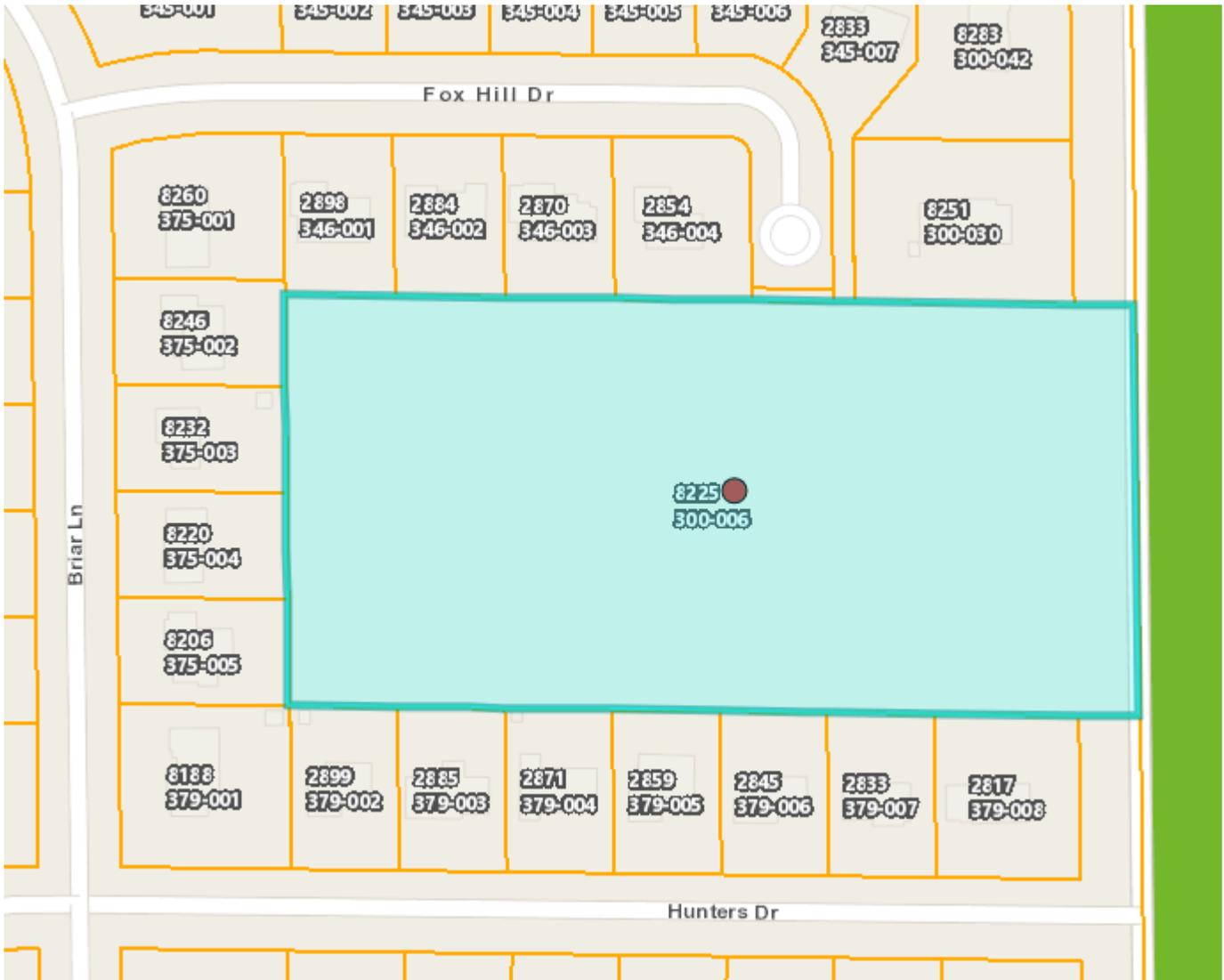


REQUEST

The layout of the Preliminary Plat of Two Oakes, P.P. # 70-14-09-300-006, located at 8225 28th Ave., zoned LMR Low/Medium Density Residential, Georgetown Township, Ottawa County, Michigan.

The request is for overall preliminary plat approval of Two Oakes plat with 15 lots proposed, in a LMR zoning district. The parcel is 5.25 acres.

For LMR, the minimum size lot is 7,700 square feet in area and 70 feet in width for interior lots and 95 feet of width for corner lots. Minimum required house size is 850 square feet. Note that all lots exceed the minimum area.





SUMMARY

- a. The lots and building envelopes appear to meet ordinance requirements (all will be reviewed for exactness at the time a building permit application is submitted). However, lots 1 and 2 have rear yards affected by a detention pond easement and other lots are affected by a drainage easement. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.**
- c. **As per the applicant, a drainage district will be created and the Ottawa County Water Resources Commission will maintain the detention area.**
- d. 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 finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Two Oakes, P.P. # 70-14-09-300-006, located at 8225 28th Ave., zoned LMR Low/Medium Density Residential, Georgetown Township, Ottawa County, Michigan., as shown on the drawing dated 12/10/2019, 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. Lots 1 and 2 have rear yards affected by a detention pond easement and other lots are affected by a drainage easement. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future** 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 at the time an application is submitted for a sign permit.
- 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.

The following documents compliance with Township ordinances:

ID number		Date	12/11/19
Name	Two Oaks		
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		a. revise
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		b. 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		c. provide
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	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities		d. provide
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	X	e. required