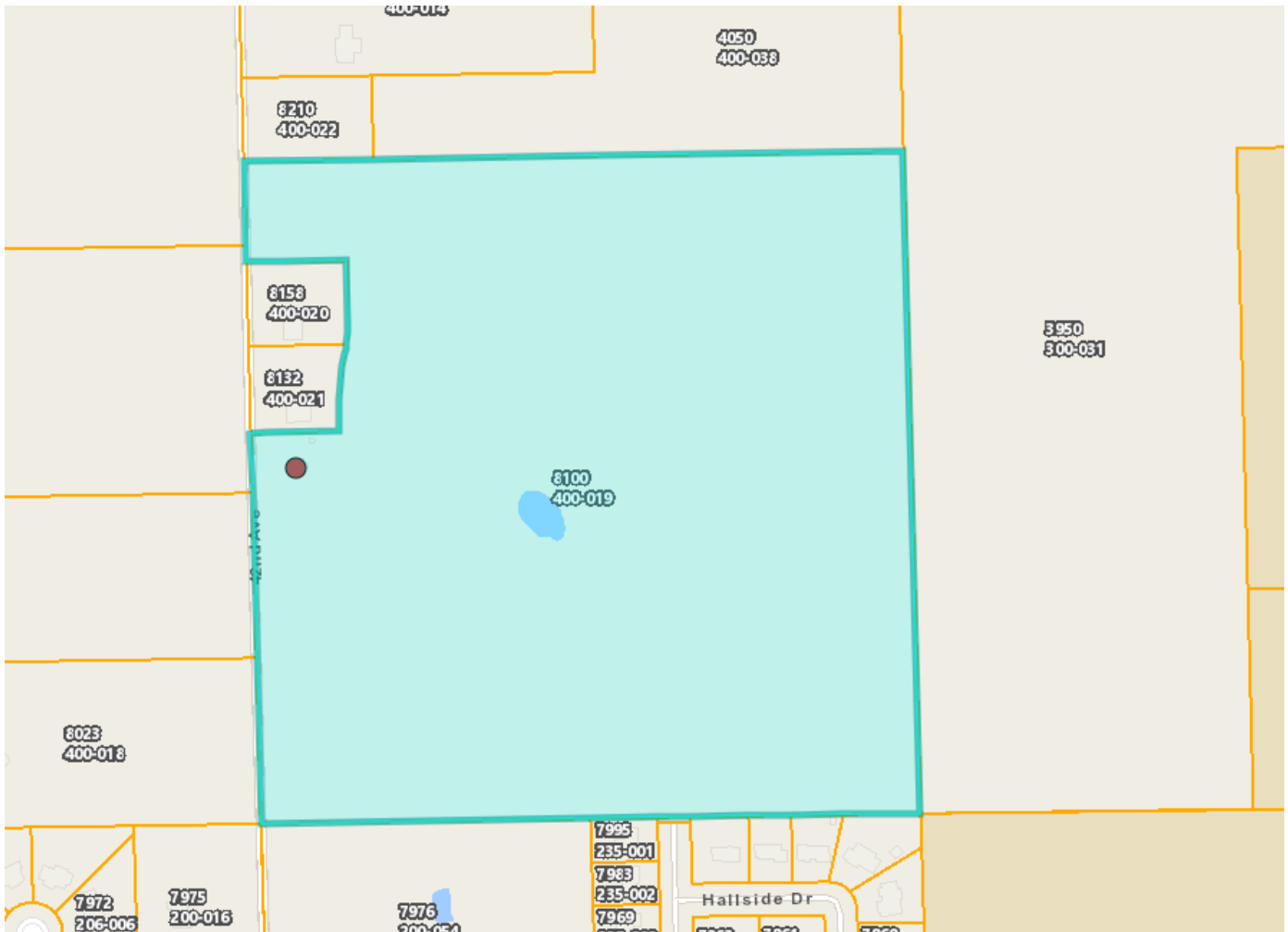
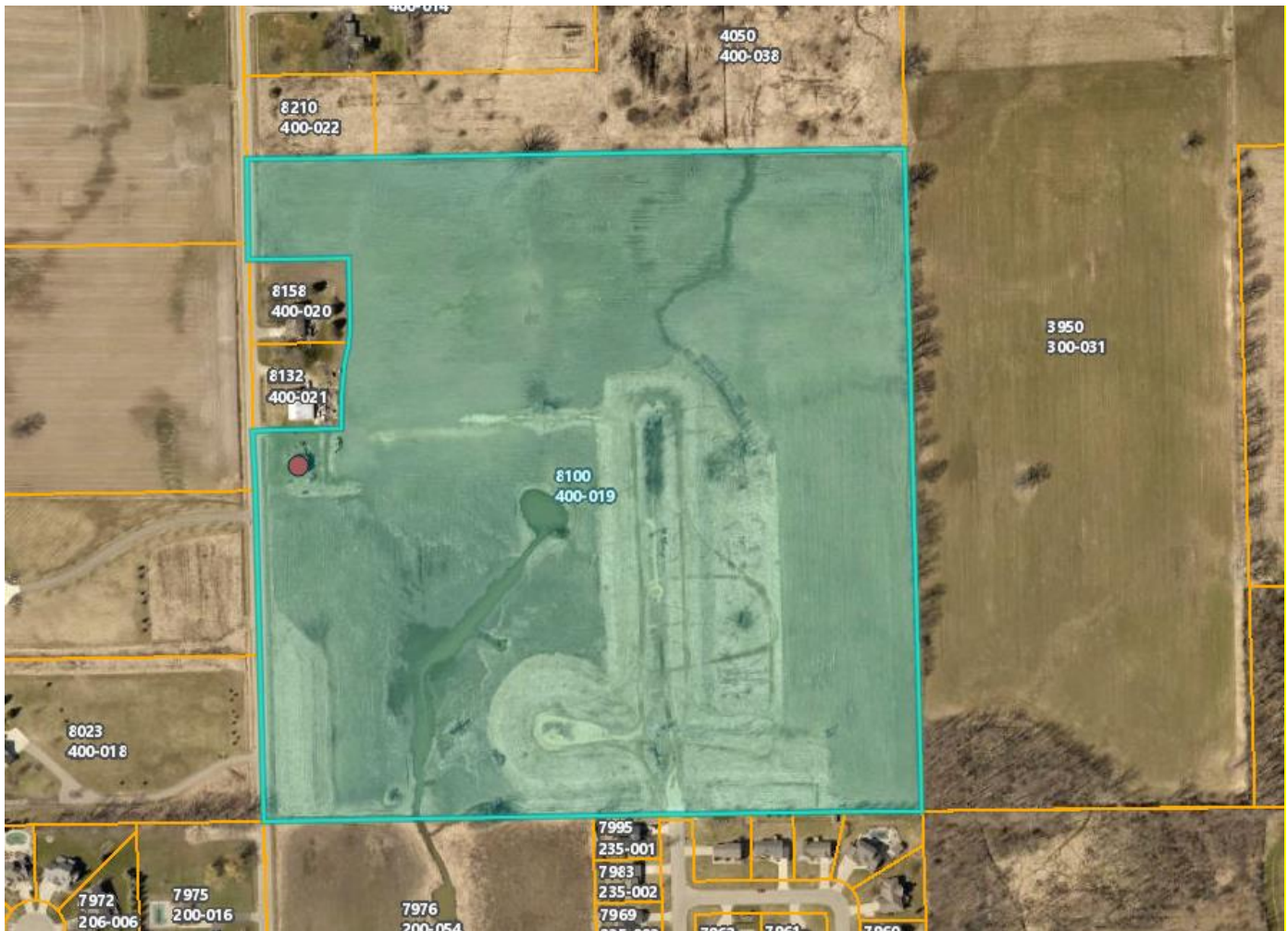


STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the **Preliminary Plat of Schepers Farm**, P.P. # 70-14-07-400-019, located at 8100 42nd Ave., zoned Low Density Residential (LDR) and Rural Residential (RR), Georgetown Township, Ottawa County, Michigan.

The request is for overall preliminary plat approval of Schepers Farm with 54 lots proposed, in a LDR zoning district with 2 outlots that are zoned RR. The parcel is 37.68 acres, of which 28.62 acres is proposed for platting with a 1.9-acre detention pond. The 54 lots meet ordinance requirements for LDR lots. The remaining 10 acres will create two 5-acre RR parcels which meet ordinance requirements for RR parcels that are served by public water and sewer.





SUMMARY

- a. The lots and building envelopes meet ordinance requirements (all will be reviewed for exactness at the time building permit applications are submitted). Some lots are affected by a drainage easement or detention pond. 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. The plan shows that there is an optional plat entry sign. **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. The proposed detention pond will be maintained by Schepers Farm Drainage District as required by Ottawa County Water Resources Commissioner.
- d. The project is not located in the 100-year floodplain, based on the National Flood Insurance Program Rate maps.
- e. Attached garages with a minimum of 400 square feet shall be provided.

- f. A note on the plan state that sidewalks will be constructed per applicable Township Ordinances.

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 the overall Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-019, located at 8100 42nd Ave., zoned Low Density Residential (LDR) and Rural Residential (RR), Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated revised 2/25/21, and with the following conditions:**
- a. Building envelopes meet ordinance requirements, but will be reviewed for exactness at the time building permit applications are submitted. Some lots are affected by a drainage easement or detention pond. 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 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.
 - 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 comply with Township ordinances:

ID number	70-14-07-400-019	Date	03/4/21
Name	Schepers Farm		
Address	8100 42 nd Ave.		
Use	Preliminary Plat	SUP required	N/A

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	
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	
Curbing, parking areas, dimensions of typical space, number of parking spaces	N/A	
Calculations of parking spaces, unloading areas	N/A	
Location, pavement width, ROW of all abutting roads, easements	X	
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	N/A	
Location, height, type of existing and proposed fences and walls	None	
Size, location of proposed, existing utilities, connections to water/sewer		a. DPW
Location, size of surface water drainage facilities		b. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		c. Required On Bldg. Permits