

REQUEST – REVISED May 8, 2019

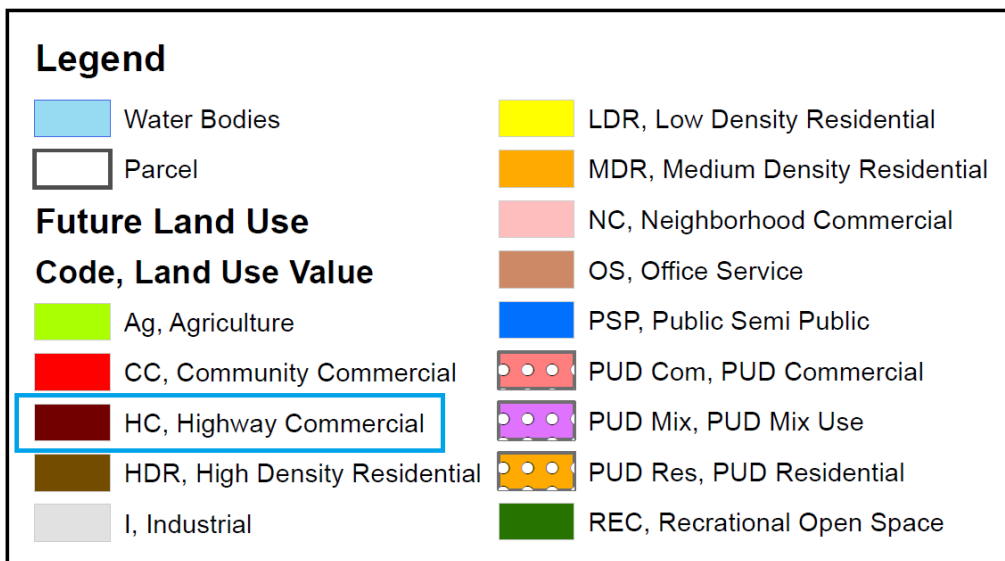
(SUP1902) Chicago Dr. Ventures LLC, 4720 52nd St., is requesting to have an open air business, under Sec. 16.3(E), on a parcel of land described as P.P. # 70-14-28-400-051, located at 2700 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI.

The proposal is to construct a 30,000 building for the use of an open air business for a landscaping company including the outdoor storage of equipment and trucks under Sec. 16.3(E), plus additional tenant spaces. The plan also shows a future 26,800 square foot building.



MASTER PLAN

The proposal is consistent with the Master Plan. The Future Land Use Map designates the area as Highway Service Commercial and the use of open air business is allowed in the HS district.



SUMMARY

a. Setbacks are as follows.

Front on Chicago Dr. – minimum of 30 feet to the property line with landscaping in the first 30 feet, as per footnote (k), including 40 trees for 985 feet of frontage. **As per footnote m, a greenbelt on the rear property line which is adjacent to a residential district, was provided.** A note states that a variance will be requested to waive the greenbelt requirement; however, until such time that a variance is granted (if it is granted), the greenbelt is required and is shown.

b. Sidewalks are shown and noted to be provided unless waived by the Township Board.

c. Sign details are provided (except for the type) and the note states that the sign will comply with Township ordinances. Sign permits are required.

d. The dimensions of the parking spaces for the trucks and drive aisle dimensions were not provided. Provide on a separate sheet. Calculations for the number of required parking spaces was provided and meets ordinance requirements.

e. The zoning to the east was correctly provided.

f. The streetscape meets ordinance requirements. The 25 foot greenbelt along the rear property line was provided with one evergreen for each 20 feet of width, or fraction thereof, and existing trees to count for 10 trees. A note states that a variance will be requested to waive the greenbelt requirement; however, until such time that a variance is granted (if it is granted), the greenbelt is required and is shown.

g. Provide dumpster details including dimensions and materials to be used for screening.

h. Coordinate water and sewer with the DPW.

i. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the issuance of a building permit.

j. The floodplain elevation is noted to be 613 and some elevations on the site are lower. If there is to be any activity within the floodplain, a DEQ permit is required..

k. See the following special use standards.

l. Note, as per the applicant, the elevations are mismarked. The west elevation is actually the east elevation and the east is actually the west. The north elevation is actually the south and the south is actually the north.

General Special Use Standards

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

Specific Special Use Standards

(Z) Open air businesses.

The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

- (1) Minimum lot area shall be one (1) acre. **Met.**
- (2) Minimum lot width shall be two hundred (200) feet. **Met.**
- (3) Except in the Agricultural Districts, the Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises.
- (4) All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.
- (5) The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.
- (6) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water. **Met.**
- (7) Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection. **Met.**
- (8) All lighting shall be shielded from adjacent residential areas. **Met.**
- (9) In the case of a plant materials nursery: **NA**
 - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.
 - b. All loading activities and parking areas shall be provided on the same premises (off-street).
 - c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
- (10) No display area shall be located within ten (10) feet of a road right-of-way line. **Met.**

OPTION FOR MOTIONS

If the Planning Commission determines that the standards of the ordinance have been met, the following motions are offered. If the Planning Commission determines that the standards have not been met or revisions are necessary, the request could be tabled.

Special Use Permit

- Motion:** To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1902) Chicago Dr. Ventures LLC, 4720 52nd St., to have an open air business, under Sec. 16.3(E), on a parcel of land described as P.P. # 70-14-28-400-051, located at 2700 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, based on the findings all applicable standards of the ordinance have been met (with the conditions as noted) including the general special use standards in Sec. 20.3 and the specific special use standards in Sec. 20.4(Z), with the following condition:
- 1) All signs require permits and shall meet ordinance standards.
 - 2) Sidewalks shall be provided unless waived by the Township Board.
 - 3) The greenbelt shall be provided as shown unless a variance is granted by the ZBA.
 - 4) A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.
 - 5) The dimensions of the parking spaces for the trucks and drive aisle dimensions were not provided. Provide on a separate sheet.
 - 6) The floodplain elevation is noted to be 613 and some elevations on the site are lower. If there is to be any activity within the floodplain, a DEQ permit is required.

Site plan

If the Planning Commission determines that the applicable standards of the ordinance have been met with the conditions as listed, the following motion is offered.

- Motion:** To adopt the staff report as finding of fact and to approve the site plan dated 5/7/19, as presented based on the findings that the applicable standards of the ordinance have been met, and with the following conditions:
- 1) All signs require permits and shall meet ordinance standards.
 - 2) Sidewalks shall be provided unless waived by the Township Board.
 - 3) The greenbelt shall be provided as shown unless a variance is granted by the ZBA.
 - 4) A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.
 - 5) The dimensions of the parking spaces for the trucks and drive aisle dimensions were not provided. Provide on a separate sheet.
 - 6) The floodplain elevation is noted to be 613 and some elevations on the site are lower. If there is to be any activity within the floodplain, a DEQ permit is required.

Criteria used for the site plan review:

I D number	SUP1902	Date	5/8/2019
Name	DJ's Landscaping		
Address	2700 Chicago Dr.		
Use	Open air business	SUP required	Yes-Sec. 16.3(E)

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	a. provided
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	b. meets
Signs, exterior lighting	X	c. provided
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	d. provided
Calculations of parking spaces, unloading areas	X	provided
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	e. provided
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	f. provided
Location, height, type of existing and proposed fences and walls	X	g. provided
Size, location of proposed, existing utilities, connections to water/sewer		h. coordinate
Location, size of surface water drainage facilities		i. required
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	j. floodplain
Special Use Standards, general and specific	X	k. standards
Residential development extra requirements-attached garages	NA	