

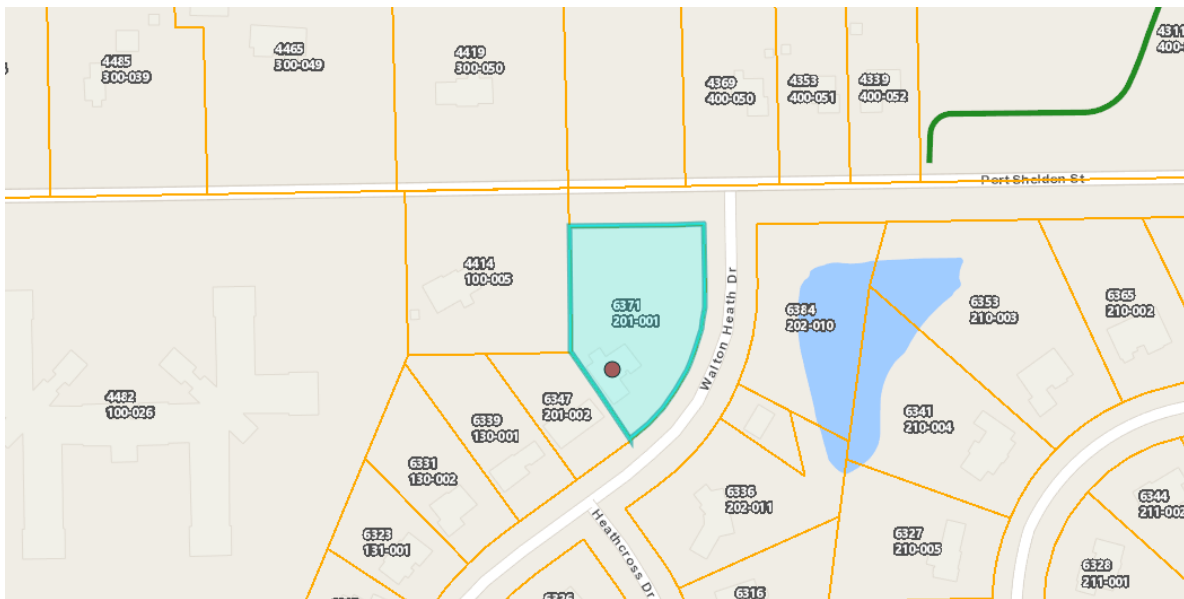
**REQUEST**

**(SUP1904) Richard Strengholt**, 6371 Walton Heath Dr., is requesting to have a bed and breakfast establishment, under Sec. 8.3(M) and Sec. 20.4(D), on a parcel of land described as P.P. # 70-14-30-201-001, located at 6371 Walton Heath Dr., in a (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI.

Sec. 2.28 defines a bed and breakfast as follows.

**Sec. 2.8 BED AND BREAKFAST ESTABLISHMENT.**

A use within a detached single dwelling in which transient guests are provided a sleeping room, breakfast and access to bathing and lavatory facilities in return for payment.



## SUMMARY

In the past, for the one application for a bed and breakfast the Township has had and for applications for a group daycare homes (which are similar to the bed and breakfast request because they are both uses conducted in single family residences), the Planning Commission has accepted surveys and drawings rather than requiring the applicants to present fully drawn engineered site plans. Since this request is similar to the previous bed and breakfast and similar to a group daycare facility, the applicant submitted a survey (rather than a complete formal site plan) and no formal review of the survey has been conducted. The survey was used merely to review compliance with the special use standards.

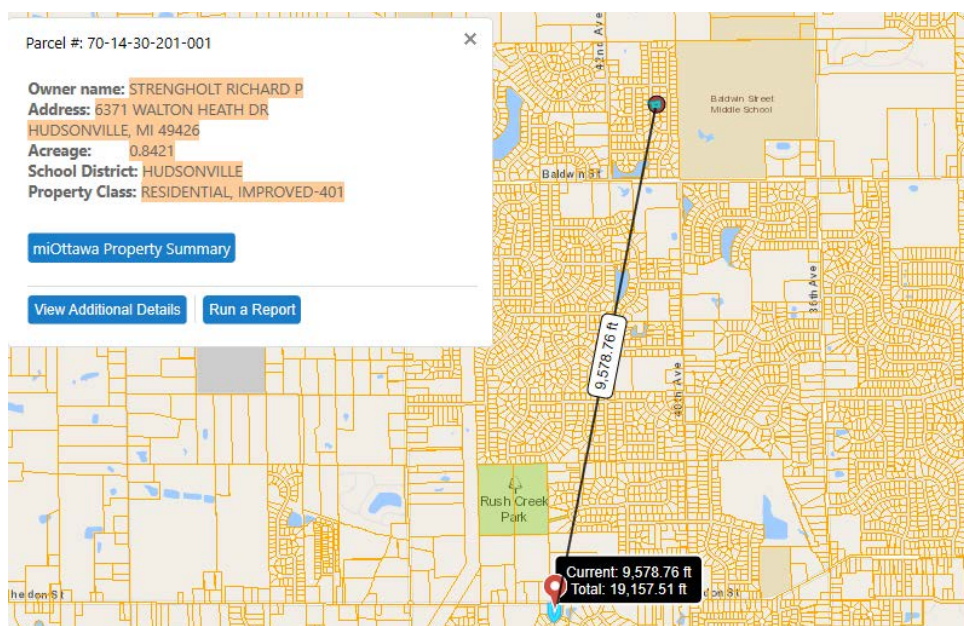
The Planning Commission is asked to accept the survey as the site plan, as presented, since this is basically a single family residence. The survey and submittal materials appear to demonstrate compliance with the special use standards and conditions of approval can be added. Sec. 19.4 allows the Planning Commission to waive any of the requirements listed for a site plan. If the Planning Commission determines that more details should be provided, the site plan could be tabled.

If the applicant does not abide by the conditions of approval, the special use permit could be revoked.

### **Specific Special Use Standards in Sec. 20.4**

#### **(D) Bed and breakfast establishments.**

- (1) The establishment shall be directly serviced by public water and sanitary sewer services. **MET.**
- (2) The establishment shall be located on property with direct access to a paved public road. **MET.**
- (3) No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within seven hundred fifty (750) feet, measured between the closest property lines. **MET.** **The Township has a record for only one other bed and breakfast special use permit located at 7818 Westside Dr. (approved in 2017). This site is located over 9,000 feet away.**



- (4) Such uses shall only be established in a detached single family dwelling. **MET.**
- (5) Parking shall be located to minimize negative impacts on adjacent properties. **MET as shown on the drawing.** **A condition of approval can be added to require off-street parking on the paved driveway.**
- (6) The lot on which the establishment is located shall meet the minimum lot size requirements of the zone district. **MET.**
- (7) The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed seven (7) guest rooms in any case. **MET.** **As per assessing records, there are three bedrooms in the house.**
- (8) Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited. **Can be a condition of approval.**
- (9) Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area. **Can be a condition of approval.**
- (10) The establishment shall contain the principal residence of the operator. **MET.** **The owner has stated that this is his principal residence.**
- (11) Accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth. **Can be a condition of approval.**
- (12) Breakfast may be served only to the operator's family, employees, and overnight guests. **Can be a condition of approval.**

The screenshot shows a software interface for property assessment. At the top, it displays 'Parcel #: 70-14-30-201-001' and 'Owner: STRENGTHOLT, RICHARD P'. Below this are tabs for '1. General', '2. Owner Info.', '3. Tax Info.', and '4. PRE: 100'. A red bar indicates 'Rec. Status: Active'. The main section is titled 'Informational Items' and contains a 'Room List' table with the following data:

# of rooms in Basement:	0
# of rooms on 1st Floor:	6
# of rooms on 2nd Floor:	0
# of Bedrooms:	3

The '3' in the '# of Bedrooms' row is highlighted with a red rectangular box. Below the table is a 'Notes:' field and a section for '1) Exterior' with sub-sections for '3) Roof', 'Front Ov', and 'Other Ov'.

### 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.**

**OPTION FOR MOTIONS** - *If the Planning Commission concurs 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 or more information is needed, the request could be tabled.*

**Special Use Permit**

- Motion:** To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1904) Richard Strengholt, 6371 Walton Heath Dr., to have a bed and breakfast establishment, under Sec. 8.3(M) and Sec. 20.4(D), on a parcel of land described as P.P. # 70-14-30-201-001, located at 6371 Walton Heath Dr., in a (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in Sec. 20.4(N), and with the following conditions:
1. The use of a bed and breakfast shall only be established in the detached single family dwelling.
  2. Parking for the use shall be located off-street and on the paved driveway or in the garage.
  3. Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.
  4. The property shall be maintained in a manner compatible with the surrounding neighborhood.
  5. Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area. A sign permit shall be obtained for any sign.
  6. The establishment shall contain the principal residence of the operator.
  7. Accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
  8. Breakfast (as part of this use) may be served only to the operator's family, employees, and overnight guests.

**Site plan**

- Motion:** To approve the GIS drawing and submittal materials, as presented, based on the findings that all applicable standards of the ordinance have been met, and with the items not shown on the plan as listed in Sec. 19.4 \_\_\_\_\_ (waived or not waived in which case the site plan could be tabled until further details are provided).