

Golden Township Ordinance #43 12.29 COTTONWOOD CREEK P.U.D.

An Ordinance to repeal 12.18, 12.19, 12.20 Val Du Lakes P.U.D. and amend the Golden Township Zoning Ordinance and Zoning Map to establish the Cottonwood Creek Planned Unit Development Zoning District.

Section 1 Effect

Amends the Zoning Ordinance and Zoning Map by establishing the Cottonwood Creek Planned Unit Development Zoning District, and by establishing regulations applicable to the land uses and improvements within that zoning district. A complete copy of the ordinance amendment is maintained in the office of the Golden Township Clerk.

Section 2 Legal Description of the P.U.D.

The PUD comprises approximately 49.8 Acres of land area. The complete legal description of the PUD is included on the final PUD site plan , a copy of which is made part of this ordinance, and which is maintained in the office of the township clerk. The legal description provided on the final site plan is recorded by Land Division # 06-01.

Section 3 Permitted Uses

The PUD will include a 374 site recreational vehicle campground, managers office/ storage building, unimproved parking area, restroom and foodservice buildings, roadway improvements, transient lodging facilities, and associated support facilities.

Section 4 Effect of Other Ordinance Provisions

This Ordinance shall not be construed as a substitute for the balance of the Golden Township Zoning Ordinance, nor in any way relieve the applicant from obtaining all approvals and permits required by the Township, except as expressly provided by the Ordinance.

Section 5 Project Phasing

The PUD will be developed in two (2) phases.

Section 6 Conditions & Requirements

In addition to this amendment, the conditions are as follows; (a) adherence to the campground rules supplied to the planning commission; (b) an 8 foot high wooden privacy fence to be constructed from the Southwest corner of the campground North to the end of the new sites and East along Hazel Road to the end of the existing campground; (c) none of the new sites are to be used until phase 2 is completed.

Effective Date

This Ordinance shall be effective immediately upon publication thereof. Passed and approved by the Golden Township Board April 15, 2009. Published in the Oceana Herald Journal April 23, 2009.

