



October 24, 2025

Mr. Ryan Schab
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429-0769

RE: Revised Preliminary Development Plan for Lowing Woods Planned Unit Development
Updated to reflect October 8, 2025 pre-application meeting corrections

Dear Mr. Schab:

Enclosed please find the following items being submitted to support the request for a revised Preliminary Development Plan for the Lowing Woods Planned Unit Development. This PUD Amendment primarily revises the layout for the land in the northwest area of the site, along 36th Avenue. While previous iterations of Preliminary Development Plans similarly showed condominium/townhouse style development in the northwest corner, the revised Preliminary Development plan 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 better compatibility in unit types;
- Condominiums and townhomes in a secluded area with additional guest parking 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 passive green space.

In addition, please note that this revised Preliminary Development Plan seeks an additional deviation not yet included in the Lowing Woods PUD. The townhomes proposed as part of this plan are rear-loaded townhomes that include a detached garage. This feature would be a deviation from the current Georgetown Township Zoning Ordinance and is being sought to provide further variety in housing styles and price points and to provide private, rear courtyard space. This feature is unique to the rear loaded, detached garage as it allows a 6-foot privacy fence to be installed between the garage and the townhome creating a private back yard that is not typically enjoyed by traditional front-loaded garage townhome or condo owners.

An Architectural Pattern book has been provided that includes photography, elevations, and floor plans for the homes proposed to be included in the amendment area. The Americana and Designer series floorplans are included for the proposed traditional, detached single family lots (but can also be seen throughout the existing community). The Hometown series floorplans have also been offered previously in the community, and now will be offered as condominiums around the perimeter of the revised townhome area. Most importantly, the book includes both our Terrace Homes and Rear Loaded Townhomes, as these would be new offerings in the Lowing Woods community. The photography showcases the private courtyard spaces created with this floorplan. Finally, a few sample photographs of open space areas from past projects have been included since the open space areas in this new townhome area (green space between townhome rows and the additional pool) have been designed after these.

Included within each package are the following items:

1. PUD Application
2. Legal Description (of remaining developable area for PUD amendment)
3. Narrative
4. Fire Inspector Memo Responses
5. Deviation Table
6. Architectural Pattern Book
7. Preliminary Development Plan Set (Scaled, 24x36) (*including 2024 approved PUD Plan*)
8. \$2,000 Preliminary PUD Fee

These items are being submitted for the November 19, 2025 regular Planning Commission meeting. If you have any questions or require further information, please do not hesitate to contact me at (616) 988-1339 or mmcgraw@eastbrookhomes.com.

Sincerely,



Michael McGraw
President