

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held  
Wednesday, February 21, 2018**

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

Present: Greg Honderd, Richard VanderKlok, Jessica Ulberg, Donna Ferguson, Tim Smit, Josiah Sammy

Absent: Jeannine Bolhouse

Also present: Mannette Minier, Zoning Administrator

**#180221-01 – Agenda for February 21, 2018**

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

**#180221-02 – Minutes of the regular January 17, 2018 meeting**

Moved by Richard VanderKlok, seconded by Josiah Sammy, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

**#180221-03 – (SUP1802) Aspen Group (for Chapel Pointe Church),** 9645 Lincoln-Way Lane, Frankfort, Il., is requesting to have a church under Sec. 7.3(B) and Sec. 8.3(A), on parcels of land described as P.P. # 70-14-17-400-030, 70-14-17-400-025 and 70-14-17-400-034, located at 3350 and 3325 Baldwin Street, in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI (site plan page existing conditions [201](#), site plan [205](#), partial site plan [206](#), grading [300](#), details [500](#), driveway [700](#), [architectural elevations](#), landscape plan)

Kyle Wilson, Nederveld, and Mark Swingler, Aspen Group, represented the applicant and presented the request. Members of the church were also present.

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

Richard VanderKlok asked about the additional curb cut and said the amount of parking was okay.

Tim Smit said that the amount of parking was acceptable.

Greg Honderd said that the number of parking space was okay because this was a big site and there would be room for snow removal.

Josiah Samy said that the parking area was okay and not too much for the site.

Jessica Ulberg said that the parking was acceptable.

The chairperson opened the public hearing.

Nathan Hoekstra, 3173 Pinehurst Dr., stated the following. He lives on the east side of the site and is not opposed because he supports the growth and expansion. There is a significant slope

with a big elevation change. He is concerned with water drainage and flooding. He is also concerned with light pollution if trees are removed.

Kyle Wilson stated that they were working with the Ottawa County Water Resources and the water would be collected and be able to be stored for a 100 year event.

Greg Honderd said that this storm water management system would alleviate potential problems.

Mark Swingler said that there would be a minimal amount of lighting and the maximum height of the poles would be 25 feet with downward directing light.

The Zoning Administrator said that there was a Zoning Ordinance standard that prohibits light from shedding on adjacent properties in the residential district.

Leif Haugen, 3249 Doral Dr., was concerned that there might not be enough light.

In response to a question about possible Frisbee golf, Mark Swingler said that the church has a 5 to 10 year Master Plan for developing the site with a good majority of the forest to remain. He said that the projected uses include a Frisbee golf course.

In response to a question as to whether or not revised site plan approval would be required if Frisbee golf was added, the Zoning Administrator stated that some types of low intense uses for recreation such as a swing set or sand box were not regulated and she would put that in this same category.

In response to a question, Mark Swingler stated that the church had no plans to connect the drive to Pinehurst Dr.

The chairperson closed the public hearing.

**Moved by Richard VanderKlok, seconded by Tim Smit, to adopt the staff report as finding of facts and to approve Special Use Permit (SUP1802) Aspen Group (for Chapel Pointe Church), 9645 Lincoln-Way Lane, Frankfort, IL, to have a church under Sec. 7.3(B) and Sec. 8.3(A), on parcels of land described as P.P. # 70-14-17-400-030, 70-14-17-400-025 and 70-14-17-400-034, located at 3350 and 3325 Baldwin Street, 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 specific standards in Sec. 20.4(E).**

MOTION CARRIED UNANIMOUSLY.

**Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of facts and to approve the site plan dated January 16, 2018, as presented based on the findings that all applicable standards of the ordinance have been met, taking into account the following:**

- a. **The additional parking spaces are acceptable as per Sec. 26.9(L);**
- b. **The existing trees, in addition to the ones provided, meet the streetscape and greenbelt screening requirement in Sec. 3.11.**

**and with the following conditions:**

- 1. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) is necessary and will be required to be submitted to the Township prior to the issuance of a building permit.**

MOTION CARRIED UNANIMOUSLY.

The applicant presented a site plan slightly revised to show the proposed accessory building moved to a different location which still met ordinance requirements and was farther away from the property lines. Tiles were also shown in a different formation.

The chairperson opened the floor to public comments.

Leif Haugen, 3249 Doral Dr., asked what the building would look like.

Mark Swingler stated that it would be wood with wains coat and two tone.

Greg Honderd noted that the building would be farther from the property line.

The consensus of the Planning Commission was that the revisions were acceptable, though this is not normally the procedure for revised site plan approval.

**#180221-04 – (SUP1801) Miller Automotive**, 2420 Chicago Dr., is requesting to have a vehicle repair establishment, under Sec. 16.3(A), on part of a parcel of land described as P.P. # 70-14-28-200-006, located at 2430 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI ([site plan](#)).

Jeff Vos, represented Stillwater Investments and the applicant. He presented the request.

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

Tim Smit noted that they were adding some curbing, landscaping and trees.

Greg Honderd stated the following. The Planning Commission should determine a time frame for the completion date of the requirements of the site plan and a Zoning Compliance application to be approved. This is a difficult site and it did not show well now with the weather and current conditions. A person cannot walk the south property line because of the thick vegetation and it was acceptable for screening. There are flood areas and it would be difficult for trees to grow. The proposed plan meet the requirements. The applicant needs Zoning Compliance approval and needs a timetable to have all the necessary items completed. A six inch curb is required around the landscaped and grass areas to prevent the parking of vehicles in those areas. This plan does as good of a job as possible to protect the landscaping and meet the other requirements. This accomplishes the intention of the ordinance.

Josiah Samy said that there is not much else that can be done.

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

It was noted that the ordinance standard stating the outside parking of disabled, wrecked, or partially dismantled vehicles shall not exceed a maximum of five (5) such vehicles shall not be permitted for a period exceeding ten (10) days was a special use standard and would also be a condition of approval. If more vehicles are stored or parked outside than allowed, the site would be in violation of the special use permit approval and would subject them to a citation for a junkyard.

**Moved by Richard VanderKlok, seconded by Tim, to adopt the staff report as finding of facts and to approve Special Use Permit SUP1801) Miller Automotive, 2420 Chicago Dr., to have a vehicle repair establishment, under Sec. 16.3(A), on part of a parcel of land described as P.P. # 70-14-28-200-006, located at 2430 Chicago Dr., in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met (with the conditions as noted) including the general special use standards in Sec. 20.3 and the specific special use standards in Sec. 20.4(AD), with the following conditions based on the special use standards:**

- 1. All lubrication equipment, hydraulic hoists, and pits shall be enclosed entirely within a building.**
- 2. The outside parking of disabled, wrecked, or partially dismantled vehicles shall not exceed a maximum of five (5) such vehicles shall not be permitted for a period exceeding ten (10) days.**
- 3. The rental of trucks, trailers, and any other vehicles on the premises is expressly prohibited since specific approval was not requested.**
- 4. The curbing is acceptable.**
- 5. The trees as existing and proposed are acceptable.**
- 6. A Storm Water Drain Permit (or written approval or written acknowledgement that one is not needed) from the Ottawa County Water Resources Commission.**
- 7. A Zoning Compliance application shall be submitted and all of the elements of the site plan shall be completed no later than July 15, 2018 in order for the Zoning Compliance approval to be granted by then.**

MOTION CARRIED UNANIMOUSLY.

**Moved by Donna Ferguson, seconded by Jessica Ulberg, to adopt the staff report as finding of facts and to approve the site plan dated revised 1/16/2018, as presented based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:**

- 1. Approved sign permits must be obtained prior to any sign construction.**
- 3. All lubrication equipment, hydraulic hoists, and pits shall be enclosed entirely within a building.**
- 4. The outside parking of disabled, wrecked, or partially dismantled vehicles shall not exceed a maximum of five (5) such vehicles shall not be permitted for a period exceeding ten (10) days.**
- 5. The rental of trucks, trailers, and any other vehicles on the premises is expressly prohibited since specific approval was not requested.**
- 6. The curbing is acceptable.**
- 7. The trees as existing and proposed are acceptable.**
- 8. A Storm Water Drain Permit (or written approval or written acknowledgement that one is not needed) from the Ottawa County Water Resources Commission.**
- 9. A Zoning Compliance application shall be submitted and all of the elements of the site plan shall be completed no later than July 15, 2018 in order for the Zoning Compliance approval to be granted.**

MOTION CARRIED UNANIMOUSLY.

**#180221-05 – Other Business**

Amanda VanEssen-Worth, 710 Barry, presented a proposal to use her site as a farm with entertainment or for agricultural tourism. She asked the Planning Commission to consider amending the Zoning Ordinance to include a use for a farm with entertainment.

There was discussion and the Planning Commission asked that research be conducted on the use and presented to them for discussion at a future meeting.

**#180221-06 – Public Comments**

**#180221-07 – Adjournment**

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