

PUD Ordinance - Thornapple Estates #13 of 1990

CASCADE CHARTER TOWNSHIP

Ordinance #13 of 1990

AN ORDINANCE TO AMEND ORDINANCE #9 OF 1989 WHICH REGULATES THE DEVELOPMENT OF THE THORNAPPLE ESTATES SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS THE FOLLOWING AMENDMENTS TO ORDINANCE #9 OF 1989:

AMENDMENT NO. 1

SECTION I. PURPOSE (Original Text)

The Premises occupies approximately 21.26 acres of land that is proposed to be developed into a site condominium project containing twenty-one (21) building sites. The site condominium technique has been chosen by the Developer and the eventual owners of each condominium unit to provide more control over the development aesthetics and appearance. The technique also provides the Developer with the ability to develop the Premises in a manner to meet market expectations where more traditional mechanisms such as creating land subdivisions fail.

SECTION IV. PURPOSE. (Amended Text is underlined)

The Premises occupies approximately 21.26 acres of land that is proposed to be developed into a site condominium project containing no more than twenty (20) building sites....

AMENDMENT NO. 2.

SECTION VI. DESIGN GUIDELINES AND REQUIREMENTS (Original Text)

A. Maximum Number of Residential Units – The maximum number of single-family detached site condominiums shall be limited to 21 units.

SECTION VI. DESIGN GUIDELINES AND REQUIREMENTS (Amended Text is underlined)

A. Maximum Number of Residential Units – The maximum number of single-family detached site condominiums shall be limited to no more than twenty (20) units.

AMENDMENT NO. 3.

SECTION VII. SITE CONDOMINIUM PLANS. (Original Text)

The Premises shall be developed in accordance to the site plan approved by the Township Board and signed by the Township supervisor. The site plan shall indicate where each condominium unit will be located and provide appropriate measurements demonstrating compliance with Section 14.12.2 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, and the survey of the Premises shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 14.12.4 of the Zoning Ordinance and meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township engineer shall sign and mark these plan

documents "Approved" and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county or state agencies.

SECTION VII. SITE CONDOMINIUM PLANS. (Amended and New Text is underlined).

A. The Premises shall be developed in accordance to the site plan approved by the Township Board and signed by the Township Supervisor. The site plan shall indicate where each condominium unit will be located and provide appropriate measurements demonstrating compliance with Section 14.12.2 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, and the survey of the Premises shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 14.12.4 of the Zoning Ordinance and meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents "Approved" and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county or state agencies.

B. The number of building sites may be reduced or consolidated within the Premises upon review and approval of the township Planning Director. The proposed changes to the site/survey plan to reduce or consolidate building sites shall be reviewed by the Planning Director to insure compliance with the Cascade Charter Township Zoning Ordinance and Ordinance #9 of 1989. Once approved by the Planning Director, the amended site/survey plan shall then be recorded with the Kent County Register of Deeds Office and the appropriate state agencies by the developer at his cost. A copy of the registered site/survey plan shall be forwarded to the Township Planning Director, so that accurate files regarding the development can be maintained.

EFFECTIVE DATE

This Ordinance Amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance Amendment was offered by Board Member Hansen, supported by Board Member Rowland. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Hansen, Henning, Parrish and Rowland.

NAYS: None

ABSENT: None

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 13th day of August, 1990.

Brenda J. Henning

Cascade Charter Township Clerk

