areas, sidewalks are required to be provided adjacent to all private alleys and private roads A, B and C, unless waived by the Township Board.**
- j. **Streetlights adjacent to the private roads and alleys are the responsibility of the property owners and not the Township.**

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:
Nays:
Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION OF ORDINANCE ADOPTION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

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I hereby certify that notice of this ordinance was published in the Grand Rapids Press on November 4, 2025 and on _____ . *(Fill in the 2 dates of publication)*

I further certify that the votes for adoption of the foregoing resolution were as follows:

Yeas:
Nays:
Absent:
Abstained:

Respectfully submitted,

By: _____
Jim Wierenga, Georgetown Charter Township Supervisor

Dated: _____

By: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Dated: _____