



# Park Township Planning & Land Use Activity Report

August 2021

## Executive Summary

Pursuant to the Michigan Planning Enabling Act, Act 33 of 2008, as amended, the Park Township Planning Commission (PTPC) was formed to review land use proposals and provide approval, denial, or recommendation to the Park Township Board of Trustees regarding the same; draft and maintain the Park Township Master Plan; conduct revisions to the Park Township Zoning Ordinance and provide recommendation and; conduct review and analysis of other related land use matters as requested by the Park Township Board of Trustees (PTBT).

As a result of the responsibility of the PTPC, the Department of Community Development provides this monthly activity report as a synopsis of the land use planning efforts of the PTPC.

## Current Land Use Proposals

### *Camp Geneva*

A site plan was received to construct a pedestrian bridge over Lakeshore Drive connecting the west and east campuses of Camp Geneva. In addition, the application seeks to dissolve the current Planned Unit Development and authorize the bridge and future expansions through the existing use-by-right provisions of the zoning district. The bridge application is anticipated to be placed on the October agenda of the PTPC.

## Current Ordinance Reviews

### *Accessory Buildings*

The PTPC held a public hearing at their August 26, 2021 meeting to consider removing the authority of the Park Township Zoning Board of Appeals to approve accessory buildings in excess of the square footage limitations and providing that authority to Zoning Administrator. Staff was provided with direction to modify the language further and return the text to the PTPC at their September meeting for consideration.

### *Wheel Stops*

The PTPC held a public hearing at their August 26, 2021 meeting to consider language allowing alternatives to wheel stops in parking lots. A recommendation regarding the language was paused to allow for its transmission to the PTBT at the same time as the accessory building provisions. It is anticipated that the language will be recommended at the September meeting of the PTPC.

### *Home Occupations*

The PTPC will hold a public hearing to consider an amendment to the home occupation language within the Park Township Zoning Ordinance to allow customers on site, among other revisions, at their September meeting.

### **Other Matters**

#### *Food Trucks*

As a result of a recent application to the Park Township Zoning Board of Appeals to allow food trucks, sample language will be presented at the September meeting of PTPC to consider permitting food trucks by ordinance.

#### *Master Plan*

Staff recently completed stakeholder interviews with Upland area property owners and will schedule public workshops in the Fall. Subsequently, staff will continue to work through the Master Plan Framework.

### **Construction Observation Update – Approved Land Use Projects**

#### *The Reserve on Lake Macatawa*

Four permits were issued.

#### *Beachwalk Condominiums – Ottawa Beach Road*

Two permits were issued.

#### *Benjamin's Hope Planned Unit Development Amendment*

Rough-in inspections were approved.

#### *Outdoor Discovery Center*

Permits pending. Grading has begun.

### **Upcoming Matters**

#### *Short Term Rentals*

The Township hired Granicus to guide the Short Term Rental process, who compiled initial data sets for review by the PTPC. Staff met Granicus in July to review the data and formulate next steps. Existing data will be separated by neighborhoods and provided to Granicus for further analysis.

### **Annual Project Rolodex**

- Brewers Map Amendment (Conditional Rezoning) Request
  - Planning Commission recommendation of adoption: June 24, 2021

- Board of Trustees approval: July 8, 2021
- Zoning Text Amendments
  - Division 4A – Lake Court Overlay District
  - Division 4B – Edgewood Beach Overlay District
  - Section 38-6 – Definitions
  - Section 38-155 – Zone Districts
    - Planning Commission recommendation of adoption: June 24, 2021
    - Board of Trustees adoption: July 8, 2021
- Outdoor Discovery Center, Preschool
  - Planning Commission approval: May 27, 2021
- Timberline Woods Pond
  - Planning Commission approval: May 27, 2021
- Brewers Map Amendment (Rezoning) Request
  - Planning Commission recommendation of denial: April 22, 2021
  - Board of Trustees: Withdrawn by applicant
- Macatawa Legends Planned Unit Development Amendment
  - Planning Commission recommendation of approval: January 13, 2021
  - Board of Trustees approval: March 11, 2021
- Waukazoo Woods Farmers Market
  - Planning Commission approval: January 13, 2021
- Anchorage Marine Planned Unit Development Amendment
  - Planning Commission recommendation of approval: December 9, 2020
  - Board of Trustees approval: April 8, 2021
- Division 11 – Public Lands and Open Spaces District
  - Planning Commission recommendation of approval: November 11, 2020
  - Board of Trustees adoption: April 8, 2021
- Public/Open Space Master Plan Amendment
  - Planning Commission recommendation of approval: November 11, 2020
  - Board of Trustees adoption: April 8, 2021
- Harrington Woods Conditional Map Amendment (Rezoning) Request
  - Planning Commission recommendation of denial: October 14, 2020
  - Board of Trustees: Withdrawn by applicant
- Benjamin’s Hope Planned Unit Development Amendment
  - Planning Commission recommendation of approval: October 14, 2020
  - Board of Trustees approval: January 14, 2021
- Tree Preservation (Section 38-518) Zoning Text Amendment
  - Planning Commission recommendation of adoption: September 9, 2020
  - Board of Trustees adoption:
- Zoning Text Amendments
  - Division 6B – Ottawa Beach Overlay District
  - Section 38-6 – Definitions
  - Section 38-155 – Zone Districts
  - Section 38-509(1) – Home Occupations
  - Section 38-601 – General Parking Requirements
    - Planning Commission recommendation of adoption: July 8, 2020
    - Board of Trustees adoption: August 13, 2020