



Park Township Planning & Land Use Activity Report

April 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.

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

Timberline Woods Pond

The Timberline Woods Final Preliminary Plat seeks to construct its two (2) acre storm water detention pond, which is a special use permit pursuant to the Park Township Zoning Ordinance. The application is scheduled for review and public hearing before the PTPC at their May 27, 2021 meeting.

Outdoor Discovery Center, Preschool

The Outdoor Discover Center, Preschool seeks to construct several buildings for a preschool, parking lot, fishing pond, pathway improvements, and related infrastructure within the R-3 Low Density One Family Residence Zoning District, which is a special use permit pursuant to the Park Township Zoning Ordinance. The application is scheduled for review and public hearing before the PTPC at their May 27, 2021 meeting.

Current Ordinance Reviews

Definition of Building Height

As directed by the PTPC, staff hired an architect to test the two versions of the draft language regarding the definition of Building Height. The architect has completed his review and recommended the use of Version 1, with a slight modification. The language is scheduled for consideration by the PTPC at their May 27, 2021 meeting.

Neighborhood Heritage Preservation (NHP)

Lake Court

At the April 22, 2021 meeting of the PTPC, we were directed to communicate with the Focus Group to further examine the language as presented. We recently received feedback and will revise the language accordingly. We anticipate the language will be scheduled for public hearing, pursuant to the direction of the PTPC, at the June meeting.

Edgewood

At the April 22, 2021 meeting of the PTPC, we were directed to communicate with the Focus Group to further examine the language as presented. We have reached out to the Focus Group contact and expect a response with enough time to allow for the language to be scheduled for public hearing, pursuant to the direction of the PTPC, at the June meeting.

Other Matters

Master Plan

The second Strategic Session was held on May 19, 2021 with the PTPC. Following, staff will schedule public workshops and work through the Master Plan Framework.

Construction Observation Update – Approved Land Use Projects

The Reserve on Lake Macatawa

Ten new building permits were issued.

Beachwalk Condominiums – Ottawa Beach Road

Two new building permits were issued.

KIN Coffee – 1200 Ottawa Beach Road – Coffee Shop and Residential Use

Will be opening very soon. They have a couple of code corrections to make.

Cityside Apartments – 3618 Butternut Drive

Maintenance garage building permit was finalized on 1/22/21.

Benjamin's Hope Planned Unit Development Amendment

A building permit for the addition and renovation was issued 5/10/21.

Upcoming Matters

Brewers Map Amendment (Conditional Rezoning) Request

A Conditional rezoning request for parcel number 70-15-14-200-006 from Agriculture and Permanent Open Space (AGR) to Rural Estates Residence (R-1). This application was recently received and has not yet been reviewed by staff. We will provide additional details within the May Planning and Land Use Activity Report

Short Term Rentals

The Township hired Granicus to guide the Short Term Rental process, who is compiling initial data sets for review by the PTPC.

Annual Project Rolodex

- 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