

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, January 4, 2017**

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

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

Absent: None

Also present: Mannelle Minier, Zoning Administrator

#170104-01 – Agenda for January 4, 2017

Moved by Richard VanderKlok, seconded by Greg Honderd, to approve the agenda as submitted with moving the election of officers to the end.

MOTION CARRIED UNANIMOUSLY.

#170104-02 – Minutes of the regular December 7, 2016 meeting

Moved by Richard VanderKlok, seconded by Tim Smit, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#170104-03 – (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.

Ed DeYoung and Adam DeYoung, 7381 36th Ave., represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#) and noted that when the initial application had been submitted for one parcel, she had asked the applicant to see if the owners of the other two adjacent parcels would want to join in the request to rezone to LDR so that any future development could encompass all the three parcels for interconnectivity. She said that the applicants were unable to make contact with the owner of the southern-most parcel.

Tim Smit asked if the Township could just include the third parcel with the rezoning request.

The Zoning Administrator stated the following. Years ago the Township tried to rezone property without the owner submitting an application, for example a lot in the RR district on a street with LDR houses. That property owner did not want the rezoning because they had RR uses such as animals and bonfires. The Township determined to not rezone a property, except if really necessary, unless the owner wanted the rezoning.

Greg Honderd stated the following. The applicants could request a rezoning to the LMR district with smaller lots because the drainage in the area is not the best. There are other plats of LMR in the Township with nice neighborhoods and those areas have a different market.

The applicant asked about the lots in the LMR and was given the information.

The chairman opened the public hearing.

Nick Burri, 7370 Brewer, stated a concern with water drainage because he didn't want water in his basement.

Greg Honderd explained that the Planning Commission was only considering the rezoning at this public hearing and in the future there would be another public hearing if an application was submitted for a plat. He said that as part of the platting process, the applicant would have to obtain approval from the Drain Commissioner and they would be responsible for the storm water management.

Mike Zuiderveen, 7384 Brewer Dr., was concerned with water drainage.

The applicant stated that the Drain Commissioner regulated drainage and that development often helps with drainage management.

Mark DeMull, 3632 Lenters, asked if developing the 3 parcels together made a difference.

Greg Honderd explained the following. The property owners cannot be forced to participate in development if they don't want to. They may have other issues such as animals or bonfires that they wanted to continue having. The Road Commission would be helpful with directing that street stubs be placed to adjacent property lines because the Township did not want three bowling alley streets and lots with no interconnection.

Kelly Burri, 7370 Brewer, asked if there was a buyer.

The applicant said that it was the owners who were considering development.

The chairman closed the public hearing.

Moved by Richard VanderKlok, seconded by Tim Smit, 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. 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 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 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:

(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

MOTION CARRIED UNANIMOUSLY.

The Zoning Administrator noted that there were deferred assessments on the property.

#170104-04 – Other Business – Extension of Muussee Site Plan (ST1601)

Bob Muussee asked for a 6 month extension on his site plan approval for a site condo development (ST1601) on 42nd Ave.

Moved by Don Hebel, seconded by Donna Ferguson, to grant one 6 month extension.

MOTION CARRIED UNANIMOUSLY.

#170104-05 – Other Business – Withdrawal Request for Bauer Ridge Plat

Feenstra and Associates submitted an application in September 2015 for Bauer Ridge Plat. The plat was referred back to the Planning Commission by the Township Board in March 2016 for revisions because the Road Commission would not approve the layout of the streets. No revisions were ever submitted. The applicants sent a request on January 4, 2017 asking to withdraw the application because it is now under new ownership. It was noted that when a revised plan is submitted for this plat, a new public hearing would have to be held and new notices published and sent due to the fact that it has been a years since the public hearing.

Moved by Don Hebel, seconded by Richard VanderKlok, to accept the withdrawal request.

MOTION CARRIED UNANIMOUSLY.

#170104-06 – Review Draft Site Condo Ordinance

The Planning Commission had set goals for 2017 to review the Zoning Ordinance and had asked the Zoning Administrator to provide a draft site condo ordinance for discussion. A draft ordinance was presented and there was discussion. Members of the Planning Commission asked for a review by the Township Attorney prior to initiating the ordinance in case revisions were needed.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to accept the initial draft of the ordinance and to ask the Township Attorney to review it, and then to place the ordinance on the February 1, 2017 Planning Commission agenda for further review and consideration of initiating the ordinance.

MOTION CARRIED UNANIMOUSLY.

#170104-07 – Discussion of Ordinance Requirement for a Survey

There was discussion about Sec. 3.61 which was revised in 2013 to require a survey to be submitted for all new construction, including but not limited to new houses, when there is a foundation of poured walls. It was noted that in some instances the construction may take place on an existing foundation when no survey exists for that foundation. The unanimous consensus of

the Planning Commission was to leave the language as written because in all cases a survey should be provided to determine compliance with ordinance standards.

#170104-08 – Election of Officers

Richard VanderKlok nominated the same people to the offices.

Moved by Richard VanderKlok, seconded by Steve Hall, to election the following:

Greg Honderd as Chairperson, Tim Smit as Vice-Chairperson, and Don Hebler as Secretary.

MOTION CARRIED UNANIMOUSLY.

#170104-09 – Public Comments

#170104-10 – Adjournment

The meeting was adjourned at 8:25 p.m.