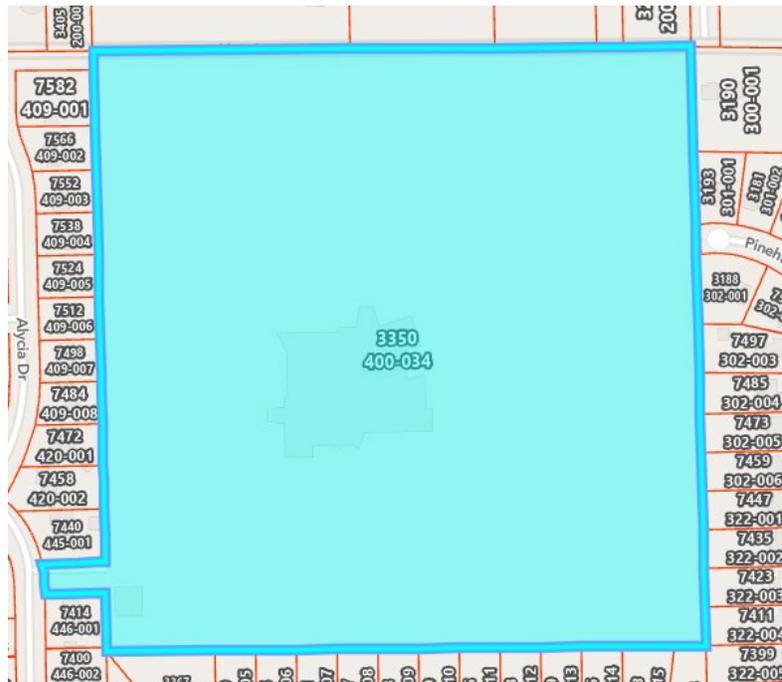


REQUEST

(ST2511) Chapel Pointe Church, 3350 Baldwin St., is requesting revised site plan approval to add 206 parking spaces (each 9 by 20 feet) to the east and southwest area of the site, use permitted as a Special Land Use (SUP1802) under Sec. 7.3 (B) and 8.3 (A), on a parcel of land described as P.P. # 70-14-17-400-034 located at 3350 Baldwin St., in a Rural Residential (RR) district, Georgetown Township, Ottawa County, MI.

Street View



Aerial View



HISTORY

In 2003 Zoning Compliance approval was granted for the construction of a softball diamond with a fence.

On January 18, 2006 the Planning Commission approved a special use permit (SUP0601) and site plan for the construction of a 28,505 square foot church, with an 8,765 finished basement, and parking lot.

In 2012, Zoning Compliance approval was granted for a parking lot expansion for an additional 56 spots.

On February 21, 2018 the Planning Commission approved a special use permit (SUP1802) for a church for a church addition and an additional parcel.

On July 15, 2020, a site plan (ST2009) was approved for a 2,520 SF building.

On July 16, 2021, a site plan (ST2109) was approved for a 2,520 SF building.

On August 9, 2022, a revised site plan (ST2203) was administratively approved for additional parking.

On August 23, 2024, a revised Site Plan (ST2302) was administratively approved for a large addition and additional parking.

SUMMARY

- a. Setbacks are shown as follows:
 - a. Front: Required 100' from the centerline of Baldwin. **Provided: Not shown but new additional parking does not encroach closer to front than existing parking and clearly meets the ordinance, over 350'.**
 - b. Side: Required 20' **Provided: No building additions proposed, 20' greenbelt required in between parking and residential uses to east, existing trees meet this requirement. Parking addition is located 370' from east property line. No additions on west side proposed.**
 - c. Rear: Required 50' with 20' greenbelt. **Provided: Not shown but existing 40' of trees along southern property line meet greenbelt and setback requirements. New parking is north of existing drive to Staci Dr (PVT) which is over 180' from the southern property line.**
- b. No new signs are proposed. Any new signs or changes to any existing signs will require a sign permit.
- c. The ordinance requires the following parking, all of which is currently met with the existing parking lot:
 - Churches require 1 space per 3 seats based on maximum seating capacity in the main place of assembly therein.
 - There are 1369 seats.
 - $1369 / 3 = 456.33$. A total of 457 spaces are required.
 - There are 483 existing parking spaces, plus 206 new spaces, for a total of 686 spaces.
 - 686 spaces is 229 more than required (50% more), which is allowed. See Sec. 26.9(L) below.

Sec. 26.9 MISCELLANEOUS OFF-STREET PARKING PROVISIONS.

- (L) Parking lots may contain up to twenty (20) percent more spaces than the required minimum. Any additional spaces above twenty (20) percent shall be allowed only upon the finding by the approving authority as designated in Chapter 19 that additional spaces are needed. In such cases,

the approving authority may stipulate a maximum number of parking spaces that shall be provided in addition to the required number as calculated from Chapter 26.

Chapel Pointe has multiple services on Sundays at 8:00 am, 9:30 am, and 11:00 am. In between services, there is a need for more parking as vehicles for the next service arrive prior to the one before them completes.

- d. The dumpster shall be screened.
- e. A Storm Water Drain Permit from the Ottawa County Water Resources Commissioner's office is required.
- f. Fire Inspector must review plan for compliance with Fire Code.

SITE PLAN APPROVAL

(ST2511) Chapel Pointe Church, 3350 Baldwin St., site plan revision approval granted pursuant to Nederveld plan Proj No 25200599 dated 8-7-25 to add 206 parking spaces (each 9 by 20 feet) to the east and southwest area of the site, use permitted as a Special Land Use (SUP1802) under Sec. 7.3 (B) and 8.3 (A), on a parcel of land described as P.P. # 70-14-17-400-034 located at 3350 Baldwin St., in a Rural Residential (RR) district, Georgetown Township, Ottawa County, MI., based on the findings that all applicable standards of the ordinance have been met, **with the following conditions:**

- 1. All previous approvals remain in effect, including the streetscape and greenbelt as shown on the previously approved site plan dated Jan. 16, 2018.**
- 2. The proposal meets the general and specific special use standards, though no special use permit is required because the previously approved one remains in effect.**
- 3. A Storm Water Drain Permit (written permission from the Ottawa County Water Resources Commissioner's office) approval shall be obtained prior to commencing work add to the existing parking lot.**
- 4. The dumpster shall remain screened from view of adjacent properties per the previous site plan approval ST2302.**
- 5. Georgetown Township Fire Inspector shall review the proposed parking layout to ensure compliance with Fire Code.**
- 6. The applicant shall supply the Township with 2 folded and signed copies of the approved site plan.**

I D number	ST2511	Date	9/10/2025
Name	Chapel Pointe Church		
Address	3350 Baldwin St.		
Use	Church	SUP1802	Uses are permitted per SUP

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	Waived	
Location of existing structures, drives, parking areas within 100 ft of boundary	Waived	
Location and dimensions of existing and proposed structures	Waived	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	Waived	
Signs, exterior lighting	Waived	
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	Waived	
Existing zoning, and zoning and use of abutting property	Waived	
Location of existing vegetation-parkway association	Waived	
Location, type, size of proposed landscaping, streetscape, greenbelt	Waived	
Location, height, type of existing and proposed fences and walls	Waived	
Size, location of proposed, existing utilities, connections to water/sewer	N/A	a. DPW
Location, size of surface water drainage facilities	Condition #3	Coordinate with OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	N/A	
Special Use Standards, general and specific	Condition #2	
Residential development extra requirements attached garages	N/A	
Fire Department Approval of Parking Layout	Condition #5	In Progress