

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, OCTOBER 22, 2018**

WORK SESSION – CANCELLED

REGULAR MEETING – 7:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. APPROVAL OF MEETING AGENDA
- V. CONSENT AGENDA
 1. Approve October 8, 2018 Board Minutes
 2. Approve Payment of Invoices in the amount of \$367,135.53 (*A/P checks of \$241,396.67 and payroll of \$125,738.86*)
 3. Approve
- VI. PRESENTATION – IChallengeU – (*Marketing Fire/Rescue Services*)
- VII. PUBLIC HEARING
 1. PUD – Millhouse Bayou Condos
 2. PUD – Lincoln Pines Expansion
- VIII. OLD BUSINESS
 1. First Reading – PUD – Millhouse Bayou Condos
 2. First Reading – PUD – Lincoln Pines Expansion
- IX. NEW BUSINESS
 1. First Reading – Rezoning – Millhouse Bayou Outlot – RR to R-2
 2. First Reading – Zoning Text Amendment – Accessory Buildings & Non-Conforming Chapter
- X. REPORTS AND CORRESPONDENCE
 1. Committee Reports
 2. Manager’s Report
 - a. DPW September Report
 3. Others
- XI. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY
(*LIMITED TO THREE MINUTES, PLEASE.*)
- XII. ADJOURNMENT

NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. The supervisor will initiate comment time.

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, OCTOBER 8, 2018**

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Redick, Larsen, Meeusen, Kieft, Behm, and Reenders

Board members absent: Gignac

Also present was Manager Cargo, Community Development Director Fedewa, and Public Services Director VerBerkmoes.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Trustee Behm to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve September 24, 2018 Board Minutes
2. Approve Payment of Invoices in the amount of \$821,512.32 (*A/P checks of \$717,468.30 and payroll of \$104,044.02*)
3. Approve Hire of Part-time Fire Fighter James Shaw
4. Approve Schmidt Bros. Excavating Bid for Removal of Mercury Park In-Line Skate Rink (*\$17,410*)
5. Approve Engineering Agreement for 2019 Pathway Extension with Prein and Newhof (*\$375,500*)

Motion by Trustee Meeusen and seconded by Trustee Redick to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PRESENTATION – Dangerous Building Officer Ray Nelson on Passow Enforcement

Dangerous Building Officer Nelson explained that he did not find the home to be dangerous and believed that the Dangerous Building Ordinance should not have been used in this instance.

Manager Cargo agreed that this was not a suitable situation for the Dangerous Building. However, the decision was made because basement support columns were missing, and trusses were known to have been cut; which was believed to create a danger insomuch as it would impact the “*structural strength*” of the home pursuant to the ordinance.

Mr. & Mrs. Passow and their real estate representative (*i.e.*, *Reynolds*) noted that all of the unpermitted construction work was completed by the previous home owner – who was a licensed builder. Except for a few items, the Township’s electrical, mechanical and plumbing inspectors have approved the unpermitted work by conducting a basic “safety inspection”.

Manager Cargo noted that an enforcement letter would be forwarded ASAP that delineates the outstanding issues – focusing on any structural deficiencies. Further, the letter will recommend that Mr. & Mrs. Passow hire a structural engineer to verify the sufficiency of the unpermitted structural modifications to their home.

The Board did not object to this approach to resolve the unpermitted construction work.

VII. OLD BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Behm authorizing the Board audit policy, as submitted. **Which motion carried** pursuant to the following roll call vote:
Ayes: Larsen, Kieft, Meeusen, Redick, Behm, Reenders
Nays:
Absent: Gignac

VIII. NEW BUSINESS

1. **Motion** by Clerk Larsen supported by Trustee Redick to postpone further action on the Right-of-Way work amendment to the Water System Ordinance until October 22nd. This is a first reading. **Which motion carried.**
2. **Motion** by Clerk Larsen supported by Trustee Behm to postpone further action on the Right-of-Way work amendment to the Sewer Usage and Administration Ordinance until October 22nd. This is a first reading. **Which motion carried.**

IX. REPORTS AND CORESPONDENCE

- a. Committee Reports
 - i. Personnel Committee will meet on November 7th at 7:00 a.m.
 - ii. Parks and Recreation Committee will meet on October 18th at 6:30 p.m.
- b. Manager’s Report
 - i. September Building Report
 - ii. September Enforcement Report
 - iii. Manager Cargo noted that the Budget Work Session is scheduled for October 30th at 6:00 p.m.
- c. Others

X. PUBLIC COMMENTS

- a. Rich Houtteman (*Port Sheldon Township*) introduced himself as the new Lakeshore Community Affairs Manager for Consumers Energy.
- b. Brett Tompkins (*120421 Gaddini Court*) demanded that the Township fund 100% of the paving of all gravel roads in the Township before spending monies on any other “utopian projects”.

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Treasurer Kieft to adjourn the meeting at 7:53 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor

Community Development Memo

DATE: October 17, 2018

TO: Township Board

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Residential PUD – Millhouse Bayou Condos

BACKGROUND

The developer, Mike Bosgraaf, is proposing to build a condo development on 152nd Avenue on Millhouse Bayou. On **October 1st the Planning Commission adopted a motion recommending the Board conditionally approve the proposed development.**

PROPOSED PROJECT

The proposed project would consist of a 9.1-acre site with 26 condos. The condos would be comprised of 11 two-unit condos and 1 four-unit condo.

Also included is the maximum density allowance of a 25% bonus in exchange for **preserving over 40%↑ of open space**. The open space will preserve 2.83-acres of

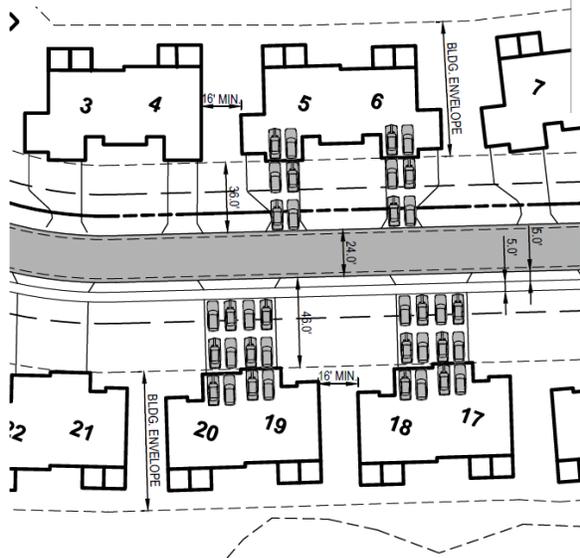


the bayou, floodplain, and wetlands along with an additional 1.1-acres of general open areas. This brings the total amount to 3.93-acres, which grants the 25% density bonus, which afford the developer a total of 26-units.

A sidewalk is proposed along the southern edge of the roadway.

Setbacks

The developer is proposing setbacks that align with both Lincoln Pines and Stonewater. A departure request is proposed.



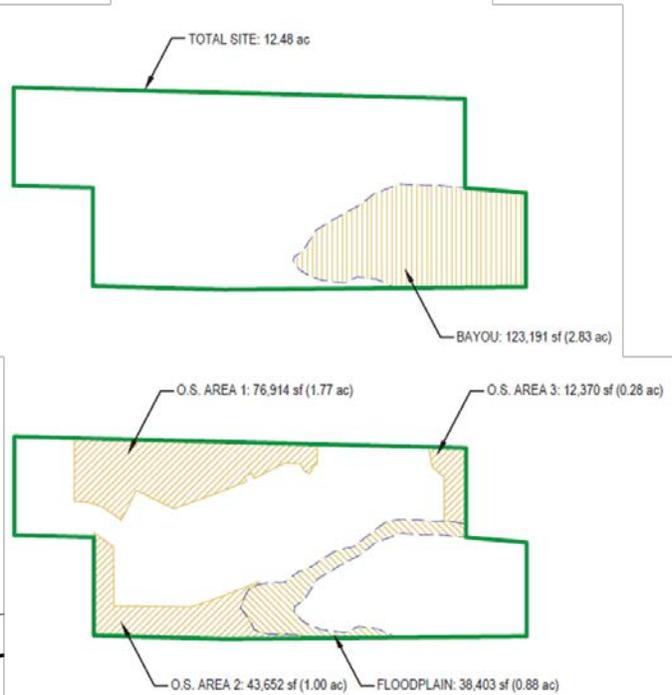
ATTACHED CONDOMINIUM LOT DETAIL

N.T.S.

Elevation Rendering



OPEN SPACE AREAS



MINIMUM BULK DESIGN REQUIREMENTS FOR ATTACHED CONDOMINIUMS

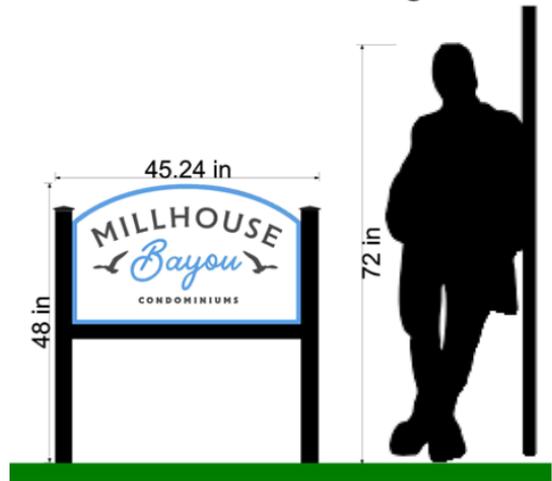
	TWO UNIT
FRONT YARD = (SIDEWALK SIDE)	46 FT.
FRONT YARD = (NON-SIDEWALK SIDE)	36 FT.
SIDE YARD =	0 FT.
REAR YARD =	0 FT.
BUILDING SEPARATION =	16 FT.
DRIVEWAY LENGTH = (SIDEWALK SIDE)	46 FT.
DRIVEWAY LENGTH = (NON-SIDEWALK SIDE)	36 FT.
MIN. WIDTH =	38 FT.
LOT SIZE PER UNIT = (SIDEWALK SIDE)	4697 SF.
LOT SIZE PER UNIT = (NON-SIDEWALK SIDE)	4280 SF.

Signage & Lighting

The developer is proposing an entrance sign and streetlight that both comply with current ordinance requirements.



Aluminum post/rail/caps
Sandblasted sign



Landscaping Buffer

The developer is proposing to **maintain existing trees around the perimeter** as much as possible. In the few areas where they do not exist, or cannot be saved, new screening trees will be planted.

DEPARTURE REQUESTS

The developer is requesting 1 departure from the zoning ordinance, as well as two exceptions to the Private Road Ordinance. That said, while the Planning Commission can provide a recommendation to the exception request for a reduced road width, the Township Board is the only governing body permitted to approve the exception.

Section	Regulation	Developer Request	Staff Response
21.02 PC Recommends Approval	Side yard setback shall be a minimum of 10' with a total combined of 25'.	Requesting an 8' side yard setback with a total combined of 16'.	The request is consistent with other residential PUD's approved recently.
4.1 PC Recommends Approval	Maximum number of premises on a private road shall be limited to 24 per entrance to a public road.	Requesting 1 entrance only from 152 nd Avenue.	The Fire/Rescue Dept supports the request because IFC allows up to 30 dwellings per entrance.
4.3.C.3 PC Recommends Denial	Minimum width of a private road serving more than 8 premises is 30'.	Requesting a 24' width, which is consistent with three other developments within 1-mile: Bayou Pointe, Landon Lane, and Hunters Woods.	The Fire/Rescue Dept was supportive of a 26' width, which is consistent with OCRC requirements.

SAMPLE MOTIONS

If the Board finds the application complies with the standards, the following motion can be offered:

Motion to present and postpone further action until November 12th on the Millhouse Bayou Condos PUD application and rezoning of 14100 152nd Avenue, 15014 Bignell Drive, and Parcel No. 70-07-01-151-011 from RR to Planned Unit Development. **This is the first reading.**

If the Board finds the application does not comply with the standards, the following motion can be offered:

Motion to deny the Millhouse Bayou Condos PUD application, and direct staff to draft a formal motion and report with those discussion points, which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Board finds the applicant must make revisions, the following motion can be offered:

Motion to table the Millhouse Bayou Condos PUD application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me if this raises questions.



October 15, 2018

Ms. Stacey Fedewa
Planning and Zoning Official
Grand Haven Township
13300 168th Avenue
Grand Haven, MI 49417

RE: Millhouse Bayou Condominiums | Final PUD
Grand Haven Township, Ottawa County, Michigan

Dear Ms. Fedewa:

Enclosed please find ten (10) sets of the Final PUD submittal items for the proposed Millhouse Bayou Condominiums Planned Unit Development, located at Unaddressed and 15014 Bignell Drive. Each set includes the following:

- Narrative
- Sign Detail
- Light Specification Sheet
- Architectural Elevations & Floorplans, 8.5x11
- Site Plan Set, 24x36

It is our desire to be placed on the October 22, 2018 Township Board agenda for Final PUD review and consideration.

If you have any questions or require additional information, please don't hesitate to contact me at (616) 575-5190 or via email at nmiller@nederveld.com.

Sincerely,

A handwritten signature in blue ink that reads "Nolan J. Miller".

Nolan Miller
Project Manager

MILLHOUSE BAYOU CONDOMINIUMS

Final Planned Unit Development



NARRATIVE

Millhouse Bayou Condominiums

The subject parcel consists of an existing bayou and surrounding natural areas, which account for well over 25% of the land area of the site. There are two existing homes on the property; one is located on 152nd Avenue and will remain. The other home is located in the northeast area of the site and will be removed, along with its accessory unit and driveway. Overhead utilities will remain servicing the existing house on 152nd Ave. The utility pole and lines will be removed in the northeast corner.

The proposed Millhouse Bayou Condominiums PUD will consist of 11 two-family dwellings and 1 four-family dwelling (for a total of 26 units). The bayou accounts for 2.83 acres; the lot rezone is 0.55 acres; and the PUD totals 9.10 acres for a total site acreage of approximately 12.48 acres. The PUD will include 3.93 acres of open space on a development area of 9.10 acres for a total of more than 43 percent open space.

The proposed use of the site is consistent with the goals and objectives of the Grand Haven Township Master Plan as this site is future planned to be medium density residential. The proposed density of the site is calculated to be approximately 2.16 units per acre. This density is not only in line with the R-2 zoning district, which a future medium density residential designation corresponds with in the current zoning ordinance, but also meets the criteria of the allowable PUD density.

The proposed entrance onto the private road will meet local and county standards and are under review by the Ottawa County Road Commission. The Township Fire Chief has not reviewed the plan, but we believe the proposed site will permit necessary access for emergency vehicles. A pedestrian sidewalk is proposed on the south side of the private road and could potentially connect to the existing sidewalk on 152nd Avenue if deemed safe and necessary.

The existing Millhouse Bayou captures runoff from topography naturally sloping toward it. All proposed storm water collection basins will be perforated leach basins; all proposed storm sewer pipe will be perforated leach pipe. A storm water quality unit to treat the first flush is proposed between units 18 and 19.

By connecting to the existing sanitary sewer and water main in 152nd Avenue, the proposed PUD will not unduly burden any public services. All public and private utility services with the proposed PUD will be buried. The water main will loop through the site connecting to both 152nd Avenue and Bignell Drive.

A buffer of trees will be preserved along as much of the perimeter of the development as possible and site design and construction will conform to the requirements of the Ottawa County Soil Erosion and Sedimentation Control Office. "Best Management Practices" will be employed to minimize and prevent erosion both onsite and offsite. The proposed PUD has been designed to protect or enhance natural features at the perimeter of the site, as well as all of the existing bayou. Most of the condominium units on the south side of the road will provide walk-out basements in order to better accommodate existing topography. These units will 'back' on to Millhouse Bayou to take advantage of the views and amenities offered by the natural features. The condominium units on the north side will provide day-light windows due to the existing topographic conditions.

The construction schedule is as follows:

Start road and utility construction in December 2018.

Complete road and utility construction in Spring 2019.

Start condominium building construction in Spring 2019.

Estimated building construction and sales fully complete by 2022.

The future homes within the proposed PUD will use a combination of architectural features, building articulation, generous windows, and utilize many of the building materials characteristic to Grand Haven Township.

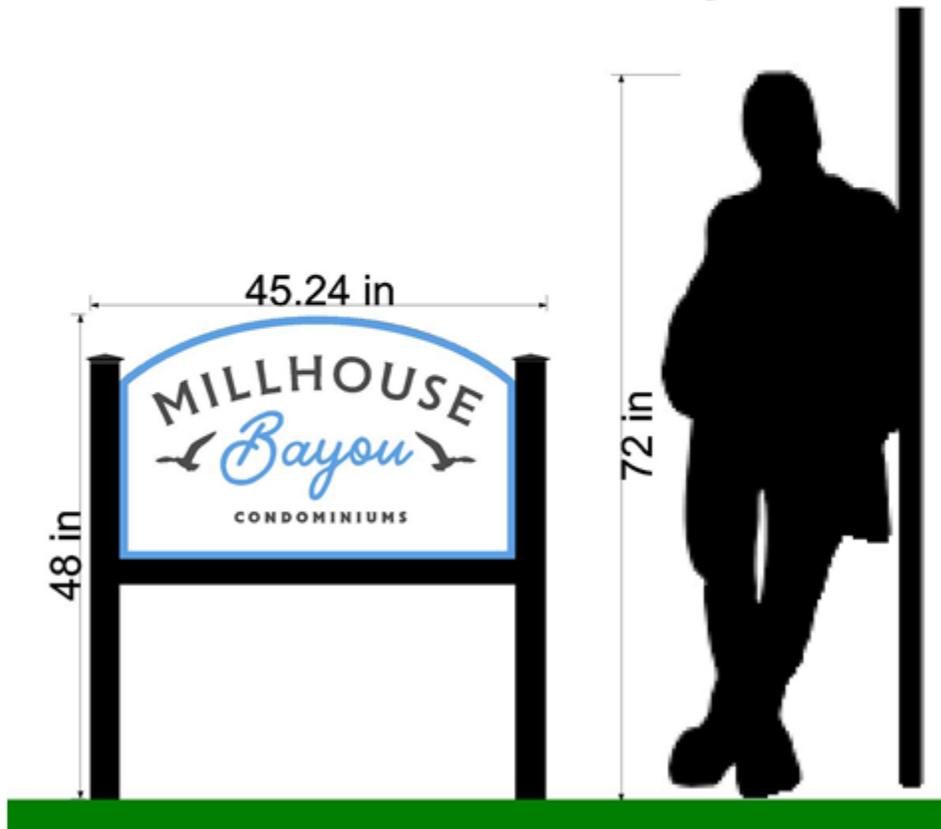
List of Departures

- We are requesting a departure from the required 30' road width, proposing 24' wide private road with bituminous overlay.

The following list of developments provide 24' wide roads and in proximity of the Millhouse Bayou Condominium Development:

- Bayou Pointe Private – Bayou Pointe Condominiums; located across the 152nd
- Landon Lane PVT; located just to the south
- Hunters Woods; located 1 mile to the south

Aluminum post/rail/caps Sandblasted sign



American Revolution LED Series 247CL

Decorative Full Cutoff (FCO) LED Luminaire

- Long-life platform: both the LED light engine and electronic multi-volt driver (120-277V) are rated 100,000 hrs at 25°C ambient (per LM-80)
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 20kV/10kA)
- P3, P5 and P7 NEMA receptacle options available
- Downward lumens exceed that of a typical 100W HPS platform
- 3K, 4K and 5K CCT choices
- CSA listed at 30°C

The American Revolution Full Cutoff LED

The 247CL's upscale aesthetics and install friendly features make it an extremely versatile product. It's downward directed lumens are especially well-suited for residential areas, city streetscapes, green spaces and retail areas, but the universal appeal of the standard and full cutoff 247CL offering provides a uniform look for almost any application. The 247CL employs a square frame and contoured hood to create a classic aesthetic style. State-of-the-art features like its tool-less cupola, hinged hood, terminal block, and optional trigger latch make installation a breeze. For added flair, the 247CL is also available with a decorative ladder rest (optional)



LIGHTING THE WAY TO THE FUTURE OF TECHNOLOGY!

LED

American Revolution LED Series 247CL

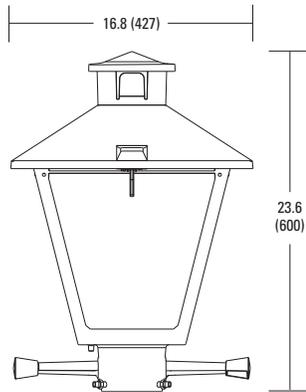
Decorative Full Cutoff LED Luminaire



ORDERING INFORMATION

Example: 247CL 20LEDE10 MVOLT 4K R3

Series	Performance Package	Voltage	Color Temperature (CCT)	Distribution
247CL American Revolution LED Full Cutoff	20LEDE10 20 Chips, 1050 mA Driver, 73 input watts 20LEDE70 20 Chips, 700 mA Driver, 46 input watts 10LEDE10 10 Chips, 1050 mA Driver, 39 input watts 10LEDE70 10 Chips, 700 mA Driver, 26 input watts 10LEDE53 10 Chips, 525 mA Driver, 19 input watts 10LEDE35 10 Chips, 350 mA Driver, 14 input watts	MVOLT Multi-volt, 120-277V 347 347V 480 480V	3K 3000K 4K 4000K 5K 5000K	R2 Type II R3 Type III R5 Type V



Effective Projected Area (EPA)
 The EPA for the American Revolution Series 247CL is 1.0 sq. ft.
 P5 or P7 option total height is 24.9 (633).
 Approx. Wt. = 36 lbs.

Options

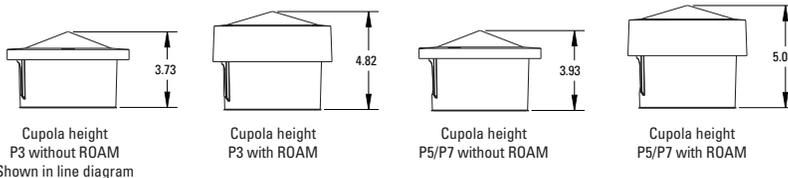
Paint¹
(blank) Black (standard)
GY Gray
DDB Dark Bronze
WH White
BZ Bronze

Photocontrol
(blank) 3 pin NEMA Photocontrol Receptacle (standard)
NR² No Photocontrol Receptacle
P5 5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCSS^{4,5} Solid State Lighting Photocontrol (120-277V)
PCLL^{4,5} Solid State Long Life Photocontrol

Miscellaneous
NL NEMA Label
TL Tool-less Entry
LDR³ Ladder Rest
SH Shorting Cap
DE⁷ ROAM Dimming Enabled
DM⁶ DM 0V-10V dimmable driver only (leads attached)
HSS House Side Shield
XL Not CSA Listed
CR Enhanced Corrosion Resistant Finish
SS Stainless Steel Hardware

Notes:

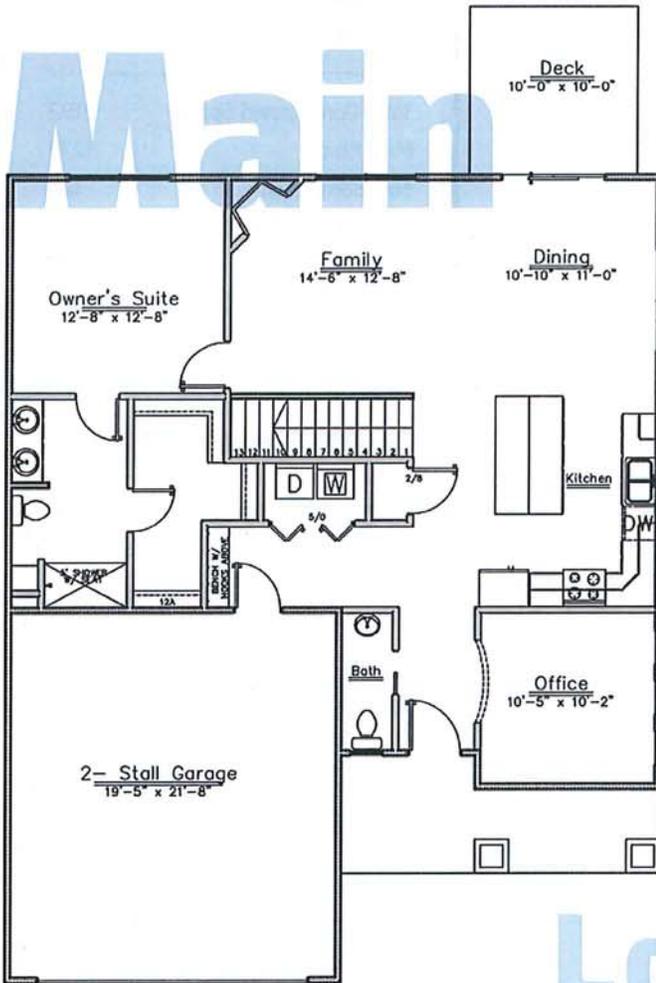
- Other colors available, please contact factory
- PC and SH not available with NR option
- Ships with unit, field installed
- Standard failure mode="Fail Off"
- Photocontrols supplied with ANSI Standard Turn-On levels
- Specifies a ROAM dimming enabled fixture with dimming control module factory installed. NEMA photocontrol receptacle required. Additional hardware and services required. ROAM deployment must be purchased separately.



Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
 Product specifications may change without notice. Please contact your sales representative for the latest product information.

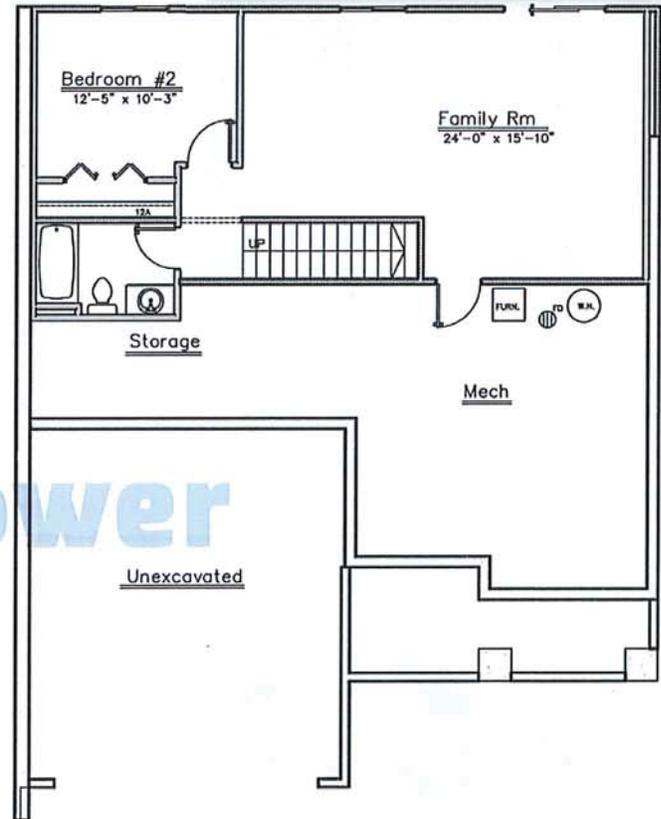


RX



*Options may vary.

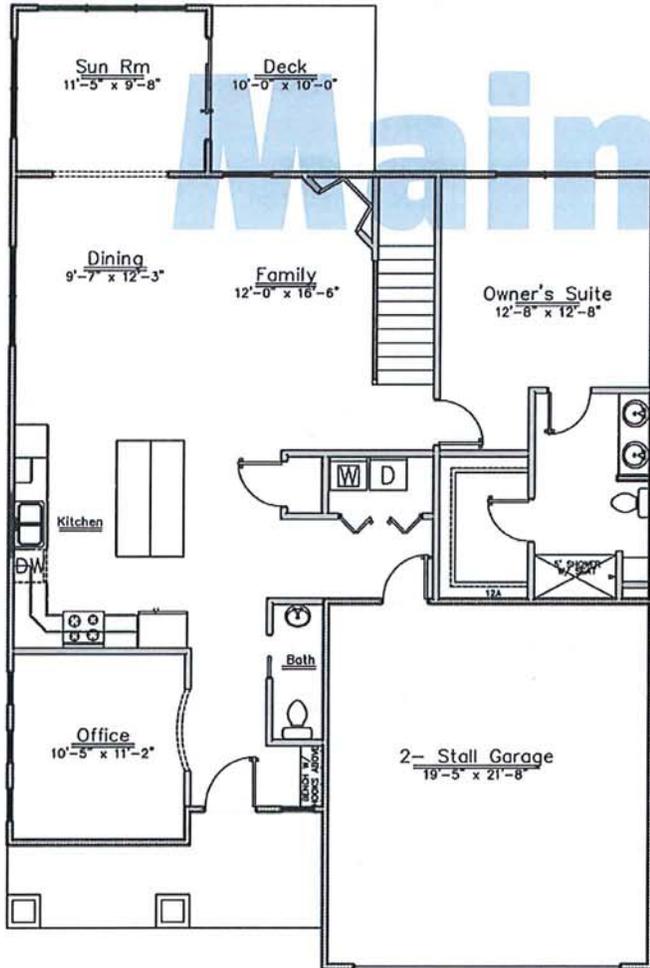
Bedrooms	1-3
Bathrooms	1.5-2.5
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Total Conditioned Space	1955
Main Floor	1200
Sunroom Option	120
Lower Level Option	635
2 Stall Garage	422
Deck	100
<hr/>	
Total	2477



148 South River Ave
 Suite 100
 Holland, MI 49423
616-667-3333
 bosgraaf.com

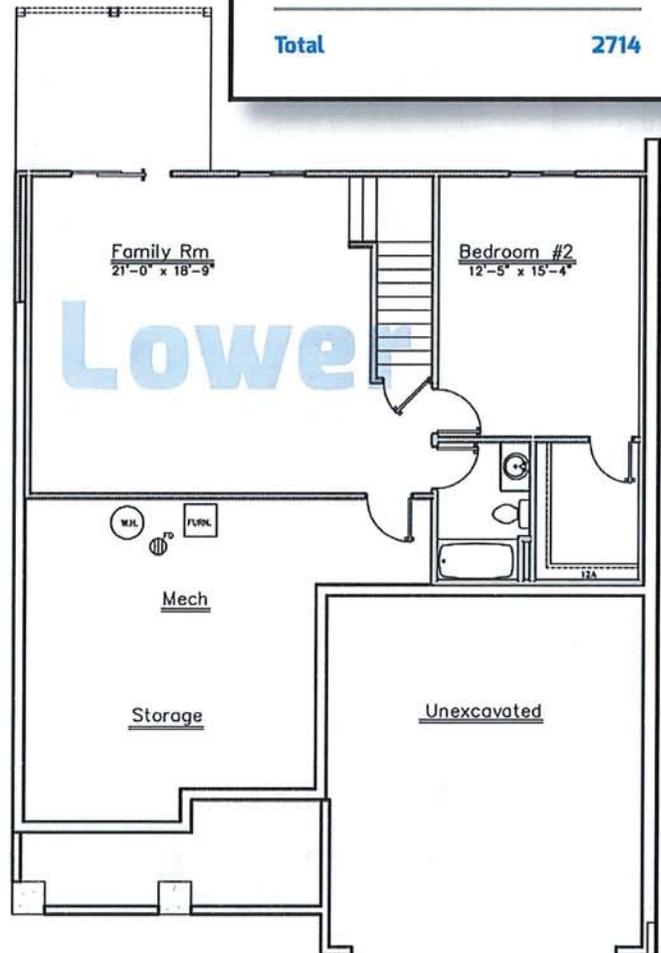


LX



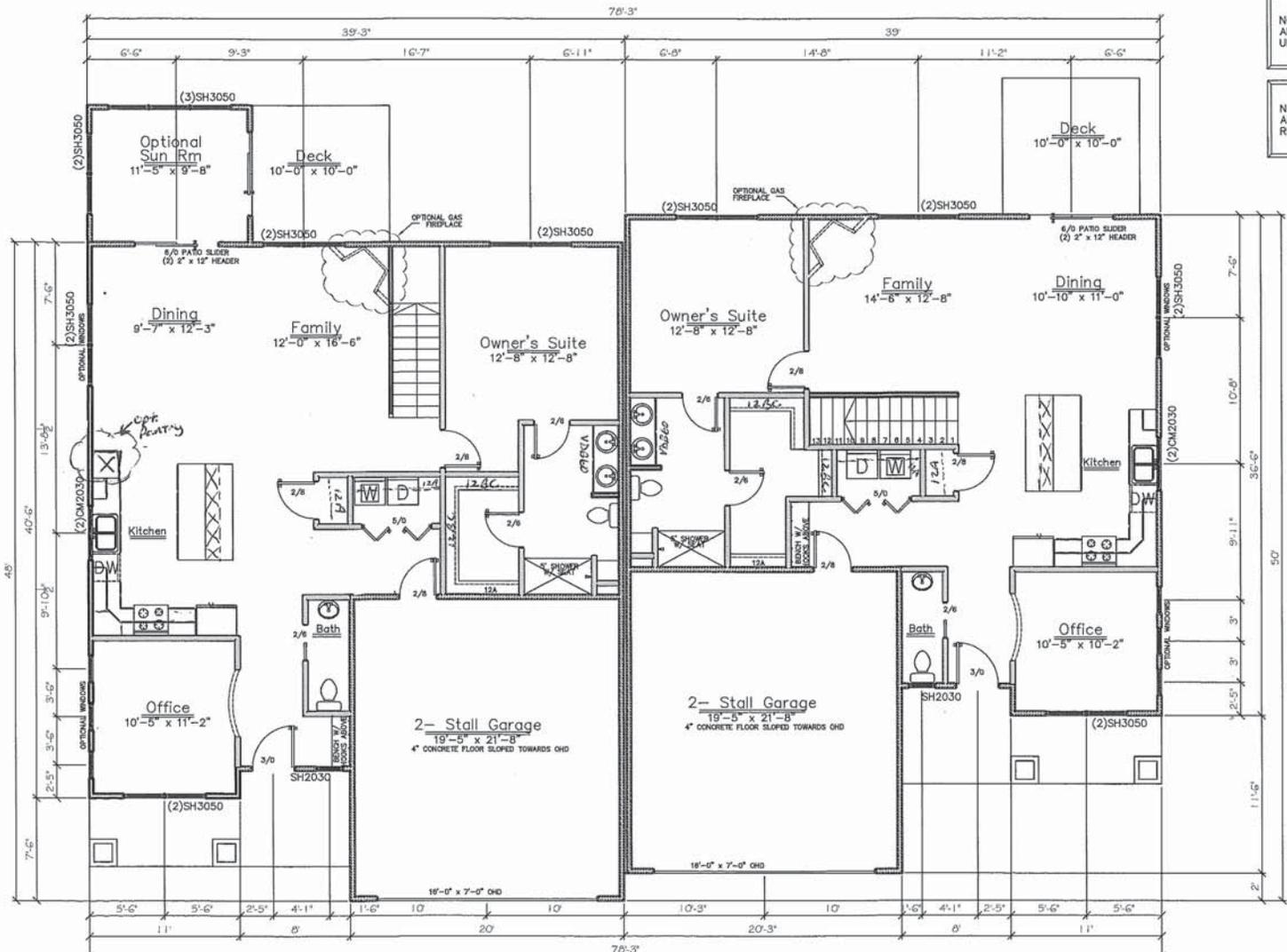
*Options may vary.

Bedrooms	1 - 3
Bathrooms	1.5 - 2.5
<hr/>	
Total Conditioned Space	2192
Main Floor	1277
Sunroom Option	120
Lower Level Option	795
2 Stall Garage	422
Deck	100
<hr/>	
Total	2714



185 44th street Suite D
 Grandville, MI 49418
616-667-3333
 bosgraaf.com





NOTE:
ALL HEADERS TO BE DOUBLE 2" x 12"
UNLESS OTHERWISE NOTED

NOTE:
ALL HEADERS 48" OR GREATER
REQUIRE DOUBLE LAPS ON EACH SIDE

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1277 SQ. FT.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1200 SQ. FT.

XXXXXX
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

CUSTOMER INITIALS: _____

368 BICKORY RIDGE DR
GRANDVILLE, MI 49411

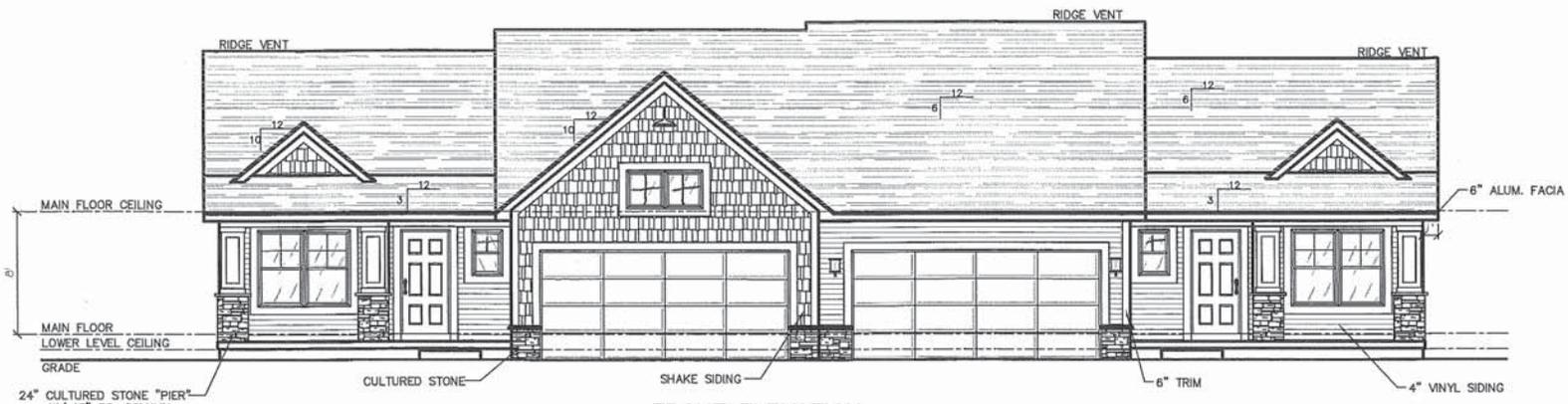
KEYWAY
DRAFTING & DESIGN

p. 616.293.0879
e. KeywayFD@gmail.com

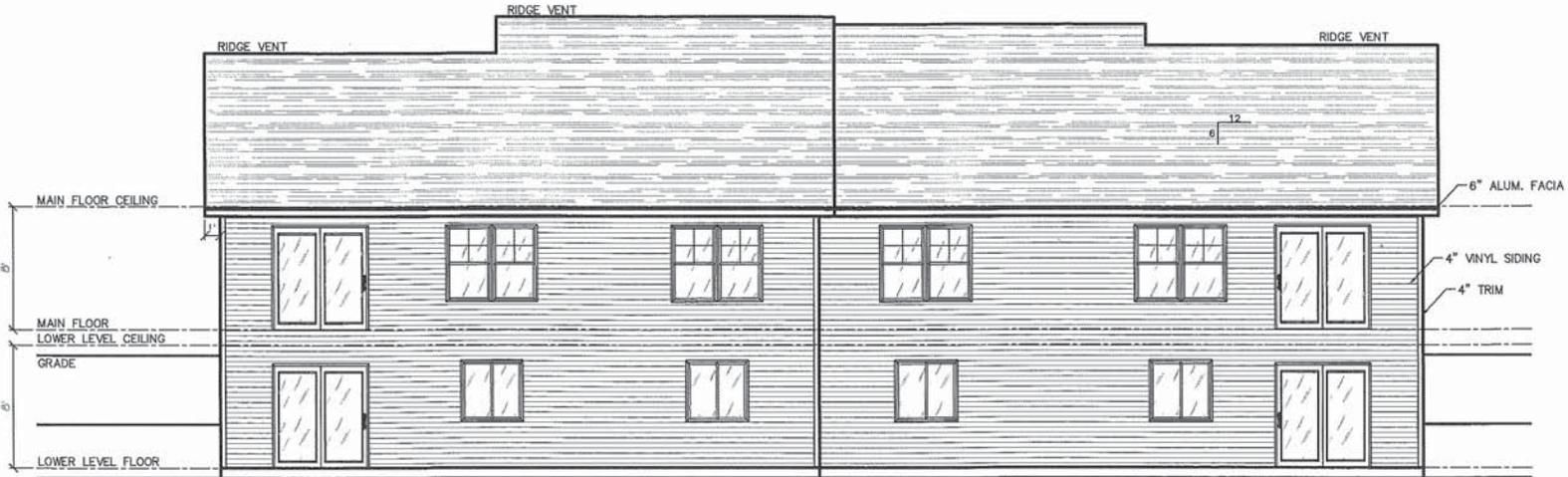
PLAN: _____
SHEET: 6
SQ. FT. _____

BOSGRAAF HOMES
0-185 44th Street, Suite D
Grandville, Mich, 49418
(616)796-6810 Fax (616)328-6815
CORPORATE BOSSGRAAF.COM

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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

XXXXXX
ELEVATIONS
SCALE: 1/8" = 1'-0"

CUSTOMER INITIALS: _____

KEYWAY DRAFTING & DESIGN

565 HICKORY RIDGE DR
GRANDVILLE, MI 49418
p. 616.293.0879
e. keywayDD@gmail.com

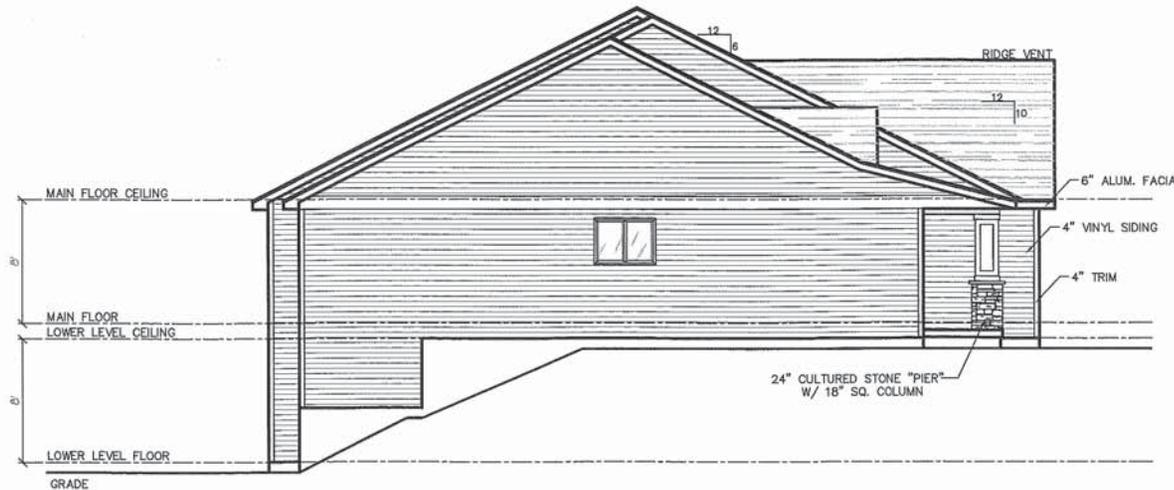
PLAN: _____
SHEET: 17A
SQ.FT. _____

BOSGRAAF HOMES
0-185 44th Street, Suite D
Grandville, Mich. 49418
(616)796-6810 Fax (616)328-6815
BOSGRAAF COMPANY

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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

XXXXXX
ELEVATIONS
SCALE: 1/8" = 1'-0"

CUSTOMER
INITIALS:

KEYWAY
DRAFTING
& DESIGN

5624 HICKORY RIDGE DR
GRANDVILLE, MI 49418
p. 616.293.0879
e. KeywayDD@gmail.com

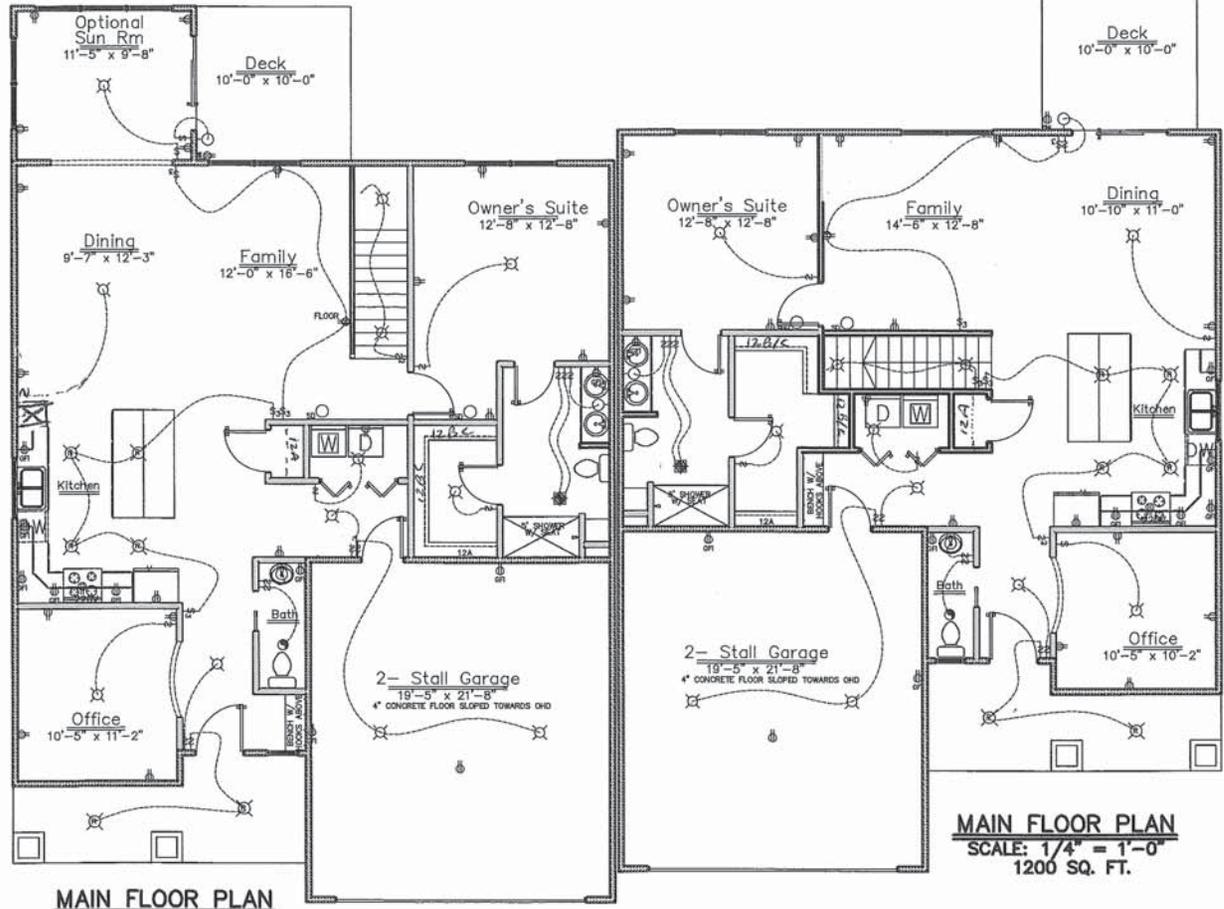
PLAN:
SHEET: 17B
SQ.FT.

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0-185 44th Street, Suite D
Grandville, Mich. 49418
(616)796-6810 Fax (616)328-6815
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ELECTRICAL LEGEND

- ⚡ SWITCH
- ⚡ THREE-WAY SWITCH
- ⚡ RHEOSTAT
- ⊕ DUPLEX OUTLET
- ⊕ SPLIT WIRED DUPLEX OUTLET
- ⊕ GFI OUTLET
- ⊕ FLOOR OUTLET
- ⊕ WATERPROOF OUTLET
- ☎ PHONE OUTLET
- ⊕ TV OUTLET
- ⊕ THERMOSTAT
- ⊕ WALL-MOUNTED SMOKE DETECTOR
- ⊕ JUNCTION BOX
- ⊕ 220V 220 VOLT OUTLET
- ⊕ CEILING LIGHT
- ⊕ RECESSED CEILING LIGHT
- ⊕ WALL MOUNT
- ⊕ FAN/LIGHT COMBO
- ⊕ PANELBOARD
- ⊕ FLUORESCENT
- ⊕ CEILING FAN
- ⊕ FAN/LIGHT
- ⊕ SPOTLIGHT
- ⊕ UNDER CABINET FLUORESCENT
- ⊕ CLG. LIGHT W/ PULLCHAIN
- ⊕ CHIMES
- ⊕ EXHAUST FAN



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1277 SQ. FT.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
662 SQ. FT. PER UNIT

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1200 SQ. FT.

XXXXXX
ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

CUSTOMER INITIALS: _____

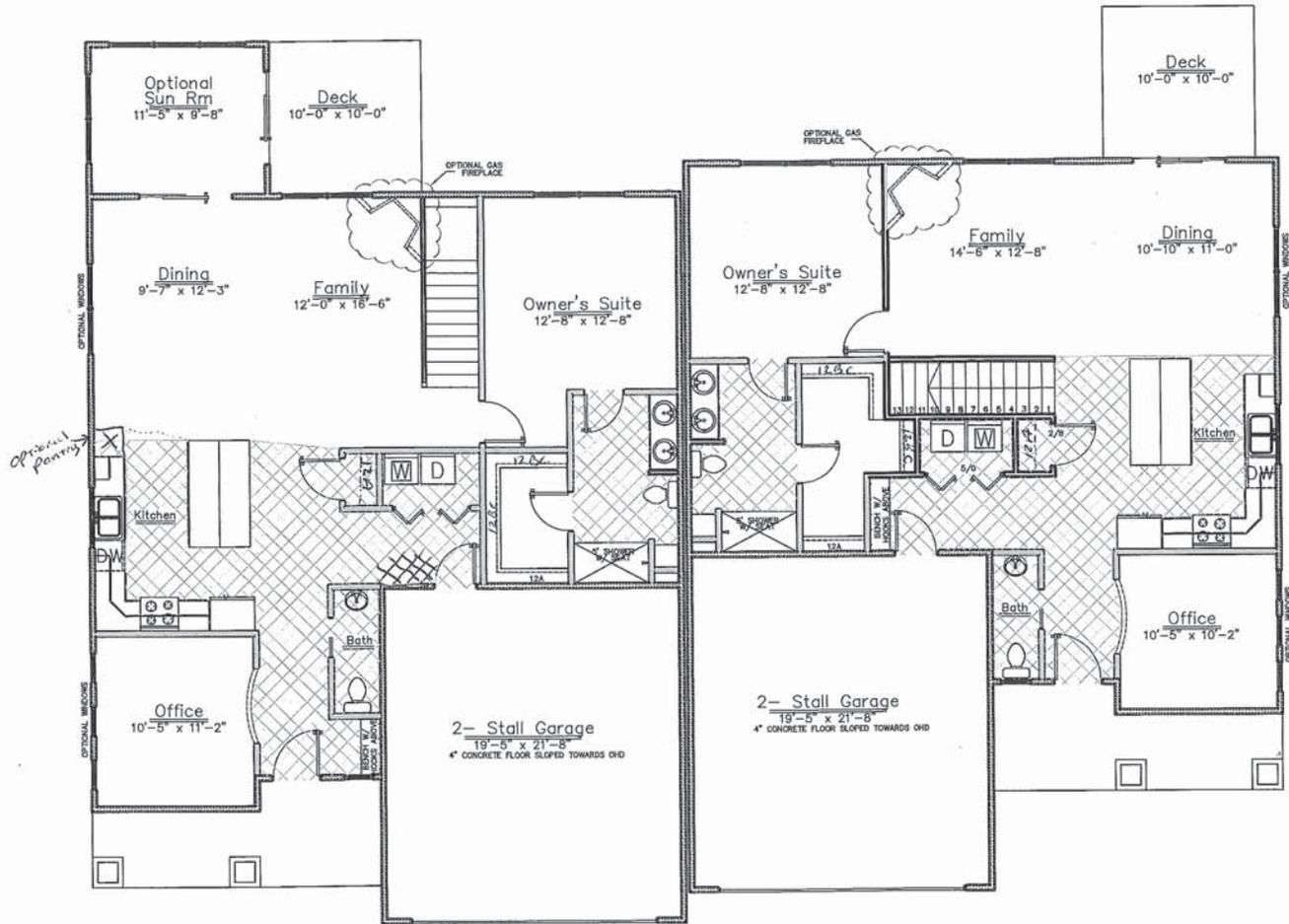
KEYWAY DRAFTING & DESIGN

565 LINDSEY RIDGE DR
GRANDVILLE, MI 49418
p. 616.293.6879
e. keyway3d@gmail.com

PLAN: 18B
SHEET: 18B
SQ.FT.

BOSGRAAF HOMES
0-185 44th Street, Suite D
Grandville, Mich. 49418
(616)796-6810 Fax (616)528-6815
CORPORATE BOSGRAAF COMPANIES

NOTE: WHILE EVERY ATTEMPT WILL BE MADE IN THE PREPARATION OF THESE PLANS, THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AGAINST ANY ERRORS, OMISSIONS OR INADEQUACIES IN THE PLANS OR IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE TO BOTH OWNER, CONTRACTOR AND OTHER FOR SAME. DISCREPANCIES ARE TO BE RESOLVED BY THE ARCHITECT. DISCREPANCIES ARE TO BE RESOLVED BY THE ARCHITECT. DISCREPANCIES ARE TO BE RESOLVED BY THE ARCHITECT.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 873 SQ. FT. PER UNIT

XXXXXX
FLOORING PLAN
 SCALE: 1/8" = 1'-0"

- VINYL FLOOR 
- WOOD FLOOR 
- TILE FLOOR 
- CARPET 

NOTE: WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE SUBSCRIBER ASSUMES ALL RESPONSIBILITY FOR ANY OMISSIONS AND OTHER DETAILS AND MUST BE RESPONSIBLE FOR ALL DIMENSIONS AND SCALE OF THIS DRAWING. ALL DIMENSIONS ARE IN FEET AND INCHES.

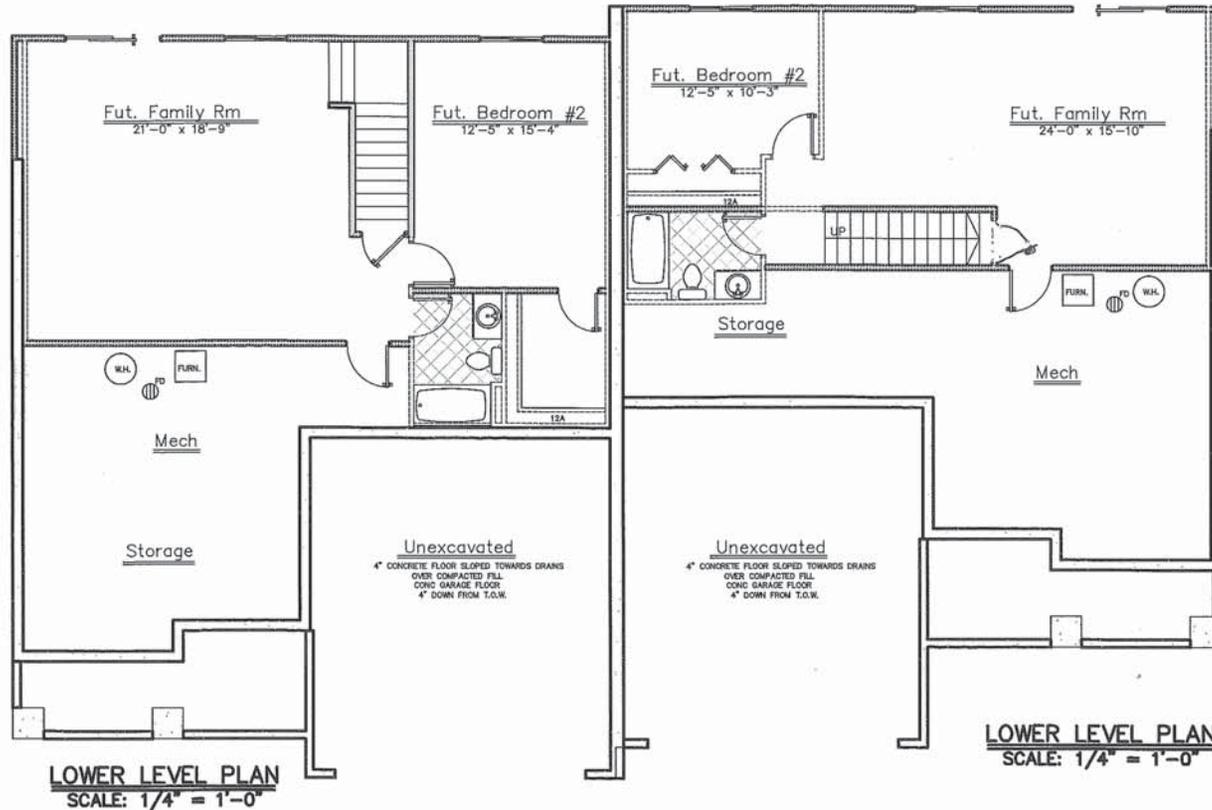
BOSGRAAF HOMES
 0-185 44th Street, Suite D
 Grandville, Mich. 49418
 (616) 796-6810 Fax (616) 328-6815
 COPYRIGHT BOSGRAAF COMPANIES

PLAN: _____
 SHEET: 21B
 SQ.FT. _____

5626 HICKORY RIDGE DR
 GRANDVILLE, MI 49418
 P. 616.293.0879
 E. KeywayDD@gmail.com

KEYWAY
 DRAFTING
 & DESIGN

CUSTOMER
 INITIALS: _____



CUSTOMER INITIALS: _____

KEYWAY DRAFTING & DESIGN

5626 HICKORY RIDGE DR
GRANDVILLE, MI 48818
P. 616.293.0879
E. keywaydd@gmail.com

PLAN: 21A
SHEET: 21A

BOSGRAAF HOMES
0-185 44th Street, Suite D
Grandville, Mich 49436
(616)796-8810 Fax (616)328-6815
CARPETING BOSGRAAF COMPANIES

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XXXXXX
FLOORING PLAN
SCALE: 1/8" = 1'-0"



LEGEND

- ① Neighborhood Access Point
- ② Millhouse Bayou
- ③ Open Space
- ④ Entry Sign
- ⑤ Building Envelope

NOTES

Total Acreage	= 12.48 ac
Bayou Area	= 2.83 ac
Floodplain Area	= 0.88 ac
PUD Area	= 8.22 ac
R-2 Lot Rezone	= 0.55 ac
Total Open Space	= 3.93 ac (43%)
Total Length of Street	= 1,127'
Total Residential Units	= 26
Two Unit Condos (11)	= 22
Four Unit Condos (1)	= 4

September 21, 2018



north 0' 25' 50' 100' scale 1" = 50'



MILLHOUSE BAYOU CONDOMINIUMS

SITE PLAN RENDERING
project number: 18200250

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
 ANN ARBOR
 CHICAGO
 COLUMBUS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Bosgraaf Homes
 Mike Bosgraaf
 148 South River Ave Suite 100
 Holland, MI 49423
 Phone: 616.644.1364

REVISIONS:

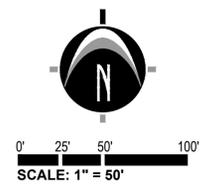
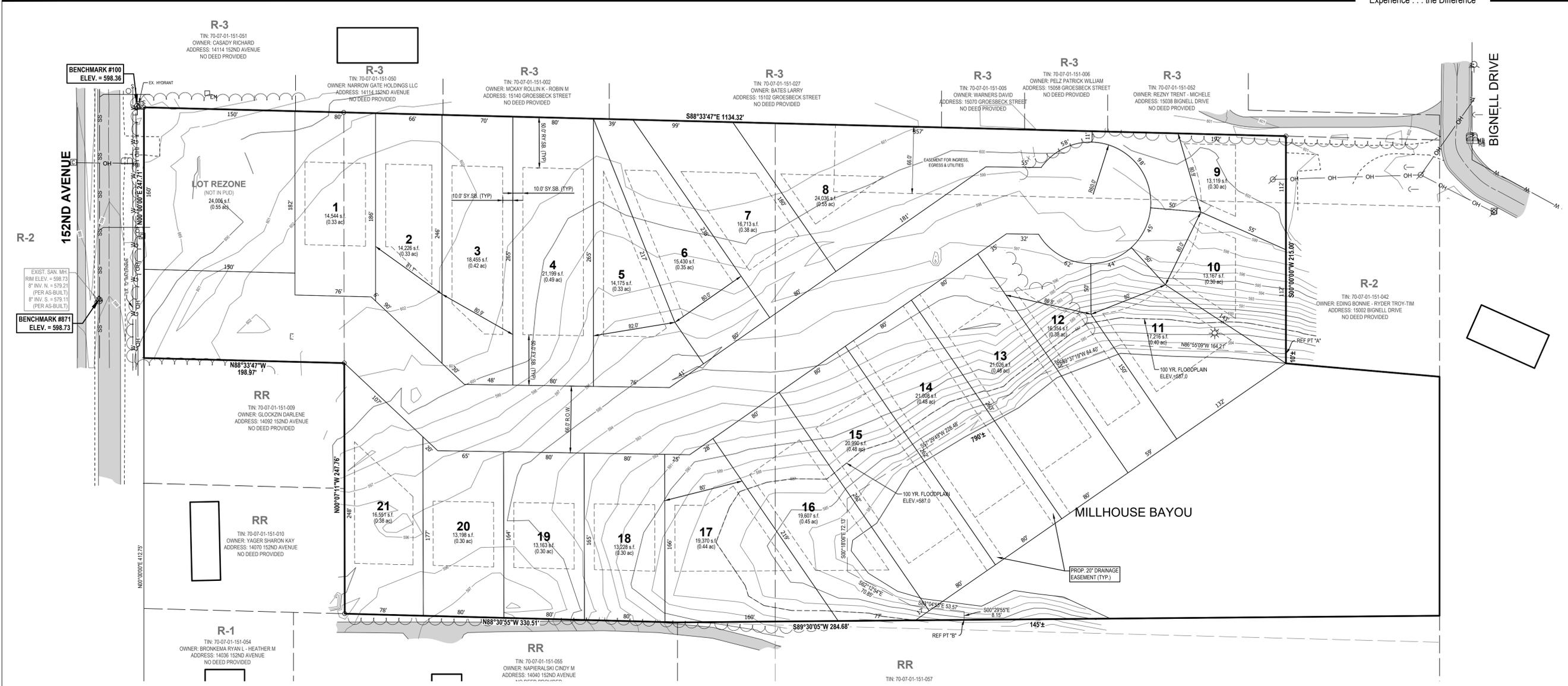
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Title: Preliminary PUD Re-Submittal	V. Date: 08.30.18
Drawn: Brad M. Checked: Jack B. S. Date: 08.30.18	
Title: Preliminary PUD Re-Submittal	V. Date: 09.21.18
Drawn: Brad M. Checked: Jack B. S. Date: 09.21.18	

PUD PLAN FOR
Millhouse Bayou Condominiums
 Parallel Plan
 15014 Bignell Drive
 PART OF LOTS 8 & 8, BLOCK 23, BORCK'S SUPERVISORS' PLAT NO. 1, SECTION 1,
 T7N, R18W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 18200250

SHEET NO:
C-200



STORMWATER NOTES

- ALL PROPOSED STORMWATER COLLECTION BASINS WILL BE PERFORATED LEACH BASINS.
- ALL PROPOSED STORM SEWER PIPE WILL BE PERFORATED LEACH PIPE.
- A STORMWATER QUALITY UNIT TO TREAT THE FIRST FLUSH IS PROPOSED BETWEEN UNITS 18 & 19.

GENERAL NOTES

- CURRENT RR ZONING REQUIREMENTS
 SETBACKS - SINGLE FAMILY
 FRONT YARD = 50 FT.
 SIDE YARD = 50 / 20 FT.
 REAR YARD = 50 FT.
 MIN. LOT AREA = 45,000 SQ. FT.
 MIN. LOT WIDTH = 150 FT.
- FUTURE LAND USE (R-2) ZONING REQUIREMENTS
 SETBACKS - SINGLE FAMILY
 FRONT YARD = 50 FT.
 SIDE YARD = 25 / 10 FT.
 REAR YARD = 50 FT.
 MIN. LOT AREA = 13,000 SQ. FT.
 MIN. LOT WIDTH = 80 FT.
- SUMMARY OF LAND USE

A) NUMBER OF UNITS	21	SINGLE FAMILY
B) LENGTH OF STREET	1,066'	
C) ACREAGE	11.94 ac (Excludes Lot Rezone)	
D) RIGHT-OF-WAY	1.65 ac	
E) BAYOU	2.83 ac	
F) AVERAGE LOT SIZE	16,740 ac	
G) UNITS PER ACRE	0.38	



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

PREPARED FOR:
 Bosgraaf Homes
 Mike Bosgraaf
 148 South River Ave Suite 100
 Holland, MI 49423
 Phone: 616.644.1364

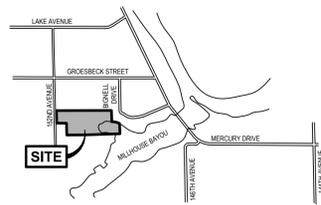
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Drawn: Brad M. Checked: Jack B. S. Date: 09.21.18	

PUD PLAN FOR
Millhouse Bayou Condominiums
 Existing Site Conditions Plan
 15014 Bignell Drive
 PART OF LOTS 5 & 8, BLOCK 23, BORCK'S SUPERVISOR'S PLAT NO. 1, SECTION 1,
 T7N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 18200250
SHEET NO:
C-201



LOCATION MAP
 NOT TO SCALE

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260270, Panel Number 26139C0093E, with an Effective Date of December 16, 2011, shows this parcel to be partially located in Zone AE (100-Year floodplain = 587.5 (NAVD88)). No field surveying was performed to determine this zone.
- 2) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) Waters edge as plotted and shown hereon was field located on February 27, 2018. The boundary along the waters edge is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
- 5) The boundary lines shown hereon do not represent the ownership of any riparian rights, littoral rights, bottom lands or submerged land on, beneath or appertaining to the subject property.
- 6) This topographical survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.

SCHEDULE B - SECTION II NOTES

No survey related items to disclose.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Commitment No. 246123, dated February 12, 2018.

The land referred to in this Commitment, situated in the County of Ottawa, Township of Grand Haven, State of Michigan, is described as follows:

Lot 8, Block 23, Borck's Supervisor's Plat No. 1, EXCEPT the West 200 feet thereof, and Lot 5, Block 23, Borck's Supervisor's Plat No. 1, EXCEPT that part of said Lot 5 described as: Beginning at the Northeast corner of said Lot 5, Block 23, thence South 02°05'00" East 159.51 feet; thence North 85°00'57" West, along an intermediate traverse line along Mill House Bayou, 151.10 feet; thence North 02°05'00" West 225.0 feet; thence North 89°19'23" East, 150.00 feet to the point of beginning, TOGETHER WITH all lands lying between the intermediate traverse line and the shore of Mill House Bayou.

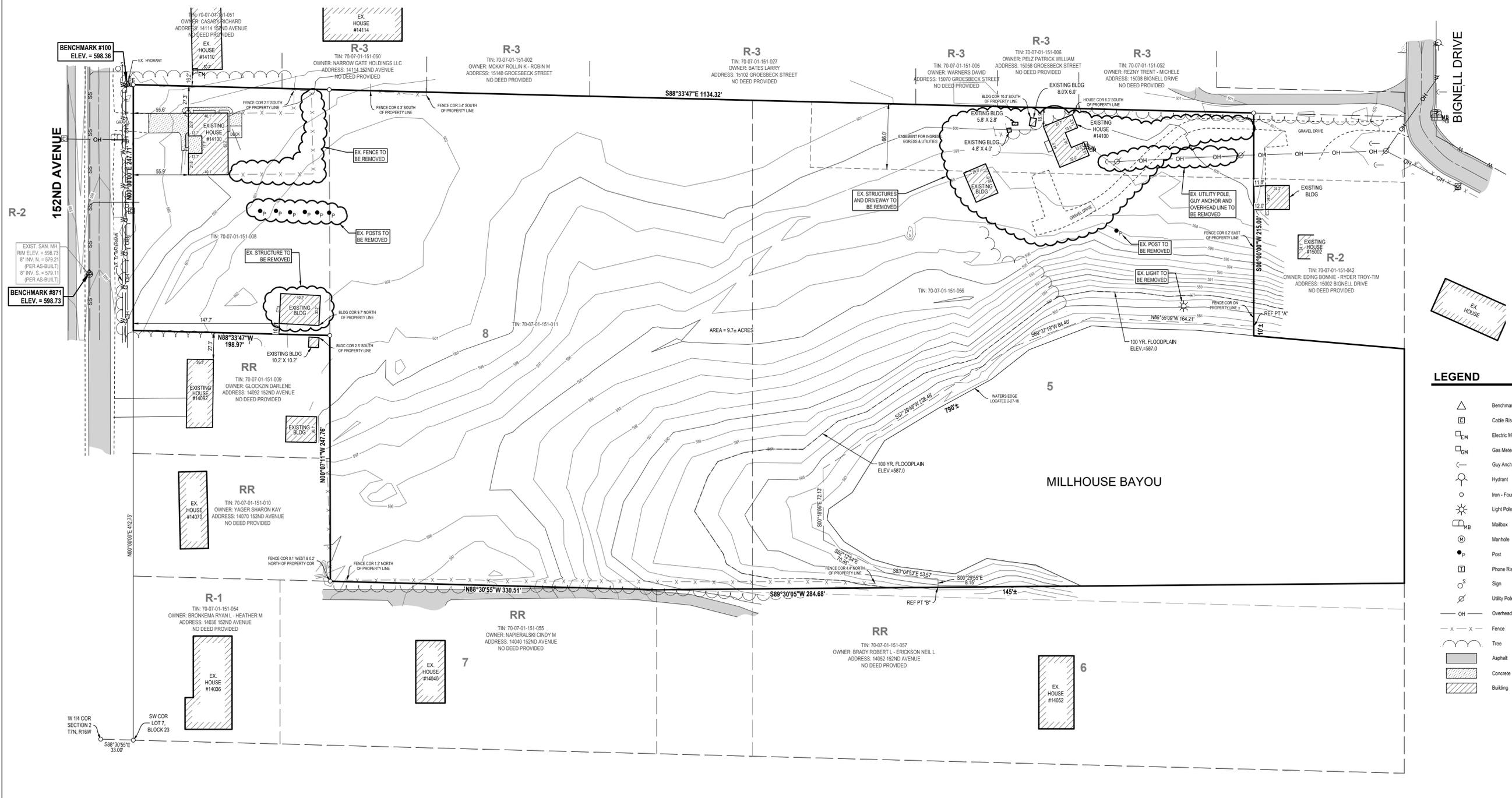
ALSO EXCEPT that part of Lot 5, Block 23, Borck's Supervisors Plat No. 1, according to the recorded plat thereof, as recorded in Liber 8 of Plats, page 68, being described as: Commencing at the West 1/4 corner of Section 1, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan; thence South 88°31'58" East 563.00 feet along the East and West 1/4 line of said Section and the South line of said Lot 7 to the Southeast corner of the West 530.00 feet of said Lot 7; thence North 00°14'31" West 165.10 feet along the East line of the West 530.00 feet of said Lot 7, to the point of beginning of the parcel of land herein described; thence South 88°31'58" East parallel with said East and West 1/4 line and the South line of said Lot 5 to the East line of said Lot 5; thence Northerly along the East line of said Lot 5 to a point bearing North 89°29'02" East from the point of beginning; thence South 89°29'02" West to the point of beginning.

TOGETHER WITH AND SUBJECT TO a 66 foot wide easement for ingress, egress and public utilities, the North line of which is described as: Beginning at the Northeast corner of said Lot 5, thence South 89°19'23" West, along the North line of said Lot 5, 600.00 feet to the point of ending.

BENCHMARKS

BENCHMARK #100 ELEV. = 598.36 (NAVD88)
 Southside flange bolt on hydrant under "E" in "E.I.W.". Located 29'± East of the centerline of 152nd Street & 30'± North of the North line of House #14100 Extended.

BENCHMARK #871 ELEV. = 598.72 (NAVD88)
 Chiseled cross in North side of manhole rim casting. Located 9'± West of the centerline of 152nd Street & 130'± North of the centerline of drive for House #14092.



LEGEND

- Benchmark
- Cable Riser
- Electric Meter
- Gas Meter
- Guy Anchor
- Hydrant
- Iron - Found
- Light Pole
- Mailbox
- Manhole
- Post
- Phone Riser
- Sign
- Utility Pole
- Overhead Utility
- Fence
- Tree
- Asphalt
- Concrete
- Building



0' 25' 50' 100'
 SCALE: 1" = 50'

811 Know what's below.
 CALL before you dig.

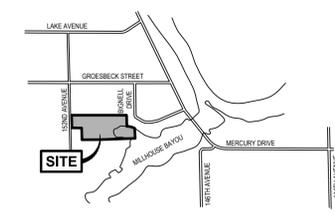
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AERIAL RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



LOCATION MAP
NOT TO SCALE

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

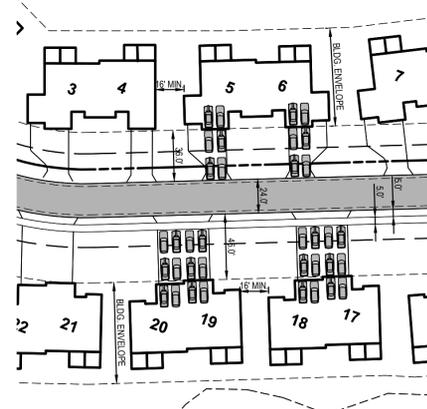
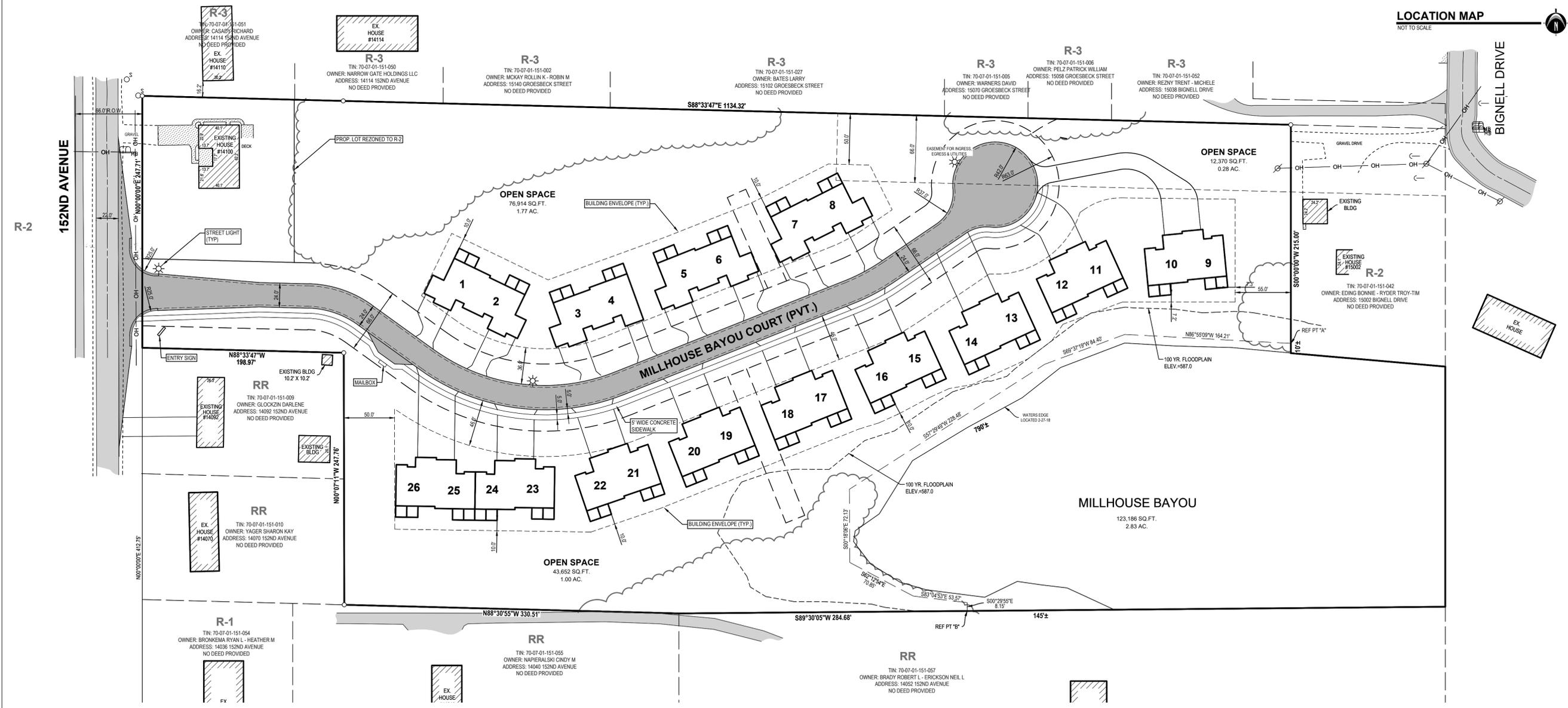
ANN ARBOR
CHICAGO
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ST. LOUIS

PREPARED FOR:
Bosgraaf Homes
Mike Bosgraaf

148 South River Ave Suite 100
Holland, MI 49423
Phone: 616.644.1364

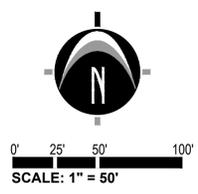
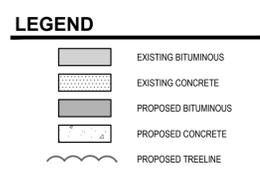
REVISIONS:

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Drawn: Brad M. Checked: Jack B. S. Date: 08.26.18	
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Drawn: Brad M. Checked: Jack B. S. Date: 09.21.18	



MINIMUM BULK DESIGN REQUIREMENTS FOR ATTACHED CONDOMINIUMS

TWO UNIT	
FRONT YARD = (SIDEWALK SIDE)	46 FT.
FRONT YARD = (NON-SIDEWALK SIDE)	36 FT.
SIDE YARD =	0 FT.
REAR YARD =	0 FT.
BUILDING SEPARATION = (NON-SIDEWALK SIDE)	16 FT.
DRIVEWAY LENGTH = (SIDEWALK SIDE)	46 FT.
DRIVEWAY LENGTH = (NON-SIDEWALK SIDE)	36 FT.
MIN. WIDTH =	38 FT.
LOT SIZE PER UNIT = (SIDEWALK SIDE)	4697 SF.
LOT SIZE PER UNIT = (NON-SIDEWALK SIDE)	4280 SF.



GENERAL NOTES

- PROPOSED ZONING OF PROPERTY: PUD
PUD ZONING REQUIREMENTS
SINGLE FAMILY LOT BULK DESIGN REQUIREMENTS (SEE CONDO REQUIREMENTS THIS SHEET)
A) MINIMUM LOT AREA = 18,000 SQ.FT.
B) MINIMUM LOT WIDTH = 80 FT.
SETBACKS
A) FRONT YARD = 50 FT.
B) SIDE YARD = 25 FT. / 10 FT.
C) REAR YARD = 50 FT.
 - SUMMARY OF LAND USE:
OVERALL
A) TOTAL ACREAGE = 12.48 ACRES (543,620 SQ.FT.)
B) BAYOU = 2.83 ACRES (123,191 SQ.FT.)
C) FLOODPLAIN = 0.88 ACRES (38,403 SQ.FT.)
D) R-2 LOT = 0.55 ACRES (24,007 SQ.FT.)
E) PUD AREA = 9.10 ACRES (396,465 SQ.FT.)
F) AREA OF PROP. BUILDINGS = 51,389 SQ.FT.
G) AREA OF PROP. BITUMINOUS = 31,681 SQ.FT.
H) AREA OF PROP. CONCRETE = 31,884 SQ.FT.
I) TOTAL LENGTH OF STREET = 1,127 LF.
J) ALLOWABLE DENSITY = PARALLEL PLAN + 25% BONUS = 21 UNITS X 1.25 = 26 UNITS (ROUNDED TO NEAREST WHOLE NUMBER)
 - GENERAL REQUIREMENTS
A) THE ROAD WITH ATTACHED CONDOMINIUMS WILL BE PRIVATE. THE PRIVATE ROAD SHALL MEET THE MINIMUM IMPROVEMENTS DESCRIBED IN SECTION 4.3 OF THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE WITH THE EXCEPTION OF WIDTH WHICH WILL BE 24'.
B) THIS PROJECT WILL BE SERVICED BY PUBLIC UTILITIES - SANITARY SEWER, STORM SEWER, WATER, BURIED ELECTRIC, TELEPHONE, CABLE TV, AND GAS. WATER WILL BE LOOPED FROM 152ND AVE. TO BIGNELL DR.
C) THIS PROJECT IS LOCATED NEAR THE 100 YEAR FLOODPLAIN BASED ON THE NATIONAL FLOOD INSURANCE RATE MAPS. ALL BUILDINGS ARE LOCATED OUTSIDE OF THE FLOODPLAIN.
D) THIS PROJECT SHALL CONFORM TO THE OTTAWA COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
E) ALL STORM SEWERS SHALL BE LOCATED WITHIN A MINIMUM 20 FT. DRAINAGE EASEMENT.
F) ALL STORM SEWER EASEMENTS WILL BE MAINTAINED BY A DRAINAGE DISTRICT ESTABLISHED BY A 4.33 AGREEMENT WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSIONER.
G) CONTOURS ARE DEPICTED AT 1 FOOT INTERVALS.
- | OPEN SPACE CACS: | |
|-----------------------------|------------------------------|
| PUD AREA | |
| OPEN SPACE | 9.10 ACRES (396,465 SQ.FT.) |
| A) TOTAL ACREAGE | 12.48 ACRES (543,620 SQ.FT.) |
| B) LENGTH OF STREETS | 1,127 LF. |
| C) TOTAL SINGLE FAMILY LOTS | 1 LOT |
- | CONDOMINIUMS | |
|-------------------------|--|
| A) TOTAL ACREAGE | 3.20 ACRES (139,795 SQ.FT.) (AREA OF 2 BUILDING ENVELOPES) |
| B) LENGTH OF STREETS | 912 LF. |
| C) TWO UNIT CONDOS (13) | 26 UNITS |
| TOTAL CONDO UNITS | 26 UNITS |

ATTACHED CONDOMINIUM LOT DETAIL
N.T.S.

PUD PLAN FOR
Millhouse Bayou Condominiums
Preliminary Site Layout Plan
15014 Bignell Drive
PART OF LOTS 8 & 8, BLOCK 23, BORCK'S SUPERVISORS' PLAT NO. 1, SECTION 1,
T1N. 17W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
18200250

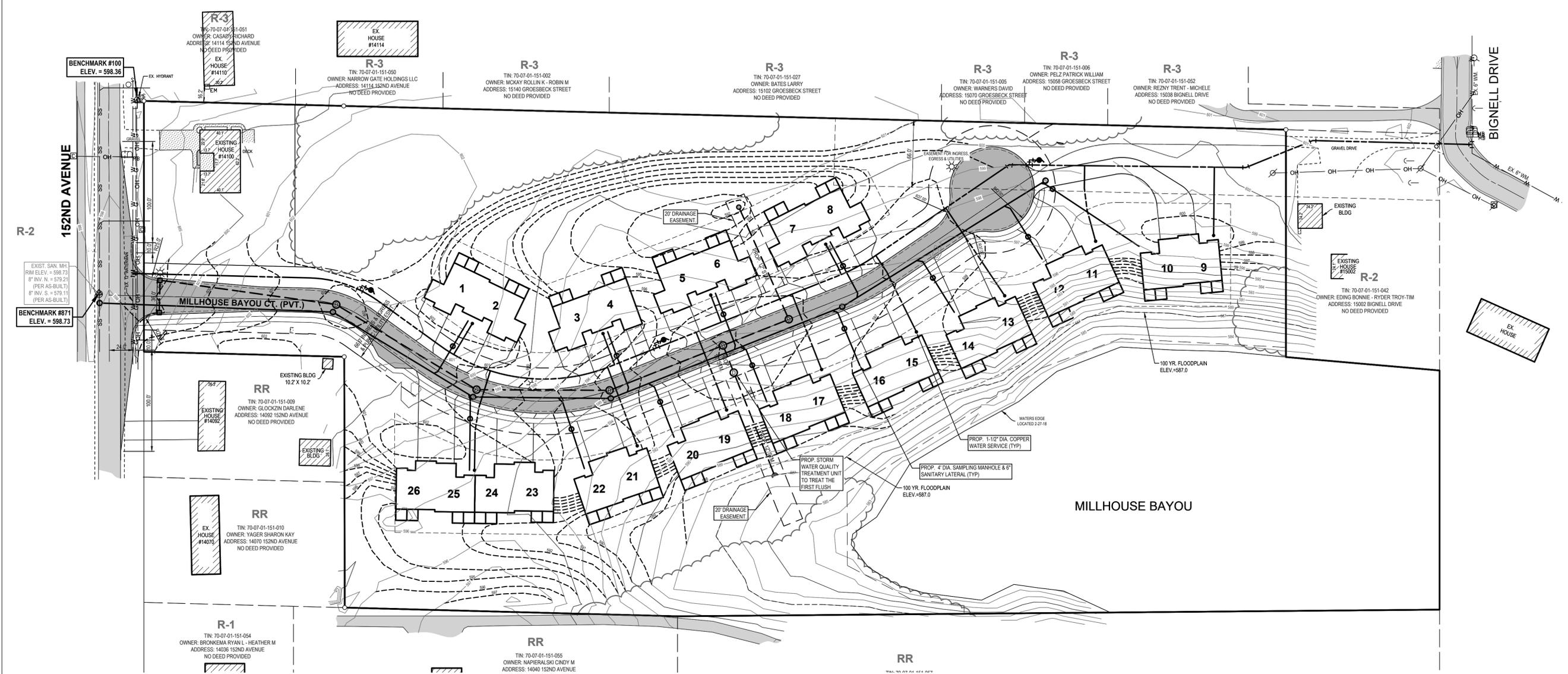
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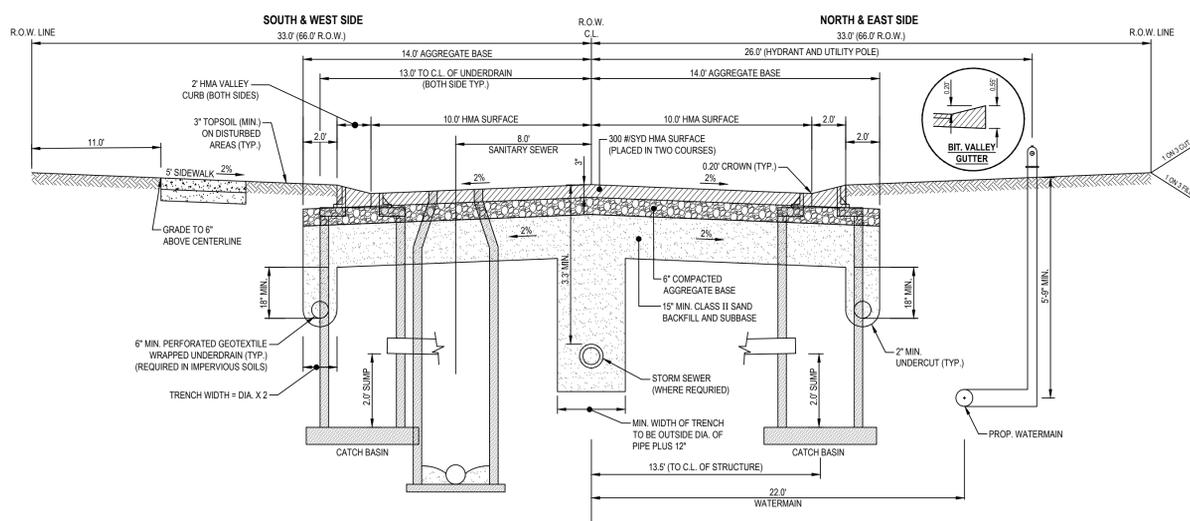
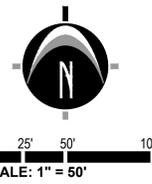
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STORMWATER NOTES

1. ALL PROPOSED STORMWATER COLLECTION BASINS WILL BE PERFORATED LEACH BASINS.
2. ALL PROPOSED STORM SEWER PIPE WILL BE PERFORATED LEACH PIPE.
3. A STORMWATER QUALITY UNIT TO TREAT THE FIRST FLUSH IS PROPOSED BETWEEN UNITS 18 & 19.
4. THE STORM SEWER PIPE BETWEEN UNITS 6 & 7 & 18 & 19 WILL BE DESIGNED TO A 100 YEAR FLOW CAPACITY FOR EMERGENCY RELIEF.



LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER (16\"/>
- PROP. SANITARY SEWER (8\"/>
- PROP. WATERMAIN (8\"/> & HYDRANTS & VALVES

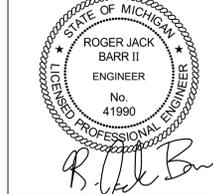
SOIL EROSION CONTROL SCHEDULE

2018 / 2019

	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

NOTE: THE ONLY SOIL MATERIALS THAT WILL BE BROUGHT ON SITE WILL BE FOR ROAD CONSTRUCTION ONLY. NO SOIL WILL BE REMOVED FROM SITE.

STAMP:



PROJECT NO:
18200250

SHEET NO:
C-300

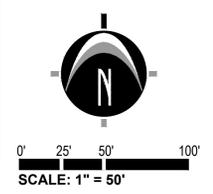
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PROPOSED PRIVATE ROAD SECTION

PREPARED FOR:
 Bosgraaf Homes
 Mike Bosgraaf
 148 South River Ave Suite 100
 Holland, MI 49423
 Phone: 616.644.1364

REVISIONS:

Title: Preliminary Agency Submittal	V. Date: 08/20/16
Drawn: NM	Checked: JW
Title: Preliminary PUD Re-Submittal	V. Date: 09/21/16
Drawn: NM	Checked: JW
	S. Date: 09/21/16



LANDSCAPE LEGEND / SCHEDULE

TREES					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	JV	6	Juniperus virginiana	Eastern Red Cedar	10' ht. ave.
	PP	26	Picea pungens	Colorado Blue Spruce	10' ht. ave.
	PG	16	Picea glauca 'Densata'	Black Hills Spruce	10' ht. ave.
	TP	14	Thuja plicata x standishi 'Green Giant'	Green Giant Arborvitae	8-10' ht.
	MT	1	Malus 'Thunderchild'	'Thunderchild' Flowering Crabapple	3' cal. min.

SHRUBS					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	Vp	2	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	36" ht. min.
	pa	67	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 cont.

PERENNIALS, GRASSES, & GROUND COVERS					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	N/A	As Needed ⁽¹⁾	N/A	Wood Mulch	3" depth
	cs	132 sf.	Cornopsis 'Snowberry'	'Snowberry' Tickseed	1 gal. 30"-36" spp.

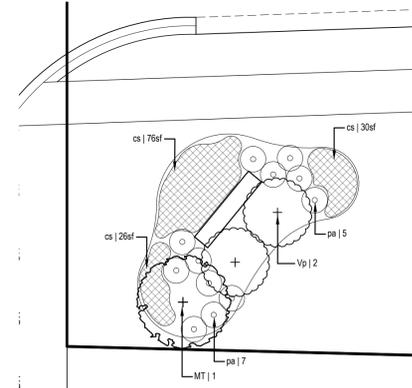
(1) All disturbed areas programmed as planting beds shall receive wood mulch to a depth of 3".

LANDSCAPE NOTES

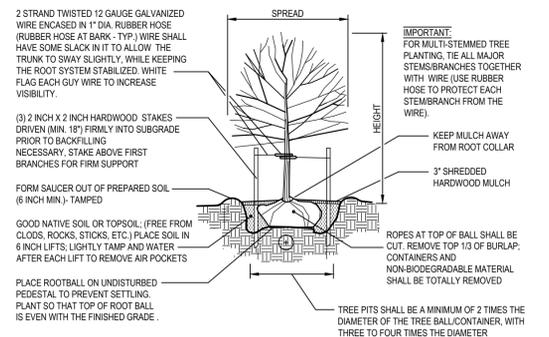
- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
 - REMOVE ALL THINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
 - ALL UTILITY BOXES SHALL BE SCREENED WITH EVERGREEN SHRUBS THAT ARE 36" IN HEIGHT OR TALLER THAN THE UTILITY BOX, WHICHEVER IS GREATER.

TOPSOIL AND TURF NOTES:

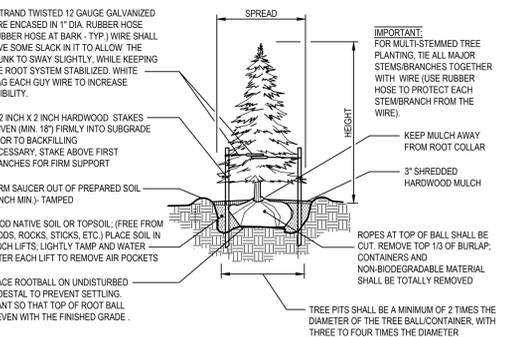
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER. ROLL PERPENDICULAR TO LENGTH OF SOD.
- TURF SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL, FREE OF STONES 1/2" IN DIA. AND LARGER ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.



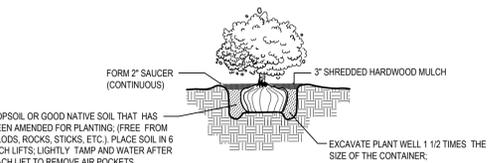
ENTRY SIGN LANDSCAPE PLAN
 1"=10'



TYPICAL TREE PLANTING DETAIL
 N.T.S.



TYPICAL EVERGREEN TREE PLANTING DETAIL
 N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
 N.T.S.

Millhouse Bayou Condominiums
 Landscape Plan
 15014 Bignell Drive
 PART OF LOTS 5 & 8, BLOCK 23, BORCK'S SUPERVISORS' PLAT NO. 1, SECTION 1,
 T7N, R18W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 18200250

SHEET NO:
L-201



Community Development Memo

DATE: October 17, 2018
TO: Township Board
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Residential PUD – Lincoln Pines – Expansion

BACKGROUND

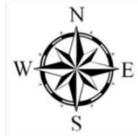
- 2014 – the Lincoln Pines PUD was approved for a 99-lot single family subdivision.
- 2016 – the first phase of 38-lots, was officially platted.
- 2018 – in January an amendment was approved to reconfigure the development and add condos, which included 72-lots and 53-units, totaling 125 units.
- 2018 – the developer acquired an additional 20-acres of land.

PROPOSAL



A PUD application has been submitted rather than a PUD Amendment because the additional land is being added, so that is why departures are being requested as well.

The additional acreage brings the **total size of the development to 80-acres**. Another reconfiguration is being requested, which would add more subdivision lots and relocate the condos. The new proposal would include 114 platted lots and 48 condo units, bringing the total number to 162 dwellings.



Included with this proposal is eliminating the second entrance to Lincoln Street and instead, constructing the second entrance on 144th Avenue. This design is preferred by DPW for watermain looping, and the Ottawa County Road Commission.

This would also result in the need to convert some of the public roads to private because the condo driveways are unable to meet the spacing standards of the Ottawa County Road Commission.

The development would include **16.53-acres of open space (20.7%), and still includes sidewalks** in the existing portion as well as the expanded portion. Both of which would connect to the new pathways the Township will construct on 144th Avenue and Lincoln Street in 2019.

The developer is also proposing to exclude a 0.91-acre outlot from the PUD. If approved, the developer would submit an application to rezone from RR to R-1.

DEPARTURE REQUESTS

Section	Regulation	Developer Request	Staff Response
21.02 PC Recommends Approval	Side yard setback shall be a minimum of 10' with a total combined of 25'.	Requesting an 8' side yard setback with a total combined of 16'.	The request is consistent with existing PUD and other residential PUD's approved recently.
4.3.C.3 PC Recommends Denial	Minimum width of a private road serving more than 8 premises is 30'.	Requesting a 24' width, which is consistent with three other developments within 1-mile: Bayou Pointe, Landon Lane, and Hunters Woods.	The Fire/Rescue Dept was supportive of a 26' width, which is consistent with OCRC requirements.

SAMPLE MOTIONS

If the Board finds the application complies with the standards, the following motion can be offered:

Motion to present and postpone further action until November 12th on the Lincoln Pines Expansion PUD application and rezoning of Parcel No. 70-07-12-400-007 from RR to Planned Unit Development. **This is the first reading.**

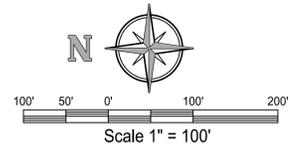
If the Board finds the application does not comply with the standards, the following motion can be offered:

Motion to deny the Lincoln Pines PUD expansion, and direct staff to draft a formal motion and report with those discussion points, which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Board finds the applicant must make revisions, the following motion can be offered:

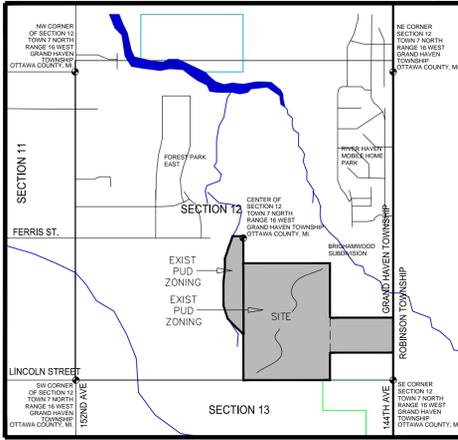
Motion to table the Lincoln Pines PUD expansion and direct the applicant to make the following revisions:

1. *List the revisions.*



LEGAL DESCRIPTION

Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 12, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, being described as: Commencing at the South 1/4 corner of said section, thence North 00 degrees 12 minutes 49 seconds East 50.01 feet along the North and South 1/4 line of said section to the Point of Beginning of the parcel of land herein described; thence continuing along said line North 00 degrees 12 minutes 49 seconds East 812.67 feet; thence North 88 degrees 52 minutes 42 seconds West 50.93 feet along the North line of the South 862.57 feet of the East 1/2 of the Southwest 1/4 of said section; thence North 27 degrees 54 minutes 19 seconds West 541.56 feet; thence North 00 degrees 12 minutes 49 seconds East 759.90 feet; thence North 24 degrees 38 minutes 47 seconds East 601.33 feet; thence South 88 degrees 45 minutes 53 seconds East 57.45 feet along the East and West 1/4 line of said section to the center of said section; thence South 00 degrees 12 minutes 49 seconds West 755.62 feet along the North and South 1/4 line of said section; thence South 88 degrees 45 minutes 53 seconds East 1174.96 feet; thence South 00 degrees 09 minutes 22 seconds West 1841.69 feet along the West line of the East 1/8 of the West 1/2 of the Southeast 1/4 of said section; thence North 88 degrees 46 minutes 29 seconds West 761.80 feet, along the North line of Lincoln Street, being parallel with and 50.00 feet (perpendicular measure) North of the South line of the Southeast 1/4 of said section; thence North 00 degrees 12 minutes 49 seconds East 279.99 feet along the East line of the West 415 feet of the Southeast 1/4 of said section; thence North 88 degrees 46 minutes 29 seconds West 105.00 feet along the North line of the South 330 feet of the Southeast 1/4 of said section; thence South 00 degrees 12 minutes 49 seconds West 279.99 feet along the West line of the East 105 feet of the West 415 feet of the Southeast 1/4 of said section; thence North 88 degrees 46 minutes 29 seconds West 310.00 feet along the North line of Lincoln Street, being parallel with and 50.00 feet (perpendicular measure) North of the South line of said section to the point of beginning. Subject to easements, restrictions and rights-of-way of record.



LOCATION MAP GENERAL NOTES: NOT TO SCALE

1. THE DEVELOPMENT WILL BE SERVICED BY A PUBLIC SEWER COLLECTION SYSTEM WHICH SHALL BE DESIGNED IN ACCORDANCE WITH THE GRAND HAVEN TOWNSHIP STANDARDS, O.C.R.C. STANDARD REQUIREMENTS AND MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.
2. THIS DEVELOPMENT WILL BE SERVICED BY A PUBLIC WATER DISTRIBUTION SYSTEM WHICH SHALL BE DESIGNED IN ACCORDANCE WITH THE GRAND HAVEN TOWNSHIP STANDARDS AND O.C.R.C. STANDARD REQUIREMENTS.
3. THE OTTAWA COUNTY WATER RESOURCES COMMISSION SHALL REVIEW AND APPROVE THE FINAL STORM WATER MANAGEMENT DESIGN.
4. ALL ROADS WILL BE PUBLIC AND WILL BE DESIGNED IN ACCORDANCE WITH THE OTTAWA COUNTY ROAD COMMISSION STANDARDS.
5. INSTALLATION OF SANITARY SEWER AND WATERMAIN TO BE CONSTRUCTED IN ACCORDANCE WITH M.D.E.Q. APPROVAL AND RESTORED MEETING M.D.E.Q. REQUIREMENTS.
6. SITE LIGHTING TO BE PROVIDED BY CONSUMERS ENERGY AND PUBLICLY OPERATED.

CURRENT PUD AMENDMENT ZONING
(WITH UNDERLYING SINGLE FAMILY RESIDENTIAL DISTRICT)

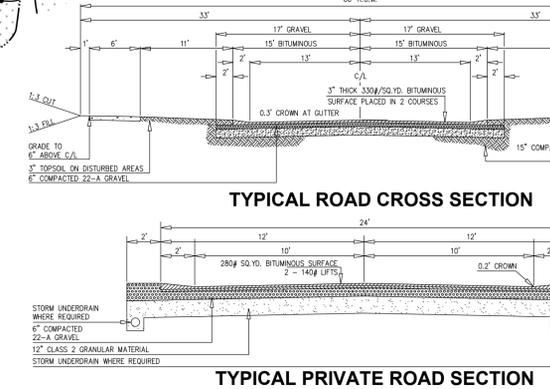
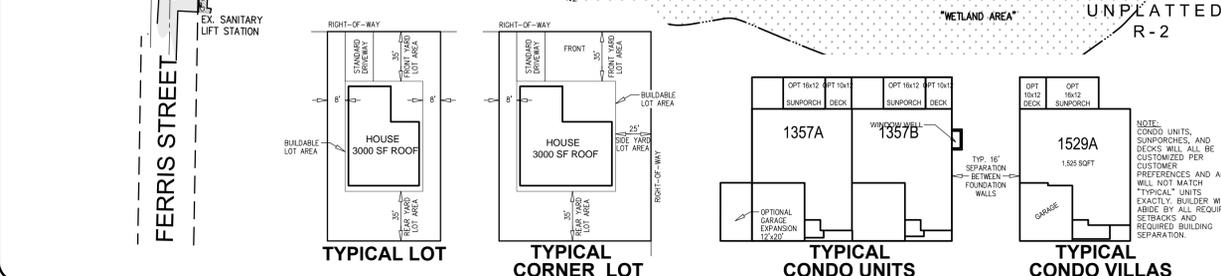
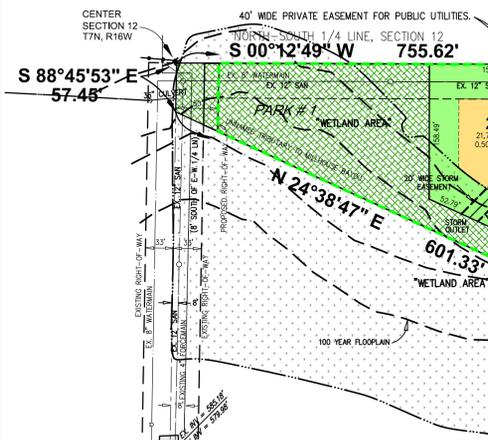
TOTAL PARCEL AREA	58.61 ACRES
MIN LOT AREA	13,000 SF
MIN LOT WIDTH	80'
FRONT SETBACK	35'
SIDE SETBACK	16'/8' MIN
REAR SETBACK	15'
CORNER LOT SETBACK	25'
PROP PLAN DENSITY	99 LOTS
OPEN SPACE	16.85 ACRES (28.7%)
PROP PLAN LOTS PER ACRE	1.689 LOTS PER ACRE

REQUESTING PUD AMENDMENT ZONING
(WITH UNDERLYING SINGLE FAMILY RESIDENTIAL DISTRICT)

TOTAL PARCEL AREA	79.86 ACRES
MIN LOT AREA	14,917 SF
MIN LOT WIDTH	80'
FRONT SETBACK	35'
SIDE SETBACK	16'/8' MIN
REAR SETBACK	15'
CORNER LOT SETBACK	20' MIN
CONDO REAR SETBACK FOR MAIN BLDG	20' MIN
CONDO FRONT SETBACK	16' MIN
FOR DECK & SUN PORCH	30' MIN
CONDO BUILDING SEPARATION	16' MIN
(EXCLUDES WINDOW WELLS)	
PROP PLAN DENSITY	114 LOTS
AMENDED OPEN SPACE	48 CONDO UNITS
PARALLEL PLAN DENSITY	173 LOTS
PARALLEL PLAN LOTS PER ACRE	2.142 LOTS PER ACRE

UNPLATTED AG

TEMPORARY CUL-DE-SAC TO MEET O.C.R.C. PERMANENT CUL-DE-SAC REQUIREMENTS WITH TYPICAL REVERSIBLY CUL-DE-SAC EASEMENT



RENDERING LEGEND

[Symbol]	EXISTING PAVEMENT	[Symbol]	BUILDABLE LOT AREA
[Symbol]	PROPOSED PAVEMENT	[Symbol]	OPEN SPACE AREA
[Symbol]	PROPOSED CONCRETE	[Symbol]	WETLAND
[Symbol]	R.O.W. AREA	[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT	[Symbol]	PROPOSED CONDO UNIT

LEGEND

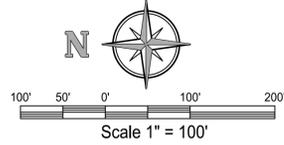
[Symbol]	SECTION CORNER	[Symbol]	EASEMENT	[Symbol]	PROPOSED PAVEMENT
[Symbol]	SIGN	[Symbol]	ROW	[Symbol]	EXISTING PAVEMENT
[Symbol]	POWER POLE	[Symbol]	SETBACK	[Symbol]	PROPOSED CONCRETE
[Symbol]	MANHOLE	[Symbol]	CENTER LINE	[Symbol]	EXISTING CONCRETE
[Symbol]	YARD BASIN	[Symbol]	SECTION LINE	[Symbol]	EXISTING WETLAND
[Symbol]	CATCH BASIN	[Symbol]	PHASE LINE	[Symbol]	
[Symbol]	CULVERT	[Symbol]	DITCH	[Symbol]	
[Symbol]	WATER VALVE	[Symbol]	EDGE OF WETLAND	[Symbol]	
[Symbol]	HYDRANT	[Symbol]	TOP OF SLOPE	[Symbol]	
[Symbol]	WELL	[Symbol]	ELECTRIC/OVERHEAD LINES	[Symbol]	
[Symbol]	TIE MARKER	[Symbol]	SANITARY SEWER	[Symbol]	
[Symbol]	LIGHT POLE	[Symbol]	STORM SEWER	[Symbol]	
		[Symbol]	TELEPHONE	[Symbol]	
		[Symbol]	WATERMAIN	[Symbol]	
		[Symbol]	WIRE FENCE	[Symbol]	

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EASTBROOK HOMES
Attn: Mr. Michael McGraw
1188 East Paris Ave., S.E.
Grand Rapids Charter Twp., Mi., 49546

LINCOLN PINES SUBDIVISION PHASE 2

Issued for Review	Approved	Drawn	Checked	Date
Date		Date		
08/20/2018	FOR PRELIMINARY REVIEW	08/13/2018	TOWNSHIP PUD APPLICATION	
10/16/2018	ISSUED FOR TOWNSHIP BOARD REVIEW			
Project Manager L. BERKENPAS, P.E.				
Vertical Datum		Horz. Datum		
LOCAL		LOCAL		
Drawn by				
STEVE A. MORRIS				
Checked by		Date		
HEI Project Number	17-09-024			
Sheet Title	PUD PLAN			
Sheet No.	C-101			



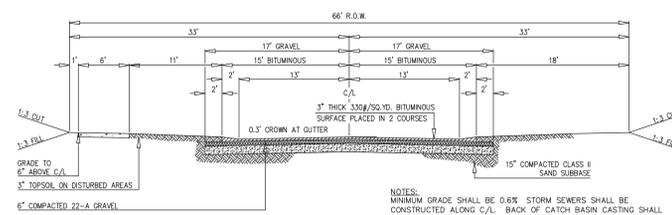
LEGAL DESCRIPTION

THE NORTH 580 FEET OF THE SOUTH 910 FEET OF THE EAST 90 ACRES OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 04 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 330.00 FEET TO THE SOUTH LINE OF THE NORTH 580 FEET OF THE SOUTH 910 FEET OF THE SOUTHEAST 1/4 OF SECTION 12 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 88 DEGREES 46 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 580 FEET OF THE SOUTH 910 FEET OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 1512.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 579.99 FEET TO THE NORTH LINE OF THE SOUTH 910 FEET OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE SOUTH 88 DEGREES 46 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 910 FEET TO THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 1511.92 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE SOUTH 00 DEGREES 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.13 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.

PID: 70-07-12-400-007

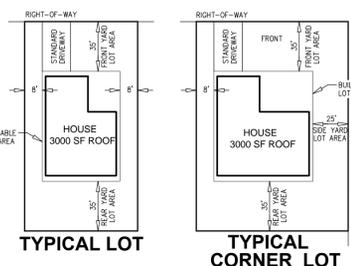
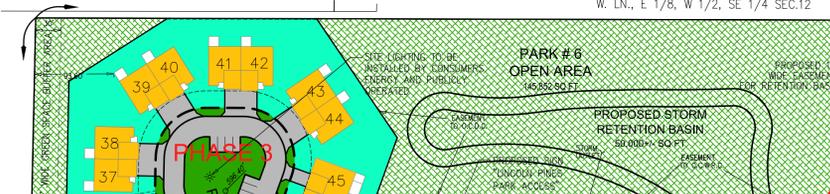


TYPICAL ROAD CROSS SECTION

OUTLOT DETAILS

TOTAL AREA	0.92 ACRES
FRONT SETBACK	50'
SIDE SETBACK	15'
REAR SETBACK	50'

	TOTAL AREAS	SQUARE FEET	SQUARE FEET	ACRES
OVERALL PUD PROJECT AREA		3,478,737		79.86
ROW AREAS- LINCOLN, FERRIS & 144TH		-91,742		
NET PUD PROJECT AREA		3,386,995		77.75
REQUIRED 20% OPEN SPACE		677,399		15.55
PARK #1				
OVERALL AREA		176,869		
NARROW AREAS	1	-3,641		
QUALIFIED OPEN SPACE		173,228		3.98
PARK #2				
OVERALL AREA		81,423		
NARROW AREAS	2	-20,461		
QUALIFIED OPEN SPACE		60,962		1.40
PARK #3				
OVERALL AREA		106,237		
NARROW AREAS	1	-4,699		
STORM BASIN		-60,000		
QUALIFIED OPEN SPACE		41,538		0.95
PARK #4				
OVERALL AREA		220,845		
NARROW AREAS	2	-17,599		
STORM BASIN		-45,000		
QUALIFIED OPEN SPACE		158,246		3.63
PARK #5				
OVERALL AREA		168,176		
NARROW AREAS	1	-8,100		
STORM BASIN		0		
QUALIFIED OPEN SPACE		160,076		3.67
PARK #6				
OVERALL AREA		145,852		
NARROW AREAS	1	-8,877		
STORM BASIN		-50,000		
QUALIFIED OPEN SPACE		86,975		2.00
PARK #7				
OVERALL AREA		98,090		
NARROW AREAS	3	-9,182		
STORM BASIN		-50,000		
QUALIFIED OPEN SPACE		38,908		0.89
TOTAL QUALIFIED OPEN SPACE		719,933		16.53

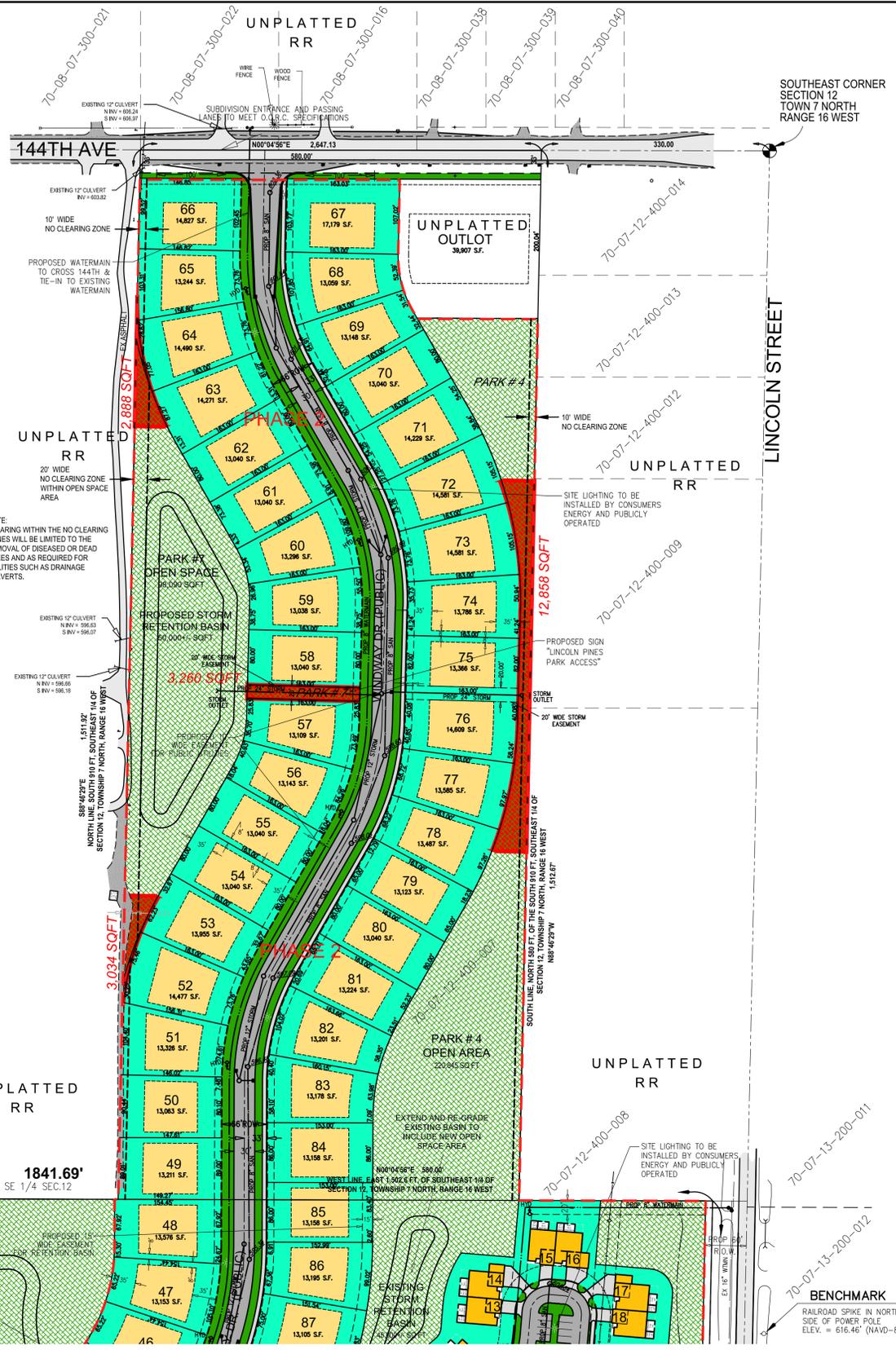


RENDERING LEGEND

EXISTING PAVEMENT	BUILDABLE LOT AREA
PROPOSED PAVEMENT	OPEN SPACE AREA
PROPOSED CONCRETE	WETLAND
R.O.W. AREA	EXISTING LOT
PROPOSED LOT	PROPOSED CONDO UNIT

LEGEND

SECTION CORNER	EASEMENT	PROPOSED PAVEMENT
SIGN	ROW	EXISTING PAVEMENT
POWER POLE	SETBACK	PROPOSED CONCRETE
MANHOLE	CENTER LINE	EXISTING CONCRETE
YARD BASIN	SECTION LINE	EXISTING WETLAND
CATCH BASIN	PHASE LINE	
CULVERT	DITCH	
WATER VALVE	EDGE OF WETLAND	
HYDRANT	TOP OF SLOPE	
WELL	ELECTRIC/OVERHEAD LINES	
TRAIL MARKER	SANITARY SEWER	
LIGHT POLE	STORM SEWER	
	TELEPHONE	
	WATERMAIN	
	WIRE FENCE	



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EASTBROOK HOMES
 Attn: Mr. Michael McGraw
 1188 East Paris Ave., S.E.
 Grand Rapids Charter Twp., Mi., 49546

LINCOLN PINES SUBDIVISION PHASE 2
 Part of the SE 1/4, Section 12, T7N, R16W
 Grand Haven Township, Ottawa County, MI

Issued for Review

Date	Description	By
08/20/2018	FOR PRELIMINARY REVIEW	A
09/13/2018	TOWNSHIP PUD APPLICATION	B
10/16/2018	ISSUED FOR TOWNSHIP BOARD REVIEW	C

Project Manager: L. BERKENPAS, P.E.
 Vertical Datum: LOCAL
 Horizontal Datum: LOCAL
 Drawn by: STEVE A. MORRIS
 Checked by: _____
 Date: _____

HEI Project Number: 17-09-024
 Sheet Title: PUD PLAN
 Sheet No.: C-102

Community Development Memo

DATE: October 16, 2018

TO: Township Board

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Millhouse Bayou Outlot – Rezoning (RR to R-2) – 0.55 Acres Only

BACKGROUND

The applicant, Mike Bosgraaf (*developer of the Millhouse Bayou Condos PUD*), wants to divide one of the parcels comprising the project site to create an outlot that has an existing dwelling. This property is located at 14100 152nd Avenue and is 1.18-acres in size. Applicant is proposing to divide and rezone 0.55-acres from RR to R-2 in order to comply with the minimum lot width requirement. The remainder of the land would be included in the PUD rezoning. On October 15th the Planning Commission recommended the Board approve the Conditional Zoning Agreement.

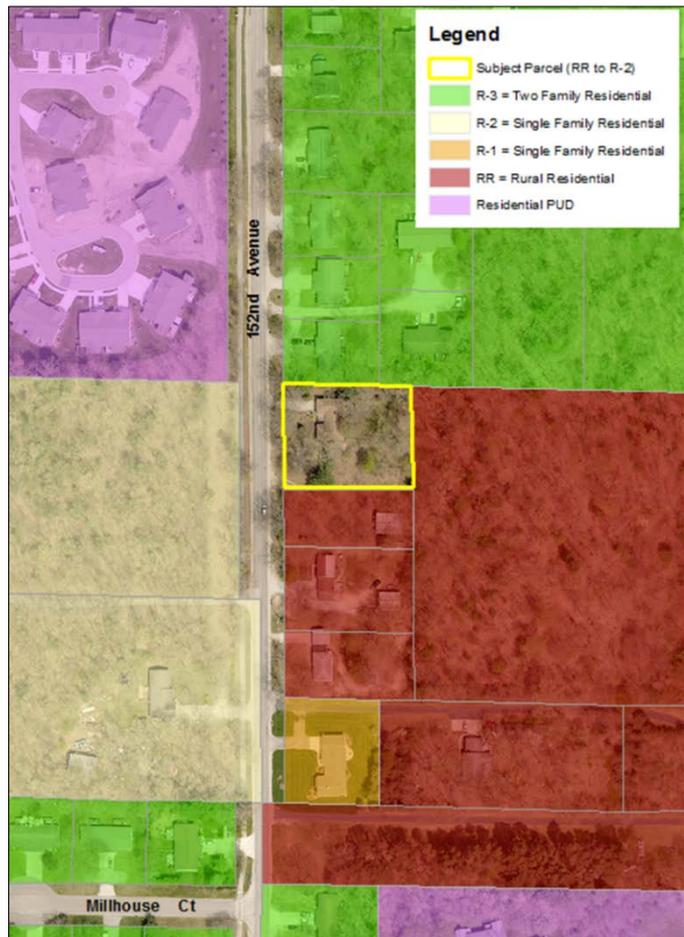
The application was tested against the “Three C’s” evaluation method.

COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?*

Adjacent zoning:

Direction	Current Zoning	Existing Use
North	R-3	Duplex
South	RR	Single Family
East	RR	Single Family
West	R-2	Vacant



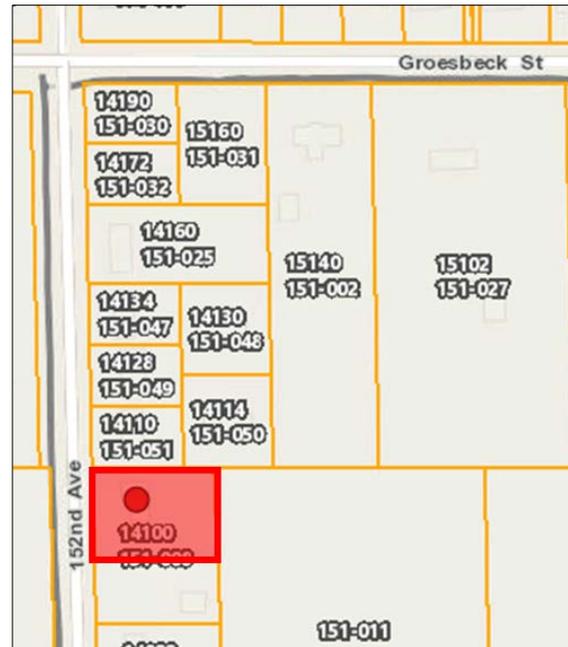
CONSISTENCY

*Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

The 2016 Future Land Use Map has master-planned the subject parcel for Medium Density Residential, the applicant is requesting a rezoning to R-2, which is consistent.

The Statement of Purpose for the RR district:

- The R-2 Single Family Residential District is designed to be a restrictive residential district to encourage an environment of predominately low-density single-family dwellings, together with a minimum of other residentially related facilities and activities to serve the residents in the Township. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and, if available, sanitary sewer.



CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Parcels in R-2 should be supported by minimum infrastructure features including a paved road, municipal water, and if available, sanitary sewer. This property is on 152nd Avenue, which is paved, and is connected to sanitary sewer.

However, the property is not connected to municipal water. Thus, the **applicant has requested a Conditional Zoning Agreement**, which indicates the subject property would be connected to municipal water in exchange for being rezoned to the R-2 Single Family Residential District.

SAMPLE MOTIONS

If the Board finds the rezoning application meets the applicable standards, the following motion can be offered:

Motion to present and postpone the Zoning Map Amendment Ordinance concerning the rezoning of 0.55-acres at 14100 152nd Avenue from Rural Residential (RR) to Single Family Residential (R-2), with the remaining 0.63-acres to remain RR. Further action will be postponed until November 12th when the zoning map amendment ordinance and Conditional Zoning Agreement will be considered for adoption. **This is the first reading.**

If the Board finds the rezoning application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Bosgraaf application for a Conditional Zoning Agreement for 14100 152nd Avenue to rezone from Rural Residential (RR) to Single Family Residential (R-2) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

If the Board finds the rezoning application is premature or needs revisions, the following motion can be offered:

Motion to table of the Bosgraaf application for a Conditional Zoning Agreement, and direct the applicant to address the following items:

1. *List the items...*

Please contact me prior to the meeting if you have questions.

CONDITIONAL ZONING AGREEMENT

This Agreement is between Grand Haven Charter Township, a Michigan charter township, at 13300 – 168th Avenue, Grand Haven, Michigan 49417 (the “Township”) and T Bosgraaf Homes LLC, 148 South River Suite 100, Holland, Michigan 49423 (the “Owners”).

This Agreement is based upon the following facts.

A. The Township has adopted the Grand Haven Charter Township Zoning Ordinance (the “Zoning Ordinance”), which includes the Grand Haven Charter Township Zoning Map (the “Zoning Map”).

B. The Owners have an interest in certain property in the Township, which property is located at 14100 152nd Avenue, part of Parcel Number 70-07-01-151-008 (the “Property”), the legal description of which is attached as Exhibit A.

C. The Property is included in the RR Rural Residential District of the Zoning Map.

D. The Township’s Planning Commission recommended that the Property be rezoned to the R-2 Single Family Residential District.

E. The Township’s Community Development Director, by memorandum dated October 10, 2018, discussed the proposed rezoning to the R-2 Single Family Residential District with the Planning Commission.

F. The Township Board is reluctant to rezone the Property to the R-2 Single Family Residential District, because the Property does not connect to the municipal water system, which is a minimum requirement of the District.

G. Under Section 405 of Public Act 110 of the Public Acts of 2006, as amended, a landowner may voluntarily offer in writing, and a township may approve, certain conditions which attach to a rezoning of property in that township.

H. The Owners have submitted a voluntary offer to engage in zoning under Section 405.

THEREFORE, the parties agree as follows.

Section 1. Rezoning of the Property. The Township has adopted a Zoning Map Amendment Ordinance (the “Amendment Ordinance”), rezoning the Property to the R-2 Single

Family Residential District, contingent on this Agreement taking effect. This Agreement is contingent upon the Amendment Ordinance taking effect and remaining valid.

Section 2. Condition of Rezoning. Rezoning the Property to the R-2 Single Family Residential District shall be conditioned upon the Owner, and any subsequent owner of the Property, complying with the condition that the Property shall be connected to the municipal water system.

Section 3. Township Findings. The Township finds that the Property should be rezoned to the R-2 Single Family Residential District. That rezoning would be compatible with surrounding property, it would be appropriate given that municipal water is available to the Property, the Property is already connected to municipal sanitary sewer, and it would fit the purpose of the R-2 Single Family Residential district as stated in Section 9.01 of the Zoning Ordinance.

Section 4. Compliance. The development of the Property pursuant to this Agreement shall be subject to compliance with all Federal, State, County, and Township laws and ordinances.

Section 5. Binding Nature of This Agreement. The Owners acknowledge that this Agreement will run with the Property and will be binding upon successor owners of the Property.

Section 6. Recording of This Agreement. The Township and the Owners acknowledge that this Agreement shall be recorded by the Township with the Ottawa County Register of Deeds.

Section 7. Violation of This Agreement by the Owners. If the Owners violate any provision of this Agreement, that violation shall constitute a violation of the Zoning Ordinance and shall be subject to legal enforcement action and judicial abatement action as provided by law.

Section 8. Acknowledgment by the Owners. The Owners acknowledge that no permit or approval shall be granted under the Zoning Ordinance for any use or development that is contrary to this Agreement.

Section 9. Time Period. The obligation of the Owners to connect the Property to municipal water shall be effective immediately and shall remain in effect throughout the term of this Agreement, as long as the Property is maintained in the R-2 Single Family Residential District.

Section 10. Reversion of Zoning. If the condition in Section 2 is not satisfied during the term of this Agreement, then the Property shall be reconsidered for rezoning to the RR Rural Residential District. The reconsideration of rezoning shall be initiated by the Township Board, which shall request that the Planning Commission hold a public hearing on the rezoning of the Property and make a recommendation to the Township Board. The procedure for considering and accomplishing this rezoning shall be the same as applies to all other rezoning requests.

Section 11. Subsequent Rezoning of the Property. If the Property is subsequently rezoned to a different zoning classification or to the R-2 Single Family Residential District but subject to the terms of a different agreement or no agreement at all, the terms of this Agreement

shall cease to be in effect. Upon the request of the owner of the Property at the time, the Township shall record with the Ottawa County Register of Deeds a notice that this Agreement is no longer in effect.

Section 12. Amendment of this Agreement. This Agreement may be amended in the same manner that the Property was rezoned to the R-2 Single Family Residential District pursuant to the terms of this Agreement.

Section 13. Township's Right to Rezone. Nothing in this Agreement shall prohibit the Township from rezoning all or any portion of the Property to another zoning classification. Any such rezoning shall be conducted in compliance with the Zoning Ordinance and applicable law.

Section 14. Miscellaneous. This Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, personal representatives, members, assigns, and successors. All notices and other documents to be served or transmitted shall be in writing and addressed to the respective parties at the addresses stated on Page 1 of this Agreement or such other address or addresses as shall be specified by the parties from time to time, and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This Agreement has been executed in the State of Michigan and shall be governed by Michigan law. The waiver by any party of a breach or violation of any provision of this Agreement shall not be a waiver of any subsequent breach or violation of the same or any other provision of this Agreement. If any section or provision of this Agreement is unenforceable for any reason, the unenforceability shall not impair the remainder of this Agreement, which shall remain in full force and effect. This Agreement represents the entire understanding and agreement between parties, and all prior understandings and agreements are specifically merged in this Agreement. The captions in this Agreement are for convenience only and shall not be considered as part of this Agreement or in any way amplifying or modifying its terms and provisions.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:

T. BOSGRAAF HOMES, LLC, a Michigan limited liability company

By: _____

Michael L. Bosgraaf

Its: Member

GRAND HAVEN CHARTER TOWNSHIP

By: _____

Mark Reenders, Supervisor

By: _____
Laurie Larsen, Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF OTTAWA)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2018, by Michael L. Bosgraaf, who, being duly sworn says that he is a member of T. Bosgraaf Homes, LLC, a Michigan limited liability company, and that he has executed the Agreement on its behalf.

Notary Public, Ottawa County, Michigan
My Commission Expires: _____
Acting on Ottawa County, Michigan

STATE OF MICHIGAN)
)ss.
COUNTY OF OTTAWA)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2018, by Mark Reenders and Laurie Larsen, respectively the Supervisor and the Clerk of Grand Haven Charter Township, a Michigan charter township, on behalf of the Township.

Notary Public, Ottawa County, Michigan
My Commission Expires: _____
Acting on Ottawa County, Michigan

Prepared by:
Stacey Fedewa, AICP
Community Development Director
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, Michigan 49417
Telephone: (616) 842-5988

EXHIBIT A

LEGAL DESCRIPTION
14100 152ND Avenue

14100 152ND AVENUE

70-07-01-151-008

PART OF LOT 8, BLOCK 23, BORCK'S SUPERVISOR'S PLAT NO. 1 AS RECORDED IN LIBER 8 OF PLATS, PAGES 68-70, OTTAWA COUNTY RECORDS, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID PLAT; THENCE N00°00'00"E 500.46 FEET ALONG THE WEST LINE OF SAID BLOCK 23 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°00'00"E 160.00 FEET ALONG SAID WEST LINE; THENCE S88°33'47"E 150.00 FEET ALONG THE NORTH LINE OF SAID LOT 8; THENCE S00°00'00"W 160.00 FEET; THENCE N88°33'47"W 150.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.55 ACRES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: October 18, 2018
TO: Township Board
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Text Amendment – Accessory Buildings & Non-Conforming Exception

BACKGROUND

As you know, the Township is drafting a new zoning ordinance. One subject that has come up multiple times since this project began are accessory buildings. It appears the **current regulations do not provide enough square footage for property owners to store possessions** such as a lawn mower, boat, camper, etc.

Being a tourist community with many recreational assets it is not surprising that many residents indulge in those assets. However, when it comes time to store them for the winter many are left with no choice, but to leave them outside because their out-building(s) are not large enough to store everything.

That has transgressed into numerous property owners waiting to construct an accessory building until the regulations have changed because they are in need of the additional square footage allowance.

We're heading into winter and these residents want to pour foundations before the ground freezes, so they can work on the project through winter. Thus, staff is proposing a text amendment now to incorporate those accessory building regulations to enable residents to begin their projects now instead of next year. On October 15th the **Planning Commission adopted a motion recommending the Board approve the text amendment**, including two revisions (*highlighted in yellow*).

WHAT'S CHANGING?

There are four main areas of improvement being proposed:

1. Larger square footage allowance
2. Standardized setbacks and height
3. Eliminate maximum number of buildings
4. Identify prohibitions and exemptions

Aside from these topics, the language remains nearly identical to the current ordinance.

Larger Square Footage Allowance

The additional square footage ranges from 0 sqft – 1,100 sqft and use round numbers. The average increase of all eight categories is 715 sqft. The version presented by the steering committee drafting the new ordinance did not include the “less than ½ acre category,” which meant the range for seven categories was 400 sqft – 1,100 sqft with an average increase of 820 sqft.

This **scale has been provided to several realtors who have all agreed this is a great improvement** and believe the allowances are spot-on.

Large properties have also experienced difficulty with the current regulations because it does not allow a bigger floor area if the property is larger than 20-acres. Meaning someone with 20-acres has the same allowance as a 100-acre property. The new proposal takes that into account and allows an extra 2,000 sqft for every additional 5-acres over the 20-acre threshold.

Below are the current (*gray*) vs. proposed (*blue*) changes to square footage allowance.

Lot Area in Acres	Maximum Total Floor Area of the Allowed Accessory Building or Buildings
Less than one (1) acre	600 square feet
One (1) acre, but less than two (2) acres	960 square feet
Two (2) acres, but less than five (5) acres	1,200 square feet
Five (5) acres, but less than ten (10) acres	1,600 square feet
Ten (10) acres, but less than fifteen (15) acres	2,000 square feet
Fifteen (15) acres, but less than twenty (20) acres	2,400 square feet
Twenty (20) acres or more	3,000 square feet

Lot Area in Acres	Maximum Total Floor Area of the Allowed Accessory Building or Structure
Less than one-half (½) acre	600 square feet
One-half (½) acre, but less than one (1) acre	1,000 square feet
One (1) acre, but less than two (2) acres	1,500 square feet
Two (2) acres, but less than five (5) acres	2,000 square feet
Five (5) acres, but less than ten (10) acres	2,500 square feet
Ten (10) acres, but less than fifteen (15) acres	3,000 square feet
Fifteen (15) acres, but less than twenty (20) acres	3,500 square feet
Twenty (20) acres or more	4,000 square feet
Every additional five acres:	2,000 additional square feet

Below are real-world spatial examples of larger accessory buildings on small lots. Included in these figures are the percent of total lot coverage the accessory building and dwelling.

Example 1 (15085 Bignell)	
Lot Size	13,312 sqft 0.306 acres
Accessory Building Size	960 sqft
Dwelling Size	1,267 sqft
Percent of Total Lot Coverage	16.7%
Percent Remaining of Open Land	83.3%



Example 2 (14973 Sharon)	
Lot Size	13,586 sqft 0.312 acres
Accessory Building Size	960 sqft
Dwelling Size	1,206 sqft
Percent of Total Lot Coverage	15.9%
Percent Remaining of Open Land	84.1%



Example 3 (15141 155th)	
Lot Size	14,000 sqft 0.321 acres
Accessory Building Size	912 sqft
Dwelling Size	1,380 sqft
Percent of Total Lot Coverage	16.4%
Percent Remaining of Open Land	83.6%



Example 4 (14723 160th)	
Lot Size	18,640 sqft 0.428 acres
Accessory Building Size	960 sqft
Dwelling Size	1,304 sqft
Percent of Total Lot Coverage	12.1%
Percent Remaining of Open Land	87.9%



Example 5 (14749 154th)	
Lot Size	14,175 sqft 0.325 acres
Accessory Building Size	960 sqft
Dwelling Size	892 sqft
Percent of Total Lot Coverage	13.1%
Percent Remaining of Open Land	86.9%



In nearly all cases, an additional foot of width would bring these accessory buildings to 1,000 sqft. On average, that would increase the lot coverage by 0.3%. **All lots would still have over 80% ↑ of open space** on their property.

Standardized Setbacks and Height

The current setbacks provide a sliding scale based on the size of the accessory building. In practice this has become difficult. **Outdoor living space has become more important over the last 20-years**, so residents are adding more amenities to their yards than in the past.

The catch-22 with this situation is—as lots get smaller it becomes more difficult to accommodate all of the outdoor living space that residents desire. The large setbacks will often prevent a resident from achieving their goals because the extra structure simply cannot fit on the lot because of the setbacks; or they would have to rearrange all of the existing structures and that is too costly and/or cumbersome.

Below are the current (*gray*) vs. proposed (*blue*) changes to setbacks.

Accessory Building or Structure Size in Total Area (Gross Floor Area for Accessory Building)	SETBACKS			
	Principal Building	Side Lot Line	Rear Lot Line	Other Accessory Building or Structure
Less than 150 square feet	5 feet	5 feet	5 feet	5 feet
150 to less than 600 square feet	25 feet*	10 feet	10 feet	18 feet
600 to less than 960 square feet	25 feet*	15 feet	15 feet	18 feet
960 square feet or greater	25 feet	25 feet	25 feet	18 feet
* Detached Garages that are 600 square feet or less may be located six (6) feet from the Principal Building				

Version Presented to the Planning Commission

Accessory Structure Area (interior sqft)	SETBACKS			
	Principal Building	Side Lot Line	Rear Lot Line	Other Accessory Structure(s)
2,000 or less	10 feet	10 feet	10 feet	10 feet
2,001 or more	10 feet	15 feet	10 feet	10 feet

Version Recommended for Approval by the Planning Commission

Accessory Building or Structure Area (interior sqft)	SETBACKS			
	Principal Building	Side Lot Line	Rear Lot Line	Other Accessory Structure(s)
600 or less	10 feet	10 feet	10 feet	10 feet
601 to 2,000	10 feet	15 feet	10 feet	10 feet
2,001 or more	10 feet	25 feet	10 feet	10 feet

The steering committee believed a 15-foot side yard setback should be adhered to for any building over 2,000 sqft because the size and bulk of the building should not be quite as close to the side lot line as smaller buildings. However, the Planning Commission believed that was insufficient and are recommending an increased setback for side yards only.

Regarding height, the Township has another sliding scale. The proposal is to standardize and simplify this as well. Similarly, it is proposed that accessory building setbacks and height be measured in the same method as principal buildings—setback to the foundation, and mean height between peak and eaves.

Below are the current (*gray*) vs. proposed (*blue*) changes to the height.

Height Restrictions.

- 1) The height of a detached Accessory Building shall be measured from the Ground Floor to the top of the roof, for the purposes of this section.
- 2) In all residential zoning districts, on Lots of less than one (1) acre, no detached Accessory Building shall exceed twenty (20) feet in height. (amend. by ord. no. 532 eff. April 26, 2015)
- 2) In all residential zoning districts, on Lots of one (1) acre but less than two (2) acres, no detached Accessory Building shall exceed twenty-two (22) feet in height.
- 3) In all residential zoning districts, on Lots of two (2) acres but less than five (5) acres, no detached Accessory Building shall exceed twenty-nine (29) feet in height.
- 4) In all residential zoning districts, on Lots of five (5) acres or more, no detached Accessory Building shall exceed thirty-five (35) feet in height.

Height Restrictions. No accessory building shall exceed twenty (20) feet (as measured to the mean height between the peak and the eaves), or the height of the principal building on the lot, whichever is greater. The measurement is required to be the same for both types of buildings.

Eliminate Maximum Number of Buildings

The restriction on the number of buildings has been prohibitive for some residents, especially those with lots under 1-acre, which comprise the vast majority of residential properties within the Township.

For example, oftentimes the storage needs of a resident’s possessions vary, and they find it best to separate the items into different buildings—lawn equipment in a small garden shed, a small workshop in a separate building, and another to store recreation vehicles.

In other cases, a camper or motorhome may need its own building, and then other items such as lawn equipment, patio furniture, workshop, vehicles, etc. are stored in one or more buildings.

Clearly, the concern that arises here is—will someone install ten 100 sqft sheds on their property? While it is possible, it is also unlikely. Generally, residents want their property to look nice and to store their items inside a building.

It is possible this could happen, but the question to ask yourself is—will their yard look better having all of their widgets stored in ten buildings or strewn about the yard and covered with tarps?

For the many it would benefit, staff believes that outweighs the potential cost of a few.

Below are the current (*gray*) vs. proposed (*blue*) changes to the number of buildings.

Number of Accessory Buildings		
Zoning District	Lot Size	Allowance
LDR, R-1 through R-5	Less than 1-acre	1 building up to 600 sqft + 1 shed up to 120 sqft
RP, RR, LDR, R-1 through R-5	More than 1-acre	2 buildings + 1 shed up to 120 sqft

Number of Accessory Buildings		
Zoning District	Lot Size	Allowance
All Residential	All	No Limit

Identify Prohibitions and Exemptions

The current ordinance does not specify any accessory structures that are prohibited or exempt, and that has caused uncertainties to arise for items such as—children’s playset, tree house, lemonade stand, pergolas, shipping containers, elevated walkways, etc.

When it comes to childhood, Fedewa has established a **policy that children are able to be children without obtaining a permit to enjoy their childhood**. They can have playgrounds, princess houses, lemonade stands, treehouses, etc. without having to obtain any zoning permits. All of us have been able to enjoy those aspects of childhood, so all current and future generations of children should be able to do the same. Thus, Fedewa is proposing to explicitly put that in writing.

As it relates to structures without walls—pergolas, gazebos, etc. are improvements that maintain a nice character in the neighborhood, enables residents to enjoy the outdoors, and add value to their property. At times, residents have had to forego one of these structures, or an accessory building,

because they were unable to have both due to square footage allowances and setbacks. That simply seems unfortunate, so an exemption is proposed.

Regarding elevated walkways—these are incredibly common in the dunes and along waterfront properties. The current ordinance is very unclear on how these are to be regulated, and the ZBA and staff have specifically requested these be exempt to resolve all of the concerns. The proposed language follows the DEQ Policy that exempts property owners from obtaining permits to construct the walkways if they are a maximum of 5-feet wide and use handheld tools.

Below is the proposed language for the prohibitions and exemptions. There is not a comparison for this section because current language does not exist.

Prohibited Accessory Buildings and Structures. The following shall not be used as an accessory structure on any lot:

- A. Shipping containers;
- B. Manufactured mobile homes;
- C. Inoperable vehicles;
- D. Boats or other watercraft; and
- E. Recreational Vehicles (RVs)/motor homes/travel trailers.

Exempt Accessory Structures. The following accessory structures shall be exempt from the regulations of this section, except for the regulations listed below

- A. **Childhood Amenities.** Playground equipment, treehouses, lemonade stands, playhouses, and other similar amenities shall be exempt from this section, except they must be setback at least three (3) feet from all side and rear lot lines.
- B. **Structures without Walls.** Gazebos, pergolas, and other permanent structures without walls shall be exempt from this section, except they must maintain the required setbacks for accessory structures.
- C. **Elevated Walkways.** Elevated walkways that meet the standards of the Michigan Department of Environmental Quality to be constructed in a Critical Dune Area, High Risk Erosion Area, regulated Wetland, or regulated Floodplain shall be exempt from this section.

NON-CONFORMING USES, STRUCTURES, AND LOTS CHAPTER

There is at least one property owner that was financially impacted when the current ordinance was adopted. A development project had begun under the previous ordinance, and because the remainder of the buildings had not started construction he was unable to complete the build-out. This has

resulted in only 1/3 of the land being utilized and the remaining 2/3 has been rendered unusable because it's a long narrow lot.

Zoning intends to provide property owners with the highest and best use that is available within the confines of the ordinance. This situation precludes the property owner from achieving the highest and best use because there is no ability to utilize the remaining 2/3 of the land. Meaning the owner is only attaining the highest and best use for 1/3, which is an unnecessary hardship and diminishes the value of the property.

This is a unique, niche, situation. One that is unlikely to apply to very many properties—on purpose. Staff is proposing to allow these niche situations to have a fruitful outcome by adding this exception to the Non-Conforming Chapter.

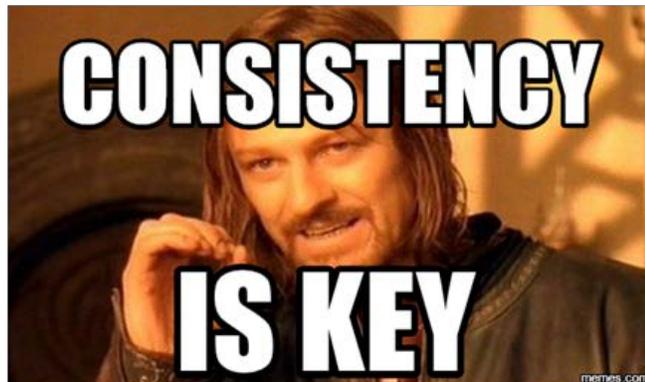
A use that was approved by the Township and lawfully partially constructed in phases prior to becoming a non-conforming use shall be permitted to complete any approved phased construction if the lot remains under the same ownership for which the original approval was received.

The two stringent criteria that would limit this exception provision:

1. Use must have been previously approved by the Township; and
2. The same person that received the approval, must continue to own the property.

MORAL OF THE STORY AND WHAT'S NEXT?

The moral of the story for crafting the new zoning ordinance is summarized by two words:



These two words have been the guiding principles.

SAMPLE MOTIONS

If the Board supports the proposed text amendment, the following motion can be offered:

Motion to present and postpone the Zoning Text Amendment Ordinance (*draft date 10/15/18*) to replace the Accessory Buildings and Structure section of the General Provisions Chapter and add an exception to the Non-Conforming Uses, Structures, and Lots Chapter. Further action will be postponed until November 12th when it will be considered for adoption. **This is the first reading.**

If the Board opposes the proposed text amendment, the following motion can be offered:

Motion to deny the proposed Zoning Text Amendment Ordinance to replace the Accessory Buildings and Structure section of the General Provisions Chapter and add an exception to the Non-Conforming Uses, Structures, and Lots Chapter.

If the Board does not have enough information to make a determination, the following motion can be offered:

Motion to table the proposed Zoning Text Amendment Ordinance, and direct staff to make the following revisions:

1. *List the revisions.*

Please contact me if this raises questions.

ORDINANCE NO. ____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING ACCESSORY BUILDINGS AND STRUCTURES STANDARDS IN THE GENERAL PROVISIONS CHAPTER; AMENDING THE NON-CONFORMING USES, STRUCTURES, AND LOTS CHAPTER FOR COMPLETING FUTURE PHASES WHEN A LAWFUL PARTIALLY CONSTRUCTED PROJECT REMAINS UNDER THE SAME OWNERSHIP.

LEGALLY NON-CONFORMING USES OF LAND AND COMPLETION OF PENDING PROJECTS; AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. General Provisions Chapter – Accessory Buildings and Structures. Section 20.03 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

SECTION 20.03 ACCESSORY BUILDINGS AND STRUCTURES

1. **Prohibited Accessory Buildings and Structures.** The following shall not be used as an accessory structure on any lot:
 - A. Shipping containers;
 - B. Manufactured mobile homes;
 - C. Inoperable vehicles;
 - D. Boats or other watercraft; and
 - E. Recreational Vehicles (RVs)/motor homes/travel trailers.

2. **Exempt Accessory Structures.** The following accessory structures shall be exempt from the regulations of this section, except for the regulations listed below
 - A. **Childhood Amenities.** Playground equipment, treehouses, lemonade stands, playhouses, and other similar amenities shall be exempt from this section, except they must be setback at least three (3) feet from all side and rear lot lines.

- B. **Structures without Walls.** Gazebos, pergolas, and other permanent structures without walls shall be exempt from this section, except they must maintain the required setbacks for accessory structures.
- C. **Elevated Walkways.** Elevated walkways that meet the standards of the Michigan Department of Environmental Quality to be constructed in a Critical Dune Area, High Risk Erosion Area, regulated Wetland, or regulated Floodplain shall be exempt from this section.

3. **Accessory Buildings and Structures.**

- A. **Zoning Districts.** Accessory buildings and structures may be erected in any zoning district only as an accessory to an existing principal building (which includes being built simultaneously with the construction of the principal building).
- B. **Principal Building Requirement.** Accessory buildings and structures may not be constructed, or if constructed may not remain, on a lot without a principal building. The Zoning Administrator shall have the authority to grant a temporary exception to this prohibition, subject to reasonable conditions, if the Zoning Administrator finds the temporary exception is consistent with the purposes of this Ordinance, as described in Section 1.02.
- C. **Elements of the Principal Buildings.** All buildings and portions of buildings connected to the principal building shall be considered an element of the principal building, and shall therefore comply in all respects with the requirements of this Ordinance that apply to the permitted principal building, including but not limited to setback requirements, unless specifically stated to the contrary herein. The term “connected” shall mean the space shares a common wall with the principal building, or is connected by an enclosed breezeway.
- D. **Residential Purposes.** All uses for residential accessory buildings and structures must be accessory to the use of the dwelling unit.
- F. **Size Requirements.** The total floor area (defined below) of the allowed residential accessory building(s) shall be dependent on the lot area, as outlined in the table below.

Lot Area in Acres	Maximum Total Floor Area of the Allowed Accessory Building or Structure
Less than one-half (½) acre	600 square feet
One-half (½) acre, but less than one (1) acre	1,000 square feet
One (1) acre, but less than two (2) acres	1,500 square feet
Two (2) acres, but less than five (5) acres	2,000 square feet
Five (5) acres, but less than ten (10) acres	2,500 square feet
Ten (10) acres, but less than fifteen (15) acres	3,000 square feet
Fifteen (15) acres, but less than twenty (20) acres	3,500 square feet
Twenty (20) acres or more	4,000 square feet
Every additional five acres:	2,000 additional square feet

The term “total floor area” as used in this subsection means the sum total useable floor area of the ground floor of all residential accessory buildings situated or permitted on a lot. Total floor area also includes the area under an attached lean-to structure, or roof overhang greater than three (3) feet, or other similar sheltered area.

G. Height Restrictions. No accessory building shall exceed twenty (20) feet (as measured to the mean height between the peak and the eaves), or the height of the principal building on the lot, whichever is greater. The measurement is required to be the same for both types of buildings.

H. Setbacks.

- 1) Setbacks shall be measured from the foundation of the accessory building or structure. A cantilever or overhang may extend no more than three (3) feet into the required setback.
- 2) Accessory buildings and structures shall be setback in accordance with the following table:

Accessory Building or Structure Area (interior sqft)	SETBACKS			
	Principal Building	Side Lot Line	Rear Lot Line	Other Accessory Structure(s)
600 or less	10 feet	10 feet	10 feet	10 feet
601 to 2,000	10 feet	15 feet	10 feet	10 feet
2,001 or more	10 feet	25 feet	10 feet	10 feet

Section 2. Non-Conforming Uses, Structures, and Lots Chapter – Exceptions. Section 25.08 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

SECTION 25.08 EXCEPTIONS

1. Notwithstanding any other provisions of this Chapter, a single-family dwelling located in a district which does not permit the same may be altered, expanded or rebuilt.
2. A use that was approved by the Township and lawfully partially constructed in phases prior to becoming a non-conforming use shall be permitted to complete any approved phased construction if the lot remains under the same ownership for which the original approval was received.

Section 3. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2018, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2018, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2018, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2018. The following members of the Township Board were present at that meeting: _____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____ voting in favor and _____ members of the Board voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____, 2018.

Laurie Larsen, Clerk
Grand Haven Charter Township

**PUBLIC SERVICES DEPARTMENT
END OF THE MONTH REPORT
2018**

WATER

MONTH	WORK ORDERS	METER		REPLACED METERS	REPLACED MXU'S	NEW TAPS		MAIN INSTALLED IN FEET	MILLION GALLONS OF NOWS WATER	MILLION GALLONS OF G.R. WATER	G.R. SUPPLIMENTAL WATER
		3/4"	1"			3/4"	1"				
JANUARY	190	5	0	3	132	2	0	0	35.51	1.33	0.00
FEBRUARY	266	5	3	4	168	1	1	0	46.31	1.47	0.00
MARCH	341	1	5	16	204	1	5	3766	35.45	1.92	0.00
APRIL	214	3	1	2	149	3	2	0	38.37	1.91	0.00
MAY	230	3	0	8	121	4	1	175	79.33	4.79	0.00
JUNE	178	2	4	6	78	3	6	0	128.12	5.88	0.00
JULY	188	2	5	7	107	4	5	1283	110.29	5.72	0.00
AUGUST	187	2	5	5	50	1	6	980	98.37	5.29	0.00
SEPTEMBER	141	3		12	24	1	0	0	80.95	3.50	0.00
OCTOBER									0.00	0.00	0.00
NOVEMBER									0.00	0.00	0.00
DECEMBER									0.00	0.00	0.00
TOTAL YTD	1935	26	23	63	1033	20	26	6204	652.70	31.81	0.00
		49				46				31.81	
TOTALS						5343			684.51		

NOTES:

- New 2" - 16923 Piperway - 5/2/18
- New 3" - 14851 Piper Lakes Trl - 5/17/18
- New 2" - 14836 Piper Lakes Trl - 5/17.17
- New 2" - 16940 Piper Lakes Cir - 6/5/18
- New 3" - 17283 Rosy Mound Lane

WASTEWATER

MONTH	WORK ORDERS	NEW TAPS	MAIN INSTALLED IN FEET	MILLION GALLONS OF WASTE PUMPED
JANUARY	1	1	0	7.01
FEBRUARY	1	2	0	10.74
MARCH	3	4	0	8.28
APRIL	0	2	0	8.45
MAY	1	3	0	10.34
JUNE	3	2	0	7.82
JULY	3	4	0	14.73
AUGUST	4	1	715	10.63
SEPTEMBER	0	0	0	8.60
OCTOBER				0.00
NOVEMBER				0.00
DECEMBER				0.00
TOTAL YTD	16	19	715	86.60
TOTALS		852		

NOTES: