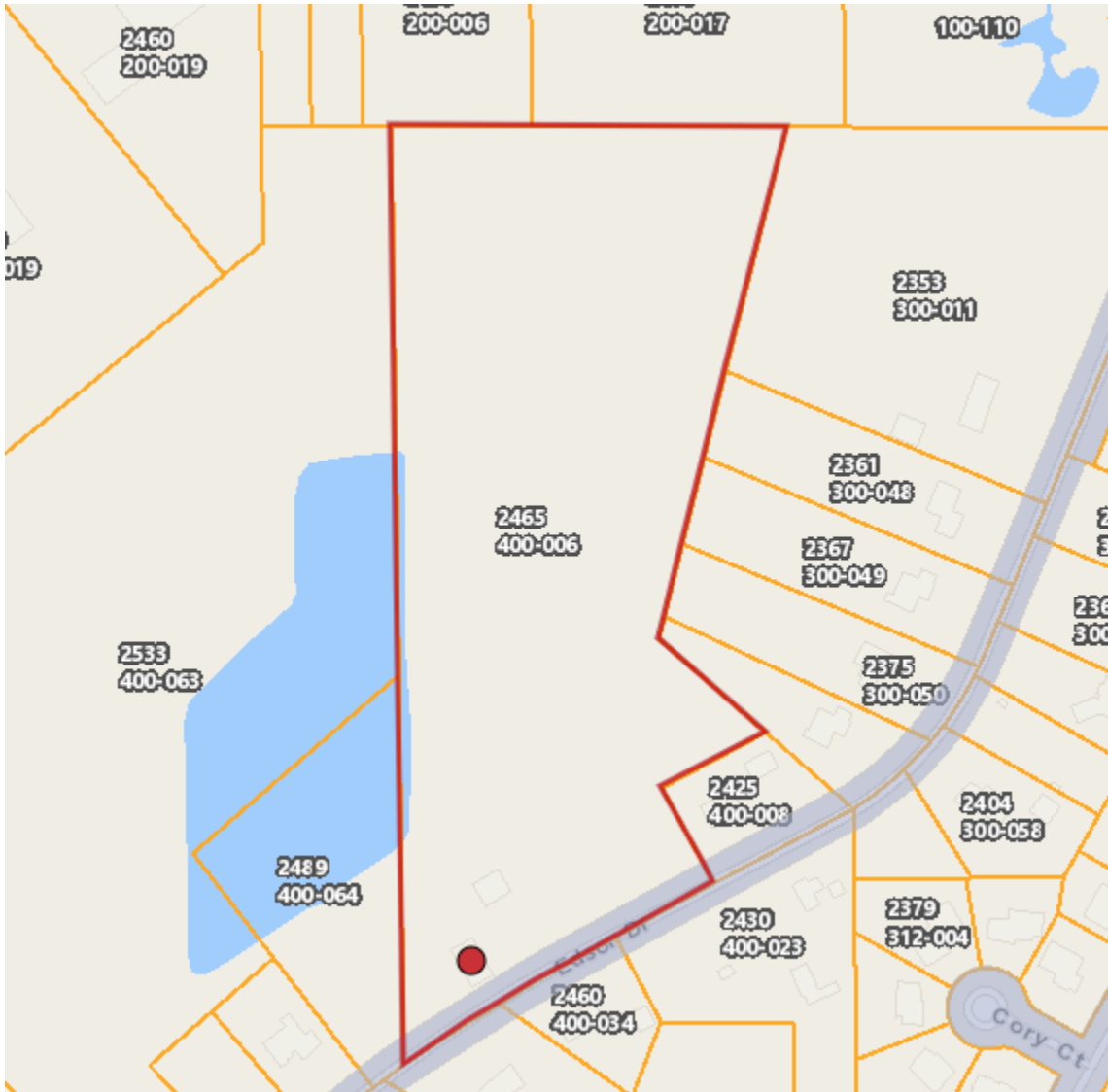


STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

The layout of the Preliminary Plat of Edson Farm, part of P.P. # 70-14-28-400-006, located at 2465 Edson Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Edson Farm with 1 lot proposed in the LDR zoning district. The plat is 10.54 acres of the 13.48-acre parcel. The remainder of the parcel will be divided as parcels A, B, and C via a land split application.

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.





SUMMARY

- a. The applicant is requesting to go through the platting process for one lot because this could not be accomplished through the land division process since the proposed parcel would exceed the depth to width ratio of 4 to 1 which is not allowed per Sec. 3.29(G)(3). The Township Land Division Ordinance does not regulate the platting process, neither does Section 108 nor 109 of the Land Division Act.
- b. The lot meets ordinance requirements (setbacks will be reviewed at the time a building permit application is submitted). The lot, if affected by a drainage easement, is a situation 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 that circumstance.
- c. No plat entry sign is proposed because there is no road entrance since no road will be constructed and the plat is only one lot.
- d. A note on the plan state that all drainage easements will be conveyed to the Ottawa County Water Resources Commission.

- e. The plat is influenced by the 100 year flood plain of The Deweerd County Drain.
- f. An attached garage with a minimum of 400 square feet shall be provided.
- g. A note on the plan state sidewalk shall be installed per Township ordinance at such time as individual house construction is completed. (Unless waived by the Township Board.)
- h. A land division application shall be submitted to split parcels A, B, and C.

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 Edson Farm, part of P.P. # 70-14-28-400-006, located at 2465 Edson Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the site plan dated 4/7/2022, 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. An attached garage with a minimum of 400 square feet shall be provided.
- d. Sidewalk will be provided by the individual property owner at the time a house is constructed. (Unless waived by the Township Board.)
- e. A land division application shall be submitted to split parcels A, B, and C

The following documents comply with Township ordinances:

ID number	Part of P.P. # 70-14-28-400-006	Date	4/12/2022
Name	Edson Farm		
Address	2465 Edson Drive		
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 Permit