



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

October 5, 2016, 7:30 p.m.

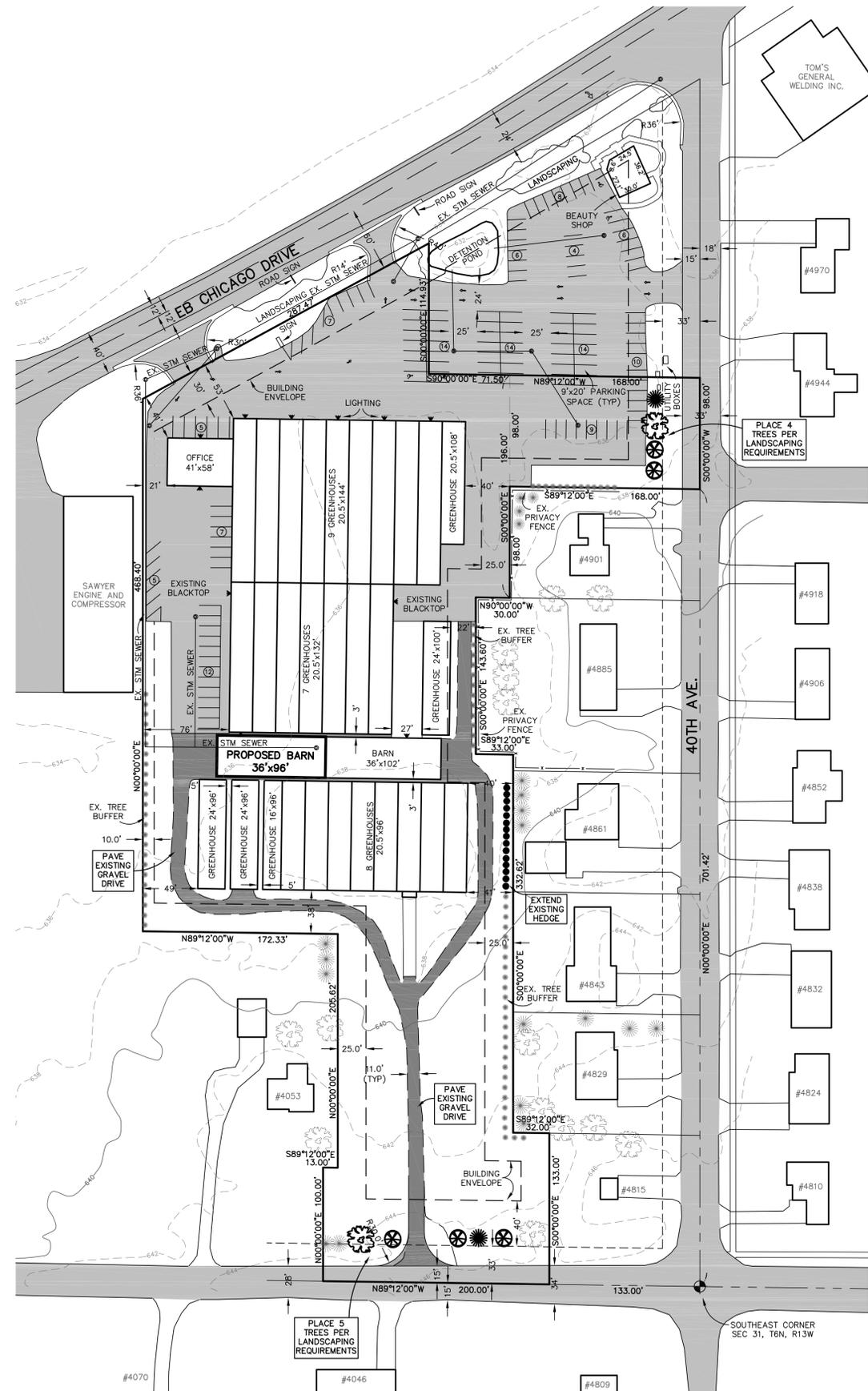
1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
7. Public Hearings
 - 7.I. (SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., Is Requesting To Have An Open Air Business, Under Sec. 16.3(E), And To Have Greenhouses Selling Retail, Under Sec. 16.3(C), On Parcels Of Land Described As P.P. # 70-14-31-400-051 And P.P. # 70-14-31-400-041 Located At 4044 And 4915 Chicago Dr., In A (HS) Highway Service Commercial District And (LDR) Low Density Residential District, Georgetown Township, Ottawa County, MI.

Documents:

[SITE PLAN 082416.PDF](#)

[WWW GREENHOUSES STAFF REPORT.PDF](#)

8. Communications, Letters And Reports
9. Public Comments
10. Other Business
11. Commissioner/Staff Comments
12. Adjournment



SIGN & LIGHTING INFORMATION:

Existing sign is approximately 18 Feet tall, 64 SF in area, and 15' from the Right-of-Way. No sign along 40th Ave.

One existing exterior light faces residential properties. This light is mounted approximately 12 feet high, set 70 feet back from the residential property, and the property has a privacy fence surrounding it.

SIDEWALKS:

A waiver has been granted exempting the property from sidewalks along Chicago Drive, 40th Ave, and New Holland St.

PROPOSED ADDITION:

A 36' wide by 96' long addition to the existing barn is being proposed. The existing barn is primarily used for maintenance, storage, planting, and shipping. The addition will expand these uses.

LANDSCAPE REQUIREMENTS:

Greenbelts: 1 Evergreen Tree for each 20 feet of frontage (or fraction thereof)
 Streetscapes: 1 Tree for each 25 feet of frontage (or fraction thereof including driveways)
 Max 1/3 Evergreen

- Evergreens Min. 5' high
- Deciduous canopy Min. 2" caliper
- Ornamental Min. 2" caliper
- Evergreen Hedge Min. 4' high

Chicago Drive Streetscape

Required - 287 LF of Frontage / 25 Feet = 12 Trees
 Existing - 2 Ornamental Trees, extensive bushes and other plantings
 Proposed - No Additional Landscaping

40th Ave. Streetscape

Required - 98 LF of Frontage / 25 Feet = 4 Trees
 Existing - None
 Proposed - 1 Canopy, 2 Ornamental, 1 Evergreen

#4901 40th Ave. Greenbelt (North and West)

Required - 266 LF of Frontage / 20 Feet = 14 Evergreens
 Existing - Privacy Fence & Evergreen Hedge
 Proposed - No Additional Landscaping

#4885 40th Ave. Greenbelt

Required - 220 LF of Frontage / 20 Feet = 11 Evergreens
 Existing - Privacy Fence & Evergreen Hedge
 Proposed - No Additional Landscaping

#4861 40th Ave. Greenbelt

Required - 106 LF of Frontage / 20 Feet = 6 Evergreens
 Existing - None
 Proposed - Extend the existing Evergreen Hedge across the lot.

#4843 40th Ave. Greenbelt

Required - 106 LF of Frontage / 20 Feet = 6 Evergreens
 Existing - Evergreen Hedge
 Proposed - No Additional Landscaping

#4829 40th Ave. Greenbelt

Required - 138 LF of Frontage / 20 Feet = 7 Evergreens
 Existing - Evergreen Hedge
 Proposed - No Additional Landscaping

#4815 40th Ave. Greenbelt

Non-Residential Use (Georgetown Township Metering Station No. 2), No Additional Landscaping

New Holland St. Streetscape

Required - 200 LF of Frontage / 25 Feet = 8 Trees
 Existing - 2 Evergreen Trees & 1 Canopy Tree
 Proposed - 1 Evergreen, 3 Ornamental, 1 Canopy

#4053 New Holland St. Greenbelt

Land Master Planned as Highway Service Commercial & Land owned by WW Greenhouses
 No Additional Landscaping Proposed

ZONING INFORMATION:

DISTRICT - Highway Service Commercial
 MINIMUM LOT SIZE - 15,000 SF
 MINIMUM WIDTH - 100 Feet
 MAXIMUM LOT COVERAGE - 35%
 SETBACKS
 FRONT - 30 Feet
 SIDE - 10 Feet Minimum/ 25 Feet Total
 (25 Feet Minimum next to Residential)
 REAR - 40 Feet
 MAXIMUM BUILDING HEIGHT - 2.5 Stories (35 Feet)
 PARKING (OPEN AIR) - 1 Space per 800 SF of GFA
 PARKING (OFFICE) - 1 Space per 300 SF of GFA
 PARKING (WAREHOUSE) - 1 Space per 2,000 SF of GFA
 LOADING AREAS - 1 Space plus 1 space for each 20,000 SF in excess of 20,000 SF

NOTE: STORAGE AND DISPLAY AREAS MUST MEET DISTRICT SETBACK REQUIREMENTS.

PARKING INFORMATION:

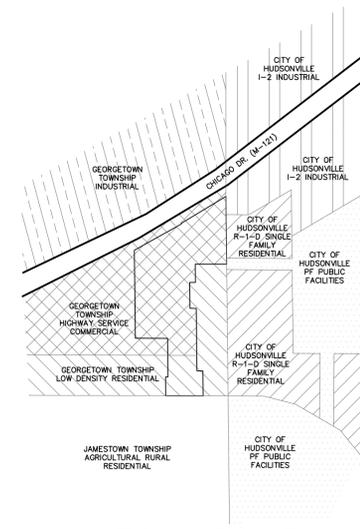
Existing Office Area - 2,436 SF
 2,436 SF / 1 Space per 300 SF = 9 Spaces
 Existing Open Air Retail Area - 28,782 SF
 28,782 SF / 1 Space per 800 SF = 36 Spaces
 Existing Warehouse Area - 52,387 SF
 52,387 SF / 1 Space per 2,000 SF = 27 Spaces
 Proposed Addition (Warehouse) - 3,456 SF
 3,456 SF / 1 Space per 2,000 SF = 2 Spaces
 Total Required - 74 Spaces
 Existing Parking - 61 Spaces On Property
 60 Spaces Adjacent Property (Shared)

LOT COVERAGE INFORMATION:

	Area(SF)	Allowed(%)	Allowed(SF)
North 1/2 (Original -034)	115,434	48.3%*	55,755
South 1/2	105,290	35.0%	36,852
East Parcel (-041)	16,462	35.0%	5,762
	237,186		98,369

*Variance granted for additional 13.3% (VAR8872)

Building Area (SF)	Existing	Proposed
	78,733	3,456
	82,189	



ZONING MAP



LEGEND

- FOUND IRON
- SET IRON
- ⊕ UTILITY MANHOLE
- ⊙ SANITARY MANHOLE
- ⊚ DRAINAGE MANHOLE
- ⊛ CATCH BASIN
- ⊜ MBT BOX



PROPERTY DESCRIPTION:

PP# 70-14-31-400-051 4044 Chicago Dr.
 Part of the Southeast 1/4 commencing N89°12'W 133 feet from the Southeast Section corner; thence N89°12'W 200 feet; thence North 100 feet; thence S89°12'E 13 feet; thence North 205.62 feet; thence N89°12'W 172.33 feet; thence North 468.4 feet to the Southerly right-of-way line of M-21; thence Northeasterly 287.47 feet along said line; thence South 114.93 feet; thence East 71.5 feet; thence South 196 feet; thence West 30 feet; thence South 143.6 feet; thence S89°12'E 33 feet; thence South 332.62 feet; thence S89°12'E 32 feet; thence South 133 feet to the beginning.
 Section 31, T6N, R13W. Contains 5.07 Acres.

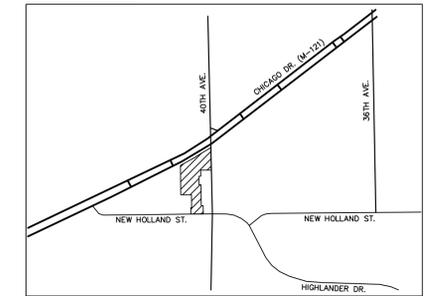
PP# 70-14-31-400-041 4915 40th Ave.
 Part of the Southeast 1/4 commencing 701.42 feet North of the Southeast Section corner; thence North 98 feet; thence N89°12'W 168 feet; thence South 98 feet; thence S89°12'E 168 feet to the beginning.
 Section 31, T6N, R13W. Contains 0.38 Acres.

Parcels shall be combined.

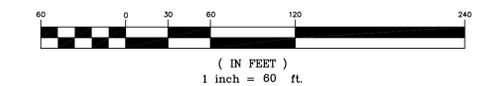
GENERAL NOTES:

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Remove all demolition materials and debris from the site and dispose of properly offsite. Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- The property is not affected by the 100 year floodplain.

LOCATION MAP



GRAPHIC SCALE



REVISIONS	Per Review Comments
08/24/16	

SITE PLAN
WW GREENHOUSES
4044 CHICAGO DR.
 FOR: Doug Walters
 WW Greenhouses
 4044 Chicago Dr.
 Hudsonville, MI 49426
 Phone: (616) 292-0336
 PART OF THE SE 1/4 OF SECTION 31, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

FEENSTRA & ASSOCIATES, INC.
 Civil Engineers and Surveyors
 7482 Main Street • Jenison, MI 49428
 Phone (616) 457-7050

File 31-6-13
 Date 05/23/16

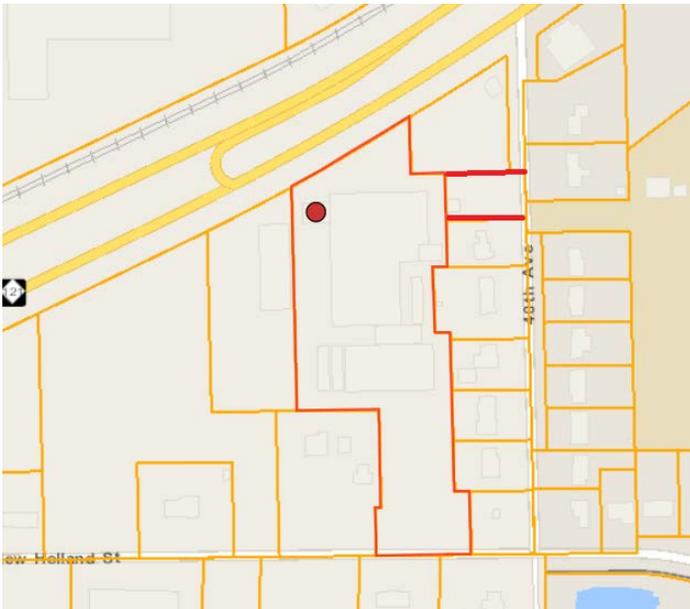
REQUEST

(SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., is requesting to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI.

The business has existed at this site since the 1980s and various changes have taken place throughout the years, with the latest in the late 1990s. No special use permit was ever requested or granted for the use, though site plan approval has been granted for several revisions. Consequently, **now that an addition is proposed and the site is to be changed, a special use permit is required.**

The request is for special use permit and site plan approval for an open air business and for greenhouses selling retail, for the construction of a 36 by 96 foot barn to expand the use of maintenance, storage, planting and shipping which is being conducted in the existing 36 by 102 foot barn.

Therefore, the site should be brought up to current standards as much as practical. A temporary sidewalk waiver was granted by the Township Board on July 11, 2016.



HISTORY

ST8719 – inadequate site plan, no approval granted

From 1988 to 1998 the various greenhouses and structures were constructed.

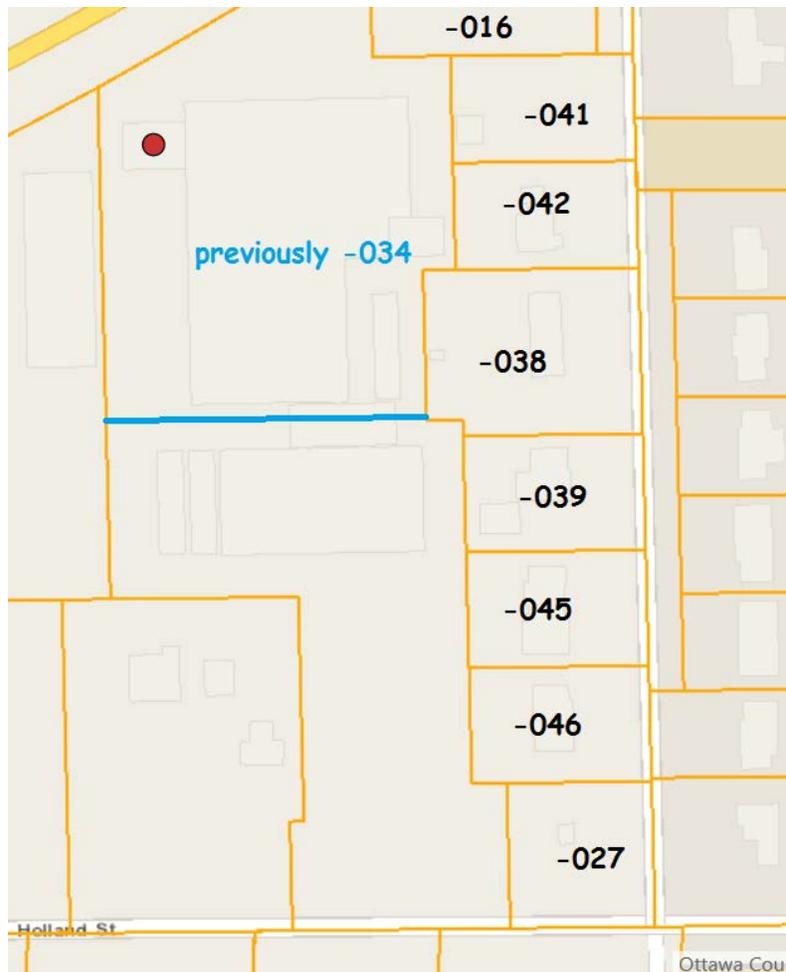
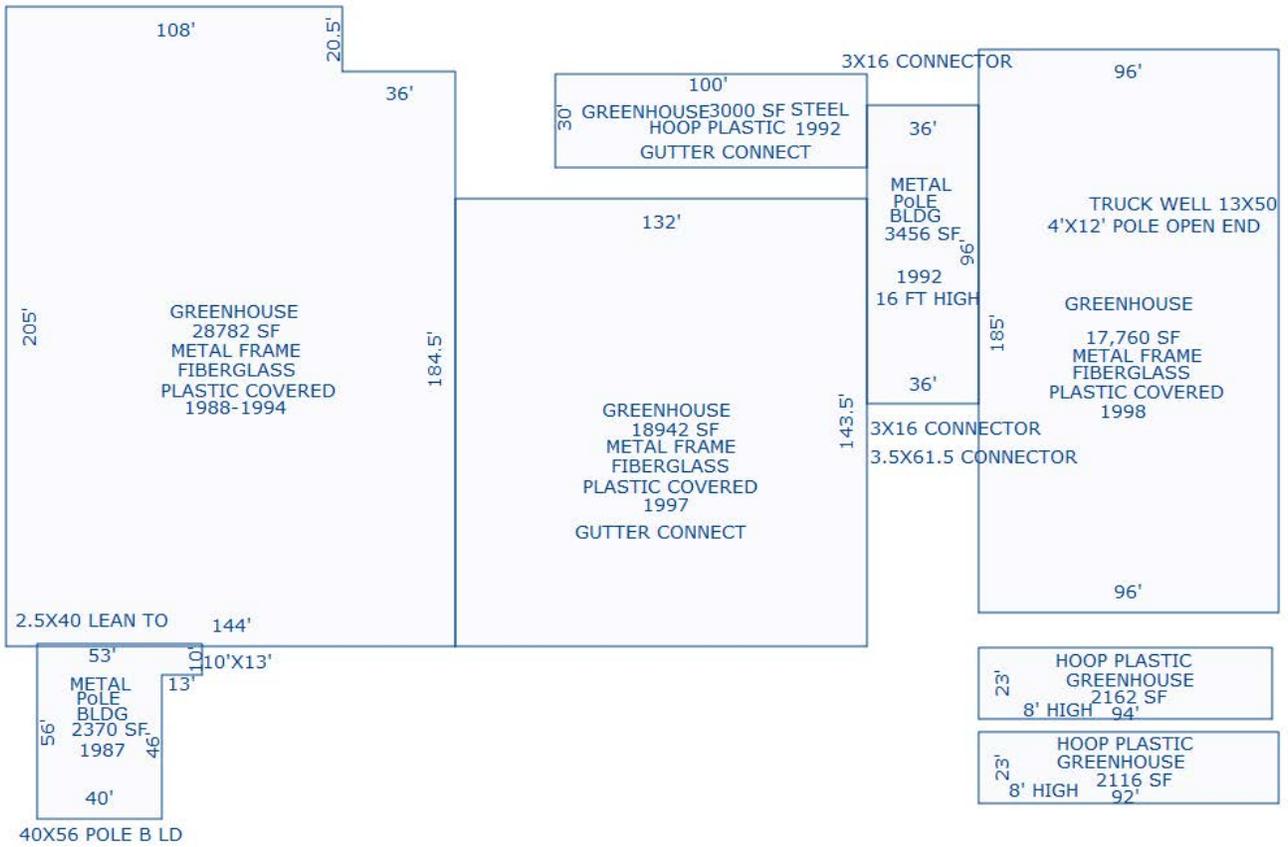
ST9212 – site plan approved

ST9724 – site plan approved

VAR8872 – variance approved for required front yard setback of 40 feet to be reduced to 30 feet, to allow an additional 13.3% lot coverage (was maximum of 35% coverage, now 48.3% allowed) on P.P. # 70-14-31-400-034, and to allow a gravel parking lot only on P.P. # 70-14-31-400-034.

VAR8958 – variance approved to have a ground sign height of 5 feet.

VAR9719 – variance denied to have an additional 7.5% of lot coverage



MASTER PLAN

The use of greenhouses is consistent with the Master Plan. The Master Plan designates the parcel as (HC) Highway Commercial and greenhouses selling retail are allowed.



SUMMARY

- a. **The parcels must be combined since parking for the use is on -041 (P.P. #70-14-31-400-051 and 70-14-31-400-041).** The plan notes that the parcels shall be combined.
- 1) The front yard setback is required to be 30 feet from the property line. Chapter 24 footnote I states that the required front yard setback (30 feet) shall be landscaped and not used for parking or drives. **Landscaping and landscaping calculations along Chicago Dr. and 40th Ave. were provided.**
 - 2) The side yard setbacks are 10 and 15; however, the Planning Commission will determine if the requirements are met in Sec. 26.3(D) for a greenbelt for a parking area adjacent to a residential district. The adjacent property to the east and south is all LDR and the 25 foot greenbelt is required. **Landscaping calculations were provided.**
 - 3) The rear yard meets the requirement to be 40 feet. **Landscaping or the greenbelt along New Holland was provided.**
 - 4) **The building at the corner of Chicago Dr. and 40th Ave. is not included in this proposal.**

As per the plan, landscaping and greenbelt calculations were provided for along Chicago Dr., 40th Ave. and New Holland. Some additional landscaping is proposed; however, the plan shows that much landscaping already exists. The applicant is asking for the Planning Commission to determine that the existing landscaping meets the ordinance requirements for streetscape and for greenbelts.

See the pictures below of the landscaping along Chicago Dr. and from the rear of the site that screens the use from the houses along 40th Ave.

See the chart below the pictures. Note the requirements and the amount existing, along with the amount proposed. In some instances, no additional landscaping is proposed.

It appears that extensive landscaping already exists on the site. Plus the use on the site has been in existence since the 1980s.



Chicago Drive Streetscape
 Required – 287 LF of Frontage / 25 Feet =
 12 Trees
 Existing – 2 Ornamental Trees, extensive bushes
 and other plantings
 Proposed – No Additional Landscaping

40th Ave. Streetscape
 Required – 98 LF of Frontage / 25 Feet =
 4 Trees
 Existing – None
 Proposed – 1 Canopy, 2 Ornamental, 1 Evergreen

#4901 40th Ave. Greenbelt (North and West)
 Required – 266 LF of Frontage / 20 Feet =
 14 Evergreens
 Existing – Privacy Fence & Evergreen Hedge
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 Required – 220 LF of Frontage / 20 Feet =
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 6 Evergreens
 Existing – None
 Proposed – Extend the existing Evergreen
 Hedge across the lot.

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 Non-Residential Use (Georgetown Township
 Metering Station No. 2), No Additional Landscaping

New Holland St. Streetscape
 Required – 200 LF of Frontage / 25 Feet =
 8 Trees
 Existing – 2 Evergreen Trees & 1 Canopy Tree
 Proposed – 1 Evergreen, 3 Ornamental, 1 Canopy

#4053 New Holland St. Greenbelt
 Land Master Planned as Highway Service
 Commercial & Land owned by WW Greenhouses
 No Additional Landscaping Proposed

The Planning Commission should determine if the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) meets the ordinance requirements for streetscape and greenbelts.

- b. Lot coverage was provided and meets ordinance requirements since a variance was granted in 1988.
- c. The driveway is noted to be paved.
- d. The Township Board temporarily waived sidewalks at the July 11, 2016 meeting.
- e. Sign and lighting details were provided. They currently exist and no changes are proposed.
- f. As per the parking calculations, 74 spaces are required and 61 spaces are provided on the site and an additional 60 are shared from the neighboring site.

- g. **As stated in note (a) above, the Planning Commission will determine of the proposed landscaping and greenbelt meets ordinance requirements as noted with the additional and existing plantings.**
- h. **A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner's office will be required at the time a Zoning Compliance/building permit application is submitted.**
- i. No specific special use standards are listed in the ordinance for greenhouses and nurseries selling retail. There are specific standards for the open air business. The general standards have been met.

General Special Use Standards in Sec. 20.3

- (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.**

Sec. 2.77 OPEN AIR BUSINESS.

Includes uses operated for profit substantially in the open air, including, but not limited to:

- (A) Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair, rental, or storage services.
- (B) Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
- (C) Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
- (D) Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses (transient or permanent).

Sec. 20.4

(Z) Open air businesses.

The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

- (1) Minimum lot area shall be one (1) acre. **Met.**
- (2) Minimum lot width shall be two hundred (200) feet. **Met.**
- (3) Except in the Agricultural Districts, the Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises.
- (4) All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.
- (5) The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.
- (6) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and

- drained so as to dispose of all surface water. **Variance granted for northern section only. A hard surface for the southern driveway is noted on the plan to be provided.**
- (7) Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection. **Met.**
 - (8) All lighting shall be shielded from adjacent residential areas. **Lighting is noted on the plan and appears to meet this standard.**
 - (9) In the case of a plant materials nursery- **Appears to be met:**
 - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.
 - b. All loading activities and parking areas shall be provided on the same premises (off-street).
 - c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
 - (10) No display area shall be located within ten (10) feet of a road right-of-way line. **Appears to be met.**

OPTIONS FOR MOTIONS

If the Planning Commission determines that the standards of the ordinance have been met, the following motions are offered.

Special Use Permit

Motion: To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1602) WW Greenhouses, Doug Walters, 4044 Chicago Dr., to have an open air business, under Sec. 16.3(E), and to have greenhouses selling retail, under Sec. 16.3(C), on parcels of land described as P.P. # 70-14-31-400-051 and P.P. # 70-14-31-400-041 located at 4044 and 4915 Chicago Dr., in a (HS) Highway Service Commercial district and (LDR) Low Density 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 specific standards in 20.4(Z).

Motion: To adopt the staff report as finding of fact and to determine that the landscaping and greenbelts as proposed (with the addition of landscaping as noted on the plan and with the existing landscaping and greenbelt) _____ (meets or does not meet) the ordinance requirements for streetscape and greenbelts (if it does NOT, the following shall be added as a condition of approval _____).

And to approve the site plan dated 08/24/16 as presented based on the findings that all applicable standards of the ordinance have been met and with the following conditions:

- 1. The parcels shall be combined (P.P. #70-14-31-400-051 and 70-14-31-400-041) at the time a Zoning Compliance/Building Permit application is submitted. To combine the parcels, both parcels must be in the same name and a letter signed by all owners must be submitted to the assessor requesting the combination.
- 2. A Storm Water Drain permit (written approval) from the Ottawa County Water Resources Commissioner’s office shall be submitted at the time a Zoning Compliance/Building Permit application is submitted.

ID number	SUP 1602	Date	8/29/16
Name	WW Greenhouses		
Address	2076 Baldwin		
Use	Greenhouses/open air business	SUP required	Yes, Sec. 16.3(C) and (E)

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		a. PC determine
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	b. Lot coverage
Location of existing and proposed drives (dimensions and radii), circulation		c. paved
Sidewalks, non-motorized paths-select streets, accel, decel lanes		d. waived
Signs, exterior lighting		e. remain
Curbing, parking areas, dimensions of typical space, number of parking spaces		f. clarify
Calculations of parking spaces, unloading areas		
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		g. PC determine
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	h. needs
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific		i. see above
Residential development extra requirements-attached garages	NA	