



## **Georgetown Charter Township**

1515 Baldwin St., Jenison, MI 49428

### **Planning Commission Meeting Agenda**

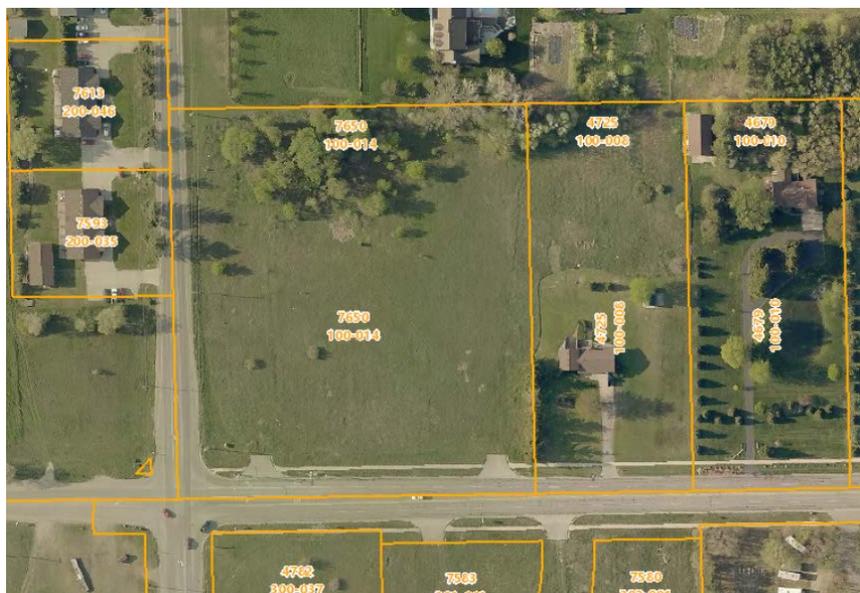
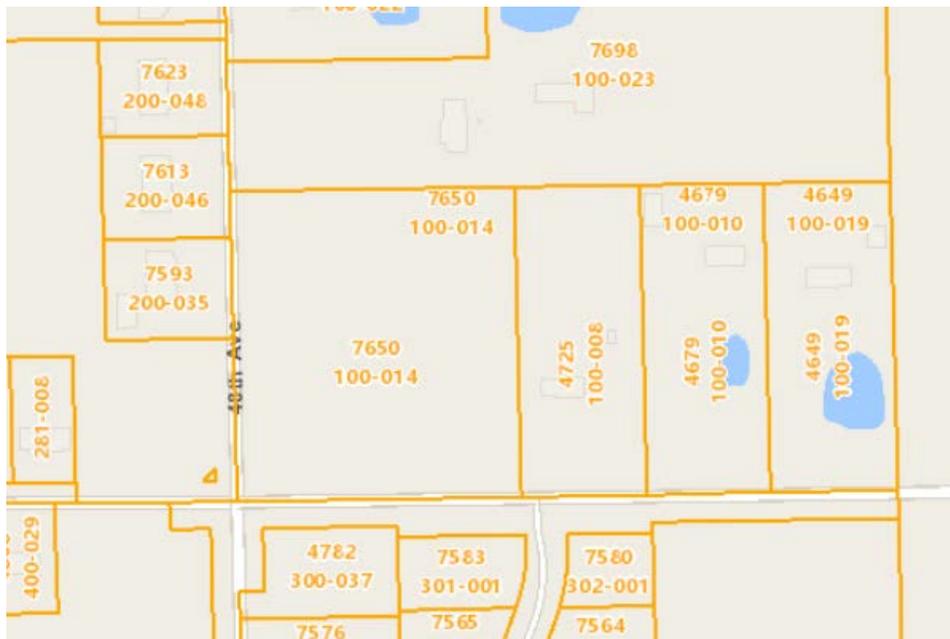
**April 20, 2016, 7:30 p.m.**

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. (SUP1601) Mark Schoonover, 1936 Amanda Dr., Is Requesting To Have A Farming Operation Including Greenhouses, Under Sec. 7.3(C), On A Parcel Of Land Described As P.P. # 70-14-18-100-014, Located At 7650 48th Ave., In A (RR) Rural Residential District, Georgetown Township, Ottawa County, MI.  
  
Documents: [SCHOONOVER STAFF REPORT MOTION.PDF](#), [REVISED SITE PLAN.PDF](#), [APPLICATION.PDF](#)
7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

(SUP1601) Mark Schoonover, 1936 Amanda Dr., is requesting to have a farming operation including greenhouses, under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-18-100-014, located at 7650 48<sup>th</sup> Ave., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI.

**REQUEST**

The request is for special use approval to have an agricultural operation on a portion of a 5.19 acre parcel in a (RR) Rural Residential district. Sec. 7.3(C) of the Zoning Ordinance requires special use approval for a customary agricultural use in the RR district, including greenhouses. Agricultural uses may either be the principle use or an accessory use. The applicant is proposing the AG use of a greenhouse and roadside stand as the principal use on the currently vacant parcel. This process includes site plan approval.



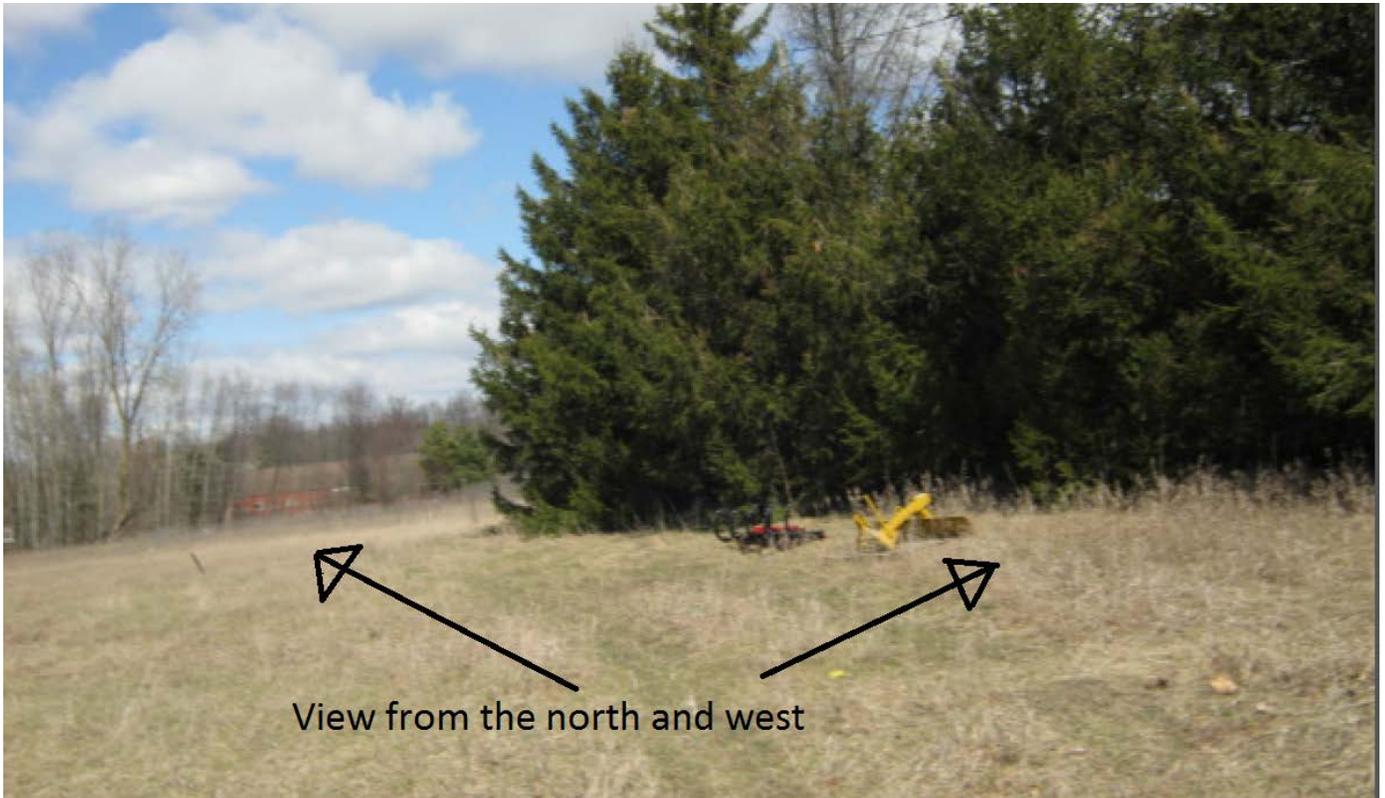
The ordinance does not limit height, size, number or architectural character for AG buildings and uses. In addition, the Building Code does not require a building permit for an AG building and the Property Maintenance Code is not applicable. An electrical service permit would be required if electricity was brought to the site.

The only requirement is that setbacks are met, as well as the standards of Sec. 7.3(C), which lists the requirements for the use and restricts the number of animals on parcels of five acres or less.

## **SUMMARY**

- a. **All setbacks are met. The dimensions are as follows:**
  1. **Front.** From the Baldwin road right-of-way to the proposed greenhouse is 134 feet from the centerline (meets the minimum of 100 feet from the centerline) and the farm stand is 100 feet from the centerline (meet the minimum requirement); also meets the minimum 110 feet from the centerline of 48<sup>th</sup> Ave.
  2. **Sides.** From the greenhouse and stand to the east side property line is 94 feet and meets the minimum of 50 feet required in Sec. 7.3(C)(2); from the greenhouse to the western side property line of the leased area meets the minimum of 50 feet required in Sec. 7.3(C)(2);
  3. **From the greenhouse to the rear property line is 154 feet and meets the minimum of 50 feet required.**
- b. Sidewalks are provided along Baldwin, but not 48<sup>th</sup> Ave. Sec. 10-216 of the Code of Ordinances exempts construction in the AG or RR districts from the requirement of sidewalks.
- c. **No signs or lighting is shown. Any signs or lighting to be constructed shall meet ordinance requirements.**
- d. **As per Sec. 26.3, all access driveways and parking areas shall be hard surfaced. This is met.**
- e. **The Planning Commission will have to determine if the existing screening along the southeastern and northern portions of the site meets the ordinance requirement for screening access driveways and nonresidential parking areas.**





View from the north and west

f. **Verify if a Storm Water Drain Permit is needed from the Ottawa County Water Resources Commission for the driveway and parking area. If none is needed, letter stating so from them is sufficient to be provided at the time a Zoning Compliance application is submitted.**

g. **Special Use Standards**

The following is a review of the standards listed in Sec. 7.3(C):

(C) Customary Agricultural Operations including general farming, truck farming, fruit orchards, nurseries, greenhouses and usual buildings subject to the following restrictions:

- (1) No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line. **NA.**
- (2) No farm buildings shall be located closer than fifty (50) feet to any lot line, with the exception of roadside stands. **Met.**
- (3) Farm animals are permitted as follows:
  - a. raising and keeping of livestock and poultry including horses, cattle, sheep, chickens, and similar animals (but excluding hogs), provided that the minimum area upon which one (1) animal may be kept shall be three (3) acres, and one (1) additional animal may be kept for each additional acre over three (3) acres.
  - b. on parcels of land in excess of five (5) acres, the Township Board may waive the limitation on the number of animals, provided it is determined that due to the size of the parcel, natural features, or other similar conditions there will be no negative impact upon the neighboring property owners. **No farm animals are requested and no farm animals are approved as part of this application.**

Sec. 20.3 General Standards.

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
  - (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
  - (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
  - (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**
- i. **A Zoning Compliance Certificate is required for the construction of an agricultural building and no building permit is required, as per the Building Code. In addition, the Agricultural Document attesting to the AG use must be signed, notarized and submitted at the time an application is submitted for the Zoning Compliance for the construction of the building. If electricity is being brought to the barn, a service permit must be obtained.**
- j. Since neither the Building Code nor Property Maintenance Codes could be enforced on AG buildings, the Township has no jurisdiction over the condition of AG buildings. However, the PC might consider a condition of approval that all buildings must be maintained in a safe condition.

ID number	SUP1601	Date 3/16/2016	
Name	Mark Schoonover Greenhouse		
Address	7650 48 <sup>th</sup> Ave.		
Use	Greenhouses	SUP required	Yes

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. meets
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	b. not required
Signs, exterior lighting	X	c. none shown
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	d. pavement
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt		e. PC determine
Location, height, type of existing and proposed fences and walls	X	none
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities		f. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	X	g. Standards
Residential development extra requirements-attached garages	NA	

## OPTIONS FOR MOTIONS

The Planning Commission should determine if the trees along the eastern and northern property lines meet the requirement to screen the parking area from the adjacent residential use.

*If the Planning Commission determines that the standards of the ordinance have been met and the site plan as submitted is acceptable, the following motion is offered. If the Planning Commission determines that the standards have not been met or revisions are necessary or more information is needed, the request could be tabled.*

### Special Use Permit

**Motion:** To adopt the staff report as finding of fact and to approve Special Use Permit for (SUP1601) Mark Schoonover, 1936 Amanda Dr., to have a farming operation including greenhouses, under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-18-100-014, located at 7650 48<sup>th</sup> Ave., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the standards in Sec. 7.3(C); and with the following conditions of approval:

1. A Zoning Compliance Certificate is required for the construction of an agricultural building and no building permit is required, as per the Building Code. In addition, the Agricultural Document attesting to the AG use must be signed, notarized and submitted at the time an application is submitted for the Zoning Compliance for the construction of the building. If electricity is being brought to the barn, a service permit must be obtained.
2. No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line.
3. Since neither the Building Code nor Property Maintenance Codes could be enforced on AG buildings, the Township has no jurisdiction over the condition of AG buildings. However, the PC might consider a condition of approval that all buildings must be maintained in a safe condition.
4. No farm animals are requested and no farm animals are approved as part of this application.

### Site Plan

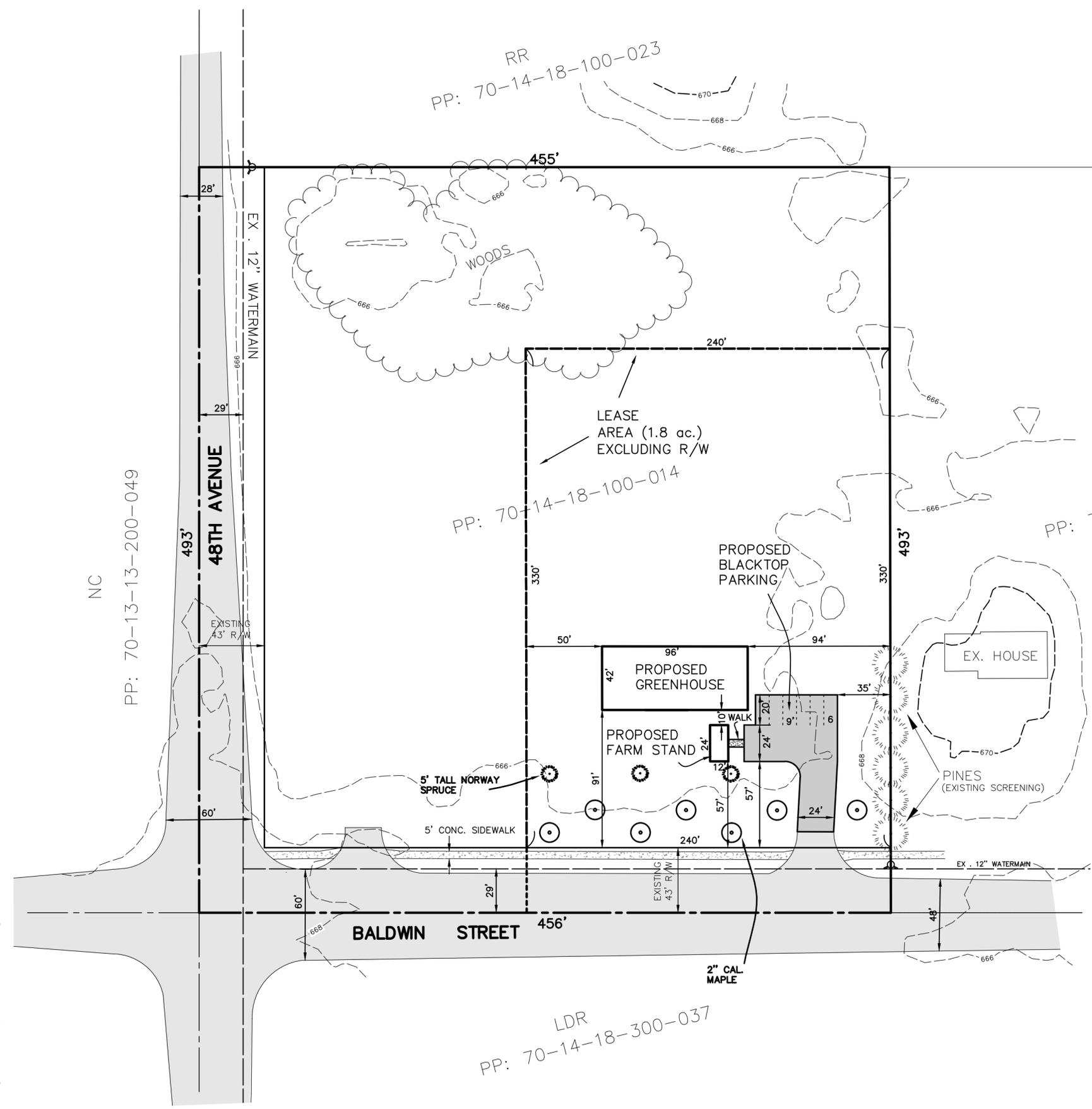
**Motion:** To adopt the staff report as finding of fact and to approve the site plan dated 3-16-2016 (SUP1601) Mark Schoonover, 1936 Amanda Dr., to have a farming operation including greenhouses, under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-18-100-014, located at 7650 48<sup>th</sup> Ave., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI, based on the findings that if the conditions of approval are met as follows, the applicable standards of the ordinance will be met.

1. A Zoning Compliance Certificate is required for the construction of an agricultural building and no building permit is required, as per the Building Code. In addition, the Agricultural Document attesting to the AG use must be signed, notarized and submitted at the time an application is submitted for the Zoning Compliance for the construction of the building. If electricity is being brought to the barn, a service permit must be obtained.
2. The use of the western driveway is prohibited.
3. Any signs or lighting to be constructed shall meet ordinance requirements.
4. Verification is provided to the Township demonstrating if a Storm Water Drain Permit is needed from the Ottawa County Water Resources Commission for the driveway and parking

**area. If one is needed, it shall be provided prior to the issuance of a Zoning Compliance Certificate. If none is needed, a letter stating so from the OCWRC is sufficient to be provided at the time a Zoning Compliance application is submitted.**

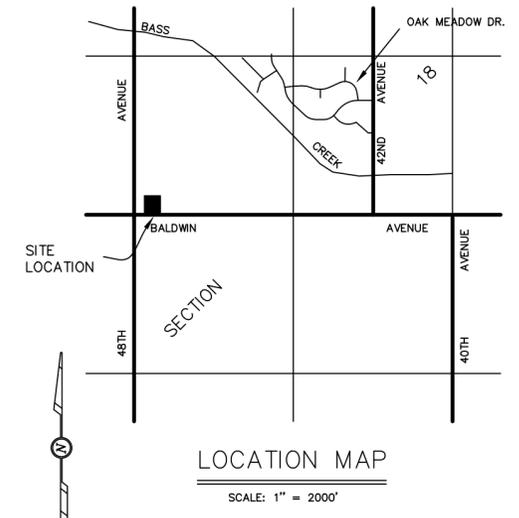
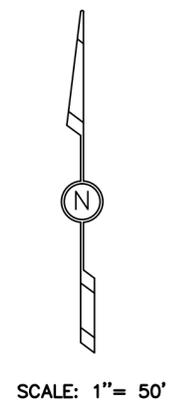
- 5. Since neither the Building Code nor Property Maintenance Codes could be enforced on AG buildings, the Township has no jurisdiction over the condition of AG buildings. However, the PC might consider a condition of approval that all buildings must be maintained in a safe condition.**

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**GENERAL NOTES:**

1. LEGAL DESCRIPTION:  
PART SW 1/4 NW 1/4 COM W 1/4 COR, TH N OD 28M 55S W 493.01 FT, S 89D 58M 48S E 455.43 FT, S OD 33M 07S E 492.86 FT TO E&W 1/4 LI, TH W 456.03 FT ALG SD LI TO BEG, EXC S 43 FT FOR RD R/W. SEC 18 T6N R13W (4.26 ACRES, EXCLUDING R/W).
2. EXISTING ZONING: RR – RURAL RESIDENTIAL  
SETBACK REQUIREMENTS:  
FRONT: 40' MIN  
REAR: 50' MIN  
SIDE: 20' MIN
3. THIS SITE DOES NOT LIE WITHIN A 100 YR. FLOOD PLAIN.
4. STREET TREES:  $240 / 25 = 10$  TREES REQUIRED  
10 TREES PROPOSED  
(7 MAPLE + 3 SPRUCE)



**SPECIAL LAND USE**

<b>SITE DEVELOPMENT PLAN</b>		RE: 7650 48TH AVE. HUDSONVILLE, MI 49426
MARK SCHOONOVER 1936 AMANDA DR. JENISON, MI, 49428		
IN: PART OF THE NW 1/4, SECTION 18, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN		
REVISIONS:	 <b>exxel engineering, inc.</b> planners · engineers · surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.exxelengineering.com	
DRAWN BY: dgb	PROJ. ENG.: TRS	SHEET
APPROVED BY: TRS	PROJ. SURV.: .	1 of 1
FILE NO.: 152124E	DATE: 03-16-2016	

PERMIT NUMBER: SUP1601

### APPLICATION FOR SPECIAL LAND USE - SITE PLAN REVIEW

Georgetown Charter Township  
1515 Baldwin St, P.O. Box 769  
Jenison, MI 49429  
616-457-2340

revised: 1/26/09

#### APPLICANT INFORMATION

COMPANY NAME: PHONE:  
(616) 667-3309

APPLICANT NAME: Mark Schoonover TITLE:

ADDRESS: 1936 Amanda Drive CITY / STATE / ZIP: Jenison, MI 49428

#### PROPERTY INFORMATION

COMPANY NAME: PHONE:  
(616) 669-0463

OWNER / AGENT NAME: Mike Dolce TITLE:

ADDRESS: ~~6801 Gettysburg Drive~~ 7650 48<sup>th</sup> Ave. CITY / STATE / ZIP: Hudsonville, MI 49426

PARCEL NUMBER: 70-14-18-100-014 ZONING DISTRICT: RR - Rural Residential

#### USE INFORMATION

PROPOSED USE: Agricultural - Greenhouse and Farm Stand

IS THIS REQUEST SUBMITTED IN CONJUNCTION WITH ANY OTHER REQUEST? IF YES, EXPLAIN.  
No

STATE THE REASON WHY A SPECIAL LAND USE APPROVAL IS BEING REQUESTED IN THIS LOCATION:  
Agricultural Use requires SLU approval in the RR Zone.

SEC. 20.3(A) OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE ESTABLISHES FOUR GENERAL STANDARDS THAT ALL SPECIAL LAND USES MUST MEET. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO EACH OF THE FOUR REVIEW STANDARDS.  
See Attached.

TEN (10) FOLDED COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SECTION 19.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION, ALONG WITH A FEE AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

#### APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. A ZONING COMPLIANCE CERTIFICATE MUST BE OBTAINED PROPR TO OCCUPYING, OPERATING OR USE OF THE STRUCTURE. I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: Mark Schoonover DATE: March 16, 2016

#### FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING: DATE NOTICE PUBLISHED: DATE PROPERTY NOTICES WERE SENT:



## SPECIAL LAND USE

Narrative Sec. 20.3(A)  
3/16/2016

1. The proposed site is designed to comply with the setbacks and requirements of the RR Zoning District. The proposed use is allowed within the district as a Special Land Use and is consistent with the rural character of the 48<sup>th</sup> Avenue corridor. Several similar "greenhouse" uses are within the vicinity of the 48th Avenue corridor.
2. All necessary public facilities are available for this use. This use will require very little public infrastructure.
3. This use will require no additional public facilities and services.
4. This use will be seasonal and will have a very low impact. The existing driveway is in place and will be utilized and ample parking will be provided. Existing and proposed screening will buffer and enhance the area. No excessive noise, traffic, smoke, fumes, glare or odors will be generated by the proposed use.

L152124E (Sec. 18-6-13)