

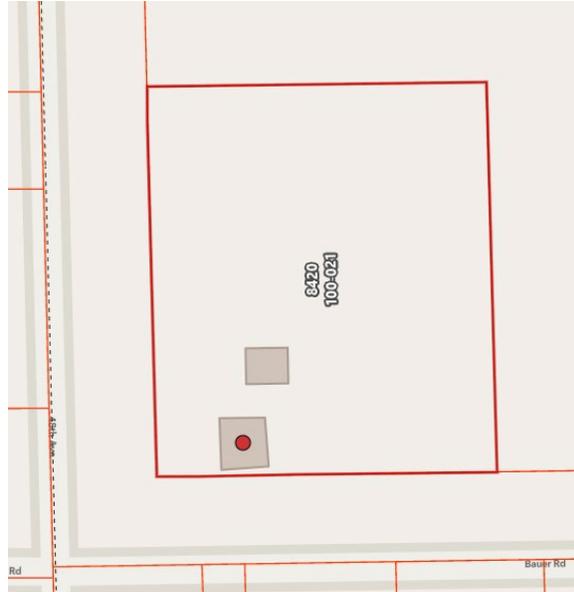
REQUEST

(ST2512) **Merle Boes**, 8420 48th Ave., is requesting site plan approval for a 5,784 square foot building and 4,500 square foot canopy to be used as a vehicle service station, convenience store (retail), and drive-through restaurant, uses permitted under Sec. 15.2 (C), Sec. 15.2 (A) and Sec. 14.2 (B), and Sec. 15.2 (H) respectively, on a parcel of land described as P.P. # 70-14-07-100-021, located at 8420 48th Ave., in an Community Service Commercial (CS) district, Georgetown Township, Ottawa County, MI.

Satellite Image



Street View



SUMMARY

a. Setbacks. Community Service Commercial (CS)

Front: 30', (L). **Provided:** From centerline of Bauer Rd. = 128.4'. From centerline of 48th Ave. = 116.9'. **MET**

- Chapter 24 (B) requires additional setbacks for both Bauer Rd. and 48th Ave.
 - Total setback required from the centerline of Bauer Rd.: 90'
 - Total setback required from the centerline of 48th Ave.: 100'
- L. For all uses in the residential districts, and in the OS, NS and CS commercial districts, except for necessary drives and walks the required front yard setback shall be landscaped and **shall not be used for parking** (other than for single and two family dwellings), loading, or accessory structures.

Sides: N/A, (M). **Provided:** N/A. **MET**

- (M) Where a side and/or rear yard abuts a Residential District, there shall be a minimum yard of not less than twenty five (25) feet, exclusive of

parking and drives. Such yard shall contain a greenbelt which meets the minimum standards of Sec. 3.11.

- **No residential district abuts the side yard, N/A. MET**

Rear: 40'. **Provided: 40'. MET**

- The size (in acres) of the subject property. Required .25 acres (11,050 SF) **Provided: 2.24 acres (97,500 SF) including ROW, 1.40 acres (60,950 SF) excluding ROW. MET**
- The location and dimensions of all existing and proposed structures on the subject property. **MET**
- The location of all existing and proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, signs, exterior lighting, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. **Provided: Parking areas, proposed drive and dimensions off 48th Ave., proposed drives surrounding the building, existing sidewalk shown (note that it will be repairs if needed provided), dimensions of typical parking space, and location of proposed sign and note that a sign permit will be obtained. Note added for lights not to exceed 20' and photometric plan provided, loading area shown in compliant location. MET**
- Parking calculations
 - Drive through restaurants require 1 space per 75 SF of GFA. 1,584 SF of GFA. **Provided: 1,584 SF of GFA = 1,584 / 75 = 21.12 = 22 spaces required, 22 spaces provided. MET**
 - Vehicle service stations require 3 spaces per each stall plus 1 per each service vehicle plus amount required for convenience store, vehicle wash, or other applicable accessory use. No indication that there will be service stalls or vehicles. Convenience store requires 1 space per 200 SF of usable floor area (UFA). **Provided: 2,800 SF of UFA = 2,800 / 200 = 14 spaces required, 14 spaced proposed. MET**
 - Total spaces required: 36. Total spaces provided on site: 40. This is 11.1% more than required. MET**
- The location of all existing vegetation and the location, type, and size of all proposed landscaping, and the location, height and type of existing and proposed fences and walls.
 - The streetscape shall contain one (1) tree for each twenty-five feet of frontage or fraction thereof, measured along each individual street right-of-way line (not totaling the frontage of multiple street lines for the calculation), including driveway openings. Up to one-third (1/3) of the required trees may be evergreens (unless the approving authority as designed in Chapter 19 finds that a larger percentage of evergreens will provide better screening or better enhance the aesthetics of the community). The remainder shall be deciduous canopy or ornamental trees.

- i. Site Frontage on 48th Ave.: $265' / 25 = 10.6 = 11$ trees required. **Provided: 11 total – 8 (2” caliper deciduous maple trees) and 3 (2” caliper evergreen spruce trees).** **MET**
 - ii. Site frontage on Bauer Rd.: $230' / 25 = 9.2 = 10$ trees required. **Provided: 10 total – 7 (2” caliper deciduous maple trees) and 3 (2” caliper evergreen spruce trees).** **MET**
- Dumpster screening is shown on plan. Condition will be that enclosure will screen dumpster from view of adjacent properties. No other fencing is shown. **MET**
- g. **Coordinate public water and sanitary sewer with the DPW. The following quote and correspondence has been provided to the Zoning Administrator from the DPW Director based on the proposed 1.5” water service:**
 - **Water Sewer Hookup Permit Quote: \$55,642.00**
 - i. **Sewer**
 - 1. **The 2” sewer force main must be installed with a tracer wire. The force main will need to discharge into the manhole west of the Lift Station. The force main will need to have an inside drop down to the flow channel using stainless steel hardware.**
 - 2. **When sewer main is installed on 48th, Merle Boes will need to connect to the lateral provided from the sewer main at their expense.**
- h. **A Storm Water Drain Permit (written permission from the Ottawa County Water Resources Commissioner’s office) shall be submitted to the Township prior to the submission of a building permit application.**
- i. **Ottawa County Road Commission approval shall be obtained of the access plan prior to submission of a building permit application.**
- j. **Ottawa County Road Commission approval shall be obtained for the location of the fuel storage tanks and site plan due to the 2027 planned roundabout at Bauer Rd. and 48th Ave. intersection prior to the submission of a building permit application.**
- k. **Prior to any tenant occupying space on the site, Use Zoning Compliance approval is required to be obtained. Uses and parking will be evaluated at the time.**

Criteria used for the site plan review:

I D number	ST2512	Date	11/21/25
Name	Merle Boes		
Address	8420 48 th Ave.		
Use	Vehicle Service Station, Convenience Store, Drive-Through Restuarant	SUP not required	Uses are permitted in CS

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	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer		a. DPW
Location, size of surface water drainage facilities		b. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	N/A	
Special Use Standards, general and specific	N/A	
Residential development extra requirements attached garages	N/A	
Fire Department Approval of Parking Layout	X	

SITE PLAN APPROVAL

(ST2512) Merle Boes, 8420 48th Ave., site plan approval granted pursuant to Feenstra & Associates plan dated 11/4/2025 for a 5,784 square foot building and 4,500 square foot canopy to be used as a vehicle service station, convenience store (retail), and drive-through restaurant, uses permitted under Sec. 15.2 (C), Sec. 15.2 (A) and Sec. 14.2 (B), and Sec. 15.2 (H) respectively, on a parcel of land described as P.P. # 70-14-07-100-021, located at 8420 48th Ave., in an Community Service Commercial (CS) district, Georgetown Township, Ottawa County, MI. and with the following conditions:

- 1) All signs or sign additions require sign permits and shall meet ordinance standards.**
- 2) Coordinate public water and sanitary sewer with the DPW. The following quote and correspondence have been provided to the Zoning Administrator from the DPW Director based on the proposed 1.5” water service:**
 - Water Sewer Hookup Permit Quote: \$55,642.00**
 - i. Sewer**
 - 1. The 2” sewer force main must be installed with a tracer wire. The force main will need to discharge into the manhole west of the Lift Station. The force main will need to have an inside drop down to the flow channel using stainless steel hardware.**
 - 2. When sewer main is installed on 48th, Merle Boes will need to connect to the lateral provided from the sewer main at their expense.**
- 3) Prior to any tenant occupying space on the site, Use Zoning Compliance approval is required to be obtained. Uses and parking will be evaluated at the time and fire inspection will be required.**
- 4) Screening around the dumpster shall shield view from adjacent properties.**
- 5) A Storm Water Drain Permit (written permission from the Ottawa County Water Resources Commissioner’s office) shall be submitted to the Township prior to the submission of a building permit application.**
- 6) Sidewalk must be repaired/replaced up to Ottawa County Road Commission Specs and Township Ordinance standards.**
- 7) Approval from the Ottawa County Road Commission shall be obtained for the access plan prior to submission of a building permit application.**
- 8) Approval from the Ottawa County Road Commission shall be obtained for the location of the fuel storage tanks and site plan due to the 2027 planned roundabout at Bauer Rd. and 48th Ave. intersection prior to the submission of a building permit application.**

9) If the roundabout installation forces the change/removal of the sidewalk, it shall be replaced by the property owner up to Ottawa County Road Commission Specs and Township Ordinance standards.

10) When the sewer main is installed on 48th Ave., the property owner will need to connect to the lateral provided from the sewer main at their expense and disconnect from 2” force main.