

REQUEST

(ST2514) The Borough Cafe, 10327 42nd Ave., is requesting revised site plan approval for a 700 SF building addition (enclosing existing patio area) to be used for a restaurant, use permitted under Sec. 14.2 (F) on a parcel of land described as P.P. # 70-10-31-200-047, located at 10327 42nd Ave., in a Neighborhood Service Commercial (NS) district, Georgetown Township, Ottawa County, MI.

Aerial View



Street View



SUMMARY

a. Setbacks. Neighborhood Service Commercial (NS)

Front: 30' (L), additional setback of 50' from the centerline 42nd Ave. for total of 80'.
Provided: 95' from C/L of 42nd Ave., 30' on Campus View Dr. (PVT) side.

MET

- Footnote(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.** (revised 7-23-07)

Sides: (M), **Provided: Property is adjacent to HDR to the south (same parcel).** MET

- Footnote (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.
 - Since the parcels were recently combined and the HDR district is located on the same parcel as the NS district where The Borough Cafe is located, footnote M **does not apply**. However, the greenbelt is still provided since during the initial development there was a property line separating them and footnote M was required to be met. From the initial approval: “the length of the greenbelt should run the length of the southern boundary minus the front yard setback and the necessary drive. This is roughly 152.92 feet. The required trees are $152.92/20 = 7.64$ trees. 8 trees are required and 9 are provided.” N/A, MET

Rear: 50' (M). **Provided: 50'** MET

- Footnote (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.
 - The property is adjacent to HDR to the west. A greenbelt per Sec. 3.11 is required. Rear lot line (NS zoning) is 125.91 feet = $125.91/20 = 6.2$; **7 trees are required and 10 are provided.**

b. The size (in acres) of the subject property. Required .25 acres (11,050 SF) **Provided: 30.83 acres (1,342,954 SF)** MET

- c. The location and dimensions of all existing and proposed structures on the subject property. **MET**
- d. 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: Existing drive, dimensions of typical parking space, existing sidewalks, parking areas, total number of spaces, exterior lights. Condition will be that all signs require permits. MET**
- e. Parking calculations. **Provided: Site Plan shows 14 parking spaces provided, calculation provided. MET**
- Parking Calculation: 1 space per 70 SF of usable floor area. $920 \text{ SF} / 70 \text{ SF} = 13.14 =$ **14 spaces required, 14 spaces provided.**
- f. 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.
 - i. Street frontage on 42nd Ave: $135' \text{ (NS Zoning)} = 135/25 = 5.4$; **6 trees are required and 6 trees are provided.**
 - ii. Street frontage on Campus View Dr. (PVT). $204.74' = 204.74/25 = 8.18$; **9 trees are required and 9 are provided. MET**
 - Greenbelt: The property is adjacent to HDR to the west. A greenbelt per Sec. 3.11 is required. Rear lot line (NS zoning) is $125.91 \text{ feet} = 125.91/20 = 6.2$; **7 trees are required and 10 are provided. MET**
 - Condition will be that wall will screen dumpster from view of adjacent properties; this condition was met with PBZC25-0108. **MET**
- g. The site is not located in the 100-year floodplain.
- h. Stormwater Drain Permit from Ottawa County Water Resources is not required as this application is for building on an existing concrete patio.
- i. Ottawa County Road Commission approval is not required as the existing driveways are not changing.
- j. Fire Department approval is not required as the parking lot remains the same. Code compliance for new addition will be inspected during building permit process.
- k. Coordination with DPW is not required as no changes to the utilities are proposed.

SITE PLAN APPROVAL

(ST2514) The Borough Cafe, 10327 42nd Ave., site plan revision approval granted pursuant to Exxel Engineering plan File No. 231149E dated 10/10/25 for a 700 SF building addition (enclosing existing patio area) to be used for a restaurant, use permitted under Sec. 14.2 (F) on a parcel of land described as P.P. # 70-10-31-200-047, located at 10327 42nd Ave., in a Neighborhood Service Commercial (NS) district, Georgetown Township, Ottawa County, MI. **and with the following conditions:**

- 1) All new signs require sign permits and shall meet ordinance standards.**
- 2) All illumination for or on all such parking lots shall be deflected away from adjacent residential areas and shall be installed in such a manner as to allow the reduction of the amount of light on other than normal parking hours each day. The source of illumination in all parking lots abutting a residential area shall not be more than twenty-five (25) feet above the parking lot surface.**
- 3) Screening around the dumpster shall remain per PBZC25-0108 approval and shall continue to shield view from adjacent properties.**
- 4) The Applicant shall supply the Township with 2 folded and signed copies of the approved site plan. (Applicant may come into the Township office to sign the existing copies they provided)**

Criteria used for the site plan review:

I D number	ST2514	Date	10/29/2025
Name	The Borough Cafe		
Address	10327 42nd Ave.		
Use	Restaurant (No Drive Through)	SUP not required	Uses are permitted.

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	waived	
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	Conditions #1 & #2
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	Condition #3
Size, location of proposed, existing utilities, connections to water/sewer	N/A	a. DPW
Location, size of surface water drainage facilities	N/A	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	N/A	
Residential development extra requirements attached garages	N/A	
Fire Department Approval of Parking Layout	N/A	