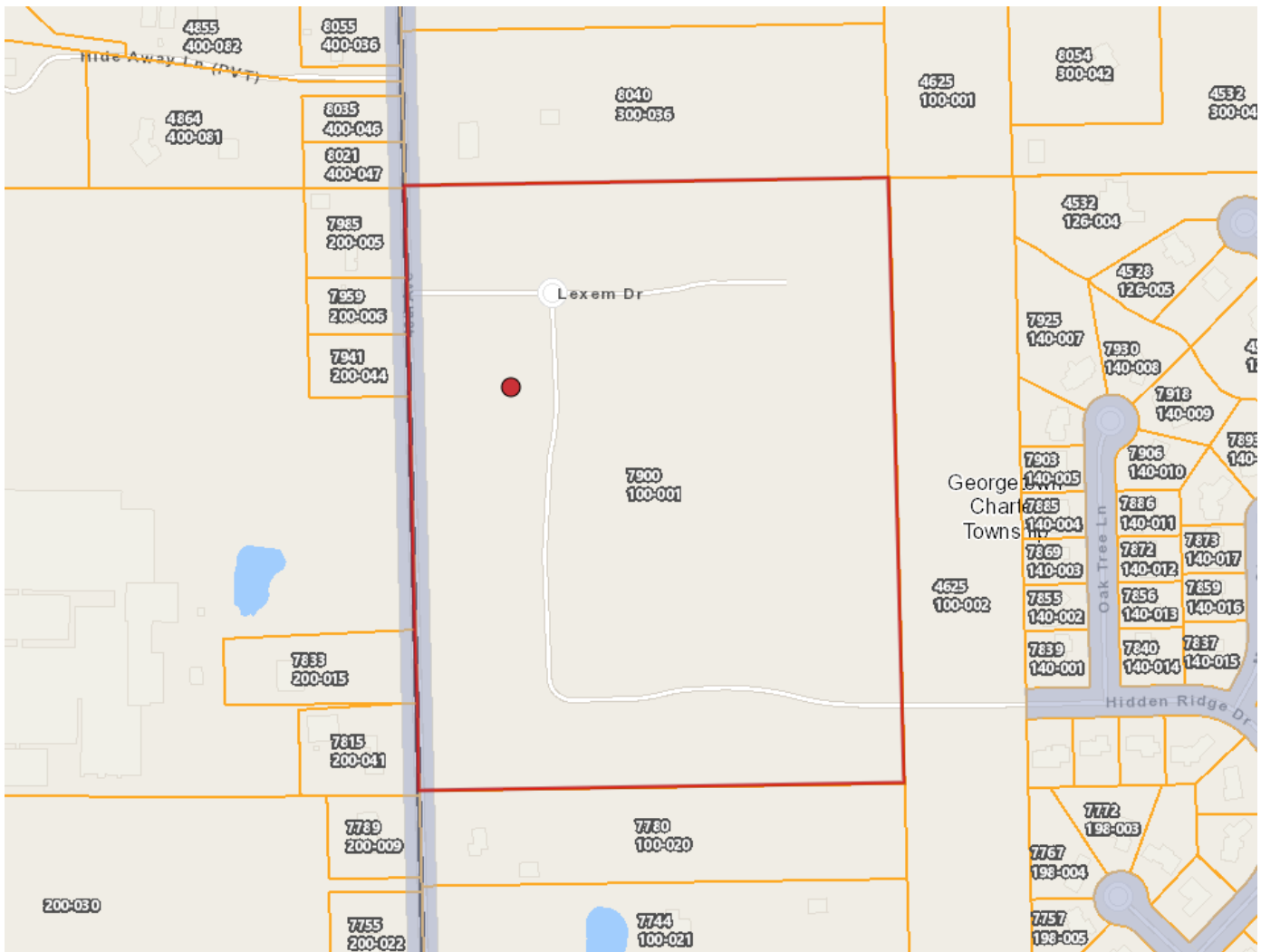


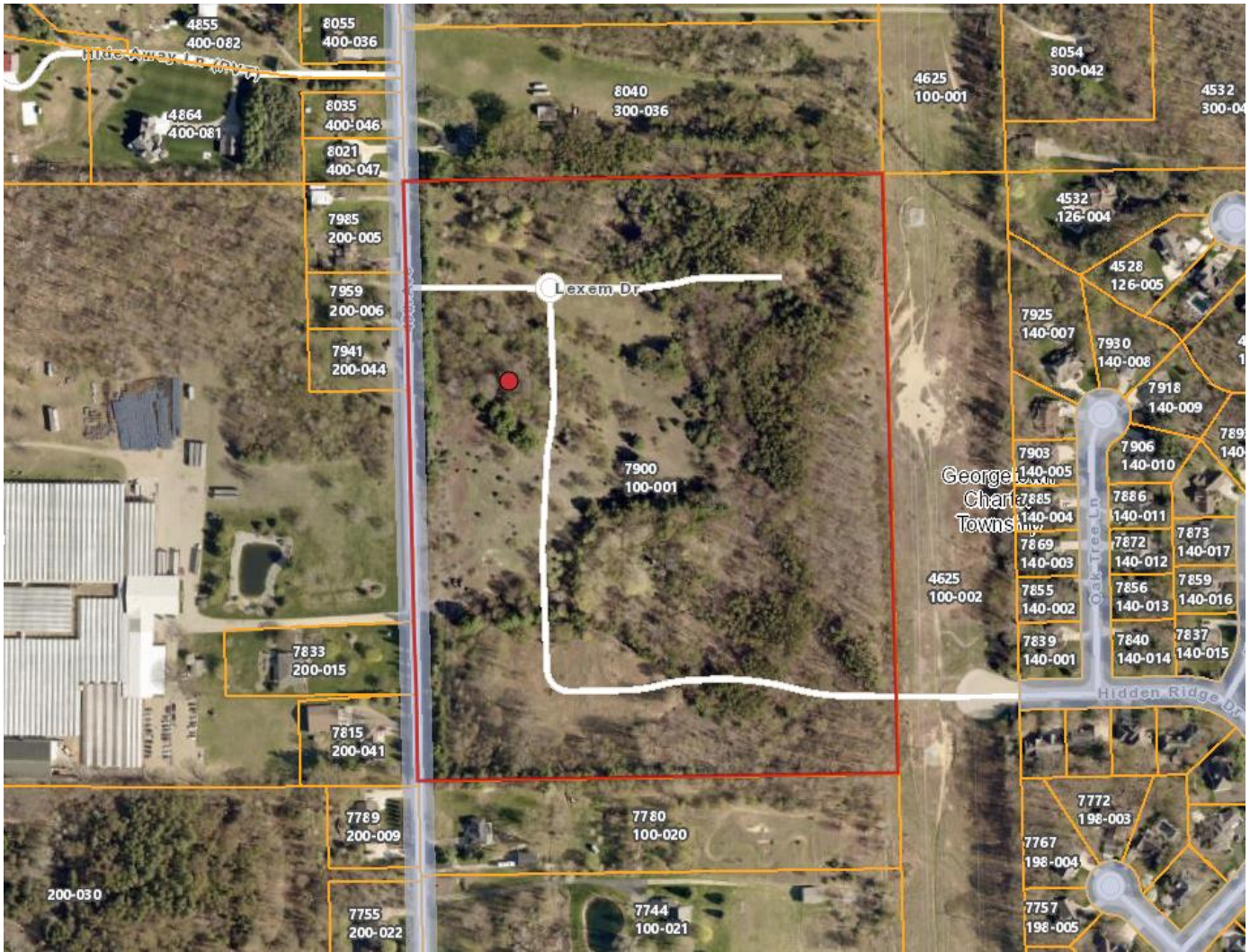
STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the Preliminary Plat of Hidden Lake West No. 2, part of P.P. # 70-14-18-100-001, located at 7900 48th Ave, zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Hidden Lake West No. 2 with 12 lots proposed in the LDR zoning district. The plat is 6.3 acres of the 31.9-acre parcel. Phase 1 was 39 lots.

For LDR, the minimum lot size is 11,475 square feet in area and 85 feet in width. Minimum required house size is 1,000 square feet with an attached garage of at least 400 square feet. Lots 40 and 41 are affected by wetlands.





SUMMARY

- a. The lots and building envelopes meet ordinance requirements (all will be reviewed for exactness at the time building permit applications are submitted).
 - a. Lots 47-51 have a 15’ drainage easement along their southern lot line.
 - b. Lots 40, 41, 42, 43, and 45 have a 20’ drainage easement along their northern lot line.
 - c. Lots 50 and 51 have a 20’ drainage easement along their common property line.
 - d. Lots 45-47 have a 30’ drainage easement along their eastern lot line adjacent to Consumers Energy’s property.

These are situations noted to be created by the developer and would be considered a self-created situation in case any variance requests are submitted in the future based on those circumstances.

- b. The plan does not show a plat entry sign for the overall development of Hidden Lake West. **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. A note on the plan state that all drainage easements and detention areas will be conveyed to the Ottawa County Water Resources Commission.

- d. The plat is influenced by the 100 year flood plain of Hidden Lake West.
- e. Attached garages with a minimum of 400 square feet shall be provided.
- f. A note on the plan state that sidewalks shall be installed per Township ordinance at such time as individual house construction is completed.

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 Hidden Lake West No. 2, part of P.P. # 70-14-18-100-001, located at 7900 48th Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the site plan dated 3/8/2022, 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. Lots affected by a drainage easement are situations noted to be created by the developer and would be considered **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	Part of P.P. # 70-14-18-100-001	Date	3/11/2022
Name	Hidden Lake West No. 2		
Address	7900 48 th Avenue		
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	Note
Signs, exterior lighting	X	Street Light Petition
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	N/A	
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		DPW
Location, size of surface water drainage facilities		OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	Floodplain
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		Required On Building Permits