

**VERGENNES TOWNSHIP**

PO Box 208

Lowell, MI 49331

Phone: 897-5671 Fax: 897-5674

**APPLICATION FOR SITE PLAN REVIEW**

<input checked="" type="checkbox"/> PLANNED UNIT DEVELOPMENT (PUD)	<input checked="" type="checkbox"/> PRIVATE ROAD
<input checked="" type="checkbox"/> SITE CONDOMINIUM	<input type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> REZONING	<input type="checkbox"/> INDUSTRIAL

Bruce Langlois  
\_\_\_\_\_  
(Name of Applicant)

~~6415 Timpson Ave., SE~~ *13315 Beckwith Dr*  
\_\_\_\_\_  
(Street Address of Applicant)

~~Alto, MI 49302~~ *Lowell, MI 49331*  
\_\_\_\_\_  
(City, State, Zip Code)

(616) 437-6597 / \_\_\_\_\_  
(Phone)Day Evening Fax

Tax: Parcel No: 41-16-26-100-001

Receipt No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Name of Responsible  
Person: \_\_\_\_\_

Action: \_\_\_\_\_

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Name and Address of Owner, if different from above: \_\_\_\_\_  
\_\_\_\_\_

**Please Note:** All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is 2.

I. ACTION REQUESTED

A. PURPOSE FOR REQUEST Final Development Plan Review for proposed PUD.  
\_\_\_\_\_

B. A previous application for a variance, special use permit, rezoning or site review on this land (has/~~has not~~) been made with respect to these premises in the last 0.5 year(s). Please state if action was requested and the decision:

Action requested Preliminary Development Review Date: August 19, 2019

Decision (approved/denied) Approved Date: August 19, 2019



1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to development plans of Vergennes Township.
3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:
  - a. Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
  - b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?  
See attachment

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IV. OTHER INFORMATION AS MAY BE REQUIRED BY THE ZONING ORDINANCE (Insert here)

V. AFFIDAVIT

The undersigned affirms he/she is (or we are) the owner (specify: owner, lessee, or other type of interest) involved in the application, that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or our knowledge and belief.

**Giving false information could result in revocation of any permit issued.**

  
 \_\_\_\_\_ Title: owner Date: 1/24/20  
 (Applicant Signature)

**Application for Site Plan Review**  
**Buena Vista**

**III. Statement of Justification for Requested Action**

**A. Please state specifically the reason for this request at this time on a separate sheet of paper.**

We are requesting a Final Development review for a proposed 28-acre residential Planned Unit Development (PUD) located along the Flat River, southeast of Lincoln Lake Avenue and Beckwith Drive. Access to the parcel is proposed to be an extension of Triple Oak Drive, a private road off Lincoln Lake Avenue. The developable portion of this beautiful 28-acre parcel sits approximately 175-feet above the Flat River and is currently used for agricultural purposes. It is zoned R-1, Low Density Residential District, along with an overlay district, FR Flat River District, which is a 300-foot strip along the Flat River.

The proposed PUD consists of a private road servicing 14 single family residential parcels. A test plan was developed based on the R-1 zoning reductions which show a maximum density of 14 parcels. In order to preserve and protect the natural features of the property we are proposing to modify the underlying zoning requirements as follows:

	<u>R-1</u>	<u>PUD</u>
Minimum Lot Area	1 Ac.	0.6 Ac.
Minimum Lot Width	165 Ft.	60 Ft.
Front Yard Setback	35 Ft.	25 Ft.
Minimum Side Yard Setback	10 Ft.	10 Ft.
Minimum Rear Yard Setback	50 Ft.	25 Ft.

**B. Statement of support for the request. Please justify your request below. The justification should address the following concern:**

- 1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance?**

The proposed use is consistent with the surrounding residential uses and will not pose any unusual problems for compliance with Article V Section 201.502D.

**2. Relationship of the proposed use to development plans of Vergennes Township.**

The proposed use is consistent with the Vergennes Township Master Plan as stated on page 62. “However, conservation cluster developments and PUDs will be the preferred form of development, in which large portions of land are preserved as open space, while developed portions are developed at greater densities.” All the lots will have access to the Flat River water front with a 25-foot natural vegetation or conservation area along the entire length.

**3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:**

- a. **Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?**
- b. **Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?**

The proposed development will extend Triple Oak Drive utilizing an existing access drive off Lincoln Lake Road. The proposed development is also an extension of the existing 1-2-acre residential lots on Triple Oak Drive. The 14 additional lots are the same number as allowed per the original zoning; therefore, the proposed development will not result in substantial detriment to surrounding properties.

All the lots will comply with the Kent County Health Department standards for well and septic drain fields and will not adversely affect the health, safety or enjoyment of property or persons residing or working in the neighborhood.

The proposed use is consistent with the surrounding uses and will not be a detriment to the public welfare or injurious to property or improvements in the neighborhood. The property consists of mature forest throughout and will provide a natural screen between the low-density residential uses.