



Georgetown Charter Township
1515 Baldwin St., Jenison, MI 49428

**Planning Commission Meeting Agenda
January 4, 2017, 7:30 p.m.**

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
 - 6.I. (REZ1701) Ordinance 2017-01 To Change From (RR) Rural Residential To (LDR) Low Density Residential Parcels Of Land Described As P.P. # 70-14-17-300-004 And P.P. # 70-14-17-300-003, Located At 7345 And 7381 36th Ave., Georgetown Township, Ottawa County, Michigan.

Documents:

[REZ1701 STAFF REPORT.PDF](#)

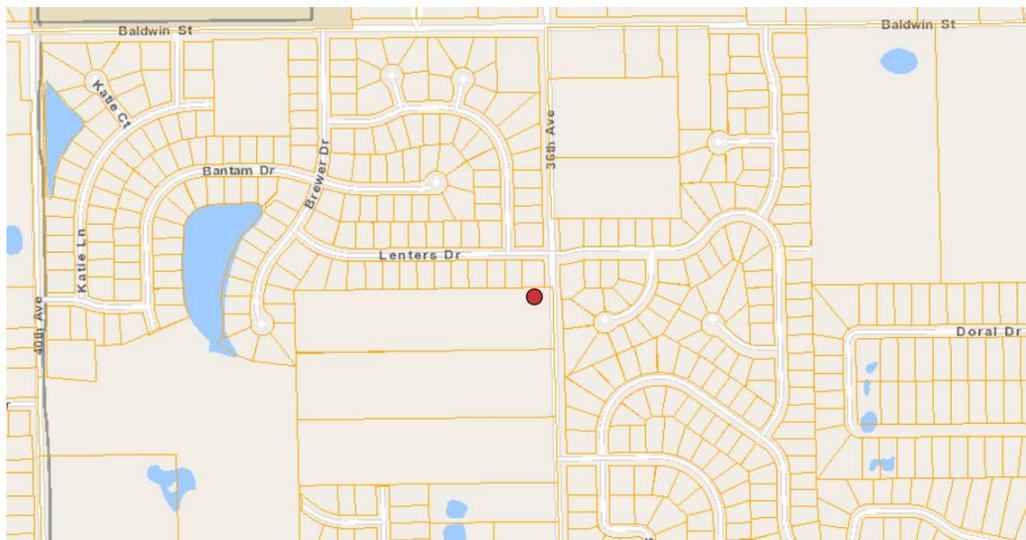
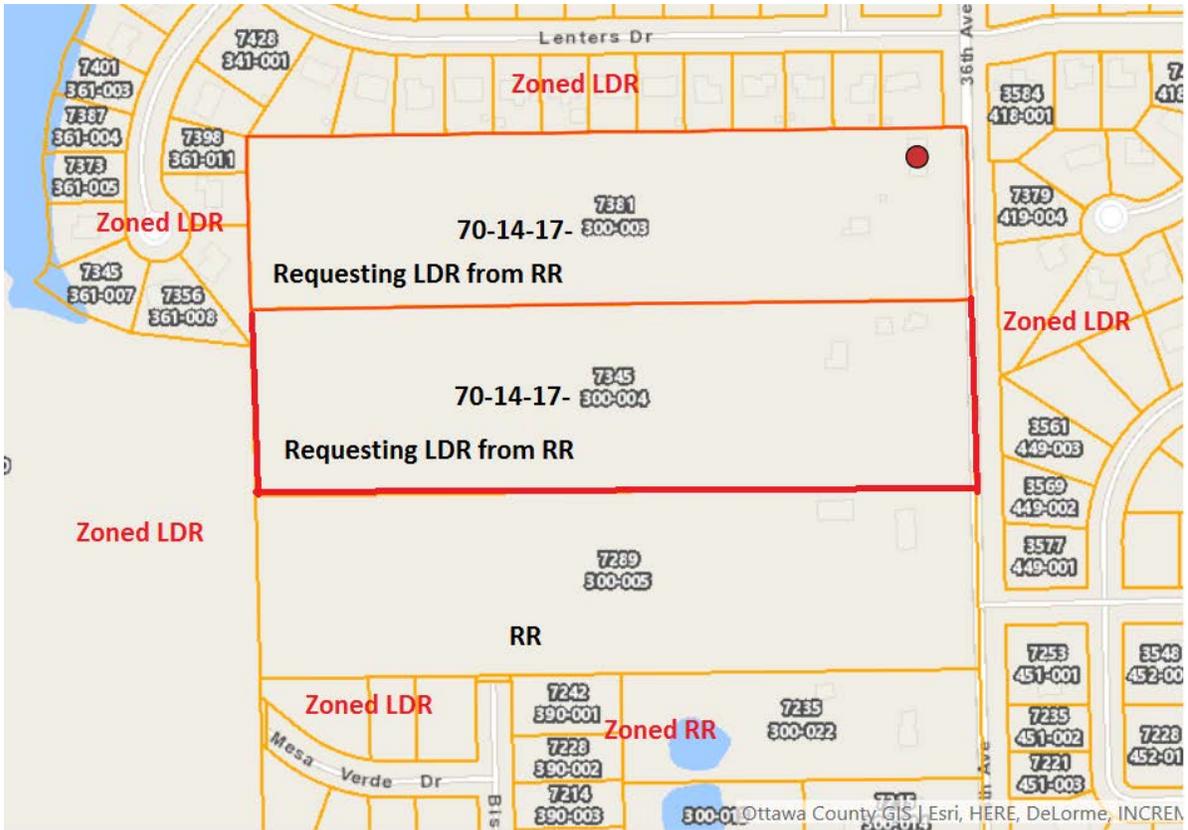
7. Elect Officers

Note: Current officers: Greg Honderd, chairperson; Tim Smit, vice chairperson; Don Hebel, secretary
8. Communications, Letters And Reports
9. Public Comments
10. Other Business
11. Commissioner/Staff Comments
12. Adjournment

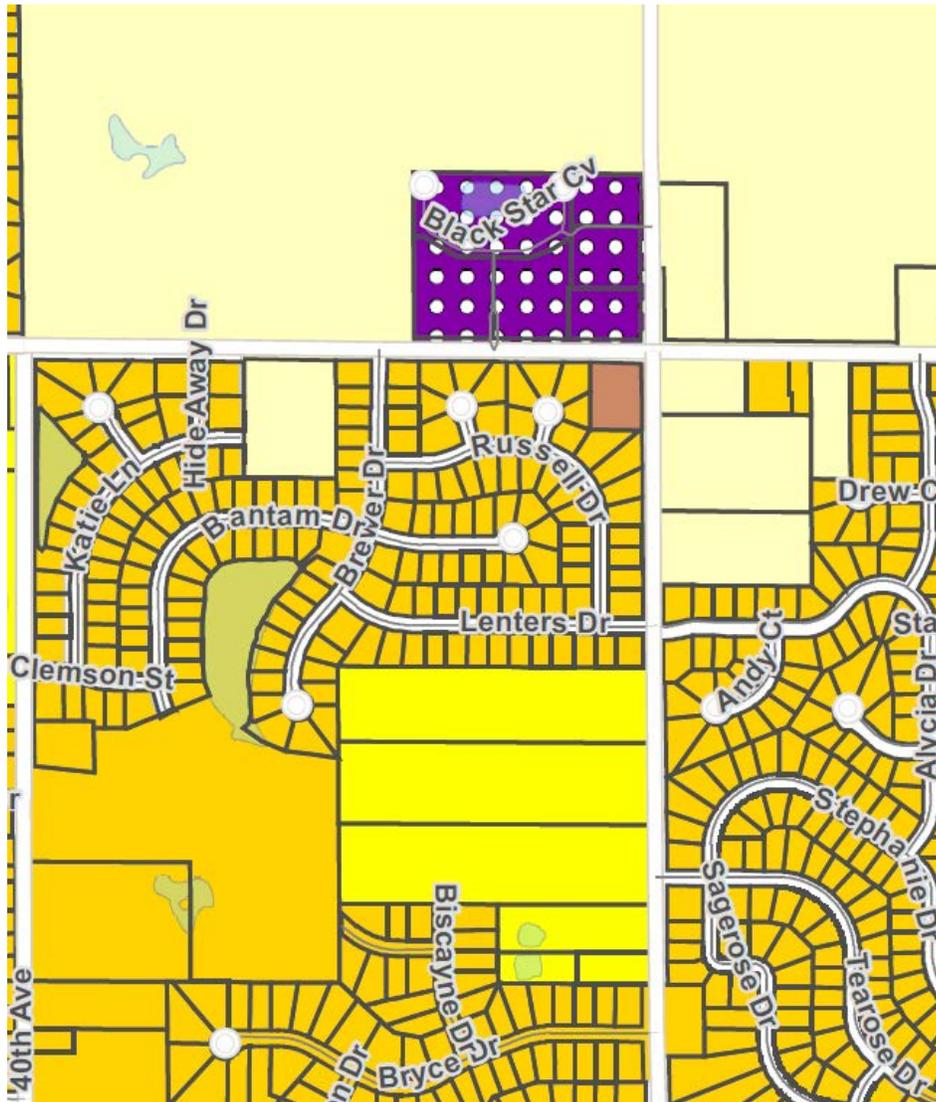
REQUEST

(REZ1701) Ordinance 2017-01 To change from (RR) Rural Residential to (LDR) Low Density Residential parcels of land described as P.P. # 70-14-17-300-004 and P.P. # 70-14-17-300-003, located at 7345 and 7381 36th Ave., Georgetown Township, Ottawa County, Michigan.

The reason for the request to rezone the parcels from RR to LDR is because the applicant would like to plat the property for single family residences.



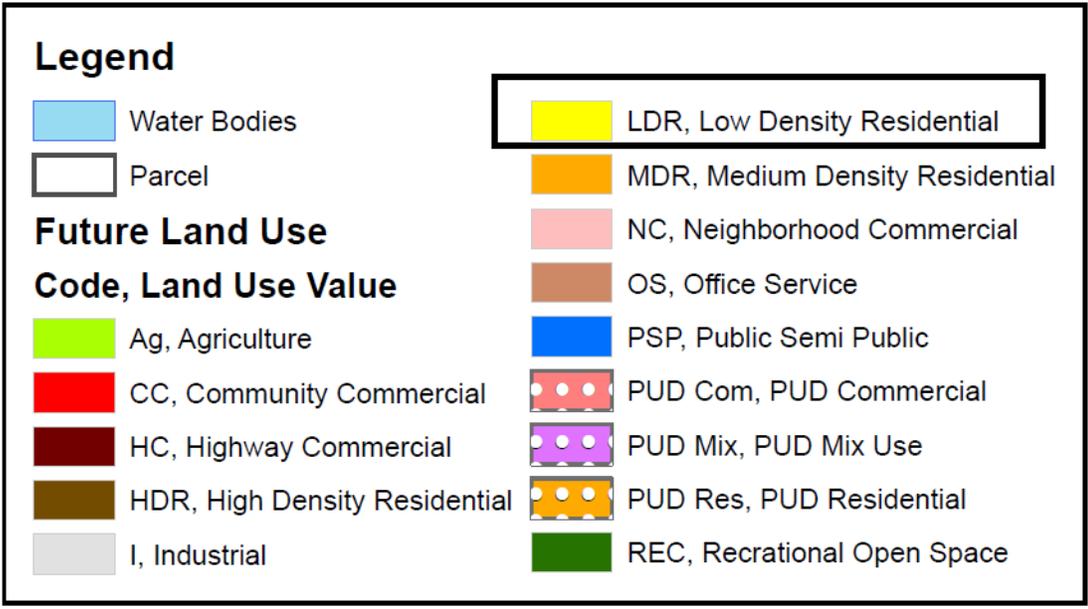
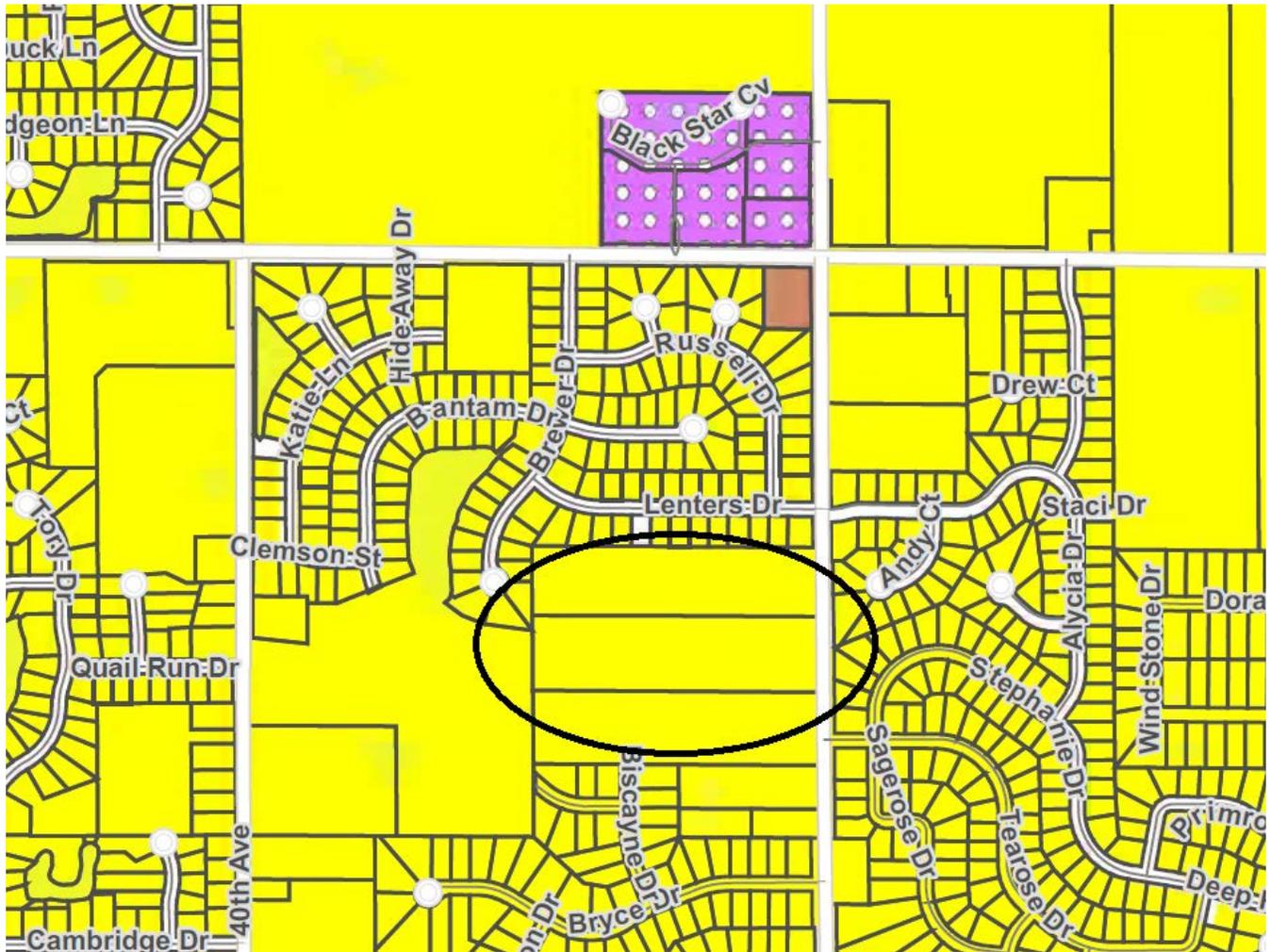
Zoning map and legend.



Legend

Parcel	High Density (HDR)
Water Bodies	MHP, Mobile (MHP)
Zoning	
Standardized Code, Zoning Class and Code	
Planned Unit Development (PUD)	OS A, Office (OS)
Neighborhood (NS)	RR A, Agricultural (AG)
Community (CS)	SFR A, Low Density (LD)
Highway Service Commercial HS	SFR B, Low Medium (LMR)
Planned Unit Development (PUD)	SFR PUD, Planned Unit Development (PUD)
Rural Residential (RR)	SMR A, Medium (MDR)
Industrial (I)	SMR B, Medium High (MHR)
Planned Unit Development (PUD)	SMR PUD, Planned Unit Development (PUD)

Future Land Use Map and legend.



REVIEW STANDARDS

Rezoning goes with the land, not the property owner or use. Therefore, once a parcel is zoned to a particular classification, the zoning is permanent unless changed by a subsequent rezoning action. Zoning cannot be conditional and a parcel cannot be rezoned for one specific use. Any use permitted within the zoning district is permitted on the property, provided the other applicable regulations of the Zoning Ordinance (lot sizes, setbacks, etc.) are met.

The following standards are used for consideration by the Planning Commission and Township Board in their review of the rezoning request.

Consistency: Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Township Land Use Plan?

Yes. The request is consistent with the Future Land Use Map. The Future Land Use Map designates the parcel as LDR. See the map above.

Compatibility: Is the proposed district and all of its allowed uses compatible with the surrounding area?

Yes. The parcel is surrounded by LDR property and single family residential uses.

Below is an excerpt of the Zoning Ordinance detailing uses allowed in the LDR district.

Chapter 8 – LDR – LOW DENSITY RESIDENTIAL.

Sec. 8.1 PURPOSE.

The regulations of the LDR District are intended to provide for a stable and sound family residential environment with its appropriate neighborhood related urban utilities, facilities, and services. Through this District a relatively low density urban residential development will be permitted through the construction and occupancy of one-family dwellings on relatively large urban lots.

Sec. 8.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Detached single-family dwellings.
- (B) Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- (C) Family Day Care Homes.
- (D) Accessory buildings and uses as defined in Chapter II.
- (E) Customary Home Occupations as defined in Chapter II, Section 2.47.
- (F) Adult Foster Care Family Home. (revised 5-24-04)
- (G) Foster Family Home. (revised 5-24-04)
- (H) State Licensed Residential Family Facility. (revised 5-24-04)

Sec. 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Churches.
- (B) Municipal buildings not requiring outdoor storage of materials or vehicles.
- (C) Public utility or service buildings not requiring outdoor storage of materials.

- (D) Hospitals, clinics, convalescent homes, and housing for the elderly but not institutions for mentally retarded, epileptic, drug or alcoholic patients or correctional institutions of any type.
- (E) Group Day Care Homes.
- (F) Private non-commercial recreation.
- (G) Golf courses or country clubs.
- (H) K-12 schools, provided such schools are not operated as commercial enterprises.
- (I) Cemeteries.
- (J) The growing and harvesting of crops for resale, provided that this shall exclude the raising of animals and the retail sale of products on the premises, except for roadside stands, and subject to the following restrictions.
 - (1) No storage of manure or odor or dust producing materials or use shall be permitted within one hundred fifty (150) feet of any adjoining lot line.
 - (2) No accessory buildings shall be located closer than seventy-five (75) feet of any lot line.
- (K) (deleted June 1995)
- (L) Commercial soil removal.
- (M) Bed and breakfast establishments.
- (N) Day care centers. (Revised August 1996)
- (O) Commercial wireless communication towers. (Revised November 1997)
- (P) Foster Family Group Home (revised 5-24-04)
- (Q) Adult Foster Care Small Group Home (revised 5-24-04)
- (R) Adult Foster Care Large Group Home (revised 5-24-04)
- (S) Adult Foster Care Congregate Facility (revised 5-24-04)
- (T) State Licensed Residential Group Facility (revised 5-24-04)

Capability: Is the property capable of being used for a use permitted within the existing zoning district?

Yes. The property is capable of being used for permitted uses within the RR and LDR districts.

Other considerations: Will the rezoning require an inordinate expenditure of public funds (road improvements, utility extension, etc.) to make the development feasible?

No. Public water and public sewer are in the area and the developer would be responsible to bring the water and sanitary sewer to the site.

Will the rezoning cause development to “leap frog” other undeveloped areas in the same zoning district and necessitate premature extensions of services to rural areas of the Township?

No. The adjacent property is already zoned LDR.

Is there sufficient vacant land already zoned in a specific category (e.g., industrial, multi-family, commercial)?

Not necessarily because the developer has indicated a need for housing developments.

Is the rezoning more likely to be granted if conditions could be attached (rezonings cannot be conditional)?

No.

SUMMARY

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 addition public funds. The uses allowed within the LDR district are **compatible** with the neighboring uses.

OPTION FOR MOTION

If the Planning Commission determines that the property should be rezoned to LDR, the following motion could be made or if the determination is that the LDR zoning designation is not warranted, the request could be recommended for denial. Or if more information is needed, the item could be tabled.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution 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 addition public funds; the uses allowed within the LDR district are **compatible** with the neighboring uses:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2017-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2017, beginning at 7:30 p.m., Township Board Member _____ made a motion to adopt this Ordinance, 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:

(REZ1701) Ordinance 2017-01 To change from (RR) Rural Residential to (LDR) Low Density Residential parcels of land described as P.P. # 70-14-17-300-004 and P.P. # 70-14-17-300-003, located at 7345 and 7381 36th 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 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: _____, 2017

By _____
Richard VanderKlok
Georgetown Charter Township Clerk