

**REQUEST**

**(ST2515) GRI Jenison LLC**, 1422 Rosewood St., is requesting a minor change to their site plan to add 34 parking spaces (each 9 by 20 feet) to the southwest area of the site, current uses permitted under Sec. 17.2 (S), on a parcel of land described as P.P. # 70-14-23-100-099 located at 1422 Rosewood St., in an Industrial (I) district, Georgetown Township, Ottawa County, MI.

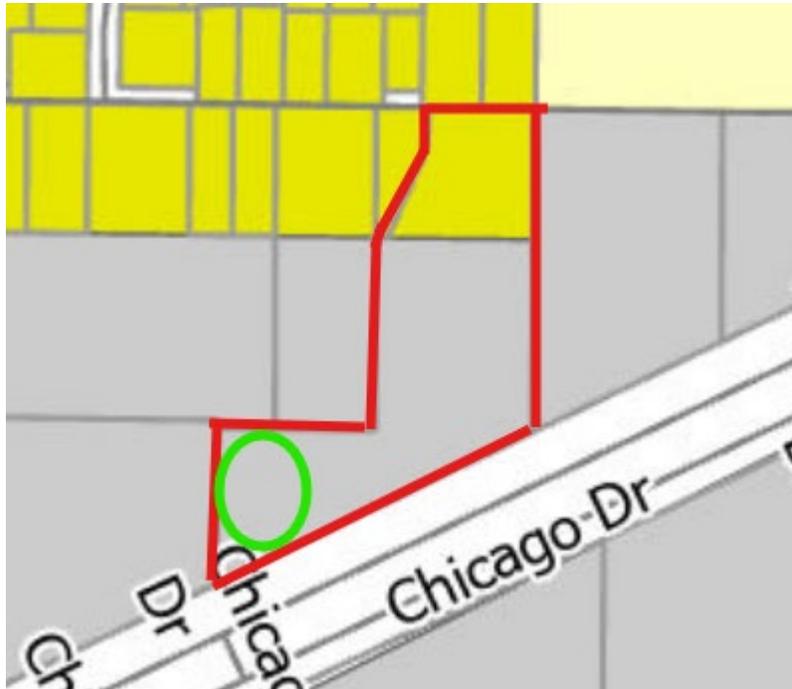
*Street View*



*Aerial View*



## ZONING MAP



\*Green circle indicates location of proposed parking expansion.

## SUMMARY

### a. Setbacks. Industrial (I)

Front: 45' (R). **Provided: N/A MET**

- Footnote (R): Except for necessary drives and walks, the front yard, for a depth of thirty (30) feet, shall be landscaped and shall not be used for parking. Loading, storage and accessory structures shall not be permitted in any front yard. Side or rear yards may be used for parking and loading. Outdoor storage may be permitted, if located in the rear yard or non-required side yard and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.
  - **The parking addition is not located closer to any front property line than the existing parking lot or building already is.**

Sides: 20 (M) feet, total of 40. **Provided: N/A 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. MET
  - **The parking addition is not abutting a residential district, therefore, a greenbelt is not required. Parking can be located in the required side yard, no building addition is proposed.**

Rear: 40 feet (X). **Provided: N/A MET**

- Footnote (X): When an Industrial parcel’s rear lot line abuts another Industrial parcel, the minimum required rear yard setback is reduced to (20) twenty feet.
    - **The parking addition is not abutting a residential district, therefore, a greenbelt is not required. Parking can be located in the required rear yard, no building addition is proposed.**
- a. No new signs are proposed. Any new signs or changes to any existing signs will require a sign permit.
- b. Parking Calculation:
- Existing parking: 28 spaces
  - Proposed additional parking: 34 spaces.
  - Total parking available on the site including new addition: 62 spaces
  - Parking currently used:
    - Sluggers Sports Academy (Private tennis club, swim club, golf club, or other similar uses): Requires 1 space per each two (2) member families or individuals, plus amount required for accessory uses.
      - 25 members at any one time = **13 spaces required.**
    - PowerStrength Training (Private tennis club, swim club, golf club, or other similar uses): Requires 1 space per each two (2) member families or individuals, plus amount required for accessory uses.
      - 10 athletes to 1 trainer at any one time = **5 spaces required.**
    - **18 of the 62 proposed spaces are currently being used.**
    - **Remaining tenant space available: 7,327 SF, could be office space, warehouse space etc. depending on use.**

**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.**

There are multiple tenant spaces still available on the site (7,327 SF) within the Industrial district, which offers a wide variety of uses. Both Sluggers Sports Academy and PowerStrength Training Systems could see overlap in their members’ parking (one group arriving prior to the other leaving). Due to these factors, the applicant is requesting to have over 20% more than the minimum parking required.

- **The request is approved due to the circumstances stated above. However, this is the maximum number of parking spaces allowed, and no future parking expansions shall be permitted, unless there is a need due to a change in proposed uses.**
- c. The dumpster shall remain screened.
- d. A Storm Water Drain Permit from the Ottawa County Water Resources Commission’s office is required.
- e. A Soil Erosion Permit from the Ottawa County Water Resources Commission’s office is required.
- f. The fire inspector has reviewed and approved the new parking addition layout.

## **SITE PLAN APPROVAL**

**(ST2515) GRI Jenison LLC, 1422 Rosewood St., site plan minor change approval granted pursuant to Exxel Engineering plan File No.: 211094E dated 10-31-25 to add 34 parking spaces (each 9 by 20 feet) to the southwest area of the site, current uses permitted under Sec. 17.2 (S), on a parcel of land described as P.P. # 70-14-23-100-099 located at 1422 Rosewood St., in an Industrial (I) 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 as shown on the previously approved site plan dated 8-6-24.**
- 2. A Storm Water Drain Permit (written permission from the Ottawa County Water Resources Commission's office) approval shall be obtained prior to commencing work add to the existing parking lot. *This has already been provided.***
- 3. A Soil Erosion Permit from the Ottawa County Water Resources Commission's office approval shall be obtained prior to commencing work to add to the existing parking lot. *This has already been provided.***
- 4. The dumpster shall remain screened from view of adjacent properties per the previous site plan approval ST2403.**
- 5. 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.**
- 6. This approved site plan grants 62 total parking spaces for the site. Further parking lot expansion shall not be permitted unless a certain proposed use requires additional parking on the site.**
- 7. The applicant shall supply the Township with 2 folded and signed copies of the approved site plan.**

Criteria used for the site plan review:

I D number	ST2515	Date	10/31/2025
Name	GRI Jenison LLC		
Address	1422 Rosewood St.		
Use	Private Training Facilities: Sec. 17.2 (S)	No SUP 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	Waived	
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	Condition #5
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	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	X	
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	X	
Residential development extra requirements attached garages	N/A	
Fire Department Approval of Parking Layout	X	