



# Park Township Planning & Land Use Activity Report

May 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

### *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). The applicant has offered eight (8) conditions for the property.

### *Timberline Woods Pond*

The Timberline Woods Final Preliminary Plat was approved to construct its two (2) acre storm water detention pond at the May 27, 2021 PTPC meeting.

### *Outdoor Discovery Center, Preschool*

The Outdoor Discover Center, Preschool was approved 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 at the May 27, 2021 PTPC 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 public hearing before the PTPC at their June 24, 2021 meeting.

## **Neighborhood Heritage Preservation (NHP)**

### *Lake Court*

Pursuant to the direction of the PTPC following consultation with the Lake Court focus group, the draft language and related map is scheduled for public hearing before the PTPC at their June 24, 2021 meeting.

### *Edgewood Beach*

Pursuant to the direction of the PTPC following consultation with the Edgewood Beach focus group, the draft language and related map is scheduled for public hearing before the PTPC at their June 24, 2021 meeting.

## **Other Matters**

### *Master Plan*

Staff is currently conducting stakeholder interviews with Upland area property owners. Three interviews were completed on June 15, 2021 and an additional three interviews are scheduled for June 18, 2021. 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*

No permits were issued in May.

### *Beachwalk Condominiums – Ottawa Beach Road*

No permits were issued in May.

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

KIN Coffee recently opened.

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

A building permit for the addition and renovation was issued on May 10, 2021. Footings and walls were inspected and approved May 20, 2021.

## **Upcoming Matters**

### *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

- 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