

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held  
Wednesday, January 6, 2021**

Meeting called to order by Chairman Smit at 7:00 p.m.

Present: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse Josiah Samy

Absent: Donna Ferguson, Gary Veldink

Also present: Victor Vuong, Zoning Administrator

**#210106-01 – Agenda for January 6, 2021**

Moved by Jeannine Bolhouse, seconded by Jessica Ulberg, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy

Nays: None

MOTION CARRIED UNANIMOUSLY.

**#210106-02 – Minutes of the December 2, 2020 meeting**

Moved by Jeannine Bolhouse, seconded by Josiah Samy, to approve the minutes as presented.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy

Nays:

MOTION CARRIED.

**#210106-03 – Election of Officers for 2021**

Moved by Tim Smit, seconded by Tom Healy, to elect Josiah Samy as Chairman.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy

Nays:

MOTION CARRIED.

Moved by Josiah Samy, seconded by Tom Healy, to elect Tim Smit as Vice-Chairman.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy

Nays:

MOTION CARRIED.

Moved by Jessica Ulberg, seconded by Tim Smit, to table election of Secretary.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy

**#210106-04 – (Public Hearing) (REZ2101) (Ordinance 2021-01)** To change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-18-100-001, located at 7900 48<sup>th</sup> Ave, Georgetown Township, Ottawa County, Michigan.

Todd Stuve, 5252 Clyde Park SW, Exxel Engineering, Inc., represented the applicant and presented the request ([application](#)). He noted the parcel to the north is a home, then the parcel to the north of that is Bauer Elementary School, there are powerlines to the east and then Hidden Lake Estates. He stated the request is to rezone the property from RR to LDR and that the property is master planned for LDR. He said the property will be serviced with full utilities (public water and sewer) and is currently working with DPW and the Township Engineer.

The Zoning Administrator presented the [staff report](#).

Tom Healy stated and asked about the following:

- Who will cover the cost of transferring the lift station to 48<sup>th</sup> Ave?
- Doesn't see an issue with the land owned by Consumers Energy because he doesn't think they would remove those towers and the property is master planned as public.

Todd Stuve addressed Tom Healy's question:

- The developer will cover bulk of the cost and said the Township will be requesting cost sharing and that a portion will hopefully be funded by the sewer fund, but this will be determined by the Utilities and Services Committees.

Jeannine Bolhouse asked about what is the plan for Hidden Ridge Dr.

Todd Stuve said Hidden Ridge Dr. will be extended into the development.

Jeannine Bolhouse had no other questions.

Josiah Samy doesn't see an issue with the "leapfrog" of Consumers Energy's land because that land is not developable.

Tim Smit thinks the 3 "C's" of consistency, compatibility, and capability are all met.

Gary Veldink, Planning Commission member/Township Board Representative, present at 7:20 p.m.

Jessica Ulberg had no questions.

The Chairman opened the public hearing.

Michael Koster, 7780 48<sup>th</sup> Ave, stated he lives directly south of the property and wondered how the proposed development will affect his property value and taxes. He said he's been in his home since 1988 and loves the atmosphere with all the trees and asked if the trees will be removed. He also stated he would like a buffer zone of 50 to 100 feet between his property and the development.

Debra Koster, 7780 48<sup>th</sup> Ave, says the wildlife is beautiful and says that it will be totally gone. She stated she is very upset.

Josiah Samy explained this is just the rezoning step of the development. It is not the actual plat step yet.

Micki Buist of Micandy Gardens, 7833 48<sup>th</sup> Ave, stated that her greenhouse business is located directly across the street from the property and is concerned about traffic flow. She stated 48<sup>th</sup> Ave is really busy especially between January to June and noted that sometimes the traffic could be backed up to 10 cars before they can turn into her business. She asked if it's going to necessitate another lane or how will traffic be diverted to lessen the congestion of traffic.

Josiah Samy stated traffic is determined by the Ottawa County Road Commission.

Todd Stuve addressed the public's questions and concerns. He said the development is similar to Hidden Lake Estates and the lots will be 85-90 feet wide and there will be a lake. Soil will be needed to build the site up, the water level is relatively high, and any excess soil will be removed which might require a mining permit. He stated the trees will be removed to build the roads and homes but intends to preserve buffer lines. He stated he believes the current plan is for 50 lots and the entrance is planned on the north end of the site and that it won't be lined up with the Micandy's property. He also noted that there will be a left turn lane at the entry point so the Micandy's traffic will remain the same. He said the preliminary plat will be proposed within a month or two.

Josiah Samy suggested Michael Koster to contact the Township Assessor in regards to his concerns about property value.

The Chairman closed the public hearing.

Tom Healy said the standards are met: consistency, compatibility, and capability. He supports the rezoning proposal.

Jeannine Bolhouse had nothing to add.

Josiah Samy had nothing to add.

Tim Smit had nothing to add.

Jessica Ulberg had nothing to add.

**Moved by Tim Smit, seconded by Gary Veldink, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:**

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2021-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2021, beginning at 7:00 p.m., Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the Master plan and the Future

Land Use Map for the area; the area is **capable** of sustaining the uses within the LDR district without additional public funds; the uses allowed within the LDR district are **compatible** with the neighboring uses and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member \_\_\_\_\_  
\_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

**(REZ2101) (Ordinance 2021-01)** To change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-18-100-001, located at 7900 48<sup>th</sup> Ave, Georgetown Township, Ottawa County, Michigan.

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication after the adoption of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

## CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: \_\_\_\_\_, 2021

By \_\_\_\_\_  
Ryan Kidd  
Georgetown Charter Township Clerk

No additional comments from the Planning Commission.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Gary Veldink

Nays: None

MOTION CARRIED.

**#210106-05 – (Public Hearing) (REZ2102) (Ordinance 2021-02)** To change from (HDR) High Density Residential to (NS) Neighborhood Service Commercial part of a parcel of land described as P.P. # 70-10-31-200-040, located at 10255 42<sup>nd</sup> Ave, Georgetown Township, Ottawa County, Michigan.

Todd Stuve, 5252 Clyde Park SW, Exxel Engineering, Inc., represented the applicant and presented the request ([application](#)). He stated the site used to be zoned NS before it was rezoned to HDR for the use of a frat house and now the owners want to put a coffee house/shop on the northern portion of the property so the site needs to be rezoned back to NS for the use to be permitted. He said the area supports NS zoning.

The Zoning Administrator presented the [staff report](#).

Jessica Ulberg stated that even though not all uses are capable, she doesn't see an issue with that.

Gary Veldink stated he had a couple of questions:

- Will there be any bathrooms or services, or anything to it since it's just labeled as a cart on the plan?
- Will the piece of land be split off from the larger parcel?

The Zoning Administrator stated that it is the intent of the applicant to split off the piece of land.

Todd Stuve said it will be a small standalone building with a bathroom and a more detailed plan will be provided when a site plan is submitted.

Tim Smit stated that it fits well in the area and had no questions.

Josiah Samy had no questions.

Jeannine Bolhouse had no questions.

Tom Healy had no questions.

The Chairman opened the public hearing.

The Chairman closed the public hearing.

Tom Healy proposed for the site to be split off from the remainder of the parcel and said all standards are met.

Jeannine had no additional comments.

Josiah Samy doesn't see a concern with the 2 uses that are not capable.

Tim Smit had no additional comments.

Gary Veldink asked if the building next door at one time used the parking spaces on the site. He stated that it looks like parking will be taken from the frat house next door. He asked where will the new property line be when it is split off, will it go through the parking lot?

Todd Stuve stated that the frat house is still there and 13-16 spaces will be designated for the coffee use. He said the intent has been for those parking spaces to be used for this.

Gary Veldink had no additional comments.

Jessica Ulberg had no additional comments.

**Moved by Jeannine Bolhouse, seconded by Jessica Ulberg, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:**

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2021-02)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2021, beginning at 7:00 p.m., Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the Master plan and the Future Land Use Map for the area; the area is **capable** of sustaining the uses within the NS district without additional public funds; the uses allowed within the NS district are **compatible** with the neighboring uses and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member \_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

**(REZ2102) (Ordinance 2021-02)** To change from (HDR) High Density Residential to (NS) Neighborhood Service Commercial part of a parcel of land described as P.P. # 70-10-31-200-040, located at 10255 42<sup>nd</sup> Ave, Georgetown Township, Ottawa County, Michigan.

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication after the adoption of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

- Yeas:
- Nays:
- Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

**CERTIFICATION**

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: \_\_\_\_\_, 2021

By \_\_\_\_\_  
Ryan Kidd  
Georgetown Charter Township Clerk

No additional comments from the Planning Commission.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Gary Veldink

Nays: None

MOTION CARRIED.

**#210106-06 – (Public Hearing) (PUD2004) (REZ2103) (Ordinance 2021-03) Fairway Estates LP** (Gleneagle PUD), Joseph Byker, 2905 Wilson Ave. SW, Grandville, is requesting REVISED preliminary planned unit development approval for parcels listed in the attachment and withdrawing part or all of the following parcels of land from the PUD:

- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
- b. Part of P.P. # 70-14-26-400-047, located at 1015 Parsons St.;
- c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
- d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
- e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way, Georgetown Township, Ottawa County, Michigan.

The Zoning Administrator presented [written request](#) from the developer to table the request until recommendations from the Ottawa County Road Commission are incorporated into the plan.

The Chairman opened the floor to public comments.

Ron Scott, 6116 Gleneagle Highlands Dr., Chairman of the condo association board, presented a letter of support on behalf of the condo association board for the revisions that was in the developer's proposed plan for this meeting. He stated the condo association board represents the 93 residents of Gleneagle Moors.

Denis York, 925 Parsons St., asked and stated the following:

- When is the next meeting?
- Concerned that construction vehicles will destroy the roads within the existing PUD because he walks on those roads every day.
- Concerned about increased traffic on Parsons St. because the speed limit is 50 mph.
- Concerned about what's going to happen to the golf course.

The Chairman said the developer is aiming for the February 3, 2021 meeting if recommendations from the Ottawa County Road Commission can be incorporated in time.

Susan York, 925 Parsons St., stated she's concerned that the developer might use her shared driveway for construction traffic.

The Chairman closed the floor to public comments.

**Moved by Tim Smit, seconded by Gary Veldink, to table the item.**



Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Gary Veldink

Nays: None

MOTION CARRIED.

**#210106-07 – Public Comment**

No one was present to make public comments at this time.

**#210106-08 – Other Business**

There was no other business at this time.

**#210106-09 – Adjournment** - The meeting was adjourned at 8:17 p.m.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Gary Veldink

Nays: None

MOTION CARRIED.