

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held  
Wednesday, April 20, 2016**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Richard VanderKlok, Steve Hall, Donna Ferguson, Tim Smit, Jeannine Bolhouse

Absent: Don Hebel

Also present: Dan Carlton, Superintendent; Mannelle Minier, Zoning Administrator

**#160420-01 – Agenda for April 20, 2016**

Moved by Steve Hall, seconded by Richard VanderKlok, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

**#160420-02 – Minutes of the regular March 16, 2016 meeting**

Moved by Richard VanderKlok, seconded by Steve Hall, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

**#160420-03 – (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.

Mark Schoonover, 1936 Amanda Dr., represented the applicant and presented the request.

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

Richard VanderKlok said that he visited the site and asked if the operation would only be located on the leased portion and he thought the trees were acceptable as screening.

The applicant said that the area of the operation was two acres.

Tim Smit asked if the structure was temporary.

The applicant stated that it was a hoop house and was portable and could be taken down. But he said that he would leave it up.

Donna Ferguson said that she visited the site and that the trees were acceptable as screening.

The chairperson opened the public hearing. No one was present to make public comments. The chairperson closed the public hearing.

There was discussion about the hard surface of the parking area and access driveway.

The consensus of the Planning Commission was to accept the trees to fulfill the screening requirement.

**Moved by Richard VanderKlok, seconded by Donna Ferguson, 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.**

**MOTION CARRIED UNANIMOUSLY.**

**Moved by Richard VanderKlok, seconded by Steve Hall, 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.**

MOTION CARRIED UNANIMOUSLY.

**#160420-04 – [Water](#) and [Sewer](#) Presentation by Dan Carlton, Superintendent**

**#160420-05 – Other Business**

**#160420-06 – Public Comments**

**#160420-07 – Adjournment**

The meeting was adjourned at 8:45 p.m.