



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

Wednesday, January 21, 2026, 7:00pm

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
 - 4.I. Minutes Of The 1/7/2026 Special Joint Meeting Of The Township Board And Planning Commission

Documents:

[TB PC MINUTES 260107 JOINT MEETING.PDF](#)

- 4.II. Minutes Of The 1/7/2026 Planning Commission Regular Meeting

Documents:

[PCM260107.PDF](#)

5. Old Business
6. New Business
 - 6.I. (REZ2601) (Ordinance 2026-01): To Change From Agricultural (AG) To Low Density Residential (LDR) Parcels Of Land Described As P.P. # 70-14-07-100-003 And P.P. # 70-14-07-100-014, Located 4577 Bauer Rd. And 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

Documents:

[STAFF REPORT - \(REZ2601\) HAVEMAN AND HYLARIDES.PDF](#)
[SITE PLAN - \(REZ2601\) HAVEMAN AND HYLARIDES.PDF](#)
[APPLICATION - AGENDA.PDF](#)
[FEE PAID - AGENDA.PDF](#)
[PROPERTY NOTICE.PDF](#)

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
 - 9.I. Master Plan Review With Tanya DeOliveira - Williams & Works

Documents:

[GOALS AND OBJECTIVES WORKSHEET.PDF](#)

10. Commissioner/Staff Comments

11. Adjournment

Minutes of the Special Joint Meeting of the Georgetown Township Board and Planning Commission, held Wednesday, January 7, 2026

Meeting called to order by Supervisor Jim Wierenga at 7:00 p.m.

Present:

Board members: Jim Wierenga, Kelly Kuiper, Gene DeWitt, Gary Veldink, Amy Grasman, Kevin Kelly

Planning Commissioners: Josiah Samy, Jeannine Bolhouse, Gary Veldink, Geoff Brown, Goris Passchier, Tom Healy

Also present: Justin Stadt, Township Superintendent; Andy Rienstra, Assistant Superintendent; Ryan Schab, Zoning Administrator (ZA); Tanya DeOliveira, Williams and Works

Absent: John Schwalm, Jessica Ulberg

#260107-01 – Overview of meeting from Supervisor Jim Wierenga

Jim Wierenga opened the meeting. He stated the Township Board was hoping to have a better understanding of items the Planning Commission is wrestling with currently and items possibly coming down the road. He was hoping that a dialog between the two groups would provide a better understanding between the Board and Commission about goals for the township.

#260107-02 – Overview of meeting from Planning Commission Chairman Josiah Samy

Josiah Samy informed the Board of where the Planning Commission was currently at in the Master Plan process and that they were starting to take the information from the survey and pop-up events and develop a set of goals for the township's future. He stated he felt it was a good idea to make sure both the Board and the Commission were on the same page about goals for the township.

#260107-03 – Approval of the Special Joint Meeting of the Georgetown Township Board and Planning Commission Agenda for [January 7, 2026](#)

Moved by Gary Veldink, seconded by Amy Grasman to approve the agenda of the [January 7, 2026](#) meeting as presented.

#260107-04 – Master Plan Discussion with Tanya DeOliveira, Williams & Works

Jim Wierenga asked Tanya DeOliveira to provide an overview of the Master Plan process thus far. She explained they have updated informational chapters about the township's demographics, natural features, and community facilities. She stated this fall they held two pop-up events where residents could participate in activities where they give their feedback about land use and development. The results of these events and the survey were compiled in a community engagement report which she encouraged the Board to read if they have not already. From that report, objectives will be developed by the Planning Commission. She stated once the draft of the Master Plan is created, there is a period of 63 days where the public is allowed to give feedback on it before the Planning Commission recommends it to the Township Board for adoption.

Jim Wierenga asked what step comes next in the Master Plan process.

Tanya DeOliveira stated the Master Plan the township currently has only has one goal. She stated she wanted the Planning Commission to develop more goals for different themes like transportation, housing, and community development. She stated the goal statements they develop will be used to inform decision making by the Board and Commission.

Jim Wierenga asked the Planning Commission members to comment on the Master Plan process thus far, and if they were looking to make big changes or smaller changes.

Tanya DeOliveira wanted to interject briefly to say usually large broad changes are not successful for different reasons. She stated usually change is incremental and happens over periods of time.

Geoff Brown stated he was impressed by the number of people who responded to the survey, showing how much the township's residents care about their community. He agreed with Tanya DeOliveira's statement that large sweeping changes were not a good idea, but felt there were areas of the current Master Plan where they need to change goals more than simply refine them.

Jim Wierenga asked Tom Healy what he thought about participation in the survey and how it impacts the view of the Commission on what direction they may head.

Tom Healy stated he felt the process has gone very well. The survey results were interesting to him, especially the comments on housing, which seemed almost contradictory in that the results called for more single-family homes, but also no new housing. He stated that contradiction may signify a divergence with the population, though he clarified the survey was not scientific [meaning those who took the survey were not a group selected to accurately represent the township's demographics; anyone could have taken the survey and anyone could have taken it more than once]. He brought up the fact that some of the grievances in the survey [like the issue of a lack of sidewalks] might be attributed to how certain entities do not need to be held to local ordinance, like public schools or renewable energy systems.

Jim Wierenga asked Jeannine Bolhouse if she thought the issue of schools not being subject to the ordinance changes the trajectory of the Master Plan, and if the township can defensively plan around the ability for schools to ignore local ordinance.

Jeannine Bolhouse stated one thing she has taken away from the process was that more communication and collaboration is necessary between the township and surrounding organizations. She stated when a community isolates itself, it has less input in what's happening around it. She stated she's been on the Planning Commission for almost twenty years, and she can't recall the Master Plan incorporating any major changes in goals, nor does she recall making any clear, concrete goals and objectives. She stated one thing they frequently notice in their discussions on the Planning Commission is how important it is that the commissioners have different backgrounds and opinions. She stated if board members and commissioners are only an echo chamber of their own opinions, that does not mean the entire community feels the same way. She went on to say there is usually no perfect answer, and aspirational goals do not mean definitive changes will be made. She stated everyone will not agree on everything, but that's a good thing as the township has different demographics which have different needs. She stated if a

plan or a goal meets the needs of every board member and commissioner, it's probably not meeting the needs of most residents.

Jim Wierenga asked Josiah Samy what aspirational goals he felt have emerged so far from the Master Plan process.

Josiah Samy equated the Master Plan process to his profession in the mortgage world. He stated it's like when an inspector comes to a home for sale and says that the home is great, but could benefit from small changes to make it even better. He stated the Planning Commission is excited to get started on the Master Plan goal-setting. He stated as far the comments they've been receiving, there is clearly a demographic shift in the township where there are two large camps; one that does not want change and one that does want variation in housing types, lot sizes, and less restrictions on buildings. He stated their goals are going to be less aligned with what they personally would like to see and more aligned with what the community as a whole will need over the next couple of decades. Their goal is to make the township stronger and to protect some areas of farmland. He stated they also discussed bringing in businesses so that residents do not have to leave the township for goods and services, which contributes to traffic congestion.

Jim Wierenga asked if there were specific areas or ideas that the commissioners all felt were important and goals could be formed around those ideas.

Tom Healy stated that one of the issues they were having as a commission is they don't know where the Board stands on some items. He cited renewable energy ordinances, development in the northwest quadrant of the township, mixed use developments, building heights, Planned Unit Developments (PUDs), and parking ordinances. He cited the recent Eastbrook Homes PUD (Loving Woods) that was denied where detached garages seemed to be an issue to the Board. He stated a PUD allows for deviation from the ordinance, but he asked if there were items the Board was not willing to hear deviations for.

Josiah Samy stated he also hoped to hear feedback from the Board about commercial sites, citing the old K-Mart property at Main Street and Chicago Drive.

Jim Wierenga asked Gary Veldink what his perspective was on what the Planning Commission is trying to accomplish with the Master Plan review.

Gary Veldink stated he felt the number of people who responded to the survey was so small compared to how many people actually live in the township. He stated he was concerned about making changes to the Master Plan based on the feedback of just those few people. He stated he felt it may not be fair to current residents to change ordinances to accommodate different groups of people to come in. Regarding the northwest quadrant of the township, he stated it would be an expensive process to get utilities to the area. He stated he hoped to develop a plan for the northwest quadrant to prevent Grand Valley State University from taking over more land there, as they are also an entity that does not have to adhere to local ordinance.

Jim Wierenga asked the commissioners to offer any ideas they've had about specific areas of the township or specific ideas for improvements that they would like to see. He asked them to imagine the Township Board was not a factor and to explain what changes they want to make.

Josiah Samy stated they haven't sat down and come up with a list of ideas yet. He stated they have identified certain areas thanks to the survey that are important to look at like the northwest quadrant, the old K-Mart site, and issues with Baldwin Street. He stated there may be areas where they can allow for higher density or taller building heights

Tanya DeOliveira stated part of her process is to help commissions and boards to get thinking about questions they may have never considered. She stated she asks questions to facilitate discussion, not because she wants to lead change, but because she wants discussion to occur between the commissioners.

Jim Wierenga stated in his line of work, and in Jeannine Bolhouse's line of work, mediators can be an important objective third party in a discussion. He stated he felt her feedback would be helpful in these discussions.

Tanya DeOliveira stated one of the things she does is compile a goals and objectives worksheet for the Planning Commission where she comes up with questions based on some of the conversations the commissioners are having. She stated the questions she adds to the worksheet are intended to spark discussion. She stated they are not at the part of the process where they are making specific plans yet.

Josiah Samy stated he was hoping to hear from the Board areas of excitement and concern when it came to the survey results or the worksheet.

Jim Wierenga stated he was hoping to hear more about what the commissioners were thinking in terms of what changes or goals they want to implement and did not realize they weren't there in the process yet.

Kelly Kuiper stated, more so to the Board members, that the Master Plan is a goal document and not a plan for concrete change necessarily. She stated certain goals in the Master Plan may not be able to take shape until the zoning ordinance is changed to allow it. The zoning ordinance is the ultimate legal document that regulates development; the Master Plan is a goal document.

Jim Wierenga asked if the Master Plan has an influence on the ability to change the zoning ordinance. He gave the example of PUDs, and he thought the Master Plan had an impact on the zoning ordinance when it came to PUDs.

Kelly Kuiper stated it can, but from a legal standing, a Master Plan is not a legally binding document; it is a goal setting document. She stated the PUD ordinance in the zoning ordinance is worded to suggest PUDs should relate to the Master Plan. She stated rezoning ordinances also refer to the Master Plan when it asks if the rezoning is compatible with the township's future land use plan. She wanted to make clear that just because the Board doesn't agree with every item in the Master Plan, that does not mean they will all come to fruition. She stated the Board has to approve any ordinance changes recommended by the Planning Commission. She went on to comment about how the Master Plan cannot be this particular Board's plan. It is the community's plan and the plan for the Board that will be sitting here in ten to twenty years. She commented on the Commission's question about the current parking ordinance and how it came to be and she believed that when parking ordinances were written decades ago, there were only a few attorneys who wrote them and many municipalities got the same parking ordinance. She also commented on some of the language in the current Master Plan which can be vague or cookie-cutter. Another

thing she was hoping to see in the new Master Plan is that it should be more than a vision for future land use, citing the example of interconnectivity of the township's parks. She stated the township doesn't have a separate strategic plan, and the Master Plan will act as a catch-all plan.

Tom Healy asked if the Planning Commission had the authority to require things like park connectivity in future developments.

Kelly Kuiper stated she thinks that's why it should be written into the Master Plan. If creating easements or park connectivity is important and it's documented in the Master Plan, the Commission can then initiate an ordinance change in the PUD chapter, for example, about requiring those connections if available.

Tanya DeOliveira stated the implementation chapter functions as a to-do list which the Board and Planning Commission may or may not get to.

Kelly Kuiper stated she was hoping to have sub-area goals. She stated a major issue that needs to be addressed is traffic on Baldwin Street. Businesses often have multiple access points to Baldwin Street and it is dangerous at busy times of day. She was not sure how much control the township had over closing extra access points, but by working it into the Master Plan, the township can create implementation strategies.

Tanya DeOliveira asked if the Road Commission has an access management plan.

Kelly Kuiper stated she was not sure if the Road Commission and township had access management reviews.

Tom Healy related the issue of access management to lot sizes. He stated at the end of Baldwin Street [near the I-196 entrance/exit] each lot has its own access point. He stated lot sizes also drive what type of businesses can go into a lot. He stated there are so many auto parts stores, fast food restaurants, and oil change shops at that end of Baldwin Street, because fewer stores can fit on those lots [due to ordinance requirements for setbacks and building size/height].

Kelly Kuiper stated in response to Tom Healy's comments, she believed it was the City of Grand Rapids that also wanted to decrease the number of driveways and fast food restaurants in their municipality so they strengthened the criteria for businesses to be able to go into certain locations. She stated the township can strengthen its ordinance to help solve some of these issues too.

Geoff Brown stated the commission was hoping to know what the Township Board wanted as the Master Plan is coming together so that the Planning Commission wouldn't be taking a shot in the dark as they draft the Master Plan.

Jim Wierenga stated he does not have specific ideas, but has more general thoughts. One of his concerns was how congested the township is. He stated the township has 56,000 people and he does not want their quality of life to go down. He stated he is concerned with more development in the northwest quadrant. He wished there were more entrance/exit points to the township, like another crossing the river, but there are so few, with Baldwin Street being a major point of exit for people in the northwest quadrant headed east.

Kevin Kelly stated he also wanted to have a different exit out of the township. He stated he realized the Ottawa County Road Commission has more power there to make changes than the township can, but also would like to another exit over the river. He stated he would like to see the township as a place residents can call home instead of work. He was concerned about housing prices, stating it's impossible to build a house for \$180,000 and rent can be \$2,500 a month. He stated he would love to see the township continue to grow residentially but admitted that is difficult to do when there are 55,000 residents all crammed into one area.

Tom Healy asked Kevin Kelly if he had any ideas for congestion in the northwest quadrant.

Kevin Kelly stated he did not know. He stated 48th Avenue did not have an effect on Grand Valley State University traffic as they hoped it would. He stated in general, Grand Valley students live right on campus [or just off it], but when they go grocery shopping, they come to the Jenison Meijer. He reiterated the importance of another bridge over the river. He stated his sister lived in Hawaii for a number of years and they had traffic control machines that changed the number of inbound and outbound traffic lanes depending on the time of day. He stated the township almost needs a system like that on Baldwin Street.

Josiah Samy stated the Planning Commission had discussed traffic calming techniques at a previous meeting.

Geoff Brown stated the issue of traffic on Baldwin Street was one of the most common concerns on the Master Plan survey.

Jim Wierenga stated when he is opposed to certain ideas about housing, it is less so about whether he would like a development, but how it is increasing a given problem. He stated he cannot control there being a bridge over the river out of the township, but he can control growth.

Amy Grasman stated she agreed about prioritizing park connectivity. She stated traffic is also a concern of hers, particularly around Jenison High School. She stated people will run red lights at Cottonwood Drive and Baldwin Street to avoid sitting there. She believed it would be best if the Ottawa County Sheriff sat at that light and started ticketing people until the accidents calm down.

Josiah Samy asked if the township had any control over the amount of enforcement the Ottawa County Sheriff provides for the township.

Justin Stadt stated he could ask, but ultimately it comes down to availability. As the township continues to grow, the calls for service to the Sheriff's Department grows too.

Kevin Kelly agreed that calls for service to a traffic accident or a domestic call will be more important than writing traffic tickets. He brought up that the Cottonwood Drive and Baldwin Street intersection made a list of the top worst intersections in the state of Michigan.

Kelly Kuiper stated that the data which made up that list reflected that over a third of the accidents were simply trucks running into things, not actual vehicle accidents.

Amy Grasman stated she would like to see more restaurants as well so residents don't have to drive to Grandville or Grand Rapids. She cited Chicago Drive as being a potential location for new restaurants.

Jeannine Bolhouse asked the Board if they have had any dialogue with the Road Commission.

Jim Wierenga stated he hoped to some day have representation on the Road Commission board, but have not yet. He encouraged the Planning Commission to have a Road Commission representative come to their meeting to ask questions.

Tom Healy asked who makes determinations about roundabouts.

Tanya DeOliveira stated the Road Commission makes those determinations.

Justin Stadt said there were three roundabouts coming to the area.

Tanya DeOliveira stated in her experience, someone needs to be a polite, but persistent, squeaky wheel when it comes to speaking to the Road Commission. She said regardless of if the intersection makes a list of worst intersections in the state, the township's residents are asking for change there. She stated while the traffic issues in Georgetown are important, so are the other traffic issues that get brought to the Road Commission. As a county agency, they have limited resources to spend over the entire county.

Jim Wierenga stated he felt like Georgetown was a sleeping giant. It runs quietly and smoothly so when there is money for projects, it does not flow this way.

Geoff Brown stated persistence is key. He related a story of when he was on the Jenison School Board and for a long time there were no flashing lights or safety measures, until a student got knocked over by a car while riding their bike. The child was fine, but it was an incident that sparked the installation of traffic lights to prevent future accidents.

Jim Wierenga stated there seemed to be a commonality of thought that the Board fears more congestion and doesn't want to make the condition worse.

Kelly Kuiper stated they also cannot make decisions in a vacuum. She stated there is also a concern about affordability in the township, but the reality of today's market is that the only way to get affordability is through higher density projects. She stated it would be wise to identify pockets of the township where high density developments could be constructed, and then identify physical characteristics or design goals for those developments.

Tom Healy stated sometimes one way to get the Road Commission to respond to traffic concerns is to increase population and traffic. He stated density drives change in these situations. He believed that's what drove adding an entrance/exit onto Baldwin Street to I-196.

Gene DeWitt stated he wanted to give the Planning Commission a lot of credit for approaching their agenda items having done research and asking questions. He stated he thought the Board needed to stand behind the Planning Commission as much as possible since they are doing 80% of the background work on agenda items. He stated the Planning Commission has a diverse group and they don't always agree with each other, but they can always come to a conclusion or compromise. He stated the commissioners all have their own opinions and as a board, they have to respect that.

Justin Stadt reiterated with the Road Commission, persistence is important and appealing to them in person can help, though their offices are in Grand Haven, which makes it difficult for Georgetown staff and officials.

Josiah Samy asked if the Road Commission responsibilities could be kept in-house.

Justin Stadt said they could look into that at Board direction.

Josiah Samy asked if the tax dollars Georgetown gives to the Road Commission get funneled out to other municipalities.

Justin Stadt confirmed that the tax dollars stay in Georgetown and are not getting spent in other municipalities.

Gary Veldink gave an example of Road Commission funding being repurposed in Charlevoix County after the ice storm they had last year. Since the money was spent in disaster repairs, they did not have money leftover to do road maintenance.

The Zoning Administrator encouraged Board members to come to Planning Commission meetings, read the Planning Commission meeting minutes, and have a conversation with him about questions they may have.

Geoff Brown stated it was good to hear about the Board's thoughts on the Master Plan as it sounded like they shared many of the concerns the Commission had. He stated the concerns about congestion reminded him of the Eastbrook Homes development that the Commission approved, but the Board denied. He stated one of the reasons why the Commission approved the development was because it was going to have 43 fewer homes. When the Board denied the alterations, it then brought the development back to the original plan to have 43 more homes, contributing to congestion. He stated the units in that development would have been for higher income households and it would have been good for the tax base.

Jim Wierenga stated the denial was not about the garages, but about health, safety, and welfare.

Geoff Brown said quality of life and congestion were taken into consideration when the Planning Commission approved the plan, which had been reviewed by the Fire Department for safety. He stated there will be compromises on how they accomplish achieving a good quality of life and minimizing congestion.

Tom Healy stated one of the things the Planning Commission wants to do is be defensible in its decision making so they can say, "The fire inspector approved it and it meets the fire code, who are we to change that?" He stated he understood the concern for health, safety, and welfare, but they also need to be concerned about being able to defend decisions.

Josiah Samy stated discussions at Planning Commission meetings go late sometimes because when they discuss changing one thing, it affects so many other things. He gave the example of wanting the township to be more of a bedroom community, but that leads to more congestion. He stated every meeting, the Planning Commission wrestles with how they can best benefit the community. He stated there was a big demand for more restaurants, but they are very costly and he stated that's where high density or mixed use comes into play to offset those costs.

Geoff Brown stated that every resident and business owner is concerned with their taxes. By eliminating the ability to be an attractive location for business, the township is eliminating a commercial tax base. The City of Grandville is benefiting greatly from their commercial tax base. He stated Georgetown residents take their money and spend it in Grandville.

Jim Wierenga stated he thought the City of Grandville just raised their millage by one mill. He stated he didn't get the impression they had a surplus of money. He then asked for Tanya DeOliveira to give a final comment before he opened the meeting to Public Comment.

Tanya DeOliveira stated she felt the Board and Commission had common goals, some of which is high quality of life and less congestion. She stated it's not something she always sees in other municipalities.

Jim Wierenga agreed that all board members and planning commissioners love where they live.

#260107-05 – Public Comments

Pete Plowman, 6877 Creek Ridge Dr., stated he agreed with the idea of defending against Grand Valley State University buying up more property which would then be non-taxable. He also agreed with the idea of rewriting some ordinances to allow for more businesses to use different lot sizes so there aren't as many fast food places or oil change places. He stated it would be a good idea for the Planning Commission and Board to meet more often. He stated the Eastbrook Homes development is a huge amount of units and would further burden the township infrastructure in that area. He stated he understood it was Eastbrook's property and can do what they want with it, but they shouldn't be allowed to do anything they want with it. He stated the Board should have the authority to deny a plan the Planning Commission approves, but that they should work together. He thinks the township should remain a low-density bedroom community.

Randy Koetje, 547 Baldwin St., stated he was hoping to start a development in the northwest quadrant near 48th Avenue and Bauer Road, which would be single-family residential. He stated he likes building in Georgetown because it's well run and the application process always goes smoothly. He's hoping to have two or three developments started between the Georgetown and Blendon townships. He stated he's hoping to get some smaller homes back in the game, but admits it is the reality of the present day that a 1,100 square foot ranch home costs \$450,000.

Shawn Haff, 1482 Winifred St., suggested having elected officials or commissioners take turns going to the Road Commission to be the "squeaky wheel" to hopefully get traffic issues resolved, since that's what it seems to take. He stated he realized the Board members and commissioners all have busy lives and they all work outside of their township responsibilities, but if they take turns, and possibly residents could get involved, they may accomplish some traffic goals.

#260107-06 – Adjournment

Moved by Kevin Kelly, seconded by Amy Grasman to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 9:04 p.m.

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, January 7, 2026.

Meeting called to order by Chairman Josiah Samy at 9:15 p.m.

Present: Josiah Samy (Chairman Samy), Jeannine Bolhouse, Tom Healy, Geoff Brown, Goris Passchier, Gary Veldink

Absent: Jessica Ulberg

Also present: Ryan Schab, Zoning Administrator (ZA)

#PC260107-01 – Agenda for the [January 7, 2026](#) Planning Commission Meeting

Moved by Jeannine Bolhouse, seconded by Gary Veldink to approve the agenda of the [January 7, 2026](#) meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#PC260107-02 – Minutes of the [December 17, 2025](#) Planning Commission Meeting

Moved by Jeannine Bolhouse, seconded by Gary Veldink, to approve the minutes of the [December 17, 2025](#) meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#PC260107-03 – Master Plan Review with Tanya DeOliveira – Williams & Works ([Goals and Objectives Worksheet](#))

Tanya DeOliveira started the meeting introducing the goals and objectives worksheet. She stated the worksheet is a very important part of the process, and since the evening had largely been taken up by the joint meeting with the Township Board, she suggested she was here to take direction from the Commission about how they want to proceed rather than go over the worksheet in depth.

Chairman Samy stated he would like to revisit the worksheet another time to allow for more discussion.

Geoff Brown stated he loved the worksheet, but agreed returning to it at the next meeting would be a good idea.

Gary Veldink asked if the Master Plan was for residents who currently live in Georgetown or is it for people who the township wants to attract to Georgetown.

Chairman Samy stated it was essentially both. He stated it's a plan for those who will be living here in five to twenty years. He stated if a resident will be living here in five to twenty years, then yes, it's for current residents. But it's also for the residents that will be moving here over the next five to twenty years.

Gary Veldink argued that the Master Plan is redone every five years [implying it does not need to look twenty years into the future].

Chairman Samy equated the Master Plan to taking a road trip; every Master Plan is generally headed in the same direction, but along the way there may be a detour or a pit stop.

Geoff Brown stated the Master Plan has to encompass the people who live here now, and it also puts up guardrails for future development and forward vision.

Tanya DeOliveira asked Gary Veldink what he felt the answer to his own question was; who did he feel the Master Plan is written for.

Gary Veldink stated he felt the Master Plan was for those who live in the township currently. He stated he cannot predict who will want to move here. He stated the reason people move to Georgetown is because they moved away from the density of Grandville, Wyoming, or Grand Rapids. He stated he understood people want density, but the Master Plan should reflect the township as it is currently. He felt 50,000 people must be happy with how things are since they didn't respond to the survey.

Jeannine Bolhouse stated the Master Plan is for the residents of the township, yes, but the residents change. She stated people leave the township too. She stated the residents will be different in the future.

Gary Veldink stated he understands that to a point. He stated in regard to high-density, people in Georgetown don't want high density. If they do, there are other municipalities that have that.

Jeannine Bolhouse thinks it's far more complicated than a blanket statement that everyone here does not want high-density. She stated a big draw to living in Georgetown are the school districts and people want high-density residential so they can get their kids into good schools.

Gary Veldink stated 25% of the students at Jenison Public Schools are born out of the district.

Jeannine Bolhouse stated that isn't a totally fair number since a lot of those kids live in Hudsonville Public School District [also in Georgetown] and they send their kids to Jenison Public Schools.

Geoff Brown stated it's a vision for the future, so it is for the future residents, the people who will live here ten years from now.

Tom Healy stated he felt Georgetown was almost maxed out and it is nearly at a point where everything is developed, so at this point high-density would be the only alternative if residential growth is the goal.

Tanya DeOliveira stated in Blendon Township just across from the ice arena [Bauer Road and 48th Avenue] there is a potential subdivision there for 350 new homes and there are many parcels in Georgetown in that area that have the same capacity. She stated one way or another developers will be coming to Georgetown Township.

Tom Healy stated he was hoping to get a more concrete answer from the Board about the northwest quadrant during the joint meeting, but they did not give one.

Jeannine Bolhouse stated it would have been nice to know if the Board wanted any development in that area, even if they were large lots and million-dollar homes.

Geoff Brown stated when it comes to larger parcels of land, renewable energy farms or Grand Valley will buy the land if the township does not plan for it accordingly.

Goris Passchier stated there is a tension between low- and high-density housing. He stated that high density housing still comes with an increase in traffic and asked if Georgetown could handle that increase.

Jeannine Bolhouse stated if the goal is to have affordable housing, the only way that can be accomplished is with high-density housing. If high-density is not the goal, then affordable housing would not be either.

Goris Passchier asked if high-density was even affordable if homes are selling for \$400,000?

Chairman Samy stated the challenge of high-density is how many houses per acre are squished together. He stated with the Eastbrook Homes development, they are currently approved to put in more homes than they would have had with their proposed revisions to their plan, and additionally, they would have been densely constructed anyway as it would have been condos. He explained how Planned Unit Developments (PUDs) allow for more flexibility in what is allowed. He used the Eastbrook Homes development as an example where they wanted to have fewer houses, but they were closer together, and in exchange they provided a dog park, community center, and pool. He stated the Planning Commission looked at what had been approved already and made a call about what had been offered in the revision. PUDs allow for tradeoffs. He stated when it comes to commercial properties, one major challenge is Georgetown's parking ordinance, and another is being able to make a profit on a property. In order to maximize profits, density can play a huge role by building wider or taller. He stated restaurants considering coming to Georgetown have to give up restaurant space due to ordinance requirements for parking.

Tom Healy stated when it comes to high-density housing no one on the Planning Commission is talking about something like Brookmeadow Apartments; they're talking about a mixed-use property.

Chairman Samy agreed, and said that's what the vision is. He stated the Planning Commission needs to look at pocket areas for possible mixed-use developments where they would be comfortable allowing it, and other areas where they restrict mixed-use. They need a strategic plan for mixed-use.

Tom Healy asked if it was appropriate or beneficial to say the township is inclined to look at certain pockets of mixed-use with residential and commercial, and less inclined to look at it in other places.

Tanya DeOliveira stated one thing the commissioners can realize in a Master Plan is the need for more planning and sub-area planning. They can develop a sub-area plan where they can get more detailed about particular areas. She used the northwest quadrant as an example, saying the commissioners could outline in their Master Plan that they want to keep part of that area farming and allow part of it to be residential, acknowledging that individuals have the right to sell their land and have a right to build on it, and the township knows growth is going to happen one way or another.

Tom Healy stated he wanted to focus on low-density housing and sub-area groups for mixed-used, and to remove the conversation from high-density housing because none of the commissioners really see that in the vision for Georgetown.

Jeannine Bolhouse stated she was in favor of that idea. She stated her first thoughts for mixed-use developments were the old K-Mart property, the Jenison commercial core, and the northeast corner of Baldwin Street and 20th Avenue. She would want to designate those areas as places for sub-planning. She hopes by doing sub-planning goals, it will attract more interested business owners.

Geoff Brown stated because they don't have a sub-plan for Chicago Drive, the only thing that gets built there are pole buildings. He felt if they change restrictions over there to be more business-oriented, it would bring more businesses to that area and it would draw more traffic to Chicago Drive.

Tanya DeOliveira stated the vision for the commercial area will better help property owners and business owners know that their businesses will fit in Georgetown. The clearer the goals are for a sub-area plan, the better business owners can know if they will do well in the township.

Tom Healy stated the Board did not give an opinion about mixed-use developments at the joint meeting either.

Chairman Samy stated the Board had given an opinion on the Eastbrook Homes development, and their concern was the alleyways and the safety of getting fire trucks down the alleyways. He asked Superintendent Justin Stadt if there was anything else.

Justin Stadt stated sidewalks and parking availability were also among the Board's concern. He stated the development could have signs up all they want, but people will still park as close to their destination as possible.

Chairman Samy asked if mixed-use has been discussed by the Board at all.

Gary Veldink stated for him he was also struggling with the detached garage since that is part of the ordinance. Everyone else who built a house in that development had to have an attached garage.

Tom Healy asked why attached garages are a requirement.

Gary Veldink stated he did not know.

Tanya DeOliveira stated every municipality required it decades ago.

Gary Veldink stated he felt they required it because when Georgetown started expanding, residents were moving from Wyoming and Grandville where there are detached garages for their homes. Georgetown always had attached garages. He feels it is a step up [in living quality].

Chairman Samy asked how having a garage in front of the house, which may look hideous, is a higher quality of life.

Gary Veldink stated he did not write the ordinance.

Jeannine Bolhouse asked why can't people build a detached garage behind their house if they want one. Giving people more flexibility may be a good idea. She stated maybe fifty or sixty years ago the "step up" was to have an attached garage. She argues that has changed. Having an attached garage is no longer the focal point of a property.

Gary Veldink gave an example of a home he built thirty years ago. He had to special order the brightest yellow siding for that house. He said the neighbor across the street commented to him that it was awfully bright and he would rather live in that house than have to look at it. He stated the neighbor across the street had an attached garage because an ordinance stated he had to have one.

Geoff Brown stated housing aesthetics change all the time. Georgetown used to allow you to have a two-car attached garage and another two-car garage behind the home, but that is no longer allowed [unless you count the detached garage as your one accessory structure].

Gary Veldink stated the ordinance hasn't changed, and that was his point.

Jeannine Bolhouse stated that they need to discuss whether or not to recommend a change though.

Geoff Brown stated the Eastbrook Homes development proposal was a perfect opportunity to have over 40 less units in that development.

Tom Healy stated he understood the Board's concern with emergency response though.

Geoff Brown stated he understood that too, but as Tom Healy had pointed out during the joint meeting, the fire department approved the plan. He stated yes, the alleyways seemed narrow, but the Planning Commission and the Board are not the authorities on that.

Jeannine Bolhouse said she did not disagree with the argument about parking, but also felt that people have to deal with that issue now anyway. If someone is parked in front of a person's house and they cannot get to their garage, they have to tell them to move.

Geoff Brown stated the Eastbrook Homes property in Byron Center has the exact same model of housing and alleyways, and the HOA gives parking violators fines and people learn not to park where they should not be parking. The HOA controls that aspect of the development.

Chairman Sammy stated he thinks there is a consensus that sub-area planning is something they would like to accomplish. He stated there was also a consensus that high-density throughout the township was not a goal, and instead wanted to localize it to pockets. He asked if the pocket planning or sub-area planning is something Williams and Works can provide the township on their current planning contract.

Tanya DeOliveira stated they could add that on if the township wanted.

Jeannine Bolhouse stated they could also simply state in the Master Plan areas that would be great for higher density/mixed-use, without necessarily going in depth about it. She stated they did that with PUDs in the past.

Tanya DeOliveira stated yes, they could identify areas that would be good candidates for sub-area planning and simply say in the implementation chapter, "We want to do sub-area planning here."

Tom Healy stated one thing he heard Supervisor Jim Wierenga say at the joint meeting was one way to control traffic issues and congestion is to stop building, essentially.

Tanya DeOliveira gave an example of Olive Township, being very rural and agriculturally oriented, wanting to curb growth due to concerns about ground water in their area. She stated that move could be perceived as going against property rights, but they are saying they don't want to grow haphazardly or too fast to conserve groundwater and resources. She stated the idea of containing growth is not new. She stated one way to limit growth is by growing up instead of out, but that's where density comes to play. Residential growth with single-family large lots sprawling out, however, will cause the township to run out of money to maintain its public utilities. There's no getting around that cause and effect. That's why mixing in commercial or light industrial business uses is important for the township's tax base.

Tom Healy asked if one of their goals is to limit massive single-family home growth, could they change the ordinance to require larger lot sizes, for example five acres instead of one.

Gary Veldink suggested requiring public water and sewer to build a home, and since those utilities are not available in the northwest quadrant, it would prevent building in that quadrant. He further suggested if the parcel was ten acres or larger, a house could be built using well and septic. He stated this would eliminate the problem of a gas station going in on the corner of 48th Avenue and Fillmore Street. Utilities are one thing that can inhibit growth. He stated a conversation the township will have to have with developers who are looking to build in rural areas is how are they going to upgrade lift stations and sewer lines to accommodate new developments.

Tom Healy stated they could essentially leave the northwest quadrant Agricultural and Rural Residential zoning and then mandate if a developer wants to rezone to LDR, they have to install utilities.

Tanya DeOliveira stated the township could allow for developers to put in private utilities if they want to build.

Gary Veldink stated that is very expensive.

Tanya DeOliveira stated if a developer wants it bad enough, they may pay for it, though she said yes, it's rare.

Chairman Samy stated he believes the ordinance currently does allow for a developer to bring utilities to a property so they can build there. If they bring it, they can build it.

Jeannine Bolhouse asked if allowing a developer to install utilities would be enough to offset the strain on the utility system.

Gary Veldink stated for the new Cedar Valley development, the Public Works Department added flow meters to help determine how many more units can be supported by the infrastructure that is currently there.

#PC260107-04 – Communications, Letters, and Reports

#PC260107-05 – Public Comments

Members of the public were present. No public comments were made.

#PC260107-06 – Other Business

The ZA discussed upcoming meetings and when the next Master Plan meeting would be.

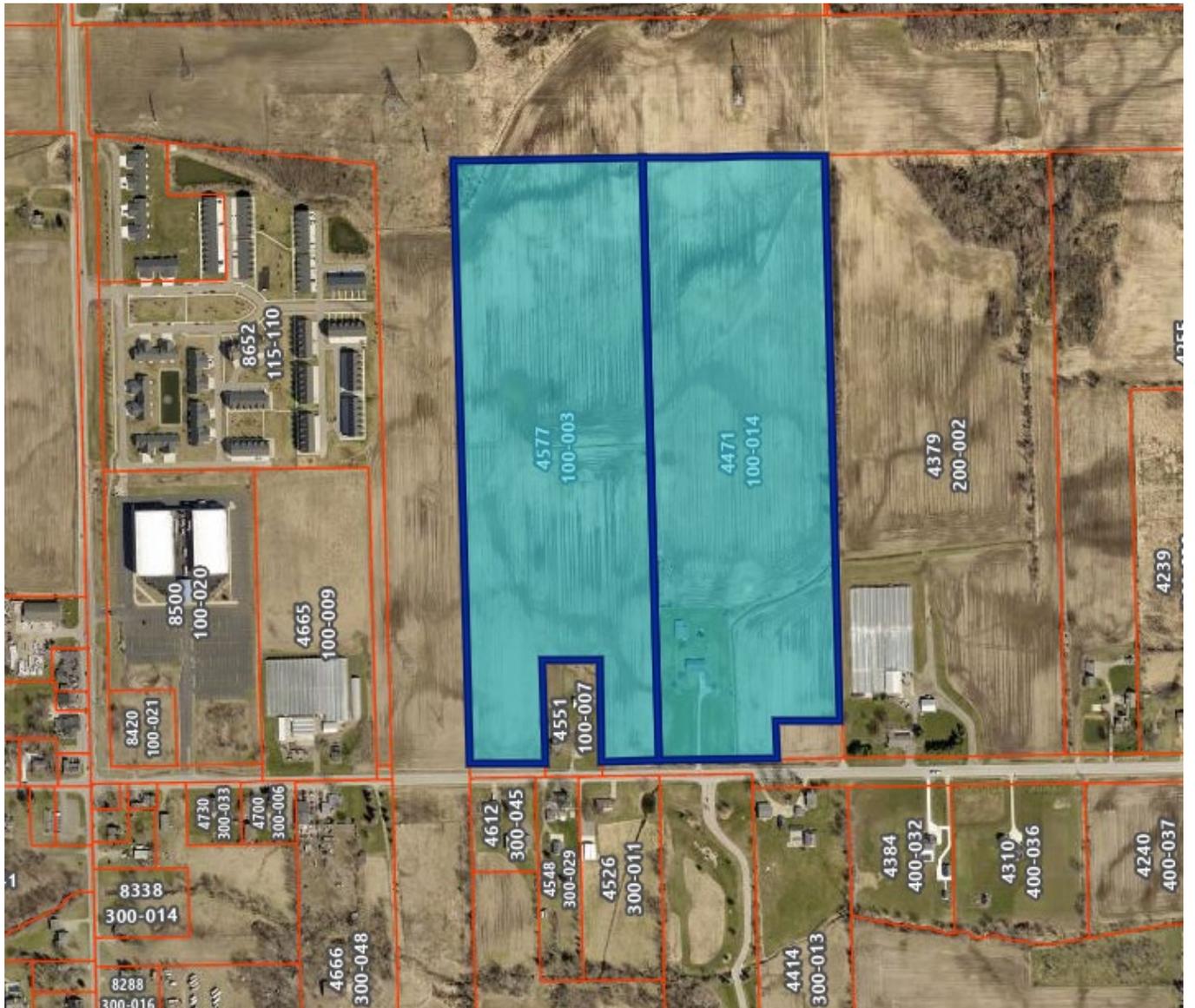
#PC260107-07 – Adjournment

Moved by Chairman Samy, seconded by Gary Veldink to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 10:05 p.m.

Aerial View



Zoning Map and Legend (currently zoned AG)



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> □ Parcels ■ Water Bodied Zoning Zoning Class and Code ■ Neighborhood (NS) ■ Community (CS) ■ Highway Service Commercial HS ■ Rural Residential (RR) ■ Industrial (I) | <ul style="list-style-type: none"> ■ High Density (HDR) ■ Mobile (MHP) ■ Office (OS) ■ Agricultural (AG) ■ Low Density (LDR) Low Medium (LMR) ■ Medium (MDR) Medium High (MHR) ■ Planned Unit Development (PUD) |
|--|--|

Future Land Use Map and Legend



Legend

Water Bodies

Parcel

Future Land Use

Code, Land Use Value

Ag, Agriculture

CC, Community Commercial

HC, Highway Commercial

HDR, High Density Residential

I, Industrial

LDR, Low Density Residential

MDR, Medium Density Residential

NC, Neighborhood Commercial

OS, Office Service

PSP, Public Semi Public

PUD Com, PUD Commercial

PUD Mix, PUD Mix Use

PUD Res, PUD Residential

REC, Recreational Open Space

MASTER PLAN

Page 32 of the Master Plan states:

Residential Land Use Policies:

New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.

- The parcels in question are located near a developed residential PUD located north of the Ice Arena. They are separated by Consumer's Energy property but remain in the same vicinity. Public utilities are also available at these locations.

Page 35 of the Master Plan states:

LDR-Low Density Residential

This category includes land primarily developed for detached single-family residential use in the LDR and LMR zoning districts. Residential development in this land use category is intended to be served by public water and sewer services.

Since the Future Land Use Map anticipates future urban growth in areas not currently served by public utilities, it is recognized that this growth will be contingent on expansion of utility services through main extensions.

- The applicant's intent is to develop this land with detached single-family residential housing which meets the definition of LDR. Public water and sanity sewer are available in this area.

REVIEW STANDARDS

Rezoning goes with the land, not the property owner or use. Therefore, once a parcel is zoned to a particular classification, the zoning is permanent unless changed by a subsequent rezoning action. Zoning cannot be conditional and a parcel cannot be rezoned for one specific use. Any use permitted within the zoning district is permitted on the property, provided the other applicable regulations of the Zoning Ordinance (lot sizes, setbacks, etc.) are met.

The following standards are used for consideration by the Planning Commission and Township Board in their review of the rezoning request.

- 1. Consistency:** Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Township Land Use Plan?

Yes. The Future Land Use Map shows the area as LDR. It is in the same vicinity as an existing developed residential PUD. The language in the Master Plan states that to be zoned LDR,

utilities (including water and sewer) shall be provided, and they are available to be provided. Public water and sanitary sewer are available in this location.

In order to be rezoned to LDR, page 32 of the Master Plan states: “New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.”

In order to be rezoned to LDR, page 35 of the Master Plan states: “This category includes land primarily developed for detached single-family residential use in the LDR and LMR zoning districts. Residential development in this land use category is intended to be served by public water and sewer services.”

2. **Compatibility:** Is the proposed district and all of its allowed uses compatible with the surrounding area?

Yes. The surrounding land is zoned AG and PUD. The uses allowed within LDR are also allowed within the AG district, except that the AG district allows for agricultural uses and some additional low intense uses as special land uses. The rezoning to LDR would restrict the property owner from applying for those special land uses. The developed lots will be smaller, but the uses will still be compatible with the surrounding AG homes as they share many of the same available uses. A complete list of available uses is below.

Chapter 8 LDR – LOW DENSITY RESIDENTIAL

Sec 8.2 PERMITTED USES

Land and/or buildings in this District may be used for the following purposes by right:

- A. Detached single-family dwellings.
- B. Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- C. Family Day Care Homes.
- D. Accessory buildings and uses as defined in Chapter II.
- E. Customary Home Occupations as defined in Chapter II, Section 2.47.
- F. Adult Foster Care Family Home. (revised 5-24-04)
- G. Foster Family Home. (revised 5-24-04)
- H. State Licensed Residential Family Facility. (revised 5-24-04)

Sec 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- 1. Churches.
- 2. Municipal buildings not requiring outdoor storage of materials or vehicles.
- 3. Public utility or service buildings not requiring outdoor storage of materials.
- 4. Hospitals, clinics, convalescent homes, and housing for the elderly but not institutions for mentally retarded, epileptic, drug or alcoholic patients or correctional institutions of any type.
- 5. Group Day Care Homes.
- 6. Private non-commercial recreation.
- 7. Golf courses or country clubs.
- 8. K-12 schools, provided such schools are not operated as commercial enterprises.
- 9. Cemeteries.

10. The growing and harvesting of crops for resale, provided that this shall exclude the raising of animals and the retail sale of products on the premises, except for roadside stands, and subject to the following restrictions.
 1. No storage of manure or odor or dust producing materials or use shall be permitted within one hundred fifty (150) feet of any adjoining lot line.
 2. No accessory buildings shall be located closer than seventy-five (75) feet of any lot line.
11. (deleted June 1995)
12. Commercial soil removal.
13. Bed and breakfast establishments.
14. Day care centers. (Revised August 1996)
15. Commercial wireless communication towers. (Revised November 1997)
16. Foster Family Group Home (revised 5-24-04)
17. Adult Foster Care Small Group Home (revised 5-24-04)
18. Adult Foster Care Large Group Home (revised 5-24-04)
19. Adult Foster Care Congregate Facility (revised 5-24-04)
20. State Licensed Residential Group Facility (revised 5-24-04)

Chapter 6 AG – AGRICULTURE

Sec 6.2 PERMITTED USES

Land and/or buildings in this district may be used for the following purposes by right:

1. Agriculture, including farms for both general and specialized farming, together with farm dwellings and other installations used and operated as part of the farm; provided that on all parcels five (5) acres or less in size, the keeping of farm animals shall be regulated by the provisions as set forth in the RR district.(revised November 1995)
2. Detached single family dwellings.
3. Accessory buildings and uses as defined in Chapter II.
4. Customary Home Occupations as defined in Chapter II, Section 2.46.
5. Public parks, playgrounds, playfields and other public uses of an open space recreational character.
6. Greenhouses and nurseries.
7. Family day care homes.
8. Municipal building/use (revised 2-10-03)
9. Adult Foster Care Family Home (revised 5-24-04)
10. Foster Family Home (revised 5-24-04)
11. State Licensed Residential Family Facility (revised 5-24-04)

Sec 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

1. Country clubs, golf courses.
2. Recreational camps of a private non-commercial character.
3. Kennels and veterinary hospitals.
4. Raising of fur bearing animals or game birds.
5. Migratory labor housing associated with agricultural enterprises and constructed in conformance with applicable State and Federal Regulations.
6. Airports and landing fields.
7. Riding stables, breeding stables.
8. (deleted 2-10-03)

9. Radio or television broadcast facilities, including towers, studios, and ancillary facilities, but not including outdoor storage areas. (revised 1/23/95)
10. Hospitals.
11. Commercial camp grounds.
12. Commercial soil removal.
13. Drive-in theaters, race tracks, miniature golf courses, and golf driving ranges.
14. Group Day Care Homes.
15. Bed and breakfast establishment.
16. Public utility or service buildings not requiring outdoor storage of materials.
17. Churches.
18. Cemeteries.
19. K-12 Schools.
20. Marinas.
21. Commercial wireless communication towers. (Revised November 1997)
22. Processing of agricultural products, not raised or grown on the property, for use finishing, or assembly off-site; provided this shall not include: canneries, slaughterhouses, or tanneries. (Revised November 1997)
23. Foster Family Group Home (revised 5-24-04)
24. Adult Foster Care Small Group Home (revised 5-24-04)
25. State Licensed Residential Group Facility (revised 5-24-04)
26. Community Fair. (revised 4/24/17)

3. **Capability:** Is the property capable of being used for a use permitted within the existing zoning district?

Yes, it is capable of supporting the uses allowed in the LDR district. Public water and sanitary sewer is available in this location.

4. **Other considerations:** Will the rezoning require an inordinate expenditure of public funds (road improvements, utility extension, etc.) to make the development feasible?

No.

5. **Will the rezoning cause development to “leap frog”** other undeveloped areas in the same zoning district and necessitate premature extensions of services to rural areas of the Township?

Not necessarily, the residential PUD in the same vicinity and the fact that public utilities are already available at this parcel lend credence to the argument that development is not “leap frogging.”

6. **Is there sufficient vacant land already zoned in a specific category** (e.g., industrial, multi-family, commercial)?

Not necessarily.

7. Is the rezoning more likely to be granted if conditions could be attached (rezonings cannot be conditional)?

No.

SUMMARY

The proposed zoning designation is **determined to be consistent** with the Master plan. The area is **determined to be capable** of sustaining the uses within the LDR district. The uses allowed within the LDR district are **compatible** with the neighboring uses.

OPTION FOR MOTION

If the Planning Commission determines that the property should be rezoned to LDR the following motion is provided.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution:

Georgetown Charter
Township Ottawa County,
Michigan (Ordinance No.
2026-01)

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on February 23, 2026, beginning at 7:00 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 additional 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:

(REZ2601) (Ordinance 2026-01): To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., 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.

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 3. 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 OF ORDINANCE ADOPTION

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.

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.

I hereby certify that notice of this ordinance was published in the Grand Rapids Press on November 4, 2025 and on _____ . *(Fill in the 2 dates of publication)*

I further certify that the votes for adoption of the foregoing resolution were as follows:

Yeas:

Nays:

Absent:

Abstained:

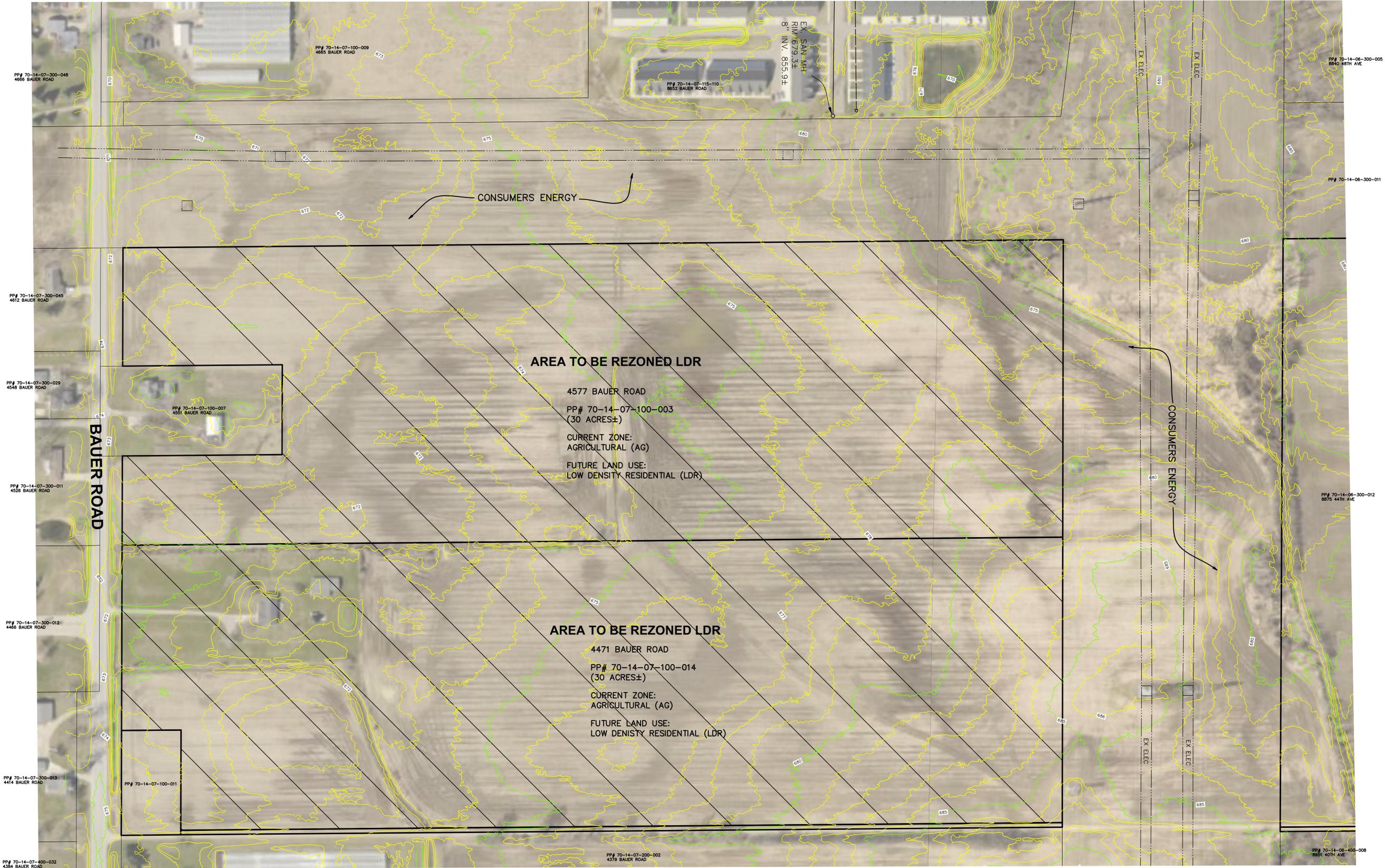
Respectfully submitted,

By: _____
Jim Wierenga, Georgetown Charter Township Supervisor

Dated: _____

By: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Dated: _____



AREA TO BE REZONED LDR

4577 BAUER ROAD
 PP# 70-14-07-100-003
 (30 ACRES±)
 CURRENT ZONE:
 AGRICULTURAL (AG)
 FUTURE LAND USE:
 LOW DENSITY RESIDENTIAL (LDR)

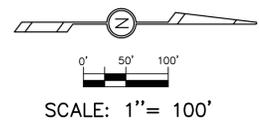
AREA TO BE REZONED LDR

4471 BAUER ROAD
 PP# 70-14-07-100-014
 (30 ACRES±)
 CURRENT ZONE:
 AGRICULTURAL (AG)
 FUTURE LAND USE:
 LOW DENSITY RESIDENTIAL (LDR)

REZONING DESCRIPTION:
PP# 17-14-07-100-003
 W 1/2 OF E 1/2 OF NW FRL 1/4 EXC N 496 FT, ALSO EXC COM 856 FT W OF CEN 1/4 COR OF SEC. TH N 0D45M E 407 FT, W 200 FT, S 0D45M W 407 FT, E 200 FT TO BEG ALSO EXC S 50 FT FOR R/W. SEC 7 T6N R13W

PP# 17-14-07-100-014
 E 1/2 OF E 1/2 OF NW FRL 1/4 EXC N 496 FT, ALSO EXC S 183 FT OF E 233 FT, ALSO EXC E 10 FT OF NW FRL 1/4 EXC S 183 FT & ALSO EXC N 496 FT, ALSO EXC S 50 FT FOR RD R/W. SEC 7 T6N R13W

LDR ZONING REQUIREMENTS:
 FRONT YARD SETBACK: 40' MIN.
 SIDE YARD SETBACK: 10' MIN. (20' TOTAL)
 REAR YARD SETBACK 40' MIN.
 LOT WIDTH: 85' MIN.
 LOT AREA: 11,475 S.F. MIN.
 MAX LOT COVERAGE: 30%



REZONE MAP – BAUER ROAD			
48TH AVENUE PROJECT			
FOR: KOETJE BUILDERS ATTN: RANDY KOETJE 547 BALDWIN STREET JENISON, MI 49428 PART OF THE NE 1/4, SECTION 7, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN			
		DRAWN BY: CJK APPROVED BY: TRS FILE NO.: 211974E	PROJ. ENG.: TRS PROJ. SURV.: TRS DATE: 11/05/2025
		SHEET 1 of 1	

P:\Projects\2021\11974E\Drawings\211974E.dwg, REZONE-BAUER, 11/7/2025 9:32:40 AM, cjkwell

PERMIT NUMBER: **REZ 2601** Ordinance 2026-01

APPLICATION FOR REZONING

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Koetje Properties LLC Bauer PHONE: [REDACTED]

APPLICANT NAME: Randy Koetje

ADDRESS: 547 Baldwin Street CITY / STATE / ZIP: Jenison, MI 49428

PROPERTY INFORMATION

COMPANY NAME: N/A PHONE: -

OWNER / AGENT NAME: Jeff Haveman and Donald Hylarides TITLE: Owners

ADDRESS: 4577 & 4471 Bauer Road CITY / STATE / ZIP: Hudsonville, MI 49426

PARCEL NUMBER: #70-14-07-100-003 & #70-14-07-100-014 ZONING DISTRICT: Agricultural (AG)

LEGAL DESCRIPTION: See Rezoning Plan

PROJECT INFORMATION

PROPOSED USE: Residential

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

1. Future Land Use map is Low Density Residential. Rezoning the parcels would be consistent with the Future Use Map
2. Public utilities are available making the property capable as Low Density Residential
3. Low Density Residential uses would be compatible with the surrounding use.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF AND BOARD AND COMMISSION MEMBERS TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:  DATE: 11/18/25

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: 12/26/25 DATE OF PLANNING COMMISSION MEETING: 1/21/26

DATE OF TOWNSHIP BOARD MEETING: 2/23/26 DATE NOTICE PUBLISHED: 1/6/26 DATE PROPERTY NOTICES WERE SENT: 1/6/26

Georgetown Charter Township

REZONING Permit No: PREZ2601

Zoning Department
Phone:(616) 457-234
contact.georgetown@

1515 Baldwin Street
Jenison, MI 49428

Hours: Monday-Friday 8 am - 5:00 pm

4471 BAUER RD Location	HYLARIDES,DONALD D 4471 BAUER RD HUDSONVILLE MI 49426 Owner
Issued:01/15/26 Expire Date:	KOETJE PROPERTIES LLC BAU 547 Baldwin St. Jenison MI 49428 Applicant

Work Description: (REZ2601) (Ordinance 2026-01): To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

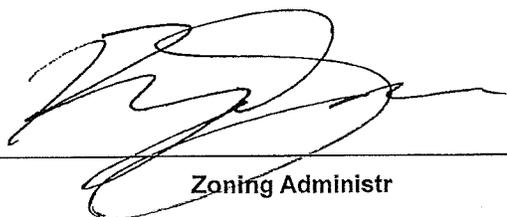
Work Type		Fee Basis	Item Total
REZONING	1.00	600.00	600.00

Fee Total: 600.00
Amount Paid: 0.00
Balance Due: 600.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Zoning Administr

PAID 7
JAN 15 2026
Georgetown Township
Payment Validation Treasurer



NOTICE OF PUBLIC HEARING
GEORGETOWN TOWNSHIP
1515 BALDWIN STREET
JENISON, MICHIGAN
616-457-2340

The Georgetown Township Planning Commission will hold a public hearing on Wednesday, January 21, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

The hearing is called for a rezoning:

(REZ2601) (Ordinance 2026-01): To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The zoning ordinance can be examined at the Township Office during regular office hours and until close of said hearing. Written comments will be received at the Township Office during regular office hours prior to the date of the hearing. The Georgetown Township Board will hold a meeting on February 23, 2026, or after to review and consider the rezoning. Email comments to contact@georgetown-mi.gov to allow time for reading and review of your comments.

Signed: Kelly Kuiper, Clerk
Georgetown Charter Township

GEORGETOWN TOWNSHIP MASTER PLAN

GOALS & OBJECTIVES WORKSHEET

INSTRUCTIONS

This worksheet is a draft of goals and objectives based on the information and feedback gathered from the public from the community engagement phase of the Georgetown Township Master Plan Update.

Review the Township Master Plan Community Engagement Report and then start working on the attached worksheet. During your evaluation of the goals and objectives, use your local knowledge along with the results of the Community Engagement Report to make recommendations for keeping, revising, combining, or removing policies in this update of the master plan.

For each goal and policy, choose a response as below:

Choose "KEEP" if the statement is relevant or should be retained.

Choose "REVISE" if the statement needs to be changed.

Choose "COMBINE" if the statement should be combined with another statement.

Choose "REMOVE" if the statement has been met or if it is no longer needed.

As you review these statements, focus on the broader idea rather than specific grammar or syntax. Feel free to propose new goal and objective statements, too. Feel free to add new categories with new statements that you may feel are necessary at the end of the worksheet. If you have any comments on any of the goals or objectives, please add them. Add additional pages, if necessary. The completed worksheet will be used to help us determine the plan's new goals and objectives at an upcoming meeting.

Thank you for completing this worksheet!

Master Plan
Goals & Objectives Worksheet

Goals/Objectives	Keep	Combine	Remove	Revise
Housing				
Goal 1: Facilitate opportunities for quality, affordable housing for people of all life phases, income levels, and abilities to be built.				
Objectives				
1. Review and revise, as necessary, residential zoning district standards to allow a variety of high-quality housing opportunities, including two-family, three- and four-plexes, and accessory dwelling units.				
2. Revise the zoning ordinance to eliminate requirements that significantly add to the cost of development and construction, such as private attached garages.				
3. Ensure that residential developments are located near proposed or existing dwellings or neighborhoods, infrastructure networks like water transmission lines, public sewers, and natural gas, and off of prime farmland soils.				
4. When appropriate, partner with the Ottawa County Housing Commission to seek funding opportunities and partnerships to provide high-quality housing opportunities to meet the needs of residents.				
Additional Space				
Goal 2: Support a variety of housing densities and styles, encouraging greater density in the areas of the Township with the infrastructure to support it.				
Objectives				
1. Modify standards for lot sizes in varying residential districts to reflect desired densities where public water and sewer are available.				
2. Allow mixed-use developments that allow residential and commercial uses within the same building and site to support the maturation of specific areas within the Township.				

**Master Plan
Goals & Objectives Worksheet**

Goals/Objectives	Keep	Combine	Remove	Revise
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3. Develop and adopt a utility policy to support the zoning ordinance and master plan.				
Additional Space				

Growth and Development				
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Goal 3: Focus new commercial development into existing developed areas.				
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Objectives				
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| 1. Review and revise, as necessary, commercial zoning district standards to allow for the development of new restaurants, with a focus on propelling opportunities for sit-down restaurants and retail space. | | | | |
| 2. Permit mixed-use developments that are two or more stories in designated areas. | | | | |
| 3. Establish an expedited permitting process for priority sites and corridors to incentivize commercial and mixed-use developers to locate in specific areas. | | | | |
| 4. Add site design standards to the existing ordinance that are compatible with the desired character of commercial areas. | | | | |
| 5. Develop a robust subarea plan for the "Jenison Commercial Core" (Cottonwood Drive, Baldwin Street, and Chicago Drive). | | | | |
| 6. Work with agencies like the Ottawa County Economic Development Corporation and Lakeshore Advantage to explore ways to bring in new commercial businesses. | | | | |
| 7. Work with the Ottawa County Road Commission to study and develop a safer transportation network within existing commercial areas, especially within the Jenison Commercial Core, including Chicago Drive, Baldwin St, Cottonwood Avenue, and 28th Avenue. | | | | |

**Master Plan
Goals & Objectives Worksheet**

Goals/Objectives	Keep	Combine	Remove	Revise
Goal 4: Retain the northwest corner of the Township as a place for natural features and farmland that support the economic, ecological, and recreational needs of the community.				
Objectives				
1. Continue to support and revisit, as necessary, the Bend Area Master Plan.				
2. Work with Grand Valley State University and Ottawa County Parks to develop and maintain a mutually beneficial vision for the area.				
3. Consider the vision and goals of the 2026 - 2030 Ottawa County Parks, Recreation, and Open Space Plan, especially in considering the vision for the north and western portions of the Township.				
4. Retain farmland whenever possible.				
Additional Space				
Transportation				
Goal 5: Prioritize the maintenance and improvement of existing road infrastructure.				
Objectives				
1. Work with the Ottawa County Road Commission to keep road pavement in good condition.				
2. Work with local, regional, and state agencies to build safer intersections and corridors that will reduce crashes, especially along Chicago Drive, Baldwin Street, and Cottonwood Drive.				
3. Study the need for more traffic control devices to promote safety at intersections and in other areas that are important to the Township.				
4. Work with local and state officials to reduce speed limits and change the streetscape and/or other aspects of the built environment to improve safety outcomes.				

**Master Plan
Goals & Objectives Worksheet**

Goals/Objectives	Keep	Combine	Remove	Revise
Goal 6: Build a safe, inviting nonmotorized system that complements the Township’s vision for a livable, accessible community for people of all ages and abilities.				
Objectives				
1. Develop a nonmotorized plan to create a pragmatic, implementable vision to develop an accessible network that serves Township residents, schools, and businesses.				
2. Identify and improve safety at high-risk pedestrian crossings, intersections, and along corridors, especially along Cottonwood Drive, Baldwin Street, Bauer Road, and 28th Avenue.				
3. Build safe trails that connect neighborhoods directly to schools and parks.				
4. Provide connections to existing and proposed nonmotorized networks in adjacent municipalities.				
5. Work with the Ottawa County Road Commission to identify routes and use Act 51 funds to support the development of nonmotorized infrastructure.				
Additional Space				
Goal 7: Support programs to increase safety across the transportation network.				
Objectives				
1. Implement education campaigns to encourage residents, visitors, and students to slow driving speeds with support from agencies like the Grand Valley Metropolitan Council.				
2. Develop a Safe Routes to School Program for Jenison Public Schools, with support from the Michigan Fitness Foundation and other agencies.				

**Master Plan
Goals & Objectives Worksheet**

Goals/Objectives	Keep	Combine	Remove	Revise
3. Support exploration of transit services for Township residents and those that seek employment with businesses located within the Township.				
Additional Space				
Public Utilities				
Goal 8: Sustain and maintain public utility infrastructure at levels supported by available funding.				
Objectives				
1. Make incremental improvements and financial changes to help the Township and residents prepare for the costs.				
2. Take a proactive approach to educating residents on upcoming needs.				
3. Study and follow the recommendations for public water and sewer upgrades to continue to support the Township's needs.				
4. Encourage growth patterns that make use of existing and proposed infrastructure networks before locating any new developments away from these facilities.				
5. Work with the Ottawa County Health Department to educate the public on the need for using water transmission lines and reducing stress on groundwater resources.				
Additional Space				

**Master Plan
Goals & Objectives Worksheet**

Goals/Objectives	Keep	Combine	Remove	Revise
Parks and Recreation				
Goal: Support the goals of the Township’s current Parks and Recreation Master Plan.				
Objectives				
1. When considering park and recreation improvements or needs, consult the Parks and Recreation Master Plan.				
2. Keep the Parks and Recreation Master Plan current and in good standing with the DNR.				
3. Seek partnership opportunities to fund and further support the communities’ facilities and programs, as deemed necessary.				
Additional Space				
Agriculture				
Goal: Protect and preserve large tracts of agricultural land and natural features that are economically, ecologically, and aesthetically important to the community, while respecting the rights of farmers.				
Objectives				
1. Support the participation in State and County Purchase of Development Rights (PDR) programs.				
2. Develop and enforce land use regulations that prioritize the protection of natural areas and farmland.				
3. Limit the encroachment of commercial, industrial, and/or residential uses into areas of quality farmland.				
Additional Space				