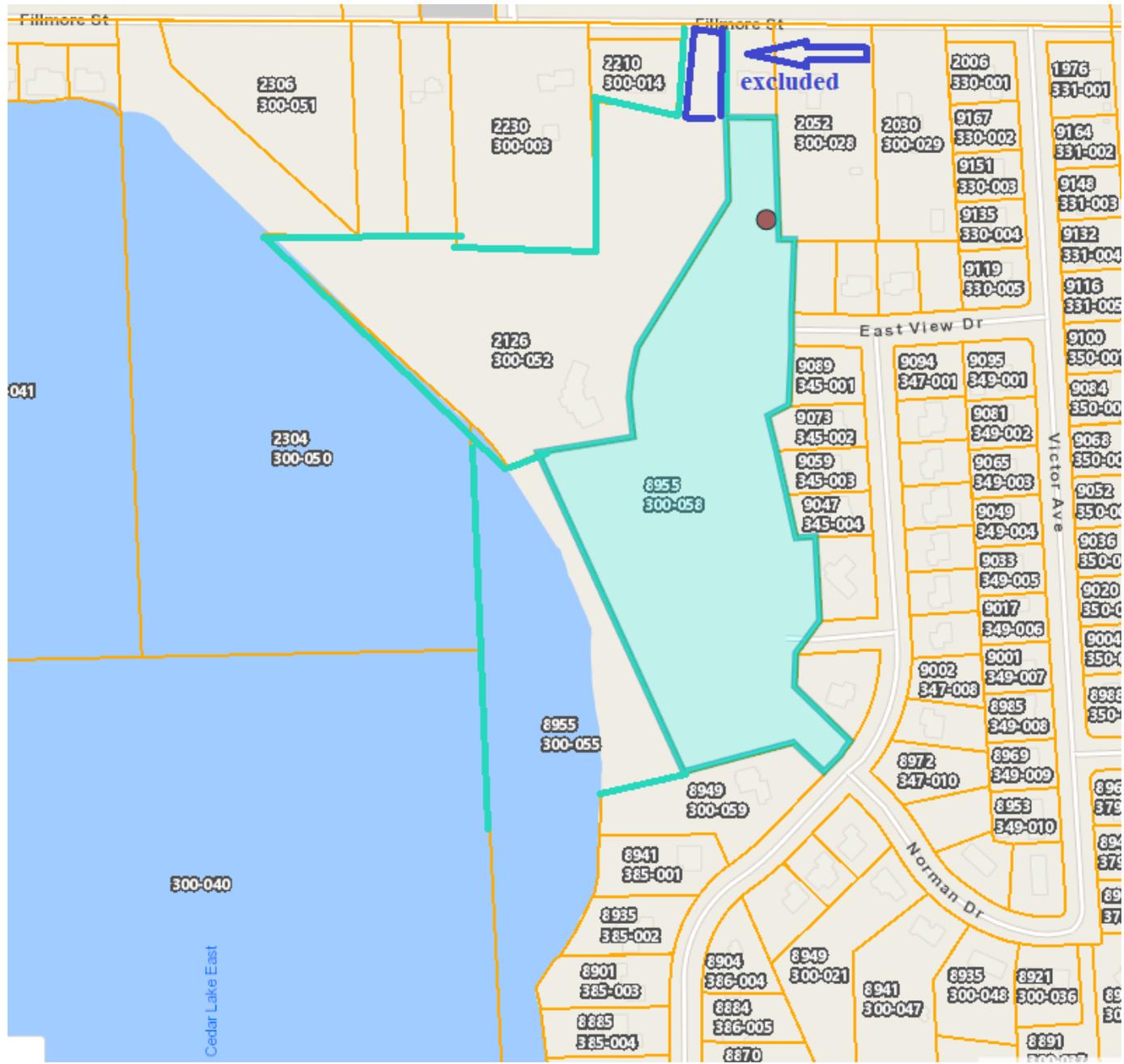


The layout of the **Preliminary Plat of Cedar Lake Estates No. 14**, P.P. # 70-14-03-300-058, part of P.P. # 70-14-03-300-052 and part of P.P. # 70-14-03-300-055, located at 8955 Cedar Lake Dr. and 2126 Fillmore, zoned LDR (Low Density Residential) and RR (Rural Residential), Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for preliminary plat approval of Cedar Lake No. 14 with 24 lots in the LDR district.





HISTORY

Cedar Lake Estates No. 11 was approved in 2006. Cedar Lake 12 was approved in 2014. Cedar Lake 13 was approved in 2018.

SUMMARY

- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. **The driveway for lot 262 encroaches upon lot 261. How will that situation be remedied?**

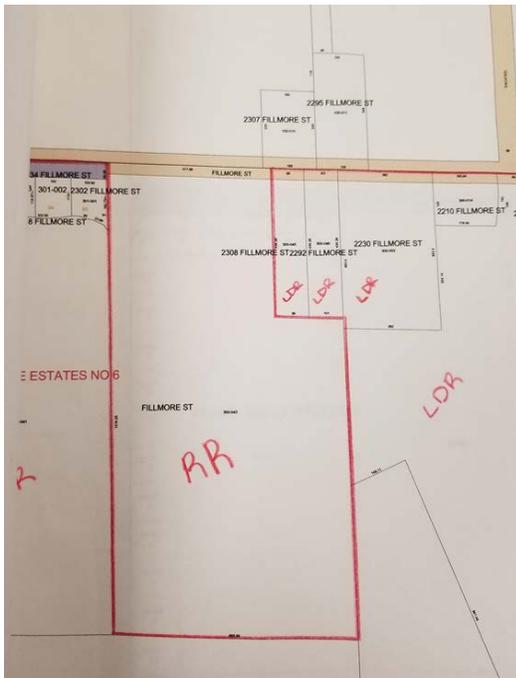
The plan shows an exception along Fillmore which is excluded from the plat. The exclusion has a width of 91 feet, which meets the ordinance requirement for a lot in the LDR district that is serviced by public water and sanitary sewer; however, the lot does NOT meet the minimum width of 95 feet which is required for a lot not serviced by public water and sanitary sewer. Therefore, **the lot created by the exception shall be connected to public water and sanitary sewer. Provide evidence, such as a letter signed by the developer, stating that the lot created by the exception shall be connected to public water and sanitary sewer prior to any development taking place on it.**

Some of the lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.

- b. A note on the plan indicates that the owner will be responsible to install sidewalks on individual lots.
- c. If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign at the time a sign permit application is submitted.
- d. The zoning of adjacent property is all LDR except to the west is RR. **Part of P.P. # 70-14-03-052 (consisting of the western portion lots 260, 261 and 262) is zoned RR. The portion of land within the plat that is zoned RR does not contain the width which is determined adjacent to the street, nor the houses. Setbacks for the houses are not affected. Square footages of the lots are: lot 260 = 87,100 SF; lot 261 = 59,515; and lot 262 = 79,560. All exceed the minimum of 15,000 SF for lots in the RR district services by public water and sanitary sewer. Although this does not affect the plat at this time, the developer may want to rezone that portion of the lots to LDR to be consistent with the rest of the plat and to avoid any problems in the future that could arise.**



Note that sometime between 2007 and 2013, a property line adjustment was made (without municipal approval) to include a portion of the RR parcel to be added to the LDR property to the east.



- e. Attached garages with a minimum of 400 square feet shall be provided.

OPTION FOR MOTION - *If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.*

Motion: To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of Cedar Lake No. 14, P.P. # 70-14-03-300-058, part of P.P. # 70-14-03-300-052 and part of P.P. # 70-14-03-300-055, located at 8955 Cedar Lake Dr. and 2126 Fillmore, zoned LDR (Low Density Residential) and RR (Rural Residential), Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 11/08/2019, and with the following conditions:

- a) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Some lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.
- b) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- c) If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign.
- d) Attached garages with a minimum of 400 square feet shall be provided.
- e) Sidewalks will be provided by the individual property owner at the time a house is constructed.
- f) The lot created by the exception shall be connected to public water and sanitary sewer. Provide evidence (i.e. signed letter stating that the lot created by the exception shall be connected to public water and sanitary sewer prior to any development taking place on it).

The following documents compliance with Township ordinances:

ID number		Date	12/6/2019
Name	Cedar Lake No. 14		
Address			
Use	Preliminary Plat	SUP required	NA

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. setbacks
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. developer
Signs, exterior lighting	X	c. sign
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		d. zoned RR
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	X	
Location, size of surface water drainage facilities	X	
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	required	e. required