

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 15, 2017**

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

Present: Greg Honderd, Richard VanderKlok, Don Hebler, Donna Ferguson, Jeannine Bolhouse,
Steve Hall
Absent: Tim Smit
Also present: Mannelle Minier, Zoning Administrator

#170315-01 – Agenda for March 15, 2017

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

MOTION CARRIED UNANIMOUSLY.

#170315-02 – Minutes of the regular March 1, 2017 meeting

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

MOTION CARRIED UNANIMOUSLY.

#170315-03 – Preliminary Plat of Eagles Ridge, P.P. # 70-14-08-400-045, and part of P.P. # 70-14-08-400-025, located at 3358 Bauer Rd. and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan.

Jon Male, Exxel Engineering, represented the applicant and presented the request.

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

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

Moved by Richard VanderKlok, seconded by Steve Hall, to adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat overall plat and phase 1 approval of the layout of the [plat of Eagles Ridge](#), P.P. # 70-14-08-400-045, and part of P.P. # 70-14-08-400-025, located at 3358 Bauer Rd. and 8100 36th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 2/9/17, and with the following conditions:

- 1. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Many lots are affected by wetlands and drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.**
- 2. An association shall maintain the detention ponds and the parkway along Bauer Rd. or shall be noted to be the responsibility of the owners of lots 46 and 71 and 21.**
- 3. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.**

- 4. If there is to be a plat entry sign on Bauer, some type of legal instrument must be submitted for the maintenance of the sign.**
- 5. Attached garages with a minimum of 400 square feet shall be provided.**
- 6. Sidewalks will be provided by the individual property owner at the time a house is constructed.**

MOTION CARRIED UNANIMOUSLY.

#170315-04 – Preliminary Plat of Highpoint View No. 3, P.P. # 70-14-20-200-053, located east of 36th Ave. and south of Baldwin

Jon Male, Exxel Engineering, represented the applicant and presented the request.

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

Steve Hall asked about the speed limit since this street has not connected through before.

The Zoning Administrator said that the Ottawa County Road Commission and Michigan State Police set the speed limits. She also stated that having Rosewood connect from 28th Ave. to 26th Ave. has been planned since the 1990s.

Richard VanderKlok said that the Township does not control the speed limit and that the plan all along has been for Rosewood to connect 28th Ave. to 36th Ave.

Greg Honderd asked Dan Hamming, Township Fire Chief, if the water pressure was adequate and was told it was.

The chairperson opened the public hearing.

Gary Steensma, 3501 Rosewood, stated that he was concerned with truck traffic on a daily basis, particularly eighteen wheelers, because the road is not constructed to handle them.

Greg Honderd said that he doesn't see what would motivate a driver to take a truck down that street with the elevation changes and the jog in the road.

Richard VanderKlok said that the Planning Commission has no control over the roads and that he could check with the Ottawa County Road Commission.

The Zoning Administrator said that the Township does not have designated truck routes.

Jasen McMann, 6956 Longtail Dr., asked who was going to install sidewalk on his property adjacent to the ten foot strip that was at the end of the road that was deeded to the Road Commission, but would be the extension of the road.

It was noted that it was the responsibility of the adjacent property owner to install and maintain sidewalks.

Concerns were raised about drainage and Jon Male explained the drainage plan and the proposal for a small detention basin.

Dan Hamming, Township Fire Chief, 1515 Baldwin St., stated the following. If there is an incident in this neighborhood, the firefighters from the 36th Ave. Fire Station have three options to respond, but the streets are like a maze. When Rosewood is completed to connect 28th Ave. to 36th Ave., the response time for fire and medical incidents will be cut in half. Last year they responded to incidents ten times and this will improve response time.

Drew Helder, 7003 Rosewood Ct., asked about drainage and Jon Male explained the drain management proposal.

Steffany Rowe, 6912 Longtail, asked about drainage and the drainage was explained. She also stated a concern that there would be a lot more traffic and turning off Rosewood could become a problem. She suggested a traffic light and was told to contact the Road Commission and they would do studies and counts.

The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of [Highpoint View No. 3](#), P.P. # 70-14-20-200-053, located east of 36th Ave. and south of Baldwin, Georgetown Township, Ottawa County, MI, as shown on the drawing dated 2/6/17, on the basis that Township ordinances have been met with the following conditions:

- 1. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. The lots on Rosewood are noted to have the required 90 foot setback from the centerline of the road. Some of the lots are affected by drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.**
- 2. Each house is required to have a 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.**
- 3. Sidewalks will be provided by the individual property owner at the time a house is constructed.**
- 4. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.**

MOTION CARRIED UNANIMOUSLY.

#170315-05 – Zoning Ordinance for Community Fair

There was discussion about the proposed ordinance and it was noted that the ordinance only relates to Georgetown Township. There was discussion about the times and the proposed ordinance was revised to indicate that there would be no new vehicle parking after 10:30 p.m.

Moved by Richard VanderKlok, seconded by Don Hebler, to adopt the staff report as findings of fact and initiate a Zoning Ordinance amendment as follows:

Sec. 2.21a COMMUNITY FAIR (Definition).

A fair usually held annually at a set location with a duration of 5 consecutive days or longer, which has a significant number of exhibits featuring agricultural products and livestock.

AG

Sec. 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(Z) Community Fair.

I

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(I) Community Fair.

Sec. 20.1 SPECIAL LAND USES.

(AL) Community Fair.

Sec. 20.4 SITE DESIGN STANDARDS.

(AL) Community Fair.

- (1) The applicant shall provide to the Township evidence of being a corporation, organization, fair, agency or other person actually and directly engaged in promoting and conducting fairs, agricultural exhibits or shows, and as described in “Act 80” of the Public Acts of 1855, as amended, “Act 11” of the Public Acts of 1929, or comparable legislation.
- (2) The special land use shall occur for a minimum of five (5) days and a maximum of ten (10) days in one calendar year for the fair use.
- (3) All trash and debris shall be cleared from the site immediately following the end of the fair for the year. The site shall be kept in compliance with all property maintenance codes at all times.
- (4) There shall be no outdoor storage on the site except for up to the ten (10) days per calendar year during the time that the fair is operating (unless in compliance with another legal and approved use).
- (5) The minimum lot size shall be ten (10) acres.
- (6) The lot shall be located so that at least one (1) side abuts an arterial street and all access shall be from such arterial street.
- (7) The hours of operation for the public shall be limited to the hours between 7:00 a.m. and 11:00 p.m. No additional vehicle parking is allowed after 10:30 p.m. and all members of the public shall be required to leave commencing at 11:00 p.m.
- (8) The Planning Commission may waive the requirement for pavement and striping on all the parking and drive areas; however, all parking areas shall have a dust-free hard surface, which could include grass. Evidence shall be provided to the Township that any mud or dirt tracked onto the public roadway will be cleared and cleaned at the applicant’s expense.
- (9) The Planning Commission may waive any setback and buffer requirement or any other ordinance requirement deemed appropriate, though is under no obligation to do so. If it is determined necessary to protect or screen adjacent areas, the Planning Commission may require a six (6) foot high fence, berm or other barrier.
- (10) There shall be safe and efficient vehicular and pedestrian movements within, into and off the site. The Planning Commission shall indicate techniques for compliance with this standard. Ottawa County Road Commission approval shall also be obtained and provided to the Township.
- (11) Lighting shall be provided in a manner and amount as required by the Planning Commission. Lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from adjacent property.
- (12) All signs require permits and shall comply with all ordinance standards.

- (13) The Planning Commission may impose any conditions of approval or safeguards deemed necessary to protect the general welfare, to protect individual property rights, to ensure compliance with the special use standards and all ordinance requirements, and to ensure the health, safety and welfare of the residents. Any means used for compliance with any special use standards, conditions of approval, or any ordinance requirements shall not be funded at public cost or expense.
- (14) The Planning Commission may require a performance bond, letter of credit or other guarantee to ensure that the requirement of any zoning approval, this ordinance and all ordinances are fulfilled.

MOTION CARRIED UNANIMOUSLY.

#170315-06 – Other Business

Mike Stengenga, NuWool, stated the following. His business is located in the Industrial district and they wanted to get a dealer license from the State of Michigan to save money when buying and selling cars. In order to get the dealer license, they need approval from the Township that the use of vehicle sales at the location meets all zoning requirements. The Township currently only allows the sale of vehicles on property in the CS and HS districts and would not sign the approval. So he would like a Zoning Ordinance amendment to allow a minimum amount of vehicles to be sold in the Industrial district so that they can get the dealer license.

#170315-07 – Public Comments

#170315-08 – Adjournment

The meeting was adjourned at 9:00 p.m.