Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428
Township Board Meeting Agenda
Monday, February 23, 2026, 7:00 PM

1. Call To Order
2. Prayer For Guidance
   2.I. Amy Grasman
3. Pledge Of Allegiance To The Flag
4. Roll Call
5. Approval Of Agenda
6. Communications, Letters, And Reports Received For Information
   6.I. Services Committee Meeting Minutes Of January 26, 2026

   Documents:

   SC260126MINUTES.PDF

   6.II. Finance Committee Meeting Minutes Of February 16, 2026

   Documents:

   FC260216.PDF

   6.III. Ottawa County Sheriff's Department Report - January 2026

   Documents:

   OTTAWA COUNTY SHERIFFS DEPARTMENT REPORT JANUARY 2026.PDF

   6.IV. Fire Department Reports - January 2026

   Documents:

   ALL FIRE REPORTS JANUARY 2026.PDF

   6.V. GVMC LGROW 2025 Annual Report

   Documents:

   LGR0W2025 ANNUAL REPORT.PDF

   6.VI. Jenison Historical Association 2025 Annual Report

   Documents:

   2025 ANNUAL REPORT.PDF

7. Public Hearings

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

Motion: To open the public hearing.

Opportunity for public comments.

Motion: To close the public hearing.

Motion: To approve the following resolution as recommended by the Planning Commission:

RESOLUTION for REZ2601 (Ordinance No. 2026-01)

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.

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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: _ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Documents:

RESOLUTION REZ2601 HAVEMAN AND HYLARIDES.PDF
SITE PLAN REZ2601 HAVEMAN AND HYLARIDES.PDF
STAFF REPORT REZ2601 HAVEMAN AND HYLARIDES.PDF
APPLICATION AGENDA.PDF
FEE PAID AGENDA.PDF
PCM260121 AMENDED.PDF
PROPERTY NOTICE.PDF

7.II. (REZ2602) (Ordinance 2026-02): To Change From Rural Residential (RR) To Low Density Residential (LDR) The Parcels Of Land Described As P.P. #70-14-09-100-006, P.P. #70-14-09-200-001, And A Portion Of P.P. #70-14-09-200-002 Located At 2769 Bauer Rd. And 2721 Bauer Rd., Georgetown Township, Ottawa County, Michigan

Motion: To open the public hearing.

Opportunity for public comments.

Motion: To close the public hearing.

Motion: To approve the following resolution as recommended by the Planning Commission:

Georgetown Charter Township Ottawa County, Michigan (Ordinance No. 2026-02)

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:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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 _____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: _ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Documents:

SURVEY SHOWING BOUNDARY TO BE REZONED AT 2721 BAUER RD (PARCEL C).PDF
STAFF REPORT - (REZ2602) PARAMOUNT DEVELOPMENT CORPORATION.PDF
RESOLUTION (REZ2602) PARAMOUNT DEVELOPMENT CORPORATION.PDF
PROPERTY NOTICE (1).PDF
PCM260204.PDF
FEE PAID - AGENDA (1).PDF
APPLICATION AND MAP OF REZONING - AGENDA.PDF

8. Public Comments For Action Items Remaining On The Agenda (Maximum Of Three Minutes Per Person)

9. Consent Agenda

9.I. Approval Of The Minutes Of The Previous Meeting

Documents:

TB260126.PDF

9.II. Approval Of The Bills For February 9, 2026

TOWNSHIP BILLS FOR FEBRUARY 9, 2026

9.III. Approval Of The Bills For February 23, 2026

TOWNSHIP BILLS FOR FEBRUARY 23, 2026

10. Requesting Final Preliminary Plat Approval Of Lowing Woods No. 15 On The Following Parcels Of Land That Are Zoned PUD: P.P. #70-14-05-400-050, P.P. #70-14-05-400-052, P.P. #70-14-05-400-053, And Part Of P.P. #70-14-05-400-022 Located North Of Taylor St., Georgetown Township, Ottawa County, Michigan

Motion: To approve the Final Preliminary Plat of Lowing Woods No. 15 on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053, and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

Documents:

SITE PLAN - LOWING WOODS FINAL PRELIMINARY PLAT - NEDERVELD DATED 2-10-26.PDF
MINUTES FROM PRELIMINARY APPROVAL.PDF
ROAD COMMISSION APPROVAL.PDF
FINAL PRELIMINARY APPLICATION - AGENDA.PDF
COUNTY CLERK NOTIFICATION.PDF
OTTAWA COUNTY WATER RESOURCES APPROVAL.PDF

11. Saturday Slip N' Slide Event

Motion: To approve the 2026 Slip N' Slide Event Agreement, as recommended by the Services Committee.

Documents:

SLIP-N-SLIDE AGREEMENT.PDF

12. Township Sign

Motion: To approve the purchase of a new Township sign with a Mission Oak wood grain finish and a silver, backlit logo from Universal Sign Systems, as recommended by the Services Committee.

Documents:

DIGITAL SIGN COMPARISON.PDF
TOWNSHIP SIGN BID TAB (ELECTRIC).PDF

13. Addendum To Fertilizing Contracts For 2026-2028 With Priest Enterprises, LLC

Motion: To approve the addendum to the fertilizing contracts with Priest Enterprises, LLC, as recommended by the Finance Committee.

Documents:

FERTILIZER ADDENDUM.PDF
FERTILIZING BID TAB.PDF
FERTILIZING RFP 26 TO 28.PDF
FERTILIZER BID PACKAGE MAPS ONLY.PDF

14. Bank Signature Requests - West Michigan Community Bank

Motion: To approve the addition of Township Superintendent, Justin Stadt, and Township Assistant Superintendent, Andy Rienstra, as signers for West Michigan Community Bank, as recommended by the Finance Committee.

15. Fire Department Personnel Policies And Procedures Manual

Motion: To approve the Fire Department Personnel Policies and Procedures Manual, as recommended by the Finance Committee.

Documents:

FIRE DEPT PERSONNEL POLICIES AND PROCEDURES MANUAL.PDF

16. Resolution To Commit Funds To The Ottawa Co. Agri. Land Preservation Program

Motion: To approve a resolution authorizing Georgetown Charter Township to commit funds to the Ottawa County Agricultural Land Preservation Program as recommended by the Finance Committee as follows:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Resolution No. _____)

At a _____ meeting of the Township Board for the Charter Township of Georgetown held at the Township offices on _____, 2026 at 7:00 p.m., this Resolution was offered for adoption by Township Board Member _____and was seconded by Township Board Member _____:

A RESOLUTION AUTHORIZING GEORGETOWN CHARTER TOWNSHIP TO COMMIT FUNDS TO THE OTTAWA COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM.

RECITALS

WHEREAS, Georgetown Charter Township (the "Township") has previously adopted a resolution authorizing its participation in the Ottawa County Purchase of Development Rights (PDR) Program (the "PDR Program"), through Ottawa

County's Farmland Preservation Ordinance (i.e., Ottawa County Code, Section 200.5.1, et seq.) (the "County Ordinance");

WHEREAS, Georgetown Charter Township intends to continue its cooperation with Ottawa County for farmland preservation efforts, pursuant to the County Ordinance, and to commit certain funding from the Township in furtherance of the same;

WHEREAS, Georgetown Charter Township seeks to preserve viable agricultural lands within Georgetown Charter Township, by acquiring agricultural conservation easements;

WHEREAS, Georgetown Charter Township does not intend to approve agricultural lands, which are or will become subject to a preservation easement under the PDR Program, to be used for battery storage, wind energy, solar energy, or other similar development purposes;

WHEREAS, Georgetown Charter Township recognizes the importance of agriculture to the economy, heritage, and quality of life in Georgetown Charter Township.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Recitals above are hereby incorporated into this Resolution as if restated verbatim.

2. Georgetown Charter Township appropriates and certifies that certain Township funds may be used and committed exclusively for the purchase of agricultural conservation easements in accordance with the Ottawa County PDR Program and applicable State law, including providing matching dollars for the acquisition of such easements pursuant to Sections 200.5.6.4 and 200.5.12.2 of the County Ordinance. Any actual expenditure(s) or commitment(s) of Township funds shall be subject to further Township Board approval.

3. Georgetown Charter Township reiterates its participation in the Ottawa County PDR Program, directs Ottawa County to continue to administer the PDR Program with the Township's cooperation, and requests that any application(s) for the acquisition of agricultural conservation easements for property located in the Township be forwarded to the Township for consideration and possible approval, in accordance with Section 200.5.5.2 of the County Ordinance.

4. All funds (and any interest earned thereupon) having been approved and/or appropriated by the Township Board, will be used for the sole purpose of agricultural land preservation within Georgetown Charter Township.

5. This Resolution is effective immediately and it shall supersede any prior inconsistent resolutions of the Board.

The vote to adopt this Resolution was as follows:

YEAS: _____
_____
NAYS:_____
ABSENT:_____

ABSTAIN:_____

RESOLUTION IS HEREBY DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Township Board for Georgetown Charter Township at the time, date and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: _____
Kelly Kuiper

Georgetown Charter Township Clerk

Documents:

SNAPSHOT OTTAWA COUNTY FARMLAND PRESERVATION PROGRAM.PDF

17. Introduction And First Reading Of Ordinance No. 2026-03, Temporary Moratorium

Motion: To approve the introduction and first reading of Ordinance No. 2026-03, Temporary Moratorium, as recommended by the Finance Committee.

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN

(Ordinance No. 2026-03)

At a regular meeting of the Township Board for Georgetown Charter Township held at the Township offices on February 23, 2026, beginning at 7:00 p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OR GRANTING OF ANY ZONING APPROVALS, REZONINGS, PLANNED UNIT DEVELOPMENTS, SITE CONDOMINIUMS, PLATS, DEVELOPMENT (SITE) PLANS, PERMITS, LICENSES AND CERTAIN OTHER ZONING APPROVALS, AS WELL AS THE COMMENCEMENT OR EXPANSION OF VARIOUS DEVELOPMENTS OR PROJECTS.

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Section 1. Intent and Findings.

a. The provisions of the Township's Zoning Ordinance and Master Plan regarding various matters have not kept pace with development patterns, population increases and other matters in the Township.

b. The Township Board for Georgetown Charter Township desires to revise and update the regulations and provisions within the Township's Zoning Ordinance regarding rezonings, planned unit developments ("PUDs"), site condominiums, plats/subdivisions, development (site) plans and similar zoning matters (all collectively hereafter, referred to as a "Development Project" or in the plural as "Development Projects").

c. The Township and its officials have substantial concerns about the following matters which should potentially be addressed by amendments to the Township's Zoning Ordinance as well as the enactment or amendment of other Township ordinances:

   i. Whether the public water system in various portions of the Township has sufficient capacity to handle further development and growth, and if so, how or where such growth should occur. The pending Wyoming Water Reliability Study is anticipated to be completed by the summer of 2026 and is expected to influence future growth and development within the Township. The current public water system can have its capacity exceeded during peak demand days. The Township must evaluate whether additional water storage tanks and other facilities are necessary to ensure an adequate and reliable public water supply for the community, which will impact Township planning for future growth.

   ii. Concerns about the capacity and ability of the Georgetown Charter Township Fire Department to provide adequate firefighting, emergency rescue and other services as population and development grows within the Township and in various portions thereof. Emergency services are transitioning from the Ottawa County Sheriff's Department to the Georgetown Township Fire Department. At this time, the Township has not yet established the anticipated response time requirements necessary to effectively serve the community under the new service model. The Township will conduct a formal evaluation of response time performance, service coverage, staffing levels, and resource deployment to determine whether adjustments are required to ensure adequate emergency service delivery to the community, both for now and in the future. A Township water pressure evaluation also needs to be completed in the fall of 2026 to determine future tanks and pumps needs.

   iii. Whether the electrical grid and electric service providers in different portions of the Township will be overburdened by future growth and, if so, how that problem can be addressed.

   iv. The impact of increased traffic on public safety, traffic patterns and related matters.

   v. The impact of anticipated future population growth within various areas of the Township.

d. Imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow time for the review of potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

e. During the time of this moratorium, the Township Board and the Planning Commission will work diligently regarding potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

f. During this moratorium period, the Township Board and Planning Commission will investigate potential modifications to the Zoning Ordinance (and potentially other ordinances) that may establish new or prevised reasonable regulations regarding Development Projects.

g. On March 19, 2025, the Township's Planning Commission formally initiated the Master Plan review process. On April 28, 2025, the Township Board approved a contract with Williams and Works for a professional planning contract for the Master Plan review. The Planning Commission and Township Board continue to work diligently to review the Master Plan by holding, planning and scheduling more meetings for discussion on the Master Plan review and to complete the process. This moratorium is also necessary to allow sufficient time for the Master Plan to be revised or replaced.

Section 2. Administrative Action. A moratorium is hereby imposed upon the issuance of any Township permit, license, zoning approval, development (site) plan, rezoning, PUD, variance, or similar approval for any new or expanded Development Project. During the moratorium term specified in this Ordinance, no Township official, employee, body, board, commission or agent shall issue or approve any such permit, zoning approval, development (site) plan, rezoning, license, PUD, variance or other approval for a Development Project.

Section 3 No Development Project. Except for an existing development or project that can proceed under Section 4 hereof, no Development Project shall be developed, expand or proceed to construction during this moratorium.

Section 4. Status of a Development Project. This moratorium shall not apply to any approved Development Project that has all of the following as of the effective date of this Ordinance:

a. All Township zoning and land use approvals were obtained and are still valid and in effect.
b. Has a valid Township approved development (site) plan which is still in effect.
c. The project is under substantial construction.

* * *

As for plats, this moratorium shall not apply to an approved overall preliminary plat and subsequent phases to a previously approved overall preliminary plat when such approvals occurred before this Ordinance became effective. This moratorium shall not apply to final preliminary plat approval or final plat approval for plats that have previously obtained preliminary plat approval when such approvals occurred before this Ordinance became effective.

* * *

In addition, this moratorium shall not apply to any of the following:

i. Additions to lawfully existing houses and other buildings. Such exemption also includes decks, swimming pools and similar accessory structures.
ii. Non-zoning permits and approvals such as permits under the building codes, solicitation permits, business permits and similar permits.
iii. Sign permits.
iv. Any single-family residential housing development that will have a total of five (5) or fewer lots, parcels or site condominiums.

Section 5. Term of This Ordinance. The moratorium imposed by this Ordinance shall remain in effect for eight (8) months following the effective date of this Ordinance or until amendments to Georgetown Charter Township's ordinances regarding Development Projects become effective, whichever occurs first. Prior to the expiration of this moratorium, Georgetown Charter Township may extend the moratorium to allow sufficient time to complete any such amendments to the ordinances and to finish and amend or adopt a new Master Plan.

Section 6. Effective Date. This Ordinance is hereby declared to be an emergency ordinance and shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an emergency Ordinance adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Kelly Kuiper
Georgetown Charter Township Clerk

Documents:

2026-03 ORDINANCE.PDF

18. Second Public Comment (Maximum Of Three Minutes Per Person)

19. Discussion And General Information

20. Closed Session For Property Acquisition Under MCL 12.268(D)

Motion: To go to closed session for property acquisition under MCL 12.268(D). (Motion made in Board room).

Roll call vote. (Needs two-thirds majority vote).

Roll Call:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Hold the closed session in the small conference room.

Motion: To go to open session. (Motion made in small conference room).

Roll call vote.

Roll Call:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

21. Property Acquisitions

Motion: To adopt a resolution authorizing the Township Supervisor and the Township Clerk to execute an offer to purchase real

estate and proceed to close on the purchase on behalf of the Township.

22. Meeting Adjourned

MINUTES OF THE REGULAR
GEORGETOWN TOWNSHIP SERVICES COMMITTEE MEETING
HELD MONDAY, JANUARY 26, 2026

- The meeting was called to order by Township Superintendent, Justin Stadt, at 8:46 p.m.

- Roll Call
  - Committee Members Present: Amy Grasman, Kelly Kuiper, Jim Wierenga
  - Also Present: Chelsea Chandler (Deputy Clerk), Andy Rienstra (Assistant Superintendent), Justin Stadt (Superintendent)
  - Absent: None

#260126-01 – Approval of the Minutes of the Previous Meeting

- Moved by Kelly Kuiper, seconded by Amy Grasman, to approve the minutes of the December 29, 2025 meeting.

- MOTION CARRIED UNANIMOUSLY.

#260126-02 – Communications, Letters, and Reports

- None.

#260126-03 – Saturday Slip N' Slide Event Request

- Moved by Jim Wierenga, seconded by Amy Grasman, to recommend to the Township Board to approve the 2026 Slip N' Slide Event Agreement.

  Attachments: Slip-N-Slide Agreement

- MOTION CARRIED UNANIMOUSLY.

#260126-04 – Discussion of Fertilizing Contracts for 2026-2028 with Priest Enterprises, LLC, Referred by the Township Board

- Moved by Kelly Kuiper, seconded by Amy Grasman, to recommend to the Township Board to make an addendum to the fertilizing contracts with Priest Enterprises, LLC to exclude four locations from fertilizing and to approve all the rest of the locations for fertilizing.

  Attachments: Fertilizer Bid Package Maps
  Bid Tab
  Fertilizing RFP 2026 to 2028

- MOTION CARRIED UNANIMOUSLY.

#260126-05 – Township Sign Discussion

- Moved by Amy Grasman, seconded by Kelly Kuiper, to recommend to the Township Board to purchase a new Township sign with a Mission Oak wood grain finish and a silver, backlit logo from Universal Sign Systems.

Attachments: Bid Tab
Comparison Presentation

- MOTION CARRIED UNANIMOUSLY.

#260126-06 – 250th Anniversary Discussion

- Discussion took place about possible ways to celebrate the 250th anniversary of the United States Declaration of Independence, including placing a banner, flags, or bunting on Baldwin St., projecting a short, looping video onto a library wall, having a 21-gun salute, creating a parade float for the Memorial Day Parade, and hosting events on Memorial Day or July 4th. Plans were made to discuss this topic further at a future meeting as well.

#260126-07 – Public Comments

- Members of the public were present. Comments were made by the following:

    - Pete Plowman, 6877 Creek Ridge Ct.
    - Shawn Haff, 1482 Winifred St.

#260126-08 – Other Business

- None.

#260126-09 – Adjournment

- Moved by Kelly Kuiper, seconded by Amy Grasman, to adjourn the meeting at 9:33 p.m.

- MOTION CARRIED UNANIMOUSLY.

MINUTES OF THE REGULAR
GEORGETOWN TOWNSHIP FINANCE COMMITTEE MEETING
HELD FEBRUARY 16, 2026

- The meeting was called to order by Township Superintendent, Justin Stadt, at 8:01 a.m.

- Roll Call
    - Committee Members Present: Kevin Kelly (Alternate), Jim Wierenga
    - Also Present: Chelsea Chandler (Deputy Clerk), Andy Rienstra (Township Assistant Superintendent), Justin Stadt (Township Superintendent)
    - Absent: Gene DeWitt, John Schwalm

#260216-01 – Approval of the Minutes of the Previous Meeting

- Moved by Jim Wierenga, seconded by Kevin Kelly, to approve the minutes of the January 19, 2026 meeting.

- MOTION CARRIED UNANIMOUSLY.

#260216-02 – Communications, Letters, and Reports

- None.

#260216-03 – Bank Signature Requests – West Michigan Community Bank

- Moved by Jim Wierenga, seconded by Kevin Kelly, to recommend to the Township Board to add Township Superintendent, Justin Stadt, and Township Assistant Superintendent, Andy Rienstra, as signers for West Michigan Community Bank.

- MOTION CARRIED UNANIMOUSLY.

#260216-04 – Board Meeting Time Discussion

- Discussion took place about whether or not Township Board meetings should continue to take place at 7 p.m. on the second and fourth Mondays of each month or if they should start at an earlier time such as 6 p.m. or 6:30 p.m. Both Kevin Kelly and Jim Wierenga did not have strong opinions either way. Thus, it was decided to continue the discussion at the next Finance Committee meeting to allow absent committee members—Gene DeWitt and John Schwalm—to voice their opinions as well.

  Attachments: 2026 Meeting Times

#260216-05 – Review Policy 2005-06, Bid and Quotation Requirements Policy, Referred by the Township Board

- Discussion took place about changing the wording of the first sentence of Policy 2005-06, Bid and Quotations Policy, particularly the second item. A decision was made to wait to edit the policy until the next Finance Committee meeting when committee members Gene DeWitt and John Schwalm will be present.

Attachments: Policy 2005-06

#260216-06 – Meeting Minutes Discussion

- Discussion took place about how small committee meeting minutes should be handled such as how detailed they need to be and if they should be created by transcribing an audio or visual recording with or without help from an AI assistant like Microsoft Copilot. It was ultimately decided that the current way that minutes are being handled is sufficient, and there will be no major changes to the method of their creation at this time.

  Attachments: Committee Information
  Meeting Minutes Information

#260216-07 – Fire Department Personnel Policies and Procedures Manual

- Moved by Kevin Kelly, seconded by Jim Wierenga, to recommend to the Township Board to approve the Fire Department Personnel Policies and Procedures Manual.

  Attachments: Manual

- MOTION CARRIED UNANIMOUSLY.

#260216-08 – Resolution to Commit Funds to the Ottawa Co. Agri. Land Preservation Program

- Moved by Jim Wierenga, seconded by Kevin Kelly, to recommend to the Township Board to approve a resolution authorizing Georgetown Charter Township to commit funds to the Ottawa County Agricultural Land Preservation Program as follows:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Resolution No. _____)

At a _____ meeting of the Township Board for the Charter Township of Georgetown held at the Township offices on _____, 2026 at 7:00 p.m., this Resolution was offered for adoption by Township Board Member _____and was seconded by Township Board Member _____:

A RESOLUTION AUTHORIZING GEORGETOWN CHARTER TOWNSHIP TO COMMIT FUNDS TO THE OTTAWA COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM.

RECITALS

WHEREAS, Georgetown Charter Township (the "Township") has previously adopted a resolution authorizing its participation in the Ottawa County Purchase of Development Rights (PDR) Program (the "PDR Program"), through Ottawa County's Farmland Preservation Ordinance (i.e., Ottawa County Code, Section 200.5.1, et seq.) (the "County Ordinance");

WHEREAS, Georgetown Charter Township intends to continue its cooperation with Ottawa County for farmland preservation efforts, pursuant to the County Ordinance, and to commit certain funding from the Township in furtherance of the same;

WHEREAS, Georgetown Charter Township seeks to preserve viable agricultural lands within Georgetown Charter Township, by acquiring agricultural conservation easements;

WHEREAS, Georgetown Charter Township does not intend to approve agricultural lands, which are or will become subject to a preservation easement under the PDR Program, to be used for battery storage, wind energy, solar energy, or other similar development purposes;

WHEREAS, Georgetown Charter Township recognizes the importance of agriculture to the economy, heritage, and quality of life in Georgetown Charter Township.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Recitals above are hereby incorporated into this Resolution as if restated verbatim.

2. Georgetown Charter Township appropriates and certifies that certain Township funds may be used and committed exclusively for the purchase of agricultural conservation easements in accordance with the Ottawa County PDR Program and applicable State law, including providing matching dollars for the acquisition of such easements pursuant to Sections 200.5.6.4 and 200.5.12.2 of the County Ordinance. Any actual expenditure(s) or commitment(s) of Township funds shall be subject to further Township Board approval.

3. Georgetown Charter Township reiterates its participation in the Ottawa County PDR Program, directs Ottawa County to continue to administer the PDR Program with the Township's cooperation, and requests that any application(s) for the acquisition of agricultural conservation easements for property located in the Township be forwarded to the Township for consideration and possible approval, in accordance with Section 200.5.5.2 of the County Ordinance.

4. All funds (and any interest earned thereupon) having been approved and/or appropriated by the Township Board, will be used for the sole purpose of agricultural land preservation within Georgetown Charter Township.

5. This Resolution is effective immediately and it shall supersede any prior inconsistent resolutions of the Board.

The vote to adopt this Resolution was as follows:

YEAS:_____
NAYS:_____
ABSENT:_____
ABSTAIN:_____

RESOLUTION IS HEREBY DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Township Board for Georgetown Charter Township at the time, date and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: _____
Kelly Kuiper
Georgetown Charter Township Clerk

Snapshot: Ottawa County Farmland Preservation Program

- MOTION CARRIED UNANIMOUSLY.

#260216-09 – General Ordinance Discussion

- Moved by Kevin Kelly, seconded by Jim Wierenga, to recommend to the Township Board to introduce and have a first reading of a general ordinance establishing a moratorium for building development for the purpose of addressing concerns related to water infrastructure and the protection of public safety for a period of eight months. The ordinance is as follows:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN

(Ordinance No. 2026-03)

At a regular meeting of the Township Board for Georgetown Charter Township held at the Township offices on February 23, 2026, beginning at 7:00 p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OR GRANTING OF ANY ZONING APPROVALS, REZONINGS, PLANNED UNIT DEVELOPMENTS, SITE CONDOMINIUMS, PLATS, DEVELOPMENT (SITE) PLANS, PERMITS,

LICENSES AND CERTAIN OTHER ZONING APPROVALS, AS WELL AS THE COMMENCEMENT OR EXPANSION OF VARIOUS DEVELOPMENTS OR PROJECTS.

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Section 1. Intent and Findings.

a. The provisions of the Township's Zoning Ordinance and Master Plan regarding various matters have not kept pace with development patterns, population increases and other matters in the Township.

b. The Township Board for Georgetown Charter Township desires to revise and update the regulations and provisions within the Township's Zoning Ordinance regarding rezonings, planned unit developments ("PUDs"), site condominiums, plats/subdivisions, development (site) plans and similar zoning matters (all collectively hereafter, referred to as a "Development Project" or in the plural as "Development Projects").

c. The Township and its officials have substantial concerns about the following matters which should potentially be addressed by amendments to the Township's Zoning Ordinance as well as the enactment or amendment of other Township ordinances:

(i) Whether the public water system in various portions of the Township has sufficient capacity to handle further development and growth, and if so, how or where such growth should occur. The pending Wyoming Water Reliability Study is anticipated to be completed by the summer of 2026 and is expected to influence future growth and development within the Township. The current public water system can have its capacity exceeded during peak demand days. The Township must evaluate whether additional water storage tanks and other facilities are necessary to ensure an adequate and reliable public water supply for the community, which will impact Township planning for future growth.

(ii) Concerns about the capacity and ability of the Georgetown Charter Township Fire Department to provide adequate firefighting, emergency rescue and other services as population and development grows within the Township and in various portions thereof. Emergency services are transitioning from the Ottawa County Sheriff's Department to the Georgetown Township Fire Department. At this time, the Township has not yet established the anticipated response time requirements necessary to effectively serve the community under the new service model. The Township will conduct a formal evaluation of response time performance, service coverage, staffing levels, and resource deployment to determine whether adjustments are required to ensure adequate emergency service delivery to the community, both for now and in the future. A Township water pressure evaluation also needs to be completed in the fall of 2026 to determine future tanks and pumps needs.

(iii) Whether the electrical grid and electric service providers in different portions of the Township will be overburdened by future growth and, if so, how that problem can be addressed.

(iv) The impact of increased traffic on public safety, traffic patterns and related matters.

(v) The impact of anticipated future population growth within various areas of the Township.

d. Imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow time for the review of potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

e. During the time of this moratorium, the Township Board and the Planning Commission will work diligently regarding potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

f. During this moratorium period, the Township Board and Planning Commission will investigate potential modifications to the Zoning Ordinance (and potentially other ordinances) that may establish new or prevised reasonable regulations regarding Development Projects.

g. On March 19, 2025, the Township's Planning Commission formally initiated the Master Plan review process. On April 28, 2025, the Township Board approved a contract with Williams and Works for a professional planning contract for the Master Plan review. The Planning Commission and Township Board continue to work diligently to review the Master Plan by holding, planning and scheduling more meetings for discussion on the Master Plan review and to complete the process. This moratorium is also necessary to allow sufficient time for the Master Plan to be revised or replaced.

Section 2. Administrative Action. A moratorium is hereby imposed upon the issuance of any Township permit, license, zoning approval, development (site) plan, rezoning, PUD, variance, or similar approval for any new or expanded Development Project. During the moratorium term specified in this Ordinance, no Township official, employee, body, board, commission or agent shall issue or approve any such permit, zoning approval, development (site) plan, rezoning, license, PUD, variance or other approval for a Development Project.

Section 3 No Development Project. Except for an existing development or project that can proceed under Section 4 hereof, no Development Project shall be developed, expand or proceed to construction during this moratorium.

Section 4. Status of a Development Project. This moratorium shall not apply to any approved Development Project that has all of the following as of the effective date of this Ordinance:

(a) All Township zoning and land use approvals were obtained and are still valid and in effect.
(b) Has a valid Township approved development (site) plan which is still in effect.
(c) The project is under substantial construction.

* * *

As for plats, this moratorium shall not apply to an approved overall preliminary plat and subsequent phases to a previously approved overall preliminary plat when such approvals occurred before this Ordinance became effective. This moratorium shall not apply to final preliminary plat approval or final plat approval for plats that have previously obtained preliminary plat approval when such approvals occurred before this Ordinance became effective.

* * *

In addition, this moratorium shall not apply to any of the following:

(i) Additions to lawfully existing houses and other buildings. Such exemption also includes decks, swimming pools and similar accessory structures.

(ii) Non-zoning permits and approvals such as permits under the building codes, solicitation permits, business permits and similar permits.

(iii) Sign permits.

(iv) Any single-family residential housing development that will have a total of five (5) or fewer lots, parcels or site condominiums.

Section 5. Term of This Ordinance. The moratorium imposed by this Ordinance shall remain in effect for eight (8) months following the effective date of this Ordinance or until amendments to Georgetown Charter Township's ordinances regarding Development Projects become effective, whichever occurs first. Prior to the expiration of this moratorium, Georgetown Charter Township may extend the moratorium to allow sufficient time to complete any such amendments to the ordinances and to finish and amend or adopt a new Master Plan.

Section 6. Effective Date. This Ordinance is hereby declared to be an emergency ordinance and shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: _____

_____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an emergency Ordinance adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Kelly Kuiper
Georgetown Charter Township Clerk

2026-03 Ordinance

- MOTION CARRIED UNANIMOUSLY.

#260216-10 – Public Comments

- Members of the public were present. Comments were made by the following:
    - Pete Plowman, 6877 Creek Ridge Ct.

#260216-11 – Other Business

- None.

#260216-12 – Adjournment

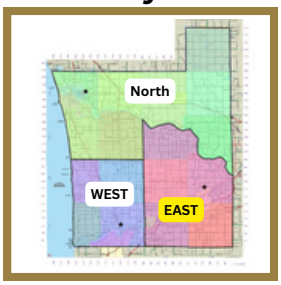
- Moved by Jim Wierenga, seconded by Kevin Kelly, to adjourn the meeting at 9:19 a.m.
- MOTION CARRIED UNANIMOUSLY.

OTTAWA COUNTY SHERIFF'S OFFICE

12220 Fillmore St West Olive, MI 49460

Eric J. DeBoer | Sheriff **David Kok** | Undersheriff

January 2026



Allendale Charter Township * Blendon Township * City of Hudsonville * Georgetown Charter Township * Jamestown Charter Township * Zeeland Charter Township

January Around District 4

Overview

During January 2026, the Ottawa County Sheriff's Office responded to a total of 2,064 calls for service within the Eastern District of Ottawa County.

Traffic Activity

- Deputies responded to 410 traffic crashes across the district.
- A total of 486 traffic contacts were made throughout the month.
- Deputies, along with fire and medical personnel, responded to the 100-vehicle pileup on I-196 in Zeeland Township. This incident was a strong example of effective collaboration and teamwork among all responding agencies.

School Outreach

- School Resource Officers continued to maintain an active presence within their assigned districts.
- A special thank you to Hudsonville Public Schools for their assistance during the I-196 crash on January 19.

Community Engagement

- A Church Safety Workshop will be held on Saturday, March 21, at Harvest Church in Spring Lake. Additional information will be forthcoming.

Training

- The Critical Response Team, Dive Team, and Drone Team completed their monthly training sessions.
- January in-service training was completed by patrol staff.
- All staff will begin transitioning to new uniforms during the month of February.

Respectfully submitted,

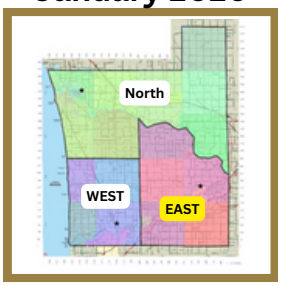
Lieutenant Derek Gerencer
Ottawa County Sheriff's Office
Desk: 616-662-6019
Email: dgerencer@miottawa.org

OTTAWA COUNTY SHERIFF'S OFFICE

12220 Fillmore St West Olive, MI 49460

Eric J. DeBoer | Sheriff **David Kok** | Undersheriff

January 2026



Allendale Charter Township * Blendon Township * City of Hudsonville * Georgetown Charter Township * Jamestown Charter Township * Zeeland Charter Township

Georgetown Township	Jan. 26	Dec. 25
Calls	866	793
Enforcement	276	321
Crashes	155	138
Medicals	172	184

City of Hudsonville	Jan. 26	Dec. 25
Calls	197	202
Enforcement	51	113
Crashes	36	27
Medicals	15	35

Zeeland Township	Jan. 26	Dec. 25
Calls	299	235
Enforcement	43	60
Crashes	73	47
Medicals	19	23

Allendale Township	Jan. 26	Dec. 25
Calls	416	403
Enforcement	78	50
Crashes	78	49
Medicals	45	56

Blendon Township	Jan. 26	Dec. 25
Calls	119	121
Enforcement	19	30
Crashes	34	35
Medicals	8	15

Jamestown Township	Jan. 26	Dec. 25
Calls	167	150
Enforcement	19	28
Crashes	34	24
Medicals	19	20

GEORGETOWN TOWNSHIP
FIRE DEPARTMENT

Maintenance Report – January 2026

General

Snowplowing, Shoveling, Salting Stations

H2O - Deliver water to stations from DPW building

Flags - Raise and lower flags x2, Replace all flags at Vets Plaza

Suction - Test suction units per manufacturer recommendation, 6 of 11 Failed

M28 Batteries - Purchase and replace 3 M28 batteries that were over 7 years old

Fusion IT Training

Vector Solutions Training – Medical License

Nye Uniform Pickup

Write Call Reports

Calibrate Gas Meters

Schedule Oil Changes on Pick Up Trucks, 6 month timeline

GR Fire Protection – Inspection of fire stations

Gear order with MES

Set up PAT test at DPW for new FTE

Station #1

822 SCBA bracket - Bolt holding bracket fell out, replaced with new bolt and locking nut

Stand by for I-196 pile up

821 Exhaust - Exhaust was misaligned and almost touching the ground, exhaust was loosened, adjusted and repositioned appropriately

Pick up cascade cylinders from Fire Pros - Reinstalled into the compressor, filled and tested

Station #2

823 Fuel door - Replace seal on fuel door

872 Tool mounts - Adjust and add more tool mounts in 872

832 Radio charger - Install single bank radio charger for the officer seat

Snow Plow - Replace cutting edge on snow plow, old one was worn down past the suggested life

872 Tires - Tires replaced on 872 with Falken Wildpeak AT, old tires past suggested life

872 Medical - Replace expired meds in medical bag with new

Bedroom - Work on future bedroom, remove old office furniture, remove blinds, repair walls from damage

Utility Room Heater - Utility room heater produced a rattle, unit was adjusted and no longer rattles

Josh Butler - Fit employee with appropriately sized gear

Station #3

825 Cutters Edge - Replace pull cord assembly on 825 cutters edge

825 ROM Door - Replace sensor on 825 driver rear door, alarming door was open when not

Flag - Replace station flag, worn and tattered

825 Bumper Valve - Valve on bumper line broke and was inoperable, replaced with older version, waiting on parts for repair

825 iPad - 825 iPad was not charging, charger disconnected and reinstalled, now working

Bathroom Fan - Bathroom fan rattling and intermittently working, fan taken apart and adjusted, set screw replaced

Tickets Completed = 35

Calls for Service = 26

Snow Removal Hours = 64

Phone
616-226-6009

Email
mkwantes@georgetown-mi.gov

Address
7518 Church Ct, Jenison, MI 49428

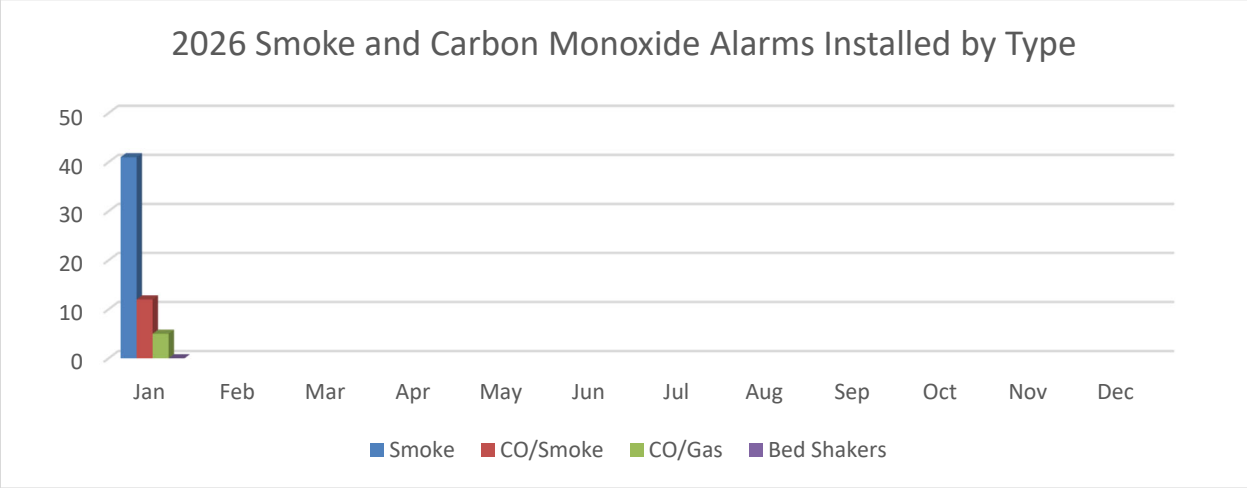
GEORGETOWN TOWNSHIP
FIRE DEPARTMENT

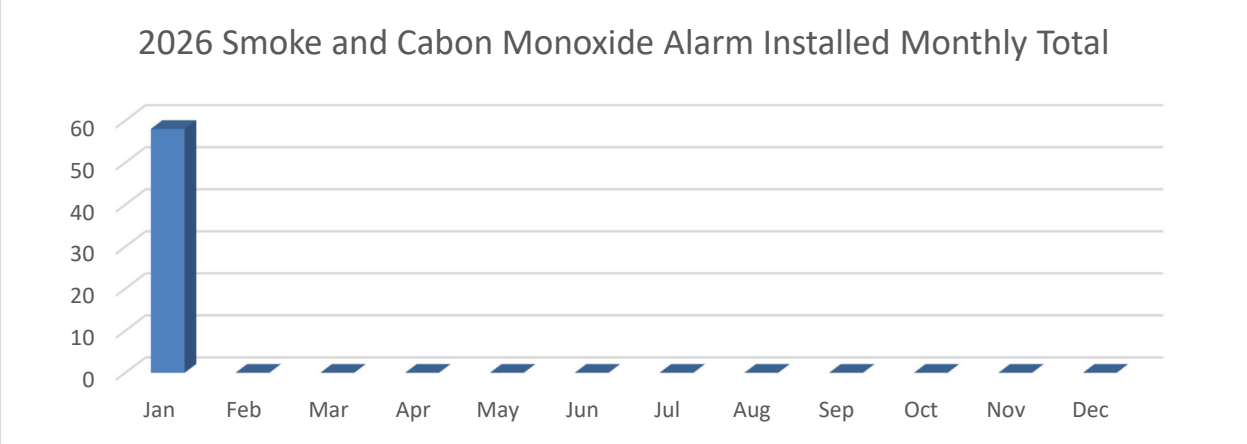
January 2026 CRR Report

- Responded to 31 Fire & EMS calls for service during my regularly scheduled 8am-5pm shift.
- Completed online continuing education EMS training “EMS Non-Traumatic Chest Pain”
- Completed IT Security Awareness Training “Mobile Security: Mobile Device Management”
- Completed Monthly AED checks for township buildings (Library, DPW, Cemetery/Parks building, Senior Center, Township Offices)
- Replaced Expired AED pads for AED located at Township Offices.
- Processed and Verified Payroll for Paid on call staff. This includes reviewing all pay sheets & verifying all information entered in Image Trend system was accurate and worked with officers and members to resolve any discrepancies.
- Received shipment of Smoke and CO Alarms from MI Prevention. Total of 349 Alarms. The estimated retail value of these alarms is over $12,000.
- Conducted (9) Home safety Surveys, installed (41) Smoke Alarms, (12) Combo Smoke/CO Alarms, and (5) CO/Gas Alarms. A total of (58) Alarms were installed.

Lieutenant Todd Hower - Community Risk Reduction Officer
Georgetown Township Fire Department
1515 Baldwin Street Jenison Michigan 49428 USA
616-457-0514 Ext 225
thower@georgetown-mi.gov

GEORGETOWN TOWNSHIP
FIRE DEPARTMENT





Respectfully Submitted,

Lieutenant Todd Hower
Community Risk Reduction Officer

Lieutenant Todd Hower - Community Risk Reduction Officer
Georgetown Township Fire Department
1515 Baldwin Street Jenison Michigan 49428 USA
616-457-0514 Ext 225
thower@georgetown-mi.gov

GEORGETOWN TOWNSHIP
FIRE DEPARTMENT

Inspector Report – January 2026

Miscellaneous

Inspections: 3
FOIA Requests: 7
Plan Reviews: 3
Incident Reports: 6
Calls for Service: 43
Fusion IT Training
Continuing Education (Vector)
Funeral Coverage for Hamilton Fire Department
Chief Meeting – Weekly; additional as requested by Chief
Monthly Inspector Report
Submit Yearly Inspector Report
IROL Information Updates – Every Monday
Business Emergency Contact Lists Updates
Assist Maintenance as needed
Knox Box Lock Up: 3
Knox Box Approval:
871 Apparatus Check
Clean 871 – as needed
Wash 871 – as needed
Respond to FOIA requests
Raise and Lower Flags at Station 1
Replace Veterans Plaza Flags
Address Resident and Business Inquiries via TX or Walk-In
FUSION IT support – Technical Assistance for Office Computer
Meet with Private Fire Investigator – 2
Identify and update Knox Box location information
Setup Physical Agility Course for recruit hiring
871 oil change
After incident business follow-up
Garbage to DPW
Assist Grand Rapids Fire Protection at Station 1
EC Form Updates

Phone 616-226-6015
Email cscholma@georgetown-mi.gov
Address 1415 14th Avenue Jenison, MI 49428

GVMC
Grand Valley Metropolitan Council
LOWER GRAND RIVER
ORGANIZATION of WATERSHEDS
2025
ANNUAL REPORT

Table of Contents

1 Meet the Team

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5 Projects

10 Conferences

11 22nd Annual Spring Forum

12 Resources

13 Let's Connect

Mission

Understand, protect and improve the natural resources of the Lower Grand River Watershed for all to enjoy.

Vision

Connect water with life.

Meet the Team

LGROW Staff

Cara Decker
Director of Environmental Programs

Rachell Nagorsen
Stormwater Programs Manager

Kayla Grattan
Stormwater Outreach Coordinator

Matt Bain
Aquatic Specialist & Education Coordinator

Anna Kornoelje
Land and Water Projects Manager

Damaris Potter
Climate Action Planner

Andy Gordon
Watershed Forester

Robert Cloy II
Past Urban Waters Ambassador

Ella Carr
Past Watershed Programs Associate

2025 Board of Directors

Dan Taber
Chair

Scott Yonkers
Vice Chair

Grant Simons
Technical Committee Chair

Andrew Reinhardt
Technical Committee Vice Chair

Kate Milzarski
Public Engagement Committee Chair

Amy Haack
Public Engagement Committee Vice Chair

Nathan Williams
Sustainability Committee Chair

Ben Jordan
Subwatershed Committee Chair

Gerry Konning
Subwatershed Committee Vice Chair

Bradley Boomstra
Stormwater Ordinance Committee Chair

Joel Morgan
Stormwater Ordinance Committee Vice Chair

Aaron Vis
Past Chair

"Our team showed so much resilience this past year. 2025 brought growth in projects, partnerships, and the addition of new staff members. I can't wait to see what the new year holds for LGROW, and am excited to see you all in the watershed soon!"

- Cara Decker

Director of Environmental Programs

LGROW continues to be an integral community partner that provides valuable services and resources across the Lower Grand River Watershed and beyond. LGROW programming produces positive project outcomes within our area while providing an inspirational message to protect and enhance our environment, they are true champions of the Grand River.

- Dan Taber, PE

Chair of LGROW

PUBLIC ENGAGEMENT

Our Events

This year, LGROW led or participated in 50 public events, impacting 1,860 people in the Lower Grand River Watershed! These events included tours, training sessions, lunch and learns, volunteer stewardship activities, forums, conference presentations, summits, and culminated in our Holiday Social.

We look for every opportunity to engage the public, throughout our massive watershed, on water quality issues and climate concerns and hope to scale up our efforts, even further, in 2026!

1,860 People Impacted

50 Public Events

3,055 Students Impacted

76 School Events

Student Outreach

LGROW worked in *numerous* school districts in the watershed to deliver watershed-based learning and lead student water-quality monitoring and stewardship activities. Thanks to new partnerships, we are continuing to expand our reach and ensure that watershed-focused education is accessible to diverse communities throughout the Lower Grand!

HEALING OUR WATERS TOUR

Lemery Park with Congresswoman Hillary Scholten

Great Lakes Restoration Initiative

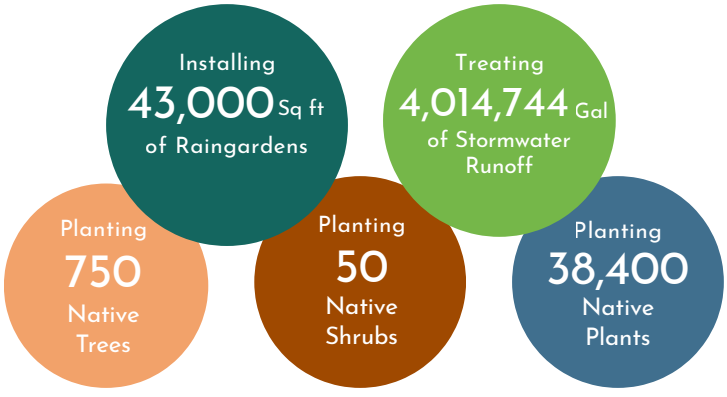
On August 13, 2025, LGROW and GVMC hosted a Healing Our Waters (HOW) Tour with elected officials and community partners to highlight the local impact of the Great Lakes Restoration Initiative (GLRI). The tour showcased four restoration projects in Grand Rapids and Wyoming, MI that are improving water quality, restoring habitat, and supporting the long-term health of the Lower Grand River Watershed. Forty-one participants, including federal, state, and local leaders alongside municipal and state agency staff, traveled together to visit project sites and engage in relationship-building conversations and activities throughout the day. The tour offered an inspiring, firsthand look at how GLRI investments are making a tangible difference in the watershed and strengthened connections among partners committed to protecting the Great Lakes.

Attendees boarding a Rapid bus

Attendees gather at Kent ISD

John Ball Zoo hoop house

The tour highlighted over $1 million in federal, state, and local funding that has been invested for:



PROJECTS

Forest Hills Public Schools MS4 Training

MS4

An MS4, or **Municipal Separate Storm Sewer System**, is a network of storm drains, pipes, ditches, and other infrastructure that collects and conveys stormwater directly to local waterways. These systems are owned by local governments and school districts and are separate from sanitary sewers. MS4 permits and Stormwater Management Plans help ensure communities take action to reduce pollution and protect water quality.

Throughout 2025, 20 MS4 permit reapplications and 12 new-use applications were completed, and more than 200 staff across the watershed participated in Stormwater 101 trainings on topics ranging from green infrastructure and stormwater design standards to everyday pollution prevention and good housekeeping practices.

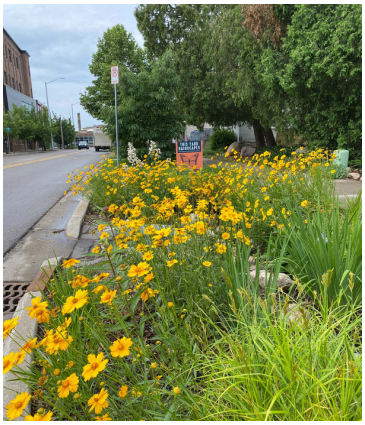
New MS4 Communities

Based on the 2020 census, the urbanized area within the watershed has expanded, bringing more communities and school districts under Michigan's MS4 stormwater regulations. In 2025, LGROW welcomed **14 new public agencies into the MS4 program**, growing the network to 41 members across the region. GVMC and LGROW support members in meeting permit requirements while encouraging collaboration through committees, shared resources, and trainings.

Rainscaping Update

In partnership with the West Michigan Environmental Action Council (WMEAC) on a non-point source pollution grant from the Michigan Department of Environment Great Lakes and Energy (EGLE), LGROW installed raingardens and conducted site assessments throughout the Lower Grand River Watershed. LGROW also collaborated with community partners including Michigan Sustainable Business Forum, Plaster Creek Stewards, and American Rivers.

LGROW customized reports with recommendations and resources to help people better manage the stormwater flowing off their property and improve wildlife habitat by planting native plants and removing invasive species. LGROW spread the word about rainscaping that provided information about raingardens and other forms of green infrastructure that capture and infiltrate stormwater to communities throughout the Watershed.



By the Numbers

Grand River Rainscaping
An LGROW Program

101 Site Visits Performed

11 Workshops Provided

25 Raingardens Installed

10,000 Sq ft of Gardens Installed

70,000 Gal of Stormwater Captured Annually

West MI Healthy Climate Plan

West Michigan Healthy Climate Plan

Milestones

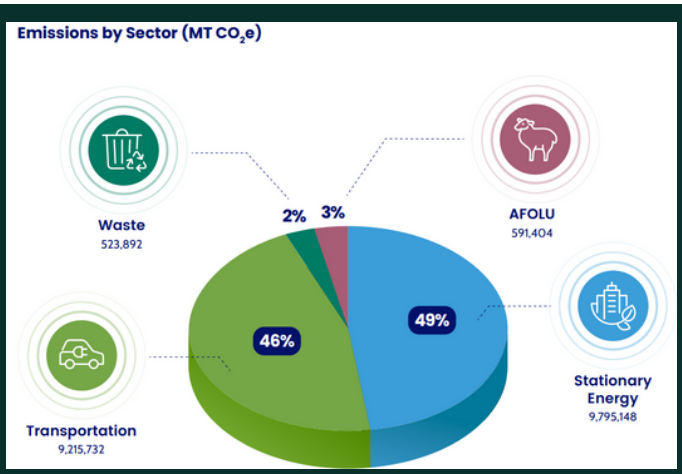
In 2025, LGROW and GVMC celebrated a major milestone with the submission of the West Michigan Healthy Climate Plan (WMHCP) to the EPA. This achievement marks the culmination of a two-year effort led in collaboration with regional partners to create a shared roadmap for Kent, Ottawa, Ionia, and Montcalm counties to decrease harmful Greenhouse Gas emissions.

Throughout the year, LGROW and GVMC focused on community engagement and strategy development to ensure the Plan reflects local priorities. The WMHCP is designed to improve public health, strengthen community resilience, and support local economies by providing practical, actionable guidance for communities across West Michigan.
Looking ahead, our team will build on this momentum in the coming year by connecting with municipalities, organizations, and stakeholders throughout the four-county region to share, adopt, and implement the Plan.

Emission Reduction Goals:

52% by 2030 | **68%** by 2040 | **NET-ZERO** by 2050

Community Ambassadors distributing surveys



2019 Greenhouse Gas Inventory

In 2025, GVMC completed a regional Greenhouse Gas Inventory using 2019 data to understand where emissions come from across West Michigan. The inventory looks at emissions from four major sectors and helps guide local climate action and track progress over time. Together, the four-county region emits 20.1 million metric tons of carbon dioxide equivalent ($MTCO_2e$). Fully implementing the West Michigan Healthy Climate Plan **could reduce emissions by more than 160 million metric tons by 2050.**

MICORPS VSMP

Since 2022, LGROW has managed a Michigan Clean Water Corps (MiCorps) Volunteer Stream Monitoring Program (VSMP) in the Rogue River Watershed. The Rogue River Watershed Partners and Rockford Sustainability Committee have provided incredible support, as well as our amazing volunteer base! Thanks to partners and volunteers, 11 sites were monitored in 2025, covering the entire Lower Rogue River Watershed.

Additionally, LGROW has supported Barry Conservation District's (BCD) MiCorps VSMP program in the Thornapple River Watershed since 2024. BCD and LGROW monitored 12 sites in 2025, covering the majority of the Thornapple River mainstem and four of its tributaries.

23
MICORPS sites Monitored

992
Square Miles of Watershed Monitored

5
Volunteer Monitoring Events

GREAT LAKES FISHERY TRUST

Last year, with funding from the Great Lakes Fishery Trust (GFLT), LGROW began a new place-based stewardship education project called "Living the Mission." This project focuses on working with students from schools in disadvantaged communities or schools that serve disadvantaged communities and seeks to take these students from watershed learning to watershed stewardship. This past Fall, 8 different school groups began the journey by getting outdoors to sample a waterway in their community and one outside of their community for direct comparison. Currently the students are working on analyzing the data they collected and conducting research with the goal of creating a presentation for local policymakers. Finally, the students will select a stewardship activity to engage in that will support improved water quality in their community.

8
Classroom Presentaiions

16
Stream Sites Sampled

286
Students Engaged

TREE PLANTING PROJECTS

FORESTS TO FAUCETS

6,500 saplings were distributed through the 5 Conservation Districts throughout the last 2 weeks of April 2025. Bringing the total number of saplings distributed through this program to 8,028 saplings between Spring 2024 and 2025.

LGROW assisted the Kent Conservation District during their fall tree sale in handing out 1125 native saplings. Sapling were bundled in groups of 5 and separated by deciduous and coniferous species. 58 people came and collected bundles during the October 11th tree sale, totaling at 870 saplings! Remaining bundles were shared with the Kent District Library Cascade Branch and Friends of Grand Rapids Parks for watershed residents to plant.

CITY OF WYOMING TREE MAINTENANCE TRAINING

Significant progress was made on the DNR Urban and Community Forestry grant in partnership with the City of Wyoming. Davey Resource Group completed an Urban Tree Canopy Assessment, which will support data-driven decision-making for future tree planting locations. The first of four planned workshops was held in November and was attended by 23 City of Wyoming staff from the Parks & Recreation and Public Works departments. The workshop focused on proper tree planting and maintenance practices, including pruning, watering, and mulching. Tree planting is a major component of the grant, and substantial planning took place later in the year for a community tree planting event scheduled for Arbor Day 2026.

US FOREST SERVICE GLRI GRANT

In 2025, LGROW supported planting projects with the City of Kentwood, Plaster Creek Stewards, and Friends of Buck Creek. 13 trees were planted in Kentwood across 4 different parks. Plaster Creek Stewards, with support from LGROW, planted 15 trees working with many different partners. Friends of Buck Creek planted native shrubs at Lemery Park. These plantings added to 77 total trees planted with many more in the works for 2026.

2025 CONFERENCES

Sharing our mission across the Great Lakes region!

MI Healthy Climate Conference

Detroit, MI
April 2025

Quiet Adventures Symposium

Lansing, MI
April 2025

Healing Our Waters Conference

Rochester, NY
September 2025

Midwest Climate Resilience Conference

Milwaukee, WI
October 2025

EGLE's Michigan Sustainability Conference

Grand Rapids, MI
November 2025

MI Water Environment Association Seminar

Bath, MI
December 2025

22nd Annual Spring Forum

Riverwalk Tour

Celebrating the Grand River

LGROW's 22nd Annual Spring Forum brought together community members, partners, and sponsors for a week of connection, learning, and collaboration centered on the Grand River. Throughout the week, LGROW hosted a variety of experiences designed to deepen relationships with the river and with one another, including a kickoff celebration that welcomed partners and introduced new faces, guided river walk tours, an MS4 meeting focused on stormwater and watershed protection, and the Grand Lady Riverboat Cruise.

The Forum concluded with a kayaking trip at Ottawa Sands County Park, offering a hands-on opportunity to experience the river near its mouth. We are grateful to everyone who joined us and to our generous sponsors whose support made this Forum possible. We look forward to continuing this work together.

Spring Forum Kickoff

MS4 Presentations

Save the Date: LGROW's 23rd Annual Spring Forum
May 28th - May 30th 2026

Ottawa Sands Kayaking Trip

Grand Lady River Boat Cruise

RESOURCES

ADOPT-A-DRAIN GRAND RIVER

More than 1,700 storm drains have been adopted across our watershed, demonstrating the region's commitment to keeping our waterways clean and healthy. Visit our website today to join the effort and make an impact!

Lower Grand River Water Trail

LOWER GRAND RIVER WATER TRAIL

The Lower Grand River is an official Michigan Water Trail! Spanning 96 miles from Portland to Grand Haven, this water trail boasts 35 public access points for paddlers, offering a scenic and accessible experience for kayakers, canoeists, and other small-boat enthusiasts.

Visit our Water Trail webpage to check out the interactive map and more! Find our paddling guide here and contact us for a **free** physical copy.

MI Resilient Watersheds Project

In 2025, LGROW partnered with the MI Resilient Watersheds Project and Central Michigan University to deploy over 40 flood gauges throughout our watershed which will help us improve our understanding of flooding in smaller streams. The data collected through these gauges helps identify priority areas for targeted flood solutions—such as green infrastructure—that can reduce flood impacts while also improving water quality. Gauge locations and opportunities to contribute community-reported data are available here.

LOWER GRAND RIVER ORGANIZATION of WATERSHEDS

Let's Connect!

(616) 776-7605

info@lgrow.org

www.lgrow.org

@lgrow_org

@LGROW.org

GVMC
GRAND VALLEY METROPOLITAN COUNCIL

LGROW is an agency of GVMC which puts LGROW in a unique position to blend non-governmental organizations with the local government members of GVMC.

Jenison Historical Association

Preserving the History of Georgetown Township

Jenison Historical Association
2025 Annual Report

During 2025, 18 community open houses were held March to November at the Jenison Museum – the first Tuesday of the month from 10 a.m. to noon and the third Saturday from 2 to 4 p.m. There were 519 visitors to the Jenison Museum which included the Christmas Open House on the first Saturday in December.

We also offered individual small group tours. Often time, also, when folks see cars in the parking lot, they will stop and see if the museum is open. Those working at the museum are always happy to show folks around and often do. If requested, tours are still provided to Jenison Public classrooms, the 2nd graders of the Christian schools and homeschoolers. Jenison Christian Elementary School brought 45 students through the museum in December.

We hosted several historical presentations throughout the year. Six of these were either held at the Library or Georgetown Connections and were open to the public. Special presentations were also scheduled with specific groups when requested such as Sunset Manor, United Methodist Church, Grandville Women's Club and Waterford Place in Jenison. Each year we try to create new presentations. In 2025, two more History of Jenison units were added. This means there are now 3 different presentations about Jenison history, each covering a different portion of the community. A total of 445 people attended these special presentations.

One project we were especially proud and excited about was the reprinting and relaunching of "Bend in the River", a history of Grandville and Jenison from 1932-1972. This was a joint project with the Grandville Historical Commission and Schuler's Books. Book relaunching's took place at the Georgetown Library in March and the Grandville Library in April. Authors of the book, Marilyn Galer and Esther Kunnen shared with those present the process of writing the book.

JHA members continued work on inventorying artifacts in the museum making sure they are recorded in the Association's software. Inventory of the first floor of the museum is complete. Two JHA members, Mary Raper and Ronnie Aungst, have worked in the Local History Room at the Library on Wednesdays from 11 a.m. to 1 p.m. They also served as resources for 5 community

members having questions regarding their families. There were 48 visitors to the room during the year.

An example of how JHA is preserving Jenison history is a project one of our members, Mary Raper, is working on called “Jenison in the News”. This series of books was inspired by the Carl Bajema Collection at the Grand Rapids Library. During his lifetime, Carl collected clippings of historical interest to him between 1830 – 2000. After his death, the books were divided into subject areas and placed into 1,735 binders, one of which was “Ottawa County: Georgetown Township” and another, “Ottawa County: Jenison Park”. After reviewing these two, Mary decided to compile a sequential collection from several area newspapers, so that a story might form of the people and places from 1848 to our present day.

She began working on this project in September of 2024 and by the end of 2025 put the following binders together. They are now bar-coded and on the shelves of the Local History Room:

- Jenison in the News: 1848 – 1899; 1900 – 1909; 1910 -1915; 1916 – 1930.
- Jenison Electric Park in the News: 1892 – 1927
- Hanley and Shackhuddle in the News
- Bauer and Canada Hill in the News

There are many interesting stories in these books, along with names and places of days gone by. More years are planned for the Jenison in the News series.

In addition to the Bajema Collection, Mary’s resources for these clippings are the Joint Archives of Holland, Genealogy Bank, Newspapers.com., and the Grand Rapids Library. At the Grand Rapids Library, she found microfilm copies of the Grandville News between 1909 and 1911. “De Grondwet” newspaper was published between 1871 and 1938 in Holland, Michigan. Most of it was written in Dutch. Thanks to Mieke Korstange for translating the multitude of clippings. JHA member, Veronica Aungst, helped locate some of the clippings for this project, also.

As part of our community awareness campaign, we participated in the Trunk or Treat and the Holiday Market at the Library this year.

The Jenison Quarterly, the Jenison Historical Association newsletter, is currently being sent to 359 people via email. This is an increase of 78 from 2024.

During 2025 members spent 1,425 volunteer hours at the museum hosting open houses, working on artifacts inventory, cleaning, and maintenance. Many hours were also spent by members working on projects outside of the museum

such as the Local History Room, making presentations or working at home doing research.

2025 Goals Update:

- Achieved but Ongoing – Several new members have joined JHA this past year.

2026 Goals:

- Encourage active participation from dues paying members by requesting help with specific projects.
- Engage the community with different ways of marketing historical presentations, community events and museum open houses.
- Expand the ways in which we use our Past Perfect software.
- Recruit active/new members especially younger folks.
- Recruit and train a volunteer museum curator.
- Create a JHA Procedure Manual to how various “jobs” and processes are completed.

On behalf of the Jenison Historical Association, I want to thank Georgetown Township employees for the upkeep at the museum and the Georgetown Township Board for their continued support, especially the painting of the Jenison Museum. We look forward to working with Gene DeWitt, our Township Representative for 2026. Thanks too, to Justin Stadt and Andy Reinstra for being our “go-to” people at the Township. Last but not least, a big thank you to Rob Bristow of the Library and his staff for their willingness to assist JHA whenever asked.

Submitted by
Liz Timmer, Chairperson
Jenison Historical Association

RESOLUTION for REZ2601 (Ordinance No. 2026-01)

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)*

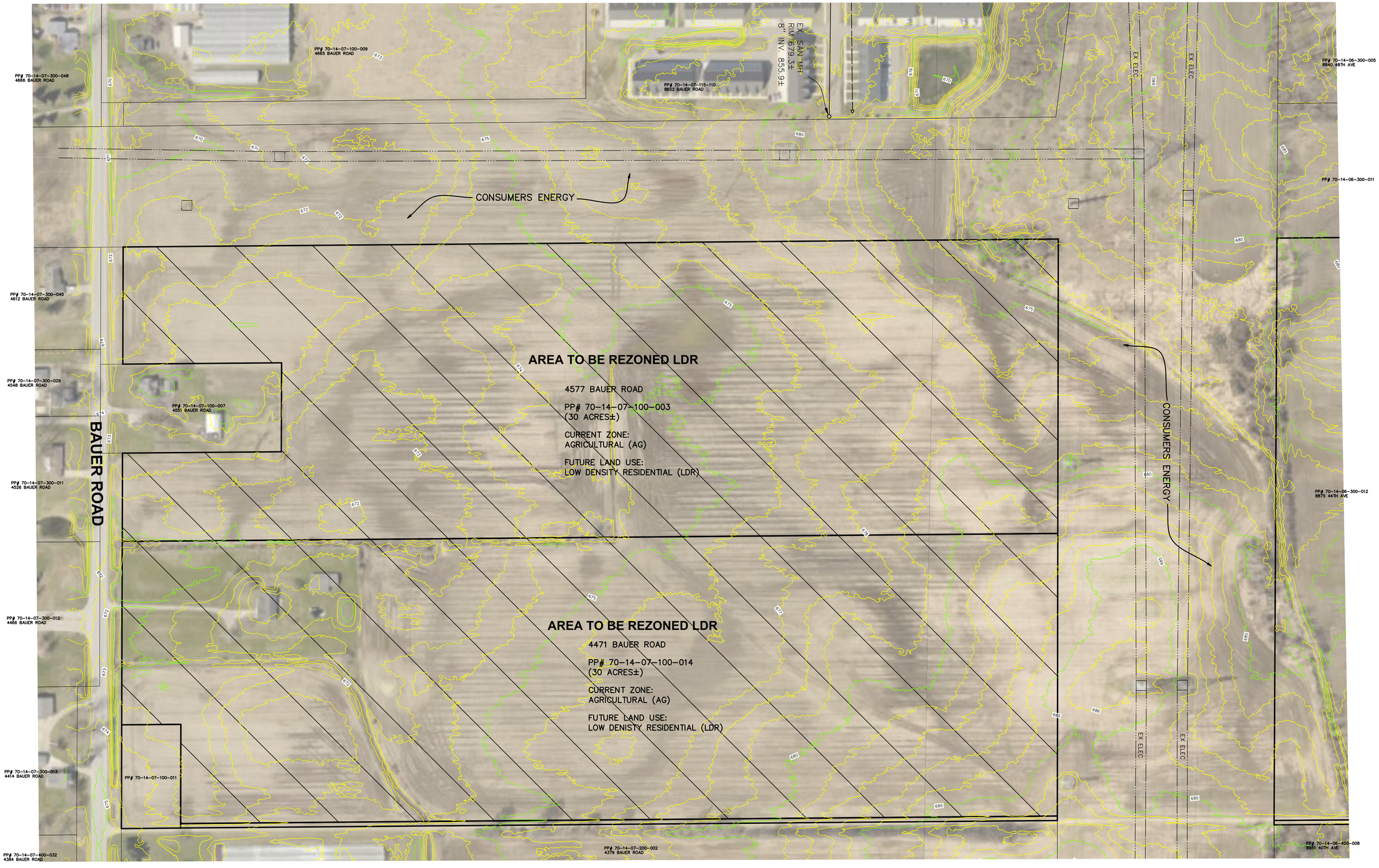
I further certify that the votes for adoption of the foregoing resolution were as follows:

Yeas:
Nays:
Absent:
Abstained:

Respectfully submitted,

By: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk



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%

0' 50' 100'

SCALE: 1"= 100'

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

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DATE	REVISION	BY
.	.	.

DRAWN BY: CJK
APPROVED BY: TRS
FILE NO.: 211974E
PROJ. ENG.: TRS
PROJ. SURV.: .
DATE: 11/05/2025

SHEET 1 of 1

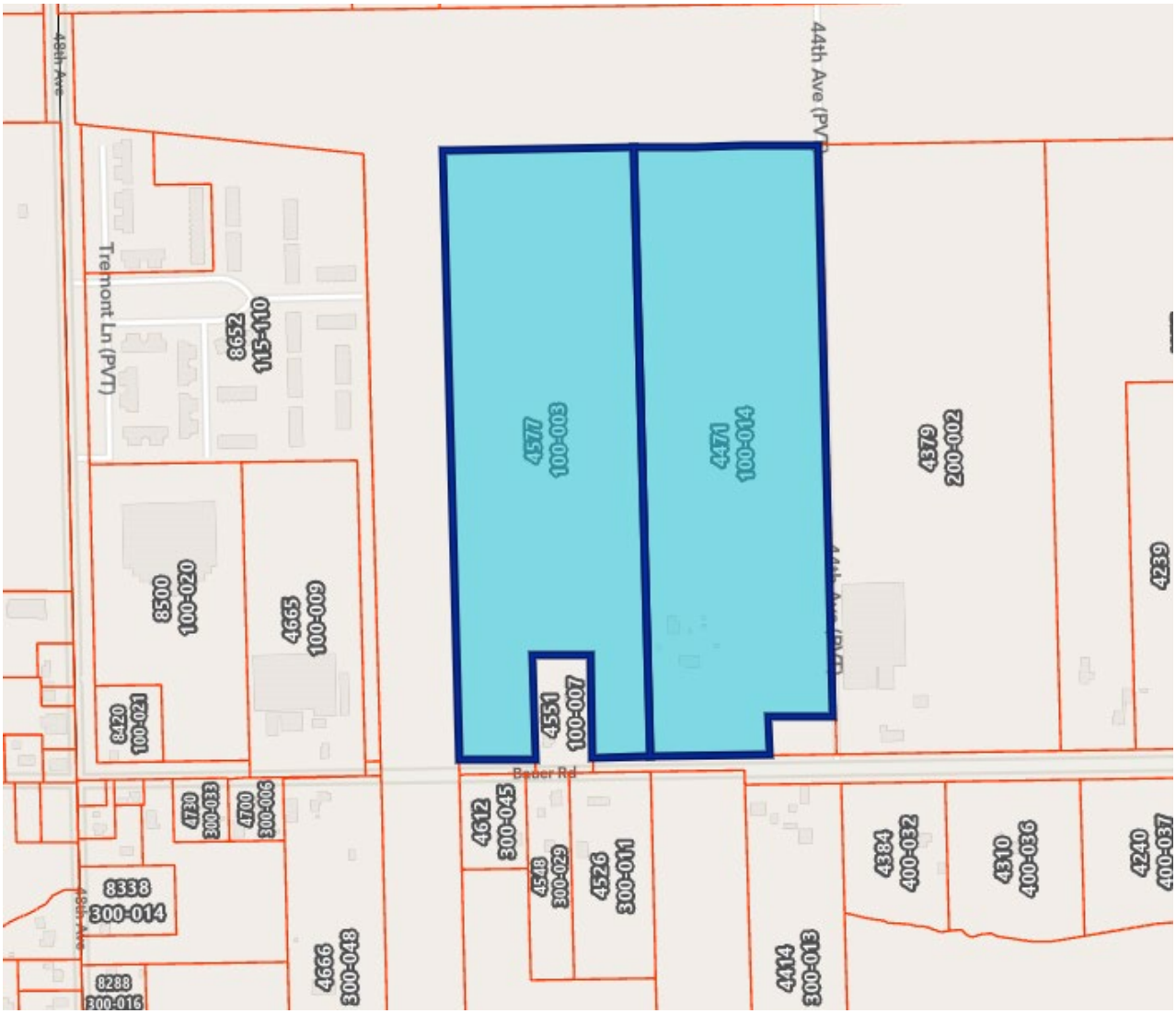
P:\Projects\2021\211974\Drawings\211974-P.dwg REZONE-BAUER, 11/7/2025 9:32:40 AM, ckdowell

REQUEST

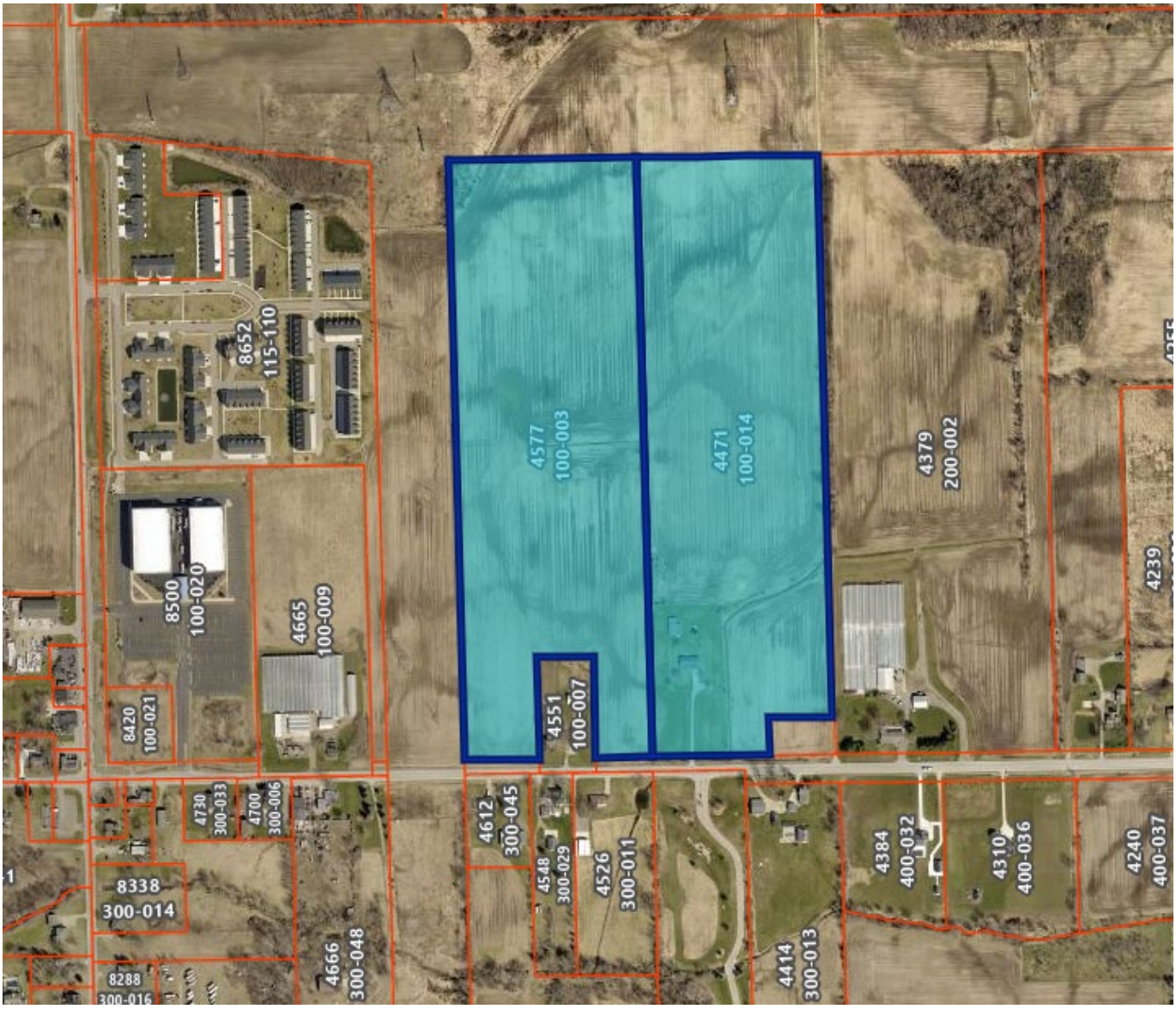
(REZ2601) (Ordinance 2026-01): To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The applicant is requesting to rezone a 30.30-acre parcel and a 29.99-acre parcel from Agricultural (AG) to Low Density Residential to (LDR) to develop the land with LDR lots. In LDR, lots are allowed to have a minimum width of 85 feet and minimum area of 11,475 square feet. Also, minimum setbacks in feet LDR are: front 40; sides 10 each; rear 40.

Street View



Aerial View


4577
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4551
100-007
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300-045
4548
300-029
4526
300-011
4384
400-032
4310
400-036
4240
400-037
4414
300-013
8338
300-014
4666
300-048
8288
300-016
4730
300-033
4700
300-006
4239

Zoning Map and Legend (currently zoned AG)

Legend

- Parcels
- Water Bodied

Zoning

Zoning Class and Code

- Neighborhood (NS)
- Community (CS)
- Highway Service Commercial HS
- Rural Residential (RR)
- Industrial (I)
- 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, Recrational 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

Rezonings go 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: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk

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:	PHONE:
Koetje Properties LLC Bauer	[redacted]
APPLICANT NAME:	
Randy Koetje	
ADDRESS:	CITY / STATE / ZIP:
547 Baldwin Street	Jenison, MI 49428

PROPERTY INFORMATION

COMPANY NAME:	PHONE:
N/A	-
OWNER / AGENT NAME:	TITLE:
Jeff Haveman and Donald Hylarides	Owners
ADDRESS:	CITY / STATE / ZIP:
4577 & 4471 Bauer Road	Hudsonville, MI 49426
PARCEL NUMBER:	ZONING DISTRICT:
#70-14-07-100-003 & #70-14-07-100-014	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:
[signature]	11/18/25

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:	
12/26/25	1/21/26	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:
2/23/26	1/6/26	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

Location
4471 BAUER RD

Issued:01/15/26 Expire Date:

Owner
HYLARIDES,DONALD D
4471 BAUER RD
HUDSONVILLE MI 49426

Applicant
KOETJE PROPERTIES LLC BAU
547 Baldwin St.
Jenison MI 49428
[redacted]

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 Treasurer
Payment Validation

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, January 21, 2026.

Meeting called to order by Chairman Josiah Samy at 7:00 p.m.

Present: Josiah Samy (Chairman Samy), Jeannine Bolhouse, Tom Healy, Jessica Ulberg, Geoff Brown, Goris Passchier, Gary Veldink
Absent:
Also present: Ryan Schab, Zoning Administrator (ZA)

#260121-01 – Agenda for January 21, 2026 Planning Commission Meeting

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the agenda of the January 21, 2026 meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#260121-02 – Minutes of the January 7, 2026 Joint Special Township Board and Planning Commission Meeting

Moved by Gary Veldink, seconded by Geoff Brown, to approve the minutes of the January 7, 2026 Joint Special Meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#260121-03 – Minutes of the January 7, 2026 Planning Commission Regular Meeting

Moved by Gary Veldink, seconded by Geoff Brown, to approve the minutes of the January 7, 2026 Planning Commission Regular Meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#260121-04 – (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. (Site Plan, Application, Fee Paid, Property Notice)

Todd Stuive from Exxel Engineering, representative for the Applicant, presented the request to the Planning Commission.

The ZA presented the Staff Report to the Planning Commission.

Gary Veldink asked Todd Stuive if he has been in discussions with the Public Works Director about utilities and whether utility services will be available for as many lots as they are proposing.

Todd Stuive stated, yes, he has had initial meetings with the Public Works Director and other township staff. He stated the limiting factor in that location is a lift station that has capacity for, he believed, over 300 units currently. At some point that will be a factor as the area develops and discussions are already taking place about what it would take to eliminate the lift station.

Gary Veldink stated there are constant discussions about the lift stations getting to capacity. He asked Todd Stuive if he knew whether this was on a force main for water.

Todd Stuive stated it's a gravity main there, but it goes to a lift station. He stated ultimately this system would be rerouted into the new Hidden Lake station.

Gary Veldink stated after the Hidden Lake station, it's got to go to Port Sheldon Street eventually. He stated that's a big discussion around development in the northwest quadrant, getting utilities eventually down to Port Sheldon Street.

Tom Healy asked how many units they are planning to install.

Todd Stuive stated they only have very preliminary plans, but they were looking at about two units per acre. About 124 units total.

No other commissioners had any further questions.

Chairman Samy opened the public hearing.

Pete Plowman, 6877 Creek Ridge Dr., stated he wanted to see a link to the prior meeting minutes for the item on the Planning Commission agenda where they approve the prior meeting minutes so they are easier to find. Additionally, he stated there was a goal on the goals and objectives worksheet about preserving farmland. He stated he understood why they were going to approve this particular rezoning, as it is next to other developments, but he wants the Planning Commission to take that goal seriously. Additionally, he stated he wants to know what the commission is going to do to defend against solar developments and Grand Valley State University buying up property that will become tax exempt under their ownership.

Alex VanOverloop, 4548 Bauer Rd., stated he wanted to know what type of home was going to be built in the development, and gave examples of single-family homes, condos, or townhomes. He stated he was generally in favor of development, but was concerned about the density.

Todd Stuive stated in response to Alex VanOverloop's comments, the housing type they were looking at was single-family lots since they were looking at two units per acre. He stated they could do condos in LDR zoning, but right now they were looking to do single-family housing.

Chairman Samy stated in response to Pete Plowman's comments, they would add the online link to the prior meeting minutes in the agenda so they are easier to locate for the public [all prior meeting minutes can be found on the township website on the Meetings and Agendas page]. As far as the goals and objectives, those are something that will be discussed in detail. The Master Plan is still a rough draft yet, so the Commission will be working on this over the next couple of months. Regarding solar developments, there is something called a renewable energy ordinance where townships can adopt their own ordinance to protect against different renewable energy developments. The State passed a law where if a local municipality does not have its own renewable energy ordinance, an applicant can go to the State for approval to build a renewable energy operation. He stated the Commission will want to look at this for the Master Plan. They will also be looking at what can be done about Grand Valley State University buying up land.

Chairman Samy closed the public hearing.

Tom Healy stated the Master Plan and a Future Land Use Map are exactly that, plans. Not a promise, a contract or a guarantee. As it pertains to the northwest corner of the township, it is pretty clear the current Master Plan is going to change. The fact that a new Master Plan has not yet been committed to print, does not mean the Township's plans have not changed. Regarding the rezoning item currently up for vote, in supporting the condition of compatibility the staff report says, "the surrounding land is zoned AG and PUD. The uses allowed within LDR are also allowed within the AG district…" and it goes on to say, "The developed lots will be smaller, but the uses will still be compatible." He stated the current Master Plan on page 33 states AG zoning density is one dwelling for every ten acres. The LDR density is two to three dwellings for every one acre; this increases in PUD zoning. He stated single-family homes might be the "use" of the request, but the density of the "use" between the two zones makes the "uses" incompatible because of scale. He stated a reasonable argument cannot be made that inserting a PUD similar to Lowing Woods onto these two parcels is similar or compatible to the existing AG zoning. He stated to rezone is to add more dwellings, more people, more cars, more traffic, and more congestion on a potential scale of 30:1 or more. One dwelling per ten acres versus three dwellings per one acre. That's an enormous change. He stated at the recent joint Township Board and Planning Commission meeting there was a unanimous concern voiced about traffic, speeds, congestion, inadequate road design, and insufficient traffic control devices; the current Master Plan states on page 30 that "New development should be directed to areas efficiently served by public roads…" While these parcels are served by public roads, he said, it is far from being efficient given what will be the increased traffic loads. He stated Fillmore Street and 36th Avenue are two primary access roads identified as being more congested and dangerous. He stated that fixing these issues required either a new connector road across the Grand River or required the Michigan State Police and/or Ottawa County Road Commission to redesign the roads, reduce speed limits, and install traffic control devices; the township has no control over these adjustments. He stated something the township does possess control over is to stop large-scale LDR housing developments, which add to the congestion. He stated this rezoning request also goes against Standard 6 which addresses sufficient vacant land already zoned in a specific category. At the joint meeting, there were discussions about preserving prime farmland in the northwest corner of the township; this request takes away prime farmland. The current Master Plan states on page 16, "Agricultural land uses have decreased over the past twenty years due to the continued development of new residential uses in prime farmland areas" which means, he stated, the township has transitioned to a point of not having enough farmland. LDR has been consuming AG for decades. The 'uses' while intended for single family dwellings, are incompatible because of the 30:1 scale with regard to density He stated his main point here is that the township's needs and plans have changed. He stated he believes the rezoning does not pass Standard 6, and the traffic and congestion presents a danger to public safety.

Gary Veldink asked if the Commission rezones the properties to LDR, does that automatically mean PUD zoning is allowed.

Tom Healy stated no, it does not, but that scale doesn't change. It could still be a 30:1 scale. Additionally, the subject parcels are the prime farmland that the current Master Plan talks about preserving. He stated he also attended a training put on by Ottawa County for renewable utility developments. An attorney assisting with the training said if in the Master Plan, a township designates prime farmland and prioritizes its preservation, that is one of the best defenses to the installation of utility energy operations. He stated when they designate farmland, that is a viable

defense, but if they allow farmland to be consumed by LDR, that goes against the claim they want to preserve it.

Gary Veldink stated he agreed to a point. He stated he knows the property to the west of the subject parcels is not farmland. It was farmland, but has already been developed and has apartments and condos. To the east, yes, it is farmland, however the proposed rezoning is not in the middle of farmland, it is consistent with development in the area.

Tom Healy stated that is true, though he felt since the development to the west fronts on 48th Avenue rather than Bauer Road, that makes a difference. He stated at some point, they preserve prime farmland or they don't. He stated they have to draw the line somewhere.

Jeannine Bolhouse stated they have not designated the land in the Master Plan at this point and haven't taken the steps required in order to do that. She also stated in any rezoning they've had previously, they have not used the factors stated by Tom Healy to make a determination. She stated she would be uncomfortable changing the criteria without a larger discussion. She stated they've never taken the density of the new rezone into consideration when deciding on a rezoning.

Tom Healy stated he understands that, and stated they've also never been at this particular point before where the existing Master Plan says they've been consuming AG property for twenty years. He stated the township was virtually at a tipping point.

Jeannine Bolhouse stated her concern was that they need to be careful. She understands the importance of preserving AG land, but they need to be careful with preserving that land at the expense of what the owners of that land want to do with it. The owners have made a determination of what they want to do with the land. She stated the rezoning application meets the rezoning standards. She stated the land is not designated AG in the Master Plan at this point. She stated she does not feel comfortable changing the criteria that they've always used. Further, she said, they are not at a point where they are all on the same page for the new Master Plan.

Chairman Samy stated he felt similarly to Jeannine Bolhouse. He stated they have not yet had a discussion on what farmland they want to protect and there are a lot of factors that will go into that discussion. He stated they would do serious harm if they were to stop all development in the township. It would not be consistent with the way they've operated in the past. He stated what he felt the Township Board was concerned about was PUDs becoming too dense, and not so much low density residential developments. He stated traffic is a factor too, and when they come back to the Planning Commission with their site plan, they will be able to review density, but the matter at hand is the rezoning request and it meets all the requirements of the ordinance. There has also not been a recommendation to the Township Board to change anything either. The Planning Commission can continue operating as they have done in the past until goals have been sent to the Board and approved by them. He stated his grandfather and uncle are farmers, and he understands the importance of protecting farmland.

Jessica Ulberg stated the property aligns with the criteria for a rezoning. She stated the future land use map currently designates that area as LDR. She said there will be discussions on preserving AG, but at this point they have not moved forward and presented anything to the Board. She stated she does not feel comfortable straying from the current standards until further discussions are had.

Goris Passchier stated Tom Healy made some valid points. He wondered if there was a timetable for slowing down development as they work with the Master Plan.

Geoff Brown stated there is a precedent. The rezoning request meets the criteria. He stated these parcels are served by public utilities and would disagree with holding up the request. Further, he said, private landowners have rights about what they want to do with their land. It's their decision.

Moved by Gary Veldink, seconded by Geoff Brown to adopt the following motion:

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 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: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____

Yeas: Josiah Samy, Jeannine Bolhouse, Jessica Ulberg, Geoff Brown, Gary Veldink
Nays: Tom Healy, Goris Passchier
Absent:

MOTION CARRIED.

#260121-05 – Communications, Letters and Reports

The ZA made a couple of announcements regarding upcoming meetings.

#260121-06 – Public Comments

Pete Plowman, 6877 Creek Ridge Dr., stated at the joint Township Board and Planning Commission meeting, they talked about the Jenison Ranch style home, and he felt it was discussed like it was a bad thing and he didn't understand why that was. He stated when people move to Georgetown, they move here for thirty to forty years. He stated he does not want to see high density and apartment buildings. He stated it will further increase the traffic and congestion issues. He stated Georgetown does not have to be all things to all people. He stated people who want starter homes can choose to live in Wyoming.

#260121-07 – Other Business – Continued Master Plan Discussion on Goals and Objectives

The Planning Commission resumed their conversation regarding the Goals and Objectives of the Master Plan by going through the Goals and Objectives Worksheet and identifying which goals on the worksheet they want to keep, revise, or remove.

Housing

Goal 1: Facilitate opportunities for quality, affordable housing for people of all life phases, income levels, and abilities to be built.

Gary Veldink wanted to remove Objective Four from this goal. He stated he had an issue with trying to partner with the County to get low-income housing. He stated he hates the word "affordable housing." He stated affordable housing won't happen unless they have a depression. He stated he didn't see why they had to partner with anybody as it's not the township's job to build houses.

Tom Healy stated there was a format of housing plans put out by the county [possibly referring to the Ottawa County Small-Footprint Homes Development Project]. He asked Gary Veldink if there was anything presented in that report that he felt was okay.

Gary Veldink stated no, there was not. He stated they may as well put a campground in as it would be the same square footage and it's cheap. He stated he used to build migrant housing for an

agricultural operation. He stated they could put the dwellings on a skid and pull them from field to field. He stated Georgetown is more a place where people find their final homes, not their starter homes. Starter homes are in Wyoming. He stated figuring out how to build cheaper housing is not the government's job.

Geoff Brown stated he wanted to remove Objective Four as well. He stated he doesn't like the term "affordable housing" either, though demographics are changing. He stated Ottawa County is more focused on the lakeshore communities.

Chairman Samy stated they could just remove "affordable" from the goal. He stated they could just have it state "Facilitate opportunities for quality housing for people of all life phases."

Gary Veldink stated he agreed with that. He stated he's not trying to discount anybody coming to Georgetown. He just doesn't like the phrase "affordable housing."

Jessica Ulberg also agreed to remove it. She stated in their discussions, the conversation has more so been about different types of housing, not necessarily affordable housing. She stated if Georgetown had a mixed-use building, the apartments above the commercial spaces would cost just as much as a mortgage, if not more. She stated not everyone wants a large house with a large garage with a huge yard to take care of.

Geoff Brown stated there is a large portion of first-time home buyers who don't know how to maintain a home and would be better served by a condo. He stated he doesn't like the stigma of "affordable" either, but they should understand there is a generation coming up who don't know how to remove and replace their own toilet. The township needs to be able to accommodate that.

Jeannine Bolhouse stated there are a lot of younger people who saw their parents do all that work and they don't want to do all that. They don't want to mow their lawn every weekend. They don't want to spend money to sprinkle their lawn. So, they make choices that eliminate some of those things and it is not necessarily affordable.

Tom Healy stated the concept of affordability goes along with density. Putting five units on an acre instead of three units lowers the cost of those properties.

Chairman Samy stated he would be cautious to look at it as anything but just having different varieties of home and providing the opportunity to build those homes for people of all life phases. It removes income and affordability from the statement. He stated he encouraged everyone to look at the makeup of the township currently, but also keep in mind there will be a lot of new people in the township over the next few decades. The Master Plan needs to prepare for that shift as well.

Goris Passchier agreed to remove the word "affordability." He stated Georgetown doesn't need to become something totally different.

Jeannine Bolhouse stated regarding Objective Two, she liked the idea of revising the zoning ordinance, but did not like the idea of limiting it to the cost of development. She stated there are other factors that they can look at to improve the ordinance.

Chairman Samy stated he also wanted to revise that one. He suggested the revision to be, "Revise the zoning ordinance to eliminate the requirements that prevent a higher quality of developments

in construction." He gave the example of the recent proposed Eastbrook Homes development that would have utilized creative construction to give a higher quality of life. He stated it could even just be for PUDs.

Geoff Brown stated he agreed. He stated for Objective One, current zoning should be less restrictive for accessory dwelling units (ADUs). He stated Georgetown has an older generation and the cost of elder care is very expensive. He stated if people would be allowed to have ADUs, so much land might not need to be developed.

Gary Veldink stated the only way he would support ADUs would be if it would incorporate an existing home. He stated he would not support a detached ADU. He stated elders do not live in those units very long and once they leave, then the homeowner could rent it to anyone to make money. He stated elderly parents are quiet, but the next renter might not be.

Chairman Samy stated he agreed he did not like the idea of detached ADUs. He stated the way the ordinance is currently written, it does not allow for separate cooking facilities from the main level.

Gary Veldink stated he could make his basement into an apartment because he lives on a lake and he can have a kitchen in the basement. He stated that his house is maybe one out of one hundred where that would work. Additionally he stated all the objectives under Goal One could be combined into one objective.

Chairman Samy stated he could see combining Objective One and Two into one item. For revising Objective One, he stated he wasn't sure if they were looking for as many two-, three-, or four-plexes, and maybe they could incorporate creative PUDs into that item.

Tom Healy stated he had Objective One flagged for removal for that reason. He stated what has been done historically has worked well for duplexes. He stated PUDs might eliminate the need for duplexes.

Goris Passchier asked what the difference between two-, three-, and four-plexes and apartments really was. He stated it seemed like it was just a fancy way of putting in apartments.

Chairman Samy stated that is not necessarily the case. He stated condos could be considered duplexes, three- or four-plexes.

Goris Passchier stated they should then identify that they are condos, which seemed different to him than having a duplex, like those on Cottonwood Drive.

Chairman Samy stated a duplex could be condos or townhomes. There are different types of duplexes.

Gary Veldink stated it is a residential zoning district and they are not spot-zoning a four-family home on a single-family lot. He stated in the next five to ten years, the State is going to allow duplexes on single-family lots.

Chairman Samy stated he wanted to add something about limiting traffic congestion and he wasn't sure if that would be under housing or transportation goals. He stated he felt there were too many access points to major thoroughfares.

Tom Healy commented that Objective Three states residential developments are to be located "off of prime farmland soils."

Chairman Samy stated he thought when they talked about prime farmland soils, it was more so the muck fields by Chicago Drive, which is different from the soil of the northwest quadrant that can be built on.

Tom Healy stated there is a legal definition of "prime farmland." He didn't want to take away from the discussion at hand to dive too deep into that though. He believed it didn't describe the muck land though.

Chairman Samy stated they certainly could dive into that in detail later, he just believed when they had discussed prime farmland in the past, it had been in reference to the lands nearer to Chicago Drive, which cannot be built on.

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.

Gary Veldink stated he wanted to remove Objective Two. He stated he does not like the idea of residential and commercial together.

Chairman Samy asked if he meant like having a business on the main level of a building and an apartment on the floor above that.

Tom Healy gave the example of the old Kmart property at Main Street and Chicago Drive.

Gary Veldink stated they got rid of the Kmart because they didn't like the vacancy. He stated he drives by a lot of residential-commercial buildings and the businesses are vacant. He stated it's difficult to rent those places. He stated there's huge turnover of businesses in those places too.

Chairman Samy stated he disagreed. He said it's become necessary to have mixed-use. He stated Fazoli's on Baldwin Street recently went under because it was a standalone restaurant with no other financial support for that location.

Gary Veldink commented that it was interesting because the Master Plan survey results called for more sit-down restaurants, which is exactly what Fazoli's was.

Chairman Samy stated he liked the idea of a community with retail, food, and residential. He stated having residential on the same property, helps to support the commercial.

Gary Veldink asked how big of a project would that be. He asked if it would look like fifty residential units, sixty units, one hundred, etc…

Chairman Samy stated he did not have a number for that since he's not a professional in that industry. He stated big box stores aren't surviving any more. At the joint meeting everyone wanted to see more restaurants and coffee shops, but he stated those won't thrive as standalones. He stated

the mixed-use area at Baldwin Street and 36th Avenue contains residential condos with restaurants and shops.

Gary Veldink stated when commercial and residential mix, they need to look at the parking ordinance.

Geoff Brown stated they were going to have to address that too. He stated he liked how Goal Two addresses "encouraging greater density in the areas of the Township with the infrastructure to support it." He felt no one was talking about building a plaza on the Kmart property like they have in Hudsonville. The cost of commercial building is incredible without adding in overpriced land. The price itself becomes prohibitive. He stated taking properties that are already commercially zoned and telling a developer to attract stores and restaurants, may require a layer or two of apartments. He stated no one was talking about doing that on Baldwin Street; the area for this would more so be Chicago Drive. He also stated they aren't necessarily talking about building mixed-use developments all the way down Chicago Drive. He stated every time they restrict or reject a commercial building from being built, the taxpayers are footing the bill for those rejections. He stated bills and costs continue to rise and the taxes must cover those costs. He stated if the township had more commercial businesses, it would help support the tax base. He stated they could pinpoint zoning to certain areas where mixed use could be allowed, but don't ban it.

Goris Passchier stated most of the tax dollars go toward schools.

Gary Veldink stated the township gets $70 out of $1,000.

Goris Passchier stated he's seen apartments above commercial spaces in many cities around the country and he said that arrangement can be done well, but he thinks the Commission needs to be very specific about where they go.

Tom Healy commented that allowing flexibility for things like height allowances in certain locations may help.

Jeannine Bolhouse asked, regarding Objective Three if the township had a "utility policy to support the zoning ordinance and master plan."

Gary Veldink stated the township has a ten-year infrastructure plan.

Growth and Development

Goal 3: Focus new commercial development into existing developed areas.

Jessica Ulberg stated she initially wanted to remove Objective Six. She asked if the township was currently working with Ottawa County to bring people into the township.

Chairman Samy stated he felt it was more about bringing in productive businesses, rather than residents.

Jeannine Bolhouse stated she felt the township has a problem bringing businesses here.

Geoff Brown agreed with that.

Chairman Samy stated he doesn't know much about the Ottawa County Economic Development Corporation, but he knows more about Lakeshore Advantage and they partner with businesses and bring them into towns.

Gary Veldink stated he had it as an objective to remove. He stated Ottawa County doesn't have a great working relationship with the township.

Chairman Samy wanted to remind everyone this was a future goal. They did not need to have great relationships now, but in the future that could all change. He stated having these goals in the Master Plan works as leverage to receive more assistance from Ottawa County in the future.

Jeannine Bolhouse stated she felt they needed more communication and collaboration with surrounding organizations and communities. She stated she did not want to discount Gary Veldink's experience with Ottawa County, but stated they should have a goal to improve that.

Gary Veldink stated if they were going to leave that goal, then Grand Valley Metropolitan Council should be added as an organization. He stated the township works closely with GVMC already.

Tom Healy stated he agreed having more collaboration was a good goal to have, especially if funding is available for certain projects.

Jeannine Bolhouse stated they don't know about funding if they don't ask.

Gary Veldink stated there was $54 million in American Rescue Plan Act (ARPA) funds that went to Ottawa County. He stated the lakeshore communities received funds for social justice projects and Georgetown got nothing. He stated he sent letters to the County asking for funding, but the response was deafening.

Chairman Samy stated he wanted to remove Objective Three, which was "establish an expedited permitting process for priority sites and corridors to incentivize commercial and mixed-use developers to locate in specific areas." He stated he did not believe they should expedite or waive anything in the permitting process. He stated he wanted to remove that one or revise it to include more of an enhanced dialog between the township and developers.

Jeannine Bolhouse asked if there was a way to incentivize developments or businesses in specific areas rather than expediting permitting or the usual tactic which is tax incentives since the township won't do that.

Chairman Samy asked Mike Houseman, of Wolverine Building Group, what sort of things outside of monetary incentives could help bring businesses into the Township.

Mike Houseman stated he thought maybe Objective Three was referring to a thing called form-based code, which fosters high-quality buildings and streets over separating uses, allowing for walkable, mixed-use areas. He stated he has a development in Muskegon which is under form-based code and so long as his building meets certain criteria for aesthetics, height, functionality, and parking, it does not have to go to the Planning Commission. It goes instead to planning/zoning staff for approval. He stated all of south Division Street is form based code due to the Silver Line bussing system from The Rapid being installed. He stated every community along that route,

including Grand Rapids, Wyoming, Kentwood, and Gaines, has form-based code. He stated when he develops properties in those municipalities along that route, he saves months by not having to do the whole Planning Commission process that Georgetown has. He stated saving that time is a huge incentive. He stated form-based code is still relatively new and is slowly developing.

Gary Veldink stated they would have to change their whole PUD ordinance.

Mike Houseman stated not necessarily. A form-based code would be its own ordinance.

Gary Veldink stated the current PUD ordinance is written to require developers to come to the Planning Commission.

Mike Houseman stated yes, if they were going for PUD zoning, they still have to go to the Planning Commission for every site-specific building. With form-based code, that's not necessary, so it saves a lot of time, which is a huge incentive.

Tom Healy wanted to know more about how form-based code is repeated throughout several communities due to the Silver Line bussing system.

Mike Houseman stated it was because it was a federal requirement to secure federal funding for the Silver Line. Every community that benefited had to go to form-based code for that corridor.

Tom Healy asked if all those municipalities had the latitude to modify form-based code and if they all had to modify it to the same thing.

Mike Houseman stated they all had latitude, but they did not necessarily have to modify their code to the same things. He stated he had wanted to build a building in one of those municipalities, but it was not practical for the intended use because it would have put the building right on the sidewalk. He stated he worked with the planning staff in that municipality to tweak things so he could get the building installed, while still meeting requirements of form-based code. He still had to go to the Planning Commission because it was a zoning change as well. He stated form-based code is improving as more municipalities utilize it.

Tom Healy stated it sounded as though there is already a template out there for it.

Mike Houseman stated there most definitely is. He felt Objective Three is referring to form-based code when it talks about "expediting permitting" and "incentivizing commercial and mixed-use developers to locate in specific areas."

Chairman Samy stated he felt much more confident about that objective then and wanted to keep it in.

Gary Veldink still didn't like the phrasing of "expediting permits." He stated the Planning Commission really has no control over permitting. He stated he would love to be able to tell people to bypass EGLE (Michigan Department of Environment, Great Lakes, and Energy) or with the County because they are so slow.

Chairman Samy stated they could revise it to say "establish form-based coding for priority sites and corridors."

Tom Healy stated his sense of "permitting" was bypassing having to come to the Planning Commission for every detail.

Chairman Samy stated the township does that to a degree because a lot of buildings don't have to come to the Planning Commission so long as they meet certain requirements, but he agreed they could look at that more in depth with form-based code.

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.

Tom Healy stated he felt they needed to designate the northwest corner of the township as prime farmland and it should be retained as such. That will help prevent utility-scale renewable energy developments there.

Chairman Samy asked if they wanted to add another line to say that the Planning Commission wants to develop a map of specific prime farmland. He stated they could even develop and adopt a prime farmland ordinance.

Jeannine Bolhouse wondered if a goal like that should be moved under the Agriculture section.

Tom Healy did not have a strong opinion on where exactly it should go, but so long as it is in the Master Plan, it will give the township a fighting chance against some utility-scale operations.

Geoff Brown asked if that would restrict Grand Valley State University at all.

Tom Healy was not sure. He was more knowledgeable about renewable energy.

Geoff Brown stated he was more concerned about GVSU than the renewable energy farms.

Tom Healy stated arguably if it's a good defense against something like a solar farm, it was also a good defense against GVSU building student housing.

Gary Veldink asked how the Township would work with GVSU, regarding Objective Two.

Chairman Samy stated it could also be staff communicating with GVSU or the elected Supervisor.

Tom Healy stated Goal Four talks about the Bend in the River and agriculture and thought maybe they should be separated. Maybe put the farming items in with the Agriculture section.

There was a consensus that the commissioners agreed with moving farming goals/objectives to the agriculture section.

Geoff Brown stated he loves the parks around Georgetown, but he's not supportive of adding to those parks. He stated Georgetown already has a lot. He stated the more acres of parks there are, the bigger the burden is on taxpayers to maintain them.

Gary Veldink stated a representative from Ottawa County Parks was at a Board meeting recently and he asked the representative how they were going to maintain all the parks they envision. He

stated the representative responded that they had "put some money away." He stated now, there will be a millage this fall on the ballot for maintaining the parks [the millage was first approved in 1996 and renewed every ten years thereafter. This will be the fourth time the millage is up for voter approval].

Geoff Brown stated the ideas for the park projects sound great, but the taxpayers are ultimately on the hook for maintaining those facilities.

Tom Healy stated at the joint meeting, Board member Kelly Kuiper had talked about interconnecting the parks. He stated he felt that was a good idea.

Geoff Brown stated he loved that idea too, but then they had to address traffic. He stated interconnecting the parks might require bike lanes which will cause traffic and safety issues.

Jeannine Bolhouse stated she didn't disagree with the traffic issue, but parks in the community are a huge benefit to quality of life. She stated people love Georgetown's parks, but yes, they have to be maintained and people need to be able to get to them. She stated one of the takeaways from the survey results was that people love the parks.

Geoff Brown stated he agreed that the response to parks was really great, but more than that, people complained about how bad the traffic is.

Jeannine Bolhouse stated whenever she hears people complaining about traffic she goes back to the idea of "You are not *in* traffic. You *are* traffic." Everyone who lives here contributes to that issue. She stated one of the best solutions to the traffic issue would be building new roads, which costs a lot of money. Another bridge over the Grand River would be an enormous undertaking, as would being able to get on I-196 from 48th Avenue so people don't have to go through Hudsonville. She stated she felt interconnecting the parks is a more achievable goal, than fixing traffic.

Transportation

Goal 5: Prioritize the maintenance and improvement of existing road infrastructure.

Gary Veldink stated he agreed with all the objectives under Transportation.

Chairman Samy asked if he even agreed with working with the Ottawa County Road Commission.

Gary Veldink stated he did.

Tom Healy stated the one thing they could do is put the brakes on more development. He stated they can't make the Road Commission come here and straighten out Fillmore Street or make it four lanes and put in traffic lights or whatever solutions might solve the traffic issues. The only thing they have direct control over is stopping development.

Jeannine Bolhouse asked if that was appropriate though.

Tom Healy stated he felt the Township Superintendent said at the joint meeting that was the only way to stop further congestion.

Jeannine Bolhouse stated the Superintendent can have an opinion, but she asked if it was appropriate to tell people who own acres of land that they cannot build multiple houses on it. That the township isn't allowing homes to be built anymore.

Tom Healy stated the current Master Plan does not say anything about building another subdivision as soon as one is completed.

Jeannine Bolhouse argued where does the current Master Plan say land can't be developed.

Tom Healy stated the plans and needs of the township are changing and until the congestion is addressed, development should stop. He stated if the township wanted to finance the building of a bridge over the river or straightening out Cottonwood Drive and Fillmore Street, those are fine improvements for the northwest quadrant.

Jeannine Bolhouse asked Gary Veldink how he felt about the township telling landowners and developers they can't build.

Gary Veldink stated the township has to be careful. He gave the example of Randy Koetje putting in 250 lots for single-family homes in that area. He said building that many homes would take six or seven years to complete. He stated the township is averaging roughly 50 new homes per year. It's not like those developments fill instantly.

Tom Healy stated there's already something zoned LDR by Cedar Lake which is nearly 200 homes.

Gary Veldink stated that particular development was zoned for homes three years ago and is only just now entering the second phase. The first phase was only thirty lots, so it took three years to build thirty lots.

Tom Healy stated there is no projected solution for mitigating traffic on Fillmore Street and Cottonwood Drive.

Chairman Samy stated that from what he's heard from other commissioners and Board members, the Road Commission will not intervene until there are major problems. He stated he was not sure they could put a ban on development by saying the township has to work out its traffic issues first before any more development can occur, especially if the Road Commission will step in to help when traffic issues get worse.

Gary Veldink stated Baldwin Street and Cottonwood Drive needs a traffic study and it might alleviate a lot of problems. He stated he would like to see the light at the intersection of Baldwin Street and Main Street removed and Main Street turned into a cul-de-sac there. He stated it would eliminate traffic coming from Grandville which would then be forced to use Chicago Drive instead of Baldwin Street to get to Meijer. He stated there would still be congestion at Cottonwood Drive and Baldwin Street but the traffic light timing could be altered and it would help traffic issues.

Chairman Samy stated he wished they could order things like road diets or cul-de-sacs, but they don't have a good voice with the Road Commission or all the money needed for those projects.

Gary Veldink stated the project to remove the light at Main Street and turn the road into a cul-de-sac wouldn't require as much money as changing the roads in larger ways.

Chairman Samy stated he wondered if residents would be willing to pay one extra mill on taxes if it alleviated a huge congestion and traffic issue.

Jeannine Bolhouse and Jessica Ulberg felt people would not pay an extra mill for road improvements.

Chairman Samy stated he didn't mean for Georgetown, he meant the County would be more likely to get something like that passed.

Gary Veldink stated he has been fighting with the County because they want to resurface 42nd Avenue from Bauer Road to Fillmore Street. He stated he was hoping that since they have to resurface it anyway, they could add in a bike lane at the same time. It would give people better access to the Grand Ravines Park and further, he's been reaching out to Hudsonville Public Schools to put in a trail down Bauer Road to give better access to schools on 36th Avenue and Baldwin Street. Township residents want to see more access provided to the parks.

Tom Healy agreed a bike trail would make transportation down that whole road safer.

Gary Veldink stated he was frustrated because the response he got from Hudsonville Public Schools was simply that they've never done a project like that before; that's not what they've done. He admits that he can be old-fashioned, but the unwillingness for the schools to participate in projects like bike routes and trails is frustrating.

Goris Passchier asked if there was any benefit to the township writing its own traffic plan in the Master Plan.

The ZA stated there's a section in the current Master Plan that addresses major streets and access management. He asked what they were hoping to add to that.

Goris Passchier stated he was hoping it could be a vision for traffic goals over the next five years, regardless of what the Road Commission says.

Gary Veldink stated it may help to distinguish between arterial roads, which the County takes care of, and residential roads, which the township takes care of. The County would maintain roads like Baldwin Street, 20th Avenue, and Cottonwood Drive. He stated it may be beneficial to list in the Master Plan which streets the township has no jurisdiction over.

Chairman Samy suggested maybe adding an appendix of County-maintained streets.

Jeannine Bolhouse stated she didn't know where it would fit in, but pedestrian safety is an important point that is not addressed directly in the Master Plan.

Tom Healy stated pedestrian safety is addressed under Goal Six for non-motorized systems on the worksheet, but maybe pedestrian safety should be addressed under both Goal Six and Goal Five.

Chairman Samy wanted to revise Objective One to say something to the effect of designating a group of representatives to attend and represent Georgetown at Ottawa County Road Commission meetings.

Gary Veldink stated he believed the Superintendent and Assistant Superintendent go to those meetings every other month or so.

Chairman Samy asked how frequently the Road Commission holds meetings.

Gary Veldink stated he believed it depended on what's going on for them. There should be a meeting once a month, but it doesn't always happen.

Chairman Samy stated it would be nice to have a dedicated group who attends every single meeting if the township wants to have better communication with the Road Commission.

Tom Healy stated that person or people would know the goals of the township when it comes to transportation and roads, and they could continue to bring up those items at Road Commission meetings.

Chairman Samy stated they may have to give that person or persons reimbursement to incentivize them to drive all the way to Grand Haven to attend those meetings.

Jessica Ulberg stated related to the road issues, there was a lot of public comment about pedestrian safety as it relates to the schools, and it may be worth seeing if anyone wanted to represent the township at school board meetings. She stated maybe they didn't need to go that far with the issue, but she knew recently there was a lot of public comment about issues like one they're having at Lowing Woods where there aren't enough busses for all the kids who live there, but there are also no sidewalks for the ones who have to walk to school.

Gary Veldink stated they'll spend $430,000 on a jumbotron, but they won't install sidewalks.

Chairman Samy stated they charge companies thousands of dollars to advertise on the jumbotron as well.

Jessica Ulberg stated it was frustrating how the Commission hears a lot of comments from the public about things the Commission has no control over. The entities that do have control don't seem to prioritize eliminating safety risks.

Tom Healy suggested adding something to the Master Plan about what residents can do to help facilitate these goals. Suggesting if there's enough parental feedback at a school board meeting, the schools may work harder on some of these issues.

Chairman Samy stated they could direct residents to school board meeting times and locations in the Master Plan.

Tom Healy stated no parent is going to prefer their kid walks down 36th Avenue in the dark in the snow.

Gary Veldink stated Hudsonville Public Schools bought two busses that bus kids from the 5/6 Building to the Middle School to get them on busses that actually take them home. He stated they did that rather than put in sidewalks.

Chairman Samy stated he's seen his tax bill; he knows they have the money for sidewalks.

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.

Goris Passchier wanted to have more clarity about "non-motorized." He stated he owns an e-bike which is considered a motorized vehicle. They are becoming increasingly popular.

Tom Healy stated he wanted to add a crossing at the library to Objective Two. The neighborhood that the library directly serves is across Baldwin Street.

Gary Veldink stated that's been tried a couple times.

Geoff Brown stated they needed a bridge like they have in Wyoming.

Gary Veldink stated installing solely a crosswalk creates a false sense of safety.

Chairman Samy stated they could add a light like they did by Brewer Avenue and Baldwin Street.

Gary Veldink stated the County won't allow it. The County controls all traffic lights. He stated the only reason they had to install the new light at Brewer Avenue and Baldwin Street was that the township's insurance company pushed it. The County wanted to call 36th Avenue the crossing for those schools, but that wasn't in the school zone. So they had to put it in at Brewer Avenue and Baldwin Street because that was in the school zone.

Jeannine Bolhouse stated she still felt they should add the library crosswalk into the Master Plan.

Chairman Samy agreed.

Jeannine Bolhouse stated she understands Gary Veldink's concern about the crosswalk creating a false sense of security because the number of times she has seen people step out into a crosswalk only to have to pull back because a car runs a red light is so high.

Gary Veldink stated he believed crosswalks not at an intersection are the most dangerous.

Tom Healy asked how that can be more dangerous than what is happening at Alward Elementary on Port Sheldon Street.

Chairman Samy stated that's a terrible spot.

Jeannine Bolhouse stated there is a sense of security because there is a button to press for the crosswalk so people will get the okay from the crosswalk lights to cross, but there is a car coming that is ignoring the lights. As opposed to not having crosswalk lights and people have to wait for traffic to clear before they cross.

Chairman Samy stated the poles that helped make the island in the middle of the crosswalk standout are gone already, hit by plows or trucks. He stated that before and after school, there is a crossing guard which is effective, but any other time, people are risking their lives to cross that road.

Gary Veldink stated there had been a similar system at Jenison Christian School on Baldwin Street, but it got too dangerous. He stated the biggest problem there was parents coming to get their kids.

Goal 7: Support programs to increase safety across the transportation network.

Chairman Samy wanted to remove Objective Three. Two other commissioners wanted it removed as well.

Jeannine Bolhouse stated she felt citizens would not think Objective Three to be feasible or cost-effective. She felt personally that public transportation is important, but the residents of Georgetown would disagree.

Gary Veldink stated he would want all three objectives removed.

Jessica Ulberg questioned how effective Objective One would be and wanted it removed.

Chairman Samy stated he looked at Objective One as one method to maybe help the issues and didn't mind it staying in. He felt the same way about Objective Two.

Tom Healy asked if some of the pedestrian safety programs had money tied to them.

Chairman Samy stated they do, like the Safe Routes to School Program.

Geoff Brown stated back when they put in the crosswalks on 20th Avenue, the county initially wouldn't allow it, so Jenison Public Schools used Safe Routes to School to push the issue with the County and forced them put the crosswalks in. He stated even when kids were getting hit trying to cross 20th Avenue, the County still wouldn't budge on installing crosswalks. Safe Routes to School helped fund those crosswalks.

Jessica Ulberg asked if the schools already have a plan, did the township need to have a plan as well.

Chairman Samy stated if the schools have a plan, it may not be formalized. It may be something like the Master Plan where they revisit it once every five years.

Jeannine Bolhouse stated the Jenison 5/6 Building is going to be a new addition to the Jenison High School's property and smaller kids are going to be crossing 20th Avenue to get there.

Jessica Ulberg stated the three-way stop at Bauer Road and 20th Avenue is terrible.

Public Utilities

Goal 8: Sustain and maintain public utility infrastructure at levels supported by available funding.

Chairman Samy wanted to remove Objective Five as the township is already using water transmission lines to reduce stress on groundwater resources.

Tom Healy stated if they are not going to mandate developments bring water and sewer to their plats, Objective Five seems like a corollary to that. Removing it might take emphasis off relying on public utilities and instead promote a reliance on wells. He wanted to leave it in.

Jeannine Bolhouse stated educating the public about utility improvements might be beneficial to adding to the Master Plan. She wanted to make sure residents were aware these improvements are not free. Further, detailing the long-term strategy for infrastructure—modernization, cost effectiveness, sustainability—is important. She stated they could possibly incorporate the utilities policy that is in place and it is constantly being worked on and updated. She stated the infrastructure they rely on is not free and it constantly needs to be paid for and updated.

Parks and Recreation

Goal 9: Support the goals of the Township's current Parks and Recreation Master Plan.

Tom Healy stated right-of-ways or connecting the parks would be a good objective to add here.

Agriculture

Goal 10: 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.

Tom Healy stated he wanted to add preservation of prime farmland to this section.

Gary Veldink stated he did not like Objective One (Support the participation in State and County Purchase of Development Rights [PDR] Programs). He stated Ottawa County can buy the development rights to a piece of property so it cannot be developed and it can continue to be farmland. He stated he doesn't like that his tax dollars are going toward a program like that. He stated if a farmer wants to sell his land, that's fine, he can put it on the market and sell it.

Jeannine Bolhouse stated with all the difficulties surrounding farming, it's a hard way to make a living and becoming much more difficult. Her concern was limiting people's options when they want to sell their land or use it for other purposes. She stated she understood as a township wanting to preserve farmland, but she struggled with the township telling someone who owns property and is struggling to make a living, they cannot change their use.

Chairman Samy stated there may be someone who owns sixty or forty acres, and the only people who can afford to buy land that size are developers. He stated there was vacant property on Quincy Street that was five acres and the starting price was $400,000.

Gary Veldink gave an example of if someone owns their home for twenty years there could be a rule/law that says they have to sell their house for the assessed value. But property owners realize they can sell their homes for far more than the assessed value.

Tom Healy stated the way he reads Objective One it says "support the participation in…" It's not mandating anything. It's a means of educating people.

Jeannine Bolhouse stated if they aren't implementing policies that preserve land and have any form of teeth, then they aren't doing anything. She stated commodity prices are low, there's huge input costs to set up a farm, to maintain a farm, there's climate impact, etc... So if a farmer loses all their crop due to a flood, their source of income for a season is gone. She stated she took issue with forcing people to stay in that lifestyle just so the township can preserve large tracts of land.

Chairman Samy stated he was torn on this because he likes rural areas. It means less traffic, less people. At the same time, farming was the way of life for his grandparents and uncle, but no one else in his family wants to take up farming because it is so difficult, expensive, and time-consuming. He stated it's tough to say to farmers who own, for example, thirty acres, that they cannot sell their land because it could be farmed.

Goris Passchier stated if he was a farmer and the township wanted to preserve his farmland, he would look for compensation for that.

Geoff Brown stated the State has a program where the State will pay property owners to basically keep their land wildland. No development is allowed, no driveways of any kind. The building rights are extremely restrictive.

Gary Veldink stated there are different programs like that.

Geoff Brown stated he wanted to remove Objective One. He stated he doesn't want to participate in a program like that.

Chairman Samy stated if a property owner is already involved in a program with the State to keep the property free of development, it could prevent a lot of potential development down the road since those programs are so long-term, some being indefinite.

Tom Healy stated he felt the other commissioners wanted to completely remove Goal Ten.

Jeannine Bolhouse stated no, that was not the case. She stated they need different parameters.

Tom Healy stated they aren't solving any of these issues at present. These are goals and the discussion of parameters will come later.

Chairman Samy stated the future land use map doesn't have solely AG properties on it because of how limiting that zoning district is.

Tom Healy stated they are tossing out AG for reasons of limitation, but they're leaving in LDR or RR for exactly those same purposes, to be regulated through means of lot size and setbacks. He stated if the township says it cannot preserve prime farmland because it's too restrictive to

property rights, then they also cannot say a house in LDR has to meet setbacks and size requirements. He asked what the difference was.

Chairman Samy stated the difference was they would be putting guardrails up.

Tom Healy stated they could put guardrails on the consumption on farmland.

Chairman Samy stated he felt maybe Tom Healy was looking at it as he wanted to put a boot on a car; it's not going anywhere. He stated if a farmer has bad crop yields for four years straight and needs to sell the land, preventing a change in use effectively prevents that farmer from selling their land and they couldn't split off pieces because AG has acreage requirements. He stated he does not see that as a guardrail so much as a freezing in place. Whereas the guardrails for LDR and RR zoning allow someone to build and develop, but there are still zoning restrictions on what can be built.

Tom Healy stated he felt they were saying the same thing. He gave the example of the corner of Windgate Drive and Baldwin Street which is residential, and that property cannot be sold to a McDonald's and get a multi-million dollar selling price because a McDonald's is commercial and cannot go there.

Jeannine Bolhouse stated the same thing is true of AG zoning, which has regulations on what can and cannot be done in that zoning. It's no different for LDR zoning.

Tom Healy stated he felt they were arguing they don't want to regulate farmland.

Jeannine Bolhouse stated they are regulating farmland. She stated she doesn't want to limit the ability to sell farmland. People can sell their homes. There are many limits on AG properties.

Tom Healy asked what the prohibition on selling farmland would be. Limiting the use to agriculture would not prohibit someone from selling it.

Jeannine Bolhouse stated it limits who a farmer could sell their land to.

Tom Healy stated the same is true of LDR or commercial properties. Those zoning districts also limit who a piece of property can be sold to.

Chairman Samy stated he felt the use from LDR to commercial is so intensely different compared to AG use to LDR.

Tom Healy stated all zoning districts are still dictating who a piece of property can be sold to. Or rather, an LDR lot can be sold to a company like McDonald's, but they can't put a McDonald's restaurant on that property due to the zoning district. So an owner can sell it to whomever wants it, but the use dictates the pool of buyers.

Gary Veldink stated for example, if a property owner in the northwest quadrant wants to sell their property they can, but the owner would have to get utilities to it in order to develop it. So right now, those properties are valued as AG. If sewer was made available, then it can be LDR and it becomes much more valuable. He stated to protect farmland, the best thing the township can do is not allow development unless utilities are made available. That would naturally restrict

development. He stated once the Koetje development goes in in that area, there may not be much capacity left on that sewer line.

Chairman Samy stated the current Master Plan says something about rezonings would require utilities be brought into that area if they are not currently available.

Gary Veldink stated he thinks the preservation of AG properties will be driven by the lack of utilities being there. He stated that would be a long-term project due to the cost. He stated eventually, that area will be developed. It will happen. It will just take a long time. He asked Randy Koetje (Koetje Builders) for his opinion that.

Randy Koetje stated it could be done. He stated there are financing mechanisms or payback mechanisms to potentially get some of a developer's money back over time. It would open up over one thousand acres for development.

Gary Veldink stated it would take a long time to accomplish.

Randy Koetje agreed, stating with the land they have currently, it would take twenty years to completely develop at the fastest. Probably would be closer to thirty years.

Chairman Samy stated he would like to remove Objective One. He did not care for sale restrictions or purchasing development rights.

#260121-08 – Adjournment

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

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 9:25 p.m.

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

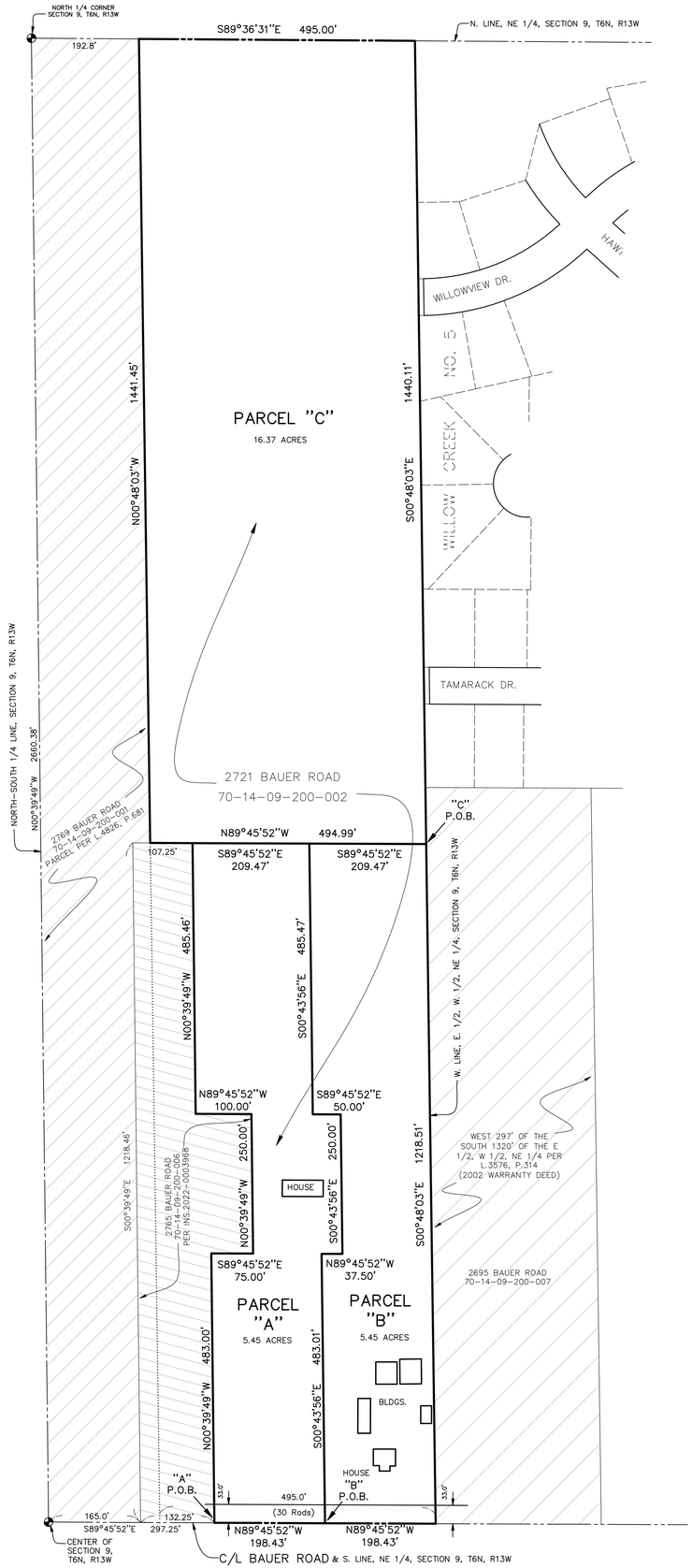
The Georgetown Township Planning Commission will hold a public hearing on Wednesday, January 21, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

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



EXISTING PARCEL DESCRIPTION (2721 BAUER ROAD)

PER WARRANTY DEED (INS.# 2011-0044568)

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST; THENCE WEST 30 RODS; THENCE SOUTH PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE; THENCE EAST ON SAID 1/4 LINE 30 RODS; THENCE NORTH TO THE PLACE OF BEGINNING; EXCEPT THEREFROM THE FOLLOWING PARCEL: COMMENCING 165 FEET EAST OF THE SOUTHWEST COMER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE EAST 132.25 FEET; THENCE NORTH 483 FEET; THENCE EAST 75 FEET; THENCE NORTH 250 FEET; THENCE WEST 100 FEET; THENCE NORTH 485.46 FEET; THENCE WEST 107.25 FEET; THENCE SOUTH 1218.46 FEET TO THE BEGINNING.

COMMONLY KNOWN AS: 2721 BAUER ROAD, HUDSONVILLE, MICHIGAN 49426

TAX IDENTIFICATION NO.: 70-14-09-200-002

PARCEL "A" DESCRIPTION

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 297.25 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N00°39'49"W 483.00 FEET PARALLEL WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S89°45'52"E 75.00 FEET; THENCE N00°39'49"W 250.00 FEET; THENCE N89°45'52"W 100.00 FEET; THENCE N00°39'49"W 485.46 FEET; THENCE S89°45'52"E 209.47 FEET; THENCE S00°43'56"E 485.47 FEET; THENCE S89°45'52"E 50.00 FEET; THENCE S00°43'56"E 250.00 FEET; THENCE N89°45'52"W 37.50 FEET; THENCE S00°43'56"E 483.01 FEET; THENCE N89°45'52"W 198.43 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.45 ACRES. SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR BAUER ROAD ON THE SOUTH.

PARCEL "B" DESCRIPTION

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 495.68 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N00°43'56"W 483.01 FEET; THENCE S89°45'52"E 37.50 FEET; THENCE N00°43'56"W 250.00 FEET; THENCE N89°45'52"W 50.00 FEET; THENCE N00°43'56"W 485.47 FEET; THENCE S89°45'52"E 209.47 FEET; THENCE S00°48'03"E 1218.51 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4; THENCE N89°45'52"W 198.43 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 5.45 ACRES. SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR BAUER ROAD ON THE SOUTH.

PARCEL "C" DESCRIPTION

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE S89°45'52"E 694.11 FEET ALONG THE SOUTH LINE OF SAID NE 1/4; THENCE N00°48'03"W 1218.51 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING; THENCE N89°45'52"W 494.99 FEET; THENCE N00°48'03"W 1441.45 FEET; THENCE S89°36'31"E 495.00 FEET ALONG THE NORTH LINE OF SAID NE 1/4; THENCE S00°48'03"E 1440.11 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING. PARCEL CONTAINS 16.37 ACRES.

STATE OF MICHIGAN
JEFFREY C BAKER
License No. 4001040156
LICENSED PROFESSIONAL SURVEYOR

N

0' 75' 150'

SCALE: 1" = 150'

LEGEND

- ○ = IRON STAKE FOUND
- ● = IRON STAKE SET
- ⊠ = SET "X" IN CONC.
- ◉ = MAG NAIL
- ◕ = MONUMENT
- —x—x— = FENCE LINE
- ——·—— = OVERHEAD WIRES

SURVEY NOTES

- This survey was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements, and exceptions.
- Building locations and other improvements are approximate, based on aerial imagery.
- Access to Parcel "C" has not been provided as part of this Land Division Map.
- Surveyed parcel and adjoining parcel deeds contain conflicting calls. Parcel has been surveyed as the West 30 chains (495') of the West 1/2 of the West 1/2 of the NE 1/4 of Section 9.

LAND DIVISION MAP

RE: 2721 BAUER ROAD

FOR: DOUG VAN SINGEL
1234 RILEY STREET
HUDSONVILLE, MI 49426

PART OF THE NE 1/4, SECTION 9, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: RDB | PROJ. ENG.: .
APPROVED BY: JCB | PROJ. SURV.: JCB
FILE NO.: S251100 | DATE: 02/28/2025

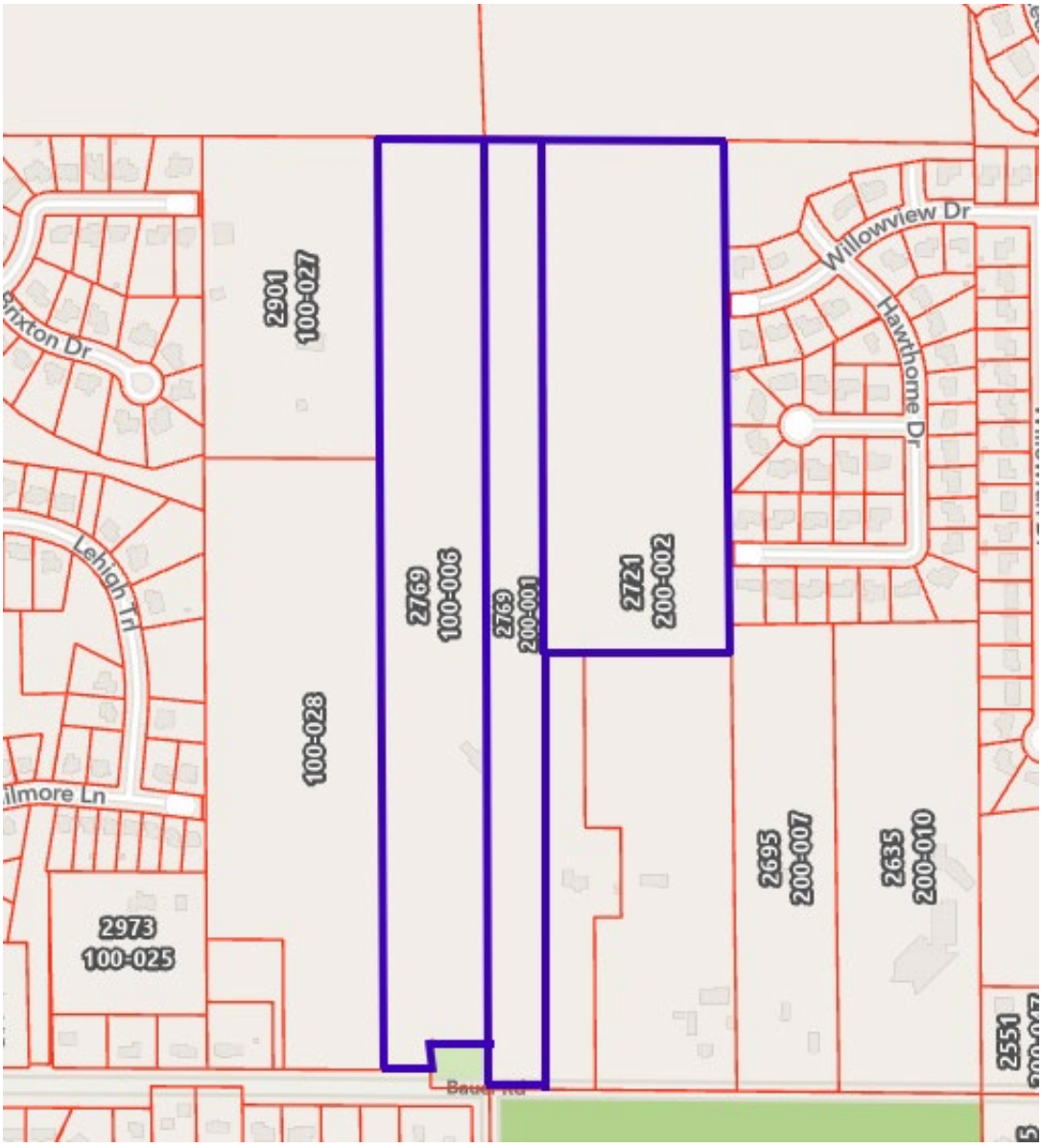
SHEET 1 of 1

REQUEST

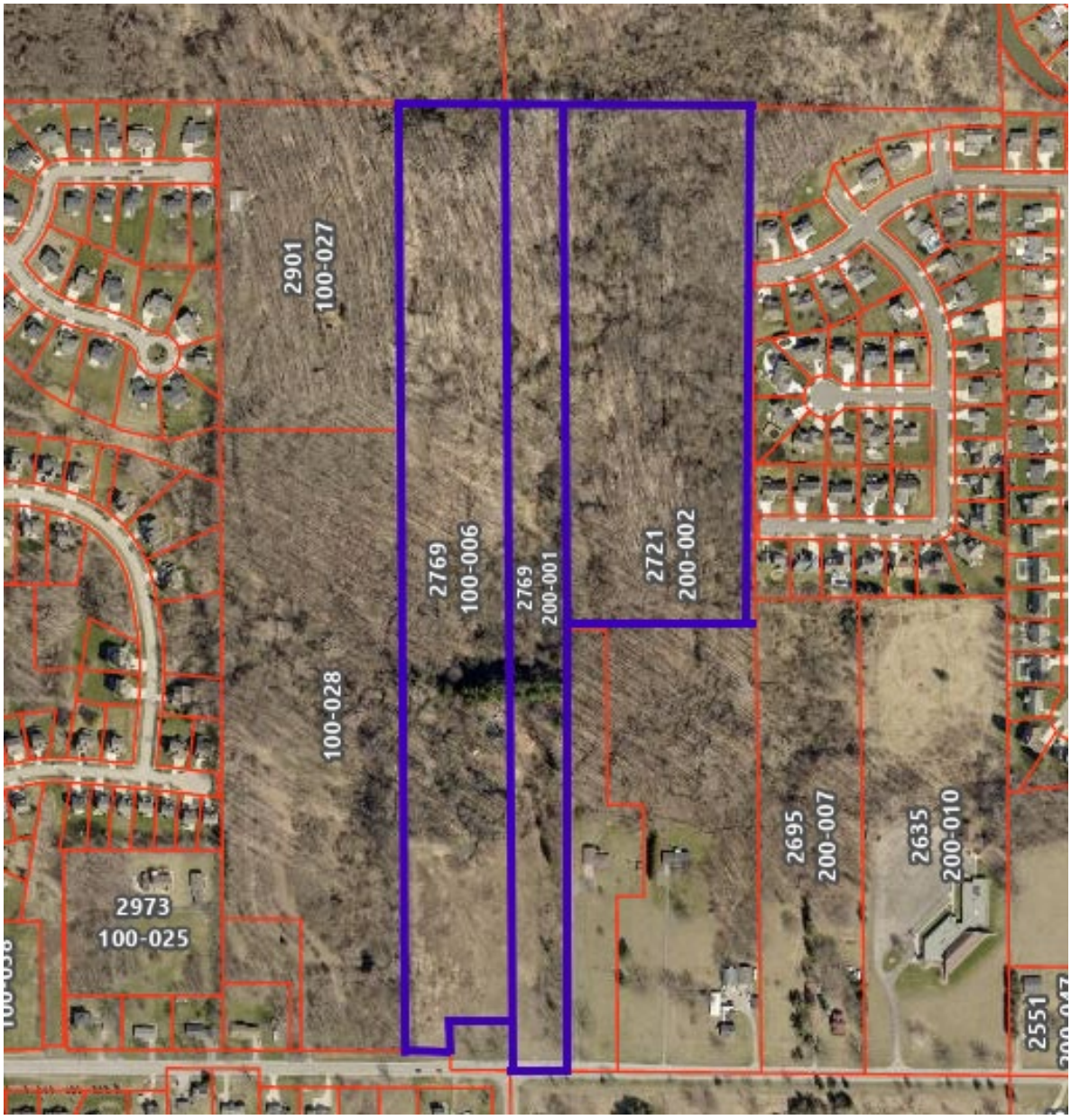
(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The applicant is requesting to rezone a 17.48-acre parcel, a 10.07-acre parcel, and a 16.37-acre portion of another parcel from Rural Residential (RR) to Low Density Residential (LDR) to develop the land with LDR lots. In LDR, lots are allowed to have a minimum width of 85 feet and minimum area of 11,475 square feet. Also, minimum setbacks in feet LDR are: front 40; sides 10 each; rear 40.

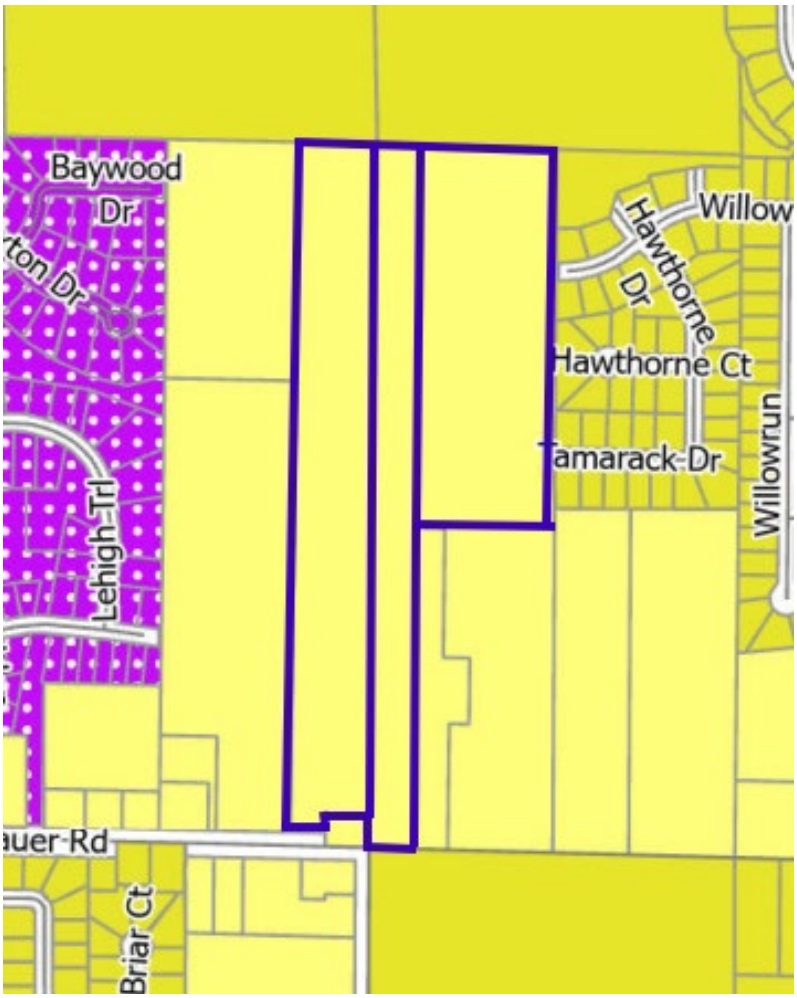
Street View



Aerial View


2901
100-027
2769
100-006
2769
200-001
2721
200-002
100-028
2973
100-025
2695
200-007
2635
200-010
2551

Zoning Map and Legend (currently zoned RR)



Legend

- Parcels
- Water Bodied

Zoning

Zoning Class and Code

- Neighborhood (NS)
- Community (CS)
- Highway Service Commercial HS
- Rural Residential (RR)
- Industrial (I)
- 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, Recrational 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 to the west and another LDR subdivision to the east. Public utilities will be available at this location according to the Township's Department of Public Works Director.

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

Rezonings go 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 and subdivision. 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 RR, LDR, and residential PUD. The uses allowed within LDR are also allowed within the RR district, except that the RR district allows for customary AG operations as a special land use. The rezoning to LDR would restrict the property owner from applying for a customary AG operation special land use and the special land uses allowed in the AG district which are not permitted in LDR. The developed lots will be smaller, but the uses will still be compatible with the surrounding RR 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 7 RR – RURAL RESIDENTIAL
Sec 7.2 PERMITTED USES

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

1. Any permitted use in the LDR District.

Sec 7.3 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. Any Special Land Use permitted in the AG District.
2. Any Special Land Use permitted in the LDR District.
3. Customary Agricultural Operations including general farming, truck farming, fruit orchards, nurseries, greenhouses and usual buildings subject to the following restrictions:
    1. No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line.
    2. No farm buildings shall be located closer than fifty (50) feet to any lot line, with the exception of roadside stands.
    3. Farm animals are permitted as follows:
        1. raising and keeping of livestock and poultry including horses, cattle, sheep, chickens, and similar animals (but excluding hogs), provided that the minimum area upon which one (1) animal may be kept shall be three (3) acres, and one (1) additional animal may be kept for each additional acre over three (3) acres.
        2. on parcels of land in excess of five (5) acres, the Planning Commission may waive the limitation on the number of animals, provided it is determined that due to the size of the parcel, natural features, or other similar conditions there will be no negative impact upon the neighboring property owners. (revised 3/28/16)

Chapter 6 AG – AGRICULTURE
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.

A. Country clubs, golf courses.

B. Recreational camps of a private non-commercial character.
C. Kennels and veterinary hospitals.
D. Raising of fur bearing animals or game birds.
E. Migratory labor housing associated with agricultural enterprises and constructed in conformance with applicable State and Federal Regulations.
F. Airports and landing fields.
G. Riding stables, breeding stables.
H. (deleted 2-10-03)
I. Radio or television broadcast facilities, including towers, studios, and ancillary facilities, but not including outdoor storage areas. (revised 1/23/95)
J. Hospitals.
K. Commercial camp grounds.
L. Commercial soil removal.
M. Drive-in theaters, race tracks, miniature golf courses, and golf driving ranges.
N. Group Day Care Homes.
O. Bed and breakfast establishment.
P. Public utility or service buildings not requiring outdoor storage of materials.
Q. Churches.
R. Cemeteries.
S. K-12 Schools.
T. Marinas.
U. Commercial wireless communication towers. (Revised November 1997)
V. 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)
W. Foster Family Group Home (revised 5-24-04)
X. Adult Foster Care Small Group Home (revised 5-24-04)
Y. State Licensed Residential Group Facility (revised 5-24-04)
Z. 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. Public water and sanitary sewer are available at this location. The developer will be required to pay for the installation of the utilities when they develop this land and any utility upgrades that are required to service their area. Additional utility upgrades may be necessary to service the entire area according to the DPW Director Joel Haneneburg, but the developer will be responsible for upgrades needed for their development.

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 and subdivision 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. 2026-02)

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:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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 _____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: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Georgetown Charter Township Ottawa County, Michigan (Ordinance No. 2026-02)

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:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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 _____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: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____
Kelly Kuiper, Georgetown Charter Township Clerk

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, February 4, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

The hearing is called for a rezoning:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, February 4, 2026.

Meeting called to order by Chairman Josiah Samy at 7:00 p.m.

Present: Josiah Samy (Chairman Samy), Jeannine Bolhouse, Tom Healy, Jessica Ulberg, Goris Passchier
Absent: Gary Veldink, Geoff Brown
Also present: Ryan Schab, Zoning Administrator (ZA)

#260204-01 – Agenda for the February 4, 2026 Planning Commission Meeting

Moved by Chairman Samy, seconded by Jessica Ulberg, to approve the agenda of the February 4, 2026 meeting as presented.

MOTION CARRIED UNANIMOUSLY.

#260204-02 – Minutes of the January 21, 2026 Planning Commission Regular Meeting

Tom Healy suggesting amending the minutes as presented to add "and a Future Land Use Map are exactly that, plans," after "Master Plan" in the beginning of his statement beginning on page 3. He also suggested adding "The 'uses' while intended for single family dwellings, are incompatible because of the 30:1 scale with regard to density," before the last two sentences of his statement beginning on page 3.

Moved by Chairman Samy, seconded by Jessica Ulberg to approve the minutes of the January 21, 2026 Planning Commission Regular Meeting as amended.

MOTION CARRIED UNANIMOUSLY.

#260204-03 – (REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 Bauer Rd., Georgetown Township, Ottawa County, Michigan. (Application, Survey, Fee Paid, Property Notice)

Michael McGraw, of Paramount Development Corporation, presented the request to the Planning Commission.

The ZA presented the Staff Report.

Tom Healy asked the ZA if he was correct in thinking the north end of the parcels abut Taylor Street.

The ZA stated he did not believe that was the case. He presented a GIS map of the area to show that Taylor Street does not extend into the area, and the parcels up for rezoning do not extend all the way up to Fillmore Street, the next street to the north. He stated there are other parcels that do extend from the subject parcels to Fillmore Street owned by the same applicant, but they are already zoned LDR.

Tom Healy then wanted to confirm the subject parcels are surrounded by LDR and essentially already developed.

The ZA confirmed yes, they are.

Neither Jeannine Bolhouse nor Chairman Samy had any questions.

Jessica Ulberg asked if all the parcels owned by Tall Oak Properties in this area will eventually be platted and connected to existing public road infrastructure.

Michael McGraw stated yes, ultimately they will be developed over the next many years.

Goris Passchier had no questions.

Chairman Samy opened the public hearing.

Kort Rippentrop, 8784 Willowview Ct., asked if the Road Commission and the public access to the south [on Bauer Road] have any effect on rezoning capabilities, or running 28th Avenue through those parcels.

Chairman Samy responded that no, it really doesn't. The Planning Commission looks at whether the parcels are consistent and capable with the area and if the area has the capacity for more development too. They don't necessarily look at roads or Road Commission items. He stated eventually when the developer is looking for approval for their plats, they have to go to the Road Commission. He stated this is essentially stage one for the development.

Chairman Samy closed the public hearing.

Tom Healy stated this request was very different from the last rezoning they reviewed because of the fact that it's surrounded by low density residential, which is already developed. He did not think this was the same as changing agricultural property to an LDR kind of setting. He stated he was in full support of this development.

Jeannine Bolhouse stated she had thought a lot about the discussion they had at the last meeting with the rezoning and ultimately she did not have any issues with this current rezoning and felt it was straightforward. She stated moving forward, she would like more clarity on how density and the change in density is factored into the evaluation of the rezoning. She stated it's never been discussed for rezonings, but felt it can and should be discussed regarding consistency, capability, and compatibility, however she wanted more clarity with exactly how that can be taken into consideration. She stated she did not know where that could fit into the discussion, and what they were allowed to do legally under the Zoning Enabling Act to evaluate density.

Chairman Samy stated he felt that was an excellent point. He stated as they go through the Master Plan it might be helpful to have more bullet points or tables about density. He stated they needed to have the conversation about prime farmland and the rights property owners have to sell their property, what rights do developers have, and what powers does the Planning Commission have. He stated he wasn't sure if there have been discussions with the township's attorney on this topic and it may be a good idea to bring to Supervisor Jim Wierenga. He stated that when the Planning Commission sets a precedent by their decision, he wants to make sure they have the township in a good spot.

Neither Goris Passchier nor Jessica Ulberg had any additional comments.

Tom Healy stated the purpose of ordinances are to buffer incompatible uses. He stated over the years there has been such aggressive growth and there's been so much agricultural land available, growth hasn't been an issue, but it seems that buffering would be better served by a gradual density change, as opposed to what, in his opinion, seemed to be a rather large density change.

Chairman Samy stated that was a fair point. He stated Strong Towns ideals come into play here. Georgetown has a dense core, and the subject area is already pretty dense and it's getting more dense. He stated they should be looking at the leapfrog effect of density too when it comes to future land use. He stated there can be two major density hubs and now they are going to meet in the middle, but it puts a strain on utilities. He stated this area probably has better access for utilities than in the northwest quadrant.

Moved by Tom Healy, seconded by Jeannie Bolhouse to adopt the following motion:

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. 2026-02)

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:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential

(LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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 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: _____ Dated: _____
Jim Wierenga, Georgetown Charter Township Supervisor

By: _____ Dated: _____

Yeas: Josiah Samy, Jeannine Bolhouse, Jessica Ulberg, Tom Healy, Goris Passchier
Nays: None
Absent: Geoff Brown, Gary Veldink

MOTION CARRIED.

#260204-04 – Communications, Letters and Reports

#260204-05 – Public Comments

There were no public comments.

#260204-06 – Other Business

The ZA stated the township Superintendent Justin Stadt had attended a meeting with Ottawa County about renewable energy facilities. The ZA stated he personally sees the value in creating a workable [renewable energy] ordinance, but did not necessarily think it was a great option to adopt a Compatible Renewable Energy Ordinance (CREO) [a CREO allows for local control for renewable energy facility permitting, but standards for approval can be no more restrictive than state requirements]. He stated there is value in imposing zoning regulations on a renewable energy ordinance regarding setbacks for example, but it also opens the door, so to speak. He stated he has gotten calls in the past about Georgetown's renewable energy ordinance and the answer was always, "No, we don't have one" and that was the end of the conversation. It does not mean those companies cannot go to the state or can't do the project, but telling them, "No" versus "Yes, we have an ordinance. Here's what you need to do. Here's the application," opens the door more. They can still go to the state though. He stated there's also a funding component to the conversation. He stated the township superintendent's opinion is to let the state handle those projects and doesn't necessarily see the value in creating an ordinance for this when the state can come in anyway and approve it. He stated if the Planning Commission still wanted to move forward with crafting an ordinance, they can absolutely do that and create a workable ordinance. He stated he personally could go either way, leaning more towards leaving it alone, and with the Master Plan they can be very explicit about prime farmland, to define it and determine where it's located. Since there are ways to protect the township from renewable energy farms without creating an ordinance, the township superintendent was of the opinion an ordinance was unnecessary.

Chairman Samy asked Tom Healy about when he had attended a training on renewable energy facilities, if they discussed lawsuits.

Tom Healy stated they did not.

Chairman Samy stated the lawsuits were a big concern of his. He stated right now Blendon Township is dealing with a battery storage plant. He stated if there was a meltdown, fire or failure at the plant, there is a large radius, that affects even Georgetown, which would be affected by the toxins from the batteries. He stated Blendon Township has been delaying decisions on the storage plant in part due to that danger. He stated his concern was that if there is an ordinance for it, they will come. He stated yes, renewable energy operators could go to the state and bypass the township all together, but they could work on the prime farmland definition to protect themselves.

Jeannine Bolhouse asked if there has been an analysis of what property within Georgetown is at risk for a project like this.

The ZA stated he believed there was one, but he did not have it available to him at the moment. He believed a prior ZA potentially did something like that. He stated if they did not have one, he would love to figure out which parcels have the acreage to allow for a renewable energy facility.

Jeannine Bolhouse stated she was curious because she wondered how much of the township is even at risk for this type of project. She stated she thought they needed to focus on the specific properties that are at risk and the specific projects which could go on those properties. She stated she was less concerned about solar and wind farms, but battery storage was a concern. She stated the question becomes do they create an ordinance that is very specific to those at-risk properties and carefully limit what those properties can do. She did not want to have a global copy of other townships' ordinances. She stated she felt that was the only way it was helpful to create an ordinance for the township.

Chairman Samy stated the training materials on renewable energy facilities explained that battery storage facilities have a minimum of five acres required.

Tom Healy stated the battery storage facility in Blendon Township is proposing a 100-megawatt storage system and 50 megawatts is considered utility-scale. He stated the training he attended explained that a minimum of five acres is required for a 50-megawatt battery storage facility. He stated another thing the training mentioned was utility-scale operators want high-tension transmission lines and a substation nearby, which the operators are very happy to build, and they want flat, cleared land. Because of that, he stated, the threat for these utility-scale facilities are going to be five- to ten-acre parcels that are already cleared and those near the high-tension transmission lines.

Jeannine Bolhouse asked how much of Georgetown's property meets that criteria. She stated even some land out in the northwest quadrant is not clear or flat, there are a lot of ravines and hills in that area.

Tom Healy stated parcels to the east of Boulder Bluff Condos comes to mind; there's a substation there and farmland to the south of that. He wasn't sure if that was muck fields or not.

There was a consensus that those fields were muck fields.

Tom Healy stated then maybe that particular farmland isn't suitable for building.

Chairman Samy stated his concern was that the renewable energy facilities don't all have to necessarily be in one township. He stated, based on the renewable energy training information, for solar operations a minimum average of 250 acres is required, but that could span across township borders. He stated he saw Blendon Township as the biggest concern surrounding Georgetown.

Tom Healy stated Blendon Township does not have a compatible ordinance, they have a workable ordinance. All of the benefits of having a compatible ordinance are lost if the other affected units of government don't have them.

Chairman Samy stated if the renewable energy operators had come to Georgetown first, there is no CREO, so automatically Georgetown would not get any financial benefit from the facility. Blendon Township also does not have a CREO. He stated requirements under Sec. 226(8) of PA 233 aren't strict; it feels like the bare minimum for decibels, height, and shadow flickers [shadows created by wind turbine's blades which, during times of day when the sun is low, could be cast over a home or building].

Tom Healy stated he agreed with Jeannine Bolhouse that the biggest threat to Georgetown is a battery storage facility. He stated the language in PA 233 states, "…minimum setback distances, measured from the nearest edge of the perimeter fencing of the facility" so, he asked, how far out can the fence go. Further, the requirements state the facility can be "[300] feet to the nearest point on the outer wall to an occupied building on a non-participating property."

Jeannine Bolhouse stated then a barn wouldn't count because it's unoccupied.

Jessica Ulberg stated she agreed they should look at the land in the township where something like a battery storage facility could even go. She agreed the ravine parcels in the northwest quadrant might not be suitable for a facility. She also agreed battery storage would be the most likely type of facility to come to Georgetown. She stated she felt there wasn't enough room for big wind turbines. She stated she's indifferent on adopting an ordinance because the renewable energy operators should always go back to the state.

Chairman Samy stated if Georgetown adopted a CREO, then operators would not have to go to the state. It stops at the local level. But technically a CREO is just adopting the state's standards as laid out in Sec. 226(8) of PA 233.

Jessica Ulberg stated she felt there was little point in adopting a CREO if it's just the state requirements, and the operators would go to the state anyway if Georgetown did not have a renewable energy facility ordinance. She stated she felt they could do things to make it harder for renewable energy operators to come into the township, like designating farmland.

Tom Healy stated it all begins with determining what parcels are vulnerable to this type of development, and then they can look at what ordinance standards would help those parcels.

Goris Passchier stated he agreed they needed to identify what parcels are possibly at risk.

Chairman Samy stated public perception also needs to be taken into consideration here. He stated he's been following the Blendon battery storage facility situation and a lot of the public believes that the planning commission, because Blendon has a workable ordinance for renewable energy, must *want* renewable energy facilities, even though by adopting a workable ordinance, Blendon was able to make its zoning requirements stricter for those facilities. But the public perception is that they want this here and they are trying to ruin farmland.

Tom Healy stated the Blendon Township Supervisor has stated if he could change anything, he would have engaged the public on talking about renewable energy facilities and have them involved in discussions like what the Georgetown Planning Commission is having now, so that the public understands the township has very little control.

Chairman Samy stated it can be difficult to get the public to engage in a conversation until it's too late; they typically engage when it's next door to them. He stated he recently had to delete his Facebook because of how toxic interactions can be, but he kept noticing the public reacted after the fact, giving the example of the clocktower at the corner of Baldwin Street and Cottonwood Drive and noting the usual low attendance at Planning Commission meetings. He stated no matter what the Planning Commission decides to do, the public may miss the discussions/meeting minutes, and they will come to the same conclusion that Blendon residents have: that the Planning Commission must want renewable energy. He stated he did not feel the Township Board would want to take up this issue either.

Jeannine Bolhouse agreed with Chairman Samy.

Chairman Samy stated he did not think it was worth it at this point to create a CREO. He did not believe it was something that would benefit the township. He didn't think it would benefit the Board to have news crews coming in to film the vote on battery storage or data centers. He stated it would be better to focus on identifying prime farmland and taking steps to protect it.

The ZA stated he would continue looking into this topic, and looking into where vulnerable parcels are in Georgetown for renewable energy facilities. He stated he will keep providing the Planning Commission with updates and encouraged them to send information his way as well.

Chairman Samy stated another issue with a CREO is that if Georgetown were to adopt one and a renewable energy operator were to meet all the standards, it would be approved right away. Whereas if Georgetown did not have one, they have to go to the state and it might give Georgetown other legal options.

Tom Healy stated one of the other points that came out during his training was all municipalities should have a non-utility-scale renewable energy ordinance in place for operations that are less than 50 megawatts. He stated he did not know that Georgetown had that.

The ZA stated that Georgetown does not have an ordinance like that.

Chairman Samy stated a few years ago there was a giant solar panel that someone installed in their yard in Georgetown. He asked if the ZA knew what happened to it.

The ZA stated he believed they just got rid of it. He stated solar panels are very popular now, often roof-mounted, which doesn't really affect zoning. But he believed the solar panel in question was

probably seen as a great opportunity to save money, and the owners might not have realized there are some zoning implications and permitting with placing it in the yard.

Tom Healy stated that property was right on a lake and the panel was located in the portion of the yard that abutted the street, but their perception might have been that the front yard was the lake.

Jeannine Bolhouse stated she felt like they discussed at one point putting things on a building's roof, like wind turbines, and what the parameters were for that. She stated she remembers being surprised by what the regulations were.

The ZA stated if someone were to come in for roof-mounted solar panels, for zoning the requirement is they are not expanding the footprint of their home or going over the height restrictions in the ordinance. There isn't otherwise a zoning aspect to it. It's more so electrical permitting. He stated the code enforcement officer will inspect those sites to ensure the panels are on the roof and not in the yard, but otherwise it's not a zoning concern. It's more so ensuring it's built to code and properly installed.

Chairman Samy stated he remembered talking about wind turbines and looking at decibels for noise. He asked the commissioners if they were all on the same page to do nothing in regard to adopting a CREO or renewable energy ordinance.

Goris Passchier stated he had a comment first, about the discussion on public perception and reactions. He stated he wondered if the township was ever proactive to see what the reaction is going to be for different projects. He stated for example in sales, they have their presentation, but they already know ahead of time what the potential reactions are going to be. He wondered if the township had ever gone through that process.

Chairman Samy stated he did not know if they ever would have done that. He stated the township has arranged a couple surveys in the past. He stated there was a township-wide survey related to the Master Plan that garnered over one thousand responses out of 55,000 residents. He stated other surveys have resulted in fewer responses. He stated the question starts to become if they were to post a survey on Facebook or the township website, some residents will respond, but the survey won't be scientific at all.

Goris Passchier stated he was more so asking if the township has ever prepared for the reaction of the public. He stated knowing what the public's reaction is going to be will help the township prepare to respond to it.

Chairman Samy stated that would always be helpful. He stated sometimes they get caught off guard. He stated there was one situation where an Airbnb application came to the Planning Commission to request to have a bed and breakfast essentially, but it was in a neighborhood that had an HOA and there were news crews, every seat in the board room was filled. He stated they had no idea it would turn into something that big.

Jeannine Bolhouse stated the county sheriff even checked in to make sure the commissioners felt safe.

Jessica Ulberg stated she really appreciated Jeannine Bolhouse in that meeting because her legal background helped to curb unrest by the HOA members. She stated the Planning Commission has to follow the ordinance, but they can't enforce an HOA's rules.

Chairman Samy stated there was a big public presence during meetings about Grand Rapids Gravel as well. He stated the Planning Commission typically does not get big reactions and that it's more so the Township Board, and the backlash usually occurs on Facebook.

Jeannine Bolhouse stated there is an element of cowardice involved when people hide behind computer screens. They don't have to say things to people's faces, they don't have to stand up and give an opinion. She stated people can be ill-informed, so it makes it difficult to prepare for what they're going to respond with because the commissioners do their research and have informed decisions. She stated it is difficult to respond when people didn't do research or didn't listen to any of the opinions and discussion had by commissioners. She stated people often have already formed an opinion and they just want to be mad.

Tom Healy stated the biggest concern about what's happening in Blendon Township with the battery storage facility seems to be that people think there will be a toxic event.

Goris Passchier stated the reality is people don't quite trust what they are being presented. He gave the example of being a Vietnam veteran being exposed to Agent Orange. And that's the mindset of many people; they're concerned about toxins.

Chairman Samy stated the nice thing about being on the Planning Commission is they are not elected so they don't have to take actions to get themselves re-elected. The goal is to give the Board as much sound advice as they can. They can take big topics like renewable energy and give the Board the reality of the situation. He stated the Planning Commission does not want to be political and is designed to be neutral.

Tom Healy stated in order to make an ordinance what they want it to be, the renewable energy operators wouldn't come to the township anyway. It would be too unworkable, and they would bypass the township.

The discussion on renewable energy ordinances ended and the ZA spoke to the Planning Commission about a situation that came up at the Zoning Board of Appeals meeting. He stated a potential ordinance change may come of it. He stated he's writing language for it that will be presented to the Planning Commission at the next meeting, during which the Planning Commission can then vote to initiate an ordinance amendment or not. He stated it is in regard to the uses allowed in the Industrial zoning district and a couple definitions. He stated they will talk more about it at the next meeting. He informed the commissioners of upcoming trainings being put on by the Michigan Association of Planners if they were interested in going. The ZA also brought up how he has been getting a number of calls from residents wanting to replace their lawns with rocks. They want to tear out their grass lawns. He stated it was likely spurred on from the water rate increase. He stated the ordinance is very vague. It states homeowners "shall install a lawn or other type of ground cover." The general definition of "ground cover" includes rocks. He stated he did not think the ordinance is strong enough to enforce on properties that have already replaced their lawns with rocks. He stated he did not have an opinion either way, but stated it may be a good idea to better define what a lawn is, what counts as ground cover, and what doesn't.

Chairman Samy stated he understood the concern with rocks though. He wondered what type of rocks they were looking at. He stated if it was pea gravel, it could get all over the roads and in storm drains. He was concerned about that.

Jessica Ulberg stated there is a home in the township that has a complete beach volleyball court in their entire backyard so they have no grass, just sand. She gave another example of a property in the township that already has their front yard being entirely rocks.

The ZA stated the way the ordinance is currently written, there is no violation of the Ordinance.

Goris Passchier stated they need to identify what a "lawn" is. He stated Las Vegas is all rocks, which is natural for that area. However in Georgetown, an all-rock yard would not be natural to the area and felt it would be a negative aspect. He also stated rocks can be thrown. He stated at one time Meijer used to have rocks around their trees, but they got rid of them because it was a security risk. He stated they could identify it as "vegetation" instead of a lawn, and then identify which types of vegetation can be planted here.

The ZA stated they don't currently have a list of vegetation that can be planted in Georgetown. He stated from the code enforcement side it can be difficult. He gave an example of a resident who had weeds in their front yard, so the township sent them a letter saying they needed to be removed. The resident spoke to the ZA and sent him a list of all the plants in the front yard, saying they were not weeds, and they were specific varieties of plants. So, it can be difficult to enforce.

Chairman Samy stated the ordinance has regulations about houses needing to have a certain amount of square footage; they could possibly do the same thing with grass or rock. He stated there are also whole neighborhoods that have so much concrete in their backyards for patios or pools that it's creating groundwater issues because rain can't seep into the ground.

Jessica Ulberg stated people could put in turf.

The ZA stated here is one all-turf property in the township, and Chairman Samy stated there's a business which has that too.

Jeannine Bolhouse stated she would be interested in what they come up with about regulating how much concrete could be on a property, because she felt it was difficult to enforce. Each lot is slightly different, drainage is a factor, and where do they start measuring the lot from, do they include the sidewalk, etc…

Goris Passchier stated having the ordinance is one thing and enforcement is another, unless every ordinance needs to be enforceable.

Jeannine Bolhouse stated her point was consistency. Everyone's property is different. She stated she didn't want to create an administrative nightmare for the ZA and for residents being able to read the ordinance and implement it.

#260121-07 – Adjournment

Moved by Chairman Samy, seconded by Tom Healy, to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 8:06 p.m.

Georgetown Charter Township

REZONING Permit No: PREZ2602

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

1515 Baldwin Street
Jenison, MI 49428

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

Location
2769 BAUER RD

Issued:01/30/26 Expire Date:

Owner
TALL OAK PROPERTIES LLC
2000 CHICAGO DRIVE SW
WYOMING MI 49519

Applicant
MICHAEL MCGRAW
1188 EAST PARIS AVE SE
Grand Rapids MI 49546
[redacted]

Work Description: (REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 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 9
JAN 3 0 2026
Georgetown Township
Payment Validation

PERMIT NUMBER: REZ 2602

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: Paramount Development Corporation	PHONE: [redacted]
APPLICANT NAME: Michael McGraw	
ADDRESS: 1188 East Paris Ave SE, Ste 100	CITY / STATE / ZIP: Grand Rapids, MI 49546

PROPERTY INFORMATION See attached sheet - 3 parcels

COMPANY NAME:	PHONE:
OWNER / AGENT NAME:	TITLE:
ADDRESS:	CITY / STATE / ZIP:
PARCEL NUMBER:	ZONING DISTRICT:
LEGAL DESCRIPTION:	

PROJECT INFORMATION

PROPOSED USE: Detached, single-family residential platted subdivision

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:

See attached sheet

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 I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:	DATE: 1/7/2026

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: 1/16/26	DATE OF PLANNING COMMISSION MEETING: 2/4/26	
DATE OF TOWNSHIP BOARD MEETING: 2/23/26	DATE NOTICE PUBLISHED: 1/20/26	DATE PROPERTY NOTICES WERE SENT: 1/20/26

Paramount
DEVELOPMENT

January 7, 2026

Mr. Ryan Schab
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429-0769

RE: LDR Rezone Request
2769 and (a portion of) 2721 Bauer Road
70-14-09-100-006, 70-14-09-200-001, and 70-14-09-200-002

Dear Ms. Schab:

Enclosed please find the following items being submitted to support a request to rezone three (3) parcels from Rural Residential zoning to Low Density Residential zoning. Included are the following:

1. Application
2. Property Descriptions
3. Zoning and Future Land Use Map Exhibit
4. Narrative

These items are being submitted for the February 4, 2026 regular Planning Commission meeting. If you have any questions or require additional information, please do not hesitate to contact me at [redacted]

Sincerely,

Michael McGraw
President

Property Descriptions

Parcel 1

Company Name: Tall Oaks Properties LLC
Owner/Agent Name:
Address: 2769 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-100-006
Zoning District: RR
Legal Description (to be rezoned):
E 18 RDS OF NW 1/4, EXC E 165 FT OF S 132 FT, EXC S 50 FT FOR RD. SEC 9 T6N R13W

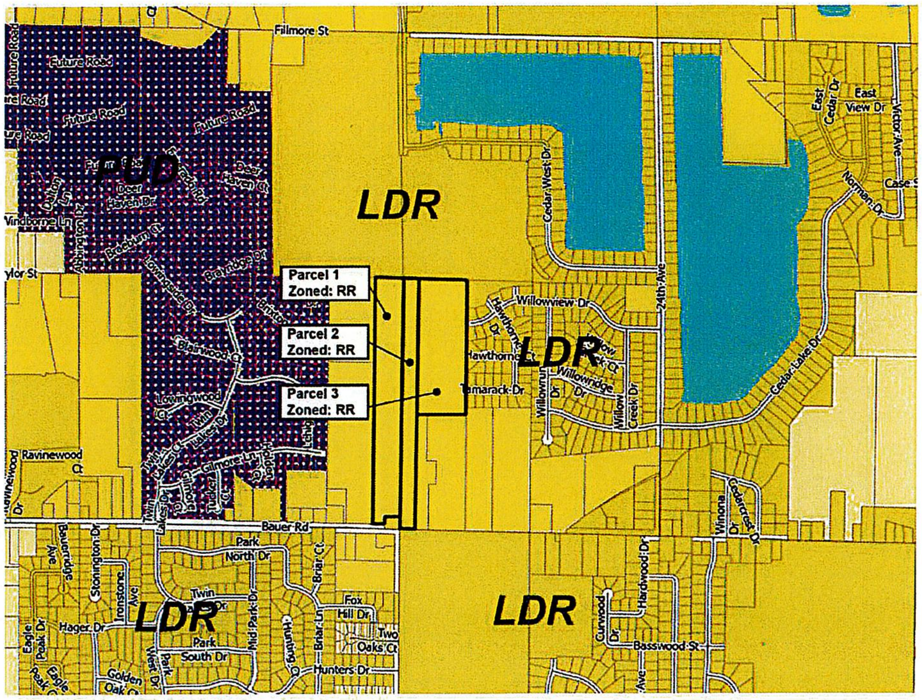
Parcel 2

Company Name: Tall Oaks Properties LLC
Owner/Agent Name:
Address: 2769 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-200-001
Zoning District: RR
Legal Description (to be rezoned):
W 10 A OF NE 1/4 SEC 9 T6N R13W 10 A

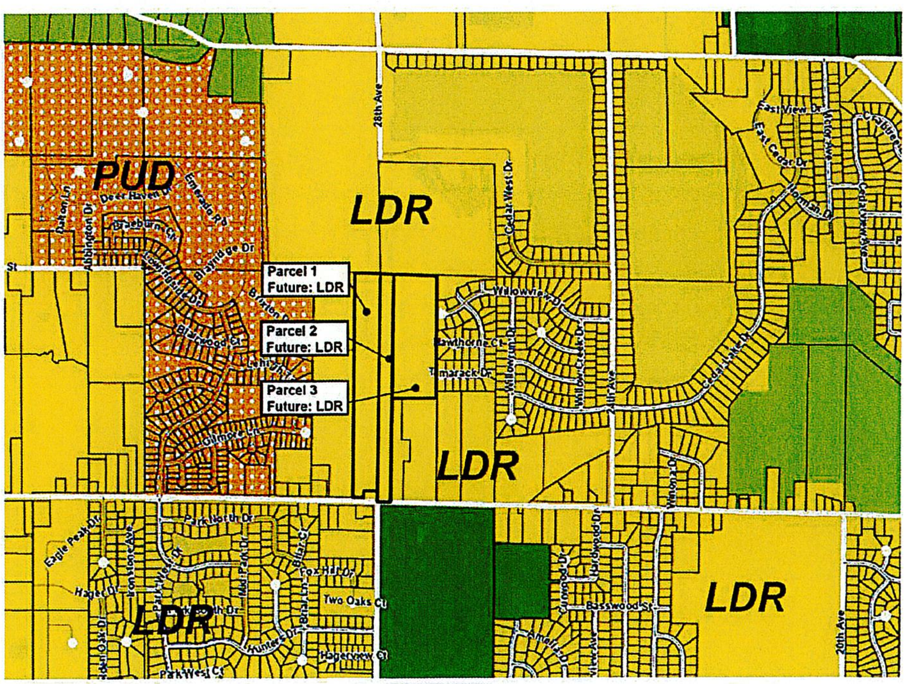
Parcel 3 (a portion of)

Company Name: *NA*
Owner/Agent Name: Gordon VanSingel Doug VanSingel Doug VanSingel (Jan 12, 2026 19:18:23 EST)
Address: 2721 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-2001-002
Zoning District: RR
Legal Description (to be rezoned):
Part of the west 1/2 of the west 1/2 of the northeast 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the center of said section 9; thence S89°45'52"E 694.11 feet along the south line of said NE 1/4; thence N00°48'03"W 1218.51 feet along the east line of the west 1/2 of the west 1/2 of said NE 1/4 to the point of beginning; thence N89°45'52" W 494.99 feet; thence N00°48'03"W 1441.45 feet; thence S89°36'31"E 495.00 feet along the north line of said NE 1/4; thence S00°48'03"E 1440.11 feet along the east line of the west 1/2 of the west 1/2 of said NE 1/4 to the point of beginning. Parcel (portion of) contains 16.37 acres.

Zoning and Future Land Use Map Exhibit



ZONING MAP



FUTURE LAND USE MAP

Narrative Statement

1. ***Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Georgetown Township Master Plan?***

   The proposed rezone is consistent with the Georgetown Township Master Plan Future Land Use Map that indicates this property to be LDR – Low Density Residential. This zoning district would allow the preferred land use goals to be met as well as best practice tools and strategies would be able to be utilized with future zoning approvals.

2. ***Is the proposed district and the uses allowed compatible with the surrounding area?***

   The proposed district's uses are compatible with the site and the surrounding area. The adjacent land to the north, east and south is zoned LDR, and the Willow Creek plat features four (4) stub streets into the subject property, while the Cedar Lake subdivision would also become interconnected. In addition, there is other single family residential neighborhoods to the south (Hager Pointe) and west (Lowing Woods).

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

   Yes, the site can currently be used for uses within the rural residential zoning district, but it would not be considered the highest and best use of the property.

4. ***Will the rezoning require an inordinate expenditure of public funds to make the development feasible?***

   The rezone will not require inordinate public funds. The development of the site will be financed through private development.

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?***

   No, the rezoning will not cause development to "leap frog" other undeveloped areas since development currently exists on all sides of the subject parcels, and this request would more appropriately be considered infill of current development patterns. In addition, public utilities already exist ready to serve future development to the subject parcels.

6. ***Is there sufficient vacant land already zoned in a specific category?***

While there are significant areas already zoned LDR within the Township, there is not much vacant and for-sale low density residential land.

7. ***Is the rezoning more likely to be granted if conditions could be attached?***

No, the rezoning would not require any conditions or special considerations.

MINUTES OF THE REGULAR MEETING
OF THE GEORGETOWN CHARTER TOWNSHIP BOARD
HELD JANUARY 26, 2026

- The meeting was called to order by Supervisor, Jim Wierenga, at 7:00 p.m.

- Prayer for guidance by Supervisor, Jim Wierenga

- Pledge of Allegiance to the Flag of the United States of America

- Roll Call
    - Members present: Amy Grasman (Trustee), Kevin Kelly (Trustee), Kelly Kuiper (Clerk), Gary Veldink (Trustee), Jim Wierenga (Supervisor)
    - Also present: Chelsea Chandler (Deputy Clerk), Andy Rienstra (Assistant Superintendent), Justin Stadt (Superintendent)
    - Absent: Gene DeWitt (Treasurer), John Schwalm (Trustee)

#260126-01 – Approval of Agenda as Presented for January 26, 2026

- Moved by Gary Veldink, seconded by Amy Grasman, to approve the agenda as presented.

- MOTION CARRIED UNANIMOUSLY.

#260126-02 – Citizens' Hero Award – Gary Danielson

- Fire Chief, Matt DeWitt, presented a Citizens' Hero Award to Gary Danielson for his efforts in helping citizens in the event of a house fire on January 19, 2026.

#260126-03 – Ottawa County Commissioner Update – John Teeples

- Ottawa County Commissioner, John Teeples, gave a general update about the Ottawa County Board of Commissioners and its proceedings over the past year.

#260126-04 – Sheriff's Department Update – Eric DeBoer

- Ottawa County Sheriff, Eric DeBoer, gave a general update about the Ottawa County Sheriff's Department and its recent proceedings, including staffing and uniform changes.

#260126-05 – Communications, Letters, and Reports Received for Information to be Filed

a. Utilities Committee Meeting Minutes of January 12, 2026
b. Finance Committee Meeting Minutes of January 19, 2026
c. Fourth Quarter 2025 Investment Report
d. Ottawa County Sheriff's Department Report – December 2025

#260126-06 – Public Comments for Items Remaining on the Agenda

- Members of the public were present. Comments were made by the following:

    - Pete Plowman, 6877 Creek Ridge Ct.

#260126-07 – Consent Agenda

- Moved by Gary Veldink, seconded by Amy Grasman, to grant the following:

a. Approval of the minutes of the previous joint meeting on January 7, 2026
b. Approval of the minutes of the previous regular meeting on January 12, 2026
c. Approval of the minutes of the closed session on January 12, 2026
d. Approval of the January 19, 2026 Bills

- MOTION CARRIED UNANIMOUSLY.

#260126-08 – Resolution to Update the Charges for Connection to the Township's Public Sewer System

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Resolution No. 260126-08)

At a regular meeting of the Township Board for the Charter Township of Georgetown held at the Township offices on January 26, 2026, at 7:00 p.m., this Resolution was offered for adoption, as recommended by the Utilities Committee, by Township Board Member, Gary Veldink, and was seconded by Township Board Member, Amy Grasman:

A RESOLUTION TO UPDATE THE CHARGES FOR CONNECTION TO THE TOWNSHIP'S PUBLIC SEWER SYSTEM.

RECITALS

WHEREAS, the Code of Ordinances for Georgetown Charter Township (the "Township") permits the Township Board, by resolution, to set the rates and charges for property owners within the Township, and within Blendon Township and the City of Granville, to connect to the Township's public sewer system;

WHEREAS, the Township Board must occasionally review and update the charges assessed to property owners for making such connections, to reflect the increases in the cost of parts, equipment, and labor to complete such connections;

WHEREAS, the Township Board now wishes to update the charges assessed for connections to the Township's public sewer system.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Recitals above are hereby incorporated into this Resolution as if restated verbatim.

2. The Township Board hereby adopts the new schedule for sewer connection charges, as set forth in the attached "Exhibit A." Properties located within Georgetown Township are subject to the charges

specific to Georgetown Township. Properties located within the City of Grandville or Blendon Township are subject to the respective charges for those municipalities, as set forth in Exhibit A hereto.

3. The charges set forth in "Table 1" to Exhibit A shall be effective upon the effective date of this Resolution. The charges set forth in "Table 2" to Exhibit A shall be effective beginning on July 1, 2026.

4. This Resolution is effective immediately, and it shall supersede any prior inconsistent resolutions of the Township Board.

The vote to adopt this Resolution was as follows:

Yeas: Amy Grasman, Kevin Kelly, Kelly Kuiper, Gary Veldink, Jim Wierenga
Nays: None
Absent: Gene Dewitt, John Schwalm
Abstained: None

MOTION CARRIED AND RESOLUTION IS HEREBY DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Township Board for Georgetown Charter Township at the time, date and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By: _____
Kelly Kuiper
Georgetown Charter Township Clerk

Exhibit A Connection Charges

#260126-09 – Air Handler Repairs

- Moved by Kevin Kelly, seconded by Jim Wierenga, to approve the quote of $58,646.30 from Pleune Service Company for air handler repairs, as recommended by the Utilities Committee.

  Attachments: Revised Quote

- MOTION CARRIED UNANIMOUSLY.

#260126-10 – Local Civic Organization Request

- Moved by Kelly Kuiper, seconded by Amy Grasman, to approve the resolution recognizing Redeemed Mobile Boutique as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license.

Attachments: Resolution
Redeemed Mobile Boutique Letter
Redeemed Mobile Boutique Bylaws

The vote to approve this resolution was as follows:

Yeas: Amy Grasman, Kevin Kelly, Kelly Kuiper, Jim Wierenga
Nays: None
Absent: Gene Dewitt, John Schwalm
Abstained: Gary Veldink

MOTION CARRIED.

#260126-11 – Election Early Voting Printing and Mailing Services Contract

- Moved by Jim Wierenga, seconded by Gary Veldink, to approve the Election Early Voting Printing and Mailing Services Contract, as recommended by the Finance Committee.

  Attachments: Election Early Voting Printing and Mailing Services Contract

- MOTION CARRIED UNANIMOUSLY.

#260126-12 – Election Printing Service Contract

- Moved by Kelly Kuiper, seconded by Amy Grasman, to approve the Election Printing Service Contract, as recommended by the Finance Committee.

  Attachments: Election Printing Service Contract

- MOTION CARRIED UNANIMOUSLY.

#260126-13 – Revision to Policy 2005-06, Bid and Quotation Requirements Policy

- Moved by Gary Veldink, seconded by Amy Grasman, to approve the revision to Policy 2005-06, Bid and Quotation Requirements Policy, as recommended by the Finance Committee.

  Attachments: Policy 2005-06, Bid and Quotation Requirements Policy

- Gary Veldink and Amy Grasman withdrew the motion.

- Moved by Gary Veldink, seconded by Amy Grasman, to have the Finance Committee reexamine and further revise Policy 2005-06, Bid and Quotation Requirements Policy.

- MOTION CARRIED UNANIMOUSLY.

#260126-14 – Addition to Benefits Manual – Gym Memberships

- Moved by Jim Wierenga, seconded by Kelly Kuiper, to approve the addition of gym memberships for qualifying members of the Fire Department to the Georgetown Township Employee Benefits Manual, as recommended by the Finance Committee.

  Attachments: 1.17 Physical Fitness Program – Benefits Manual

  The vote to approve this addition was as follows:

  Yeas: Kevin Kelly, Kelly Kuiper, Jim Wierenga
  Nays: Amy Grasman, Gary Veldink
  Absent: Gene Dewitt, John Schwalm
  Abstained: None

  MOTION CARRIED.

#260126-15 – Public Comment

- Members of the public were present. Comments were made by the following:

  - Pete Plowman, 6877 Creek Ridge Ct.
  - Shawn Haff, 1482 Winifred St.

#260126-16 – Discussion and General information

- Discussion took place, including potential ways to celebrate the 250th anniversary of the United States Declaration of Independence and the progress of the Township's Veteran Banner program.

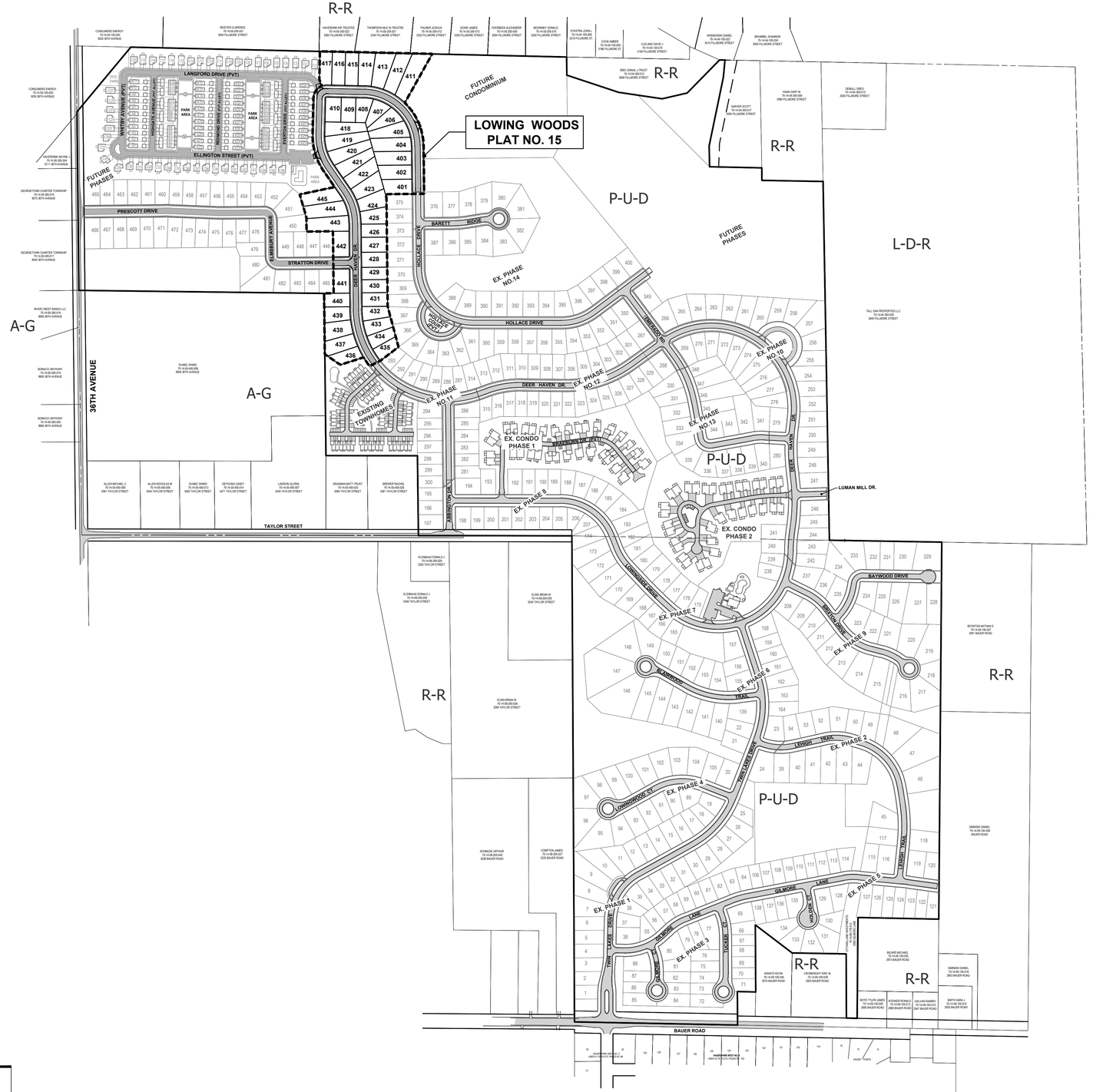
#260126-17 – Meeting Adjourned

- Moved by Gary Veldink, seconded by Amy Grasman, to adjourn the meeting at 8:41 p.m.

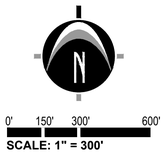
- MOTION CARRIED UNANIMOUSLY.

_____
Jim Wierenga, Supervisor

_____
Kelly Kuiper, Clerk



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 300'

LEGAL DESCRIPTION

PROPOSED LOWING WOODS NO. 15 PLAT DESCRIPTION:
Part of the Southeast 1/4 of Section 5, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N88°42'15"W 733.73 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence S29°19'21"W 306.37 feet; thence Southeasterly 265.17 feet along a 333.00 foot radius curve to the right, said curve having a central angle of 45°37'32", and a chord bearing S23°26'49"E 258.22 feet; thence S00°38'03"E 249.93 feet along the Northerly extension of the West line of Lot 376 of Lowing Woods No. 14, according to the plat thereof, as recorded as Instrument Number 2025-0013755, Ottawa County Records to the Northwest corner of said Lot 376; thence continuing S00°38'03"E 10.16 feet along said West line; thence S89°21'57"W 211.03 feet along the North line of Lot 375 of said Lowing Woods No. 14 plat and it's Easterly extension to the Northwest corner of said Lot 375; thence S15°43'53"E 19.31 feet; thence S00°38'03"E 594.00 feet; thence S14°54'32"E 229.58 feet (previous 3 courses being along Westerly line of said Lowing Woods No. 14 plat) to the most Southerly corner of Lot 366 of said Lowing Woods, No. 14 plat, being the most Northerly corner of Lot 293, Lowing Woods No. 11, according to the Plat thereof, as recorded as Instrument No. 2019-0010650, Ottawa County Records; thence S52°43'15"W 123.77 feet along the Northwesterly line of said Lot 293 to the most Westerly corner of said Lot 293; thence S63°23'09"W 67.22 feet (previous 2 courses being along the Northwesterly line of said lowing Woods No. 11 plat); thence Northwesterly 58.16 feet along a 533.00 foot radius curve to the right, said curve having a central angle of 06°15'09", and a chord bearing N33°42'21"W 58.14 feet; thence S72°11'40"W 132.74 feet; thence N55°48'05"W 102.74 feet (previous 3 courses being along the Northerly line of The Townhomes at Lowing Woods, Ottawa County Condominium Subdivision Plan No. 658, recorded as Document No. 2016-0042554, Ottawa County Records) to the Northwest corner of said The Townhomes at Lowing Woods; thence N00°38'03"W 332.56 feet along the West line of the SE 1/4 of said Section to the Northwest corner of the SE 1/4 of the SE 1/4 of said Section; thence N89°21'57"E 52.00 feet; thence N00°38'03"W 338.36 feet; thence S89°21'57"W 144.10 feet; thence N00°38'03"W 78.19 feet; thence N16°21'36"W 129.85 feet; thence N78°04'27"E 194.92 feet; thence N34°33'02"W 108.75 feet; thence Northwesterly 208.34 feet along a 333.00 foot radius curve to the right, said curve having a central angle of 35°50'47", and a chord bearing N16°37'38"W 204.96 feet; thence N01°17'45"E 200.00 feet; thence Northeasterly 85.62 feet along a 73.00 foot radius curve to the right, said curve having a central angle of 67°11'56", and a chord bearing N34°53'43"E 80.79 feet; thence N01°17'45"E 153.55 feet; thence S88°42'15"E 613.30 feet along the East-West 1/4 line of said Section to the Point of Beginning. Contains 17.41 acres. Subject to easements, restrictions and rights-of-way of record.

EXCEPT MAINTENANCE STRIP: Part of the Southeast 1/4 of Section 5, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N89°53'47"W 1158.68 feet along the South line of said Section; thence N00°06'13"E 965.81 feet to the Point of Beginning; thence N26°11'47"W 94.23 feet; thence N68°37'04"E 104.37 feet; thence S26°11'47"E 96.39 feet; thence S35°19'57"E 46.70 feet; thence S52°43'15"W 10.01 feet; thence N35°19'57"W 47.84 feet; thence N26°11'47"W 88.00 feet; thence S68°37'04"W 84.30 feet; thence S26°11'47"E 84.83 feet; thence S72°11'40"W 10.11 feet to the Point of Beginning.

BENCHMARKS

BENCHMARK #1: ELEV.= 685.53
TOP OF NE FLANGE BOLT UNDER "E" OF "EJIW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45'± EAST OF WEATHER SIREN & 200'± WEST OF THE PLAT LINE OF HAGER PARK WEST, NEAR EX. GAS LINE. (NGVD 29)

BENCHMARK #2: ELEV.= 678.55
SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED ± 60' N. OF CENTERLINE BAUER '+/- 93' W. OF WEST LINE OF HOUSE #2995. (NGVD 29)

BENCHMARK #3: ELEV.= 668.53
NE FLANGE BOLT UNDER "E" TO HYDRANT (1.9 A.G.L.) LOCATED 33' N. CENTERLINE BAUER, 100' WEST CENTERLINE DRIVE TO HOUSE 2995. (NGVD 29)

BENCHMARK #4: ELEV.= 651.64
SET 20D NAIL IN S. SIDE 10" ASH LOCATED 36'N. OF CENTERLINE BAUER +/- 25' E. CENTERLINE DRIVE TO 2901 BAUER (1.1 A.G.L.). (NGVD 29)

BENCHMARK #11: ELEV.= 703.46
SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & 27' W. OF THE WEST LINE TO HOUSE #3280 BAUER ROAD. (NGVD29)

Know what's **below.** **CALL** before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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www.nederveld.com
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Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Nevada Creek Development Company
Michael R. McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Prelim. Plat / Final Dev Plan Submittal
Drawn: JM Checked: RP Date: 09.10.25

Title: Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 09.24.25

Title: Revised Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 10.06.25

Title: Revised Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 10.21.25

Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal
Drawn: JM Checked: RP Date: 10.22.25

Title: Revised Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 11.17.25

Title: Revised Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 12.05.25

Title: Revised Tentative Prelim. Plat Agency Submittals
Drawn: JM Checked: RP Date: 2.10.26

LOWING WOODS NO. 15

Final Preliminary Plat
Final Development Plan - Overall Site
PART OF THE SE 1/4 OF SECTION 5 AND SE 1/4 OF SECTION 5, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
25201449

SHEET NO:
C-101

25201449-PREL1.dwg JM 2/6/2026 20:45

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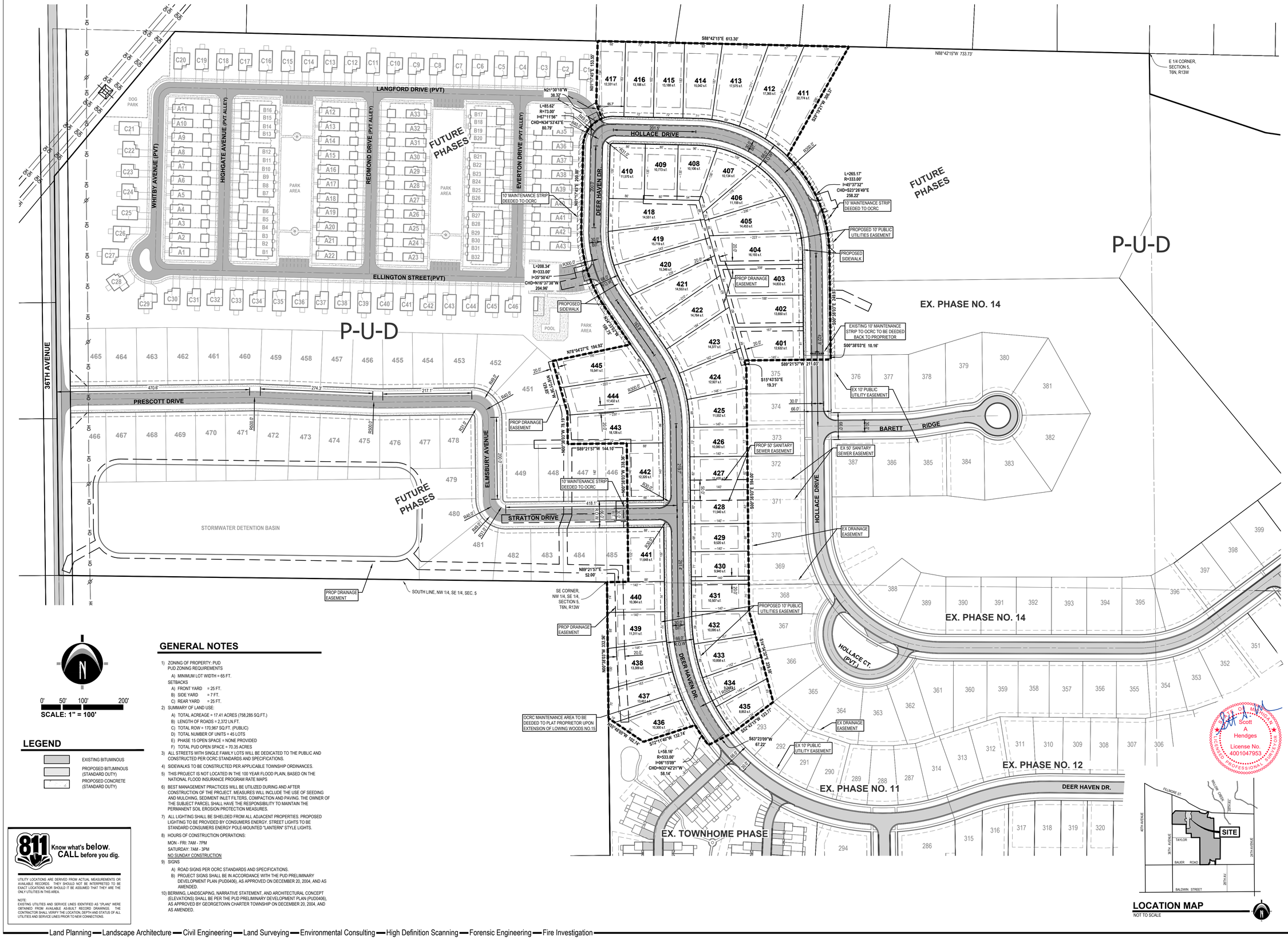

GENERAL NOTES

1) ZONING OF PROPERTY: PUD
   PUD ZONING REQUIREMENTS
   A) MINIMUM LOT WIDTH = 65 FT.
   SETBACKS
   A) FRONT YARD = 25 FT.
   B) SIDE YARD = 7 FT.
   C) REAR YARD = 25 FT.
2) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE = 17.41 ACRES (758,285 SQ.FT.)
   B) LENGTH OF ROADS = 2,372 LN.FT.
   C) TOTAL ROW = 170,967 SQ.FT. (PUBLIC)
   D) TOTAL NUMBER OF UNITS = 45 LOTS
   E) PHASE 15 OPEN SPACE = NONE PROVIDED
   F) TOTAL PUD OPEN SPACE = 70.35 ACRES
3) ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OCRC STANDARDS AND SPECIFICATIONS.
4) SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
6) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
8) HOURS OF CONSTRUCTION OPERATIONS:
   MON - FRI: 7AM - 7PM
   SATURDAY: 7AM - 3PM
   NO SUNDAY CONSTRUCTION
9) SIGNS
   A) ROAD SIGNS PER OCRC STANDARDS AND SPECIFICATIONS.
   B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
10) BERMING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.

0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

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LOCATION MAP
NOT TO SCALE

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Title: Revised Tentative Prelim. Plat Agency Submittals	
Drawn: JM	Checked: RP Date: 10.21.25
Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal	
Drawn: JM	Checked: RP Date: 10.22.25
Title: Revised Tentative Prelim. Plat Agency Submittals	
Drawn: JM	Checked: RP Date: 11.17.25
Title: Revised Tentative Prelim. Plat Agency Submittals	
Drawn: JM	Checked: RP Date: 12.05.25
Title: Revised Tentative Prelim. Plat Agency Submittals	
Drawn: JM	Checked: RP Date: 2.10.26

LOWING WOODS NO. 15

Final Preliminary Plat
Final Development Plan - Site Layout
PART OF THE SE 1/4 OF SECTION 5 AND SE 1/4 OF SECTION 5, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
Scott A Hendges
License No. 400047953
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
25201449

SHEET NO:
C-103

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Environmental Consulting — High Definition Scanning — Forensic Engineering — Fire Investigation

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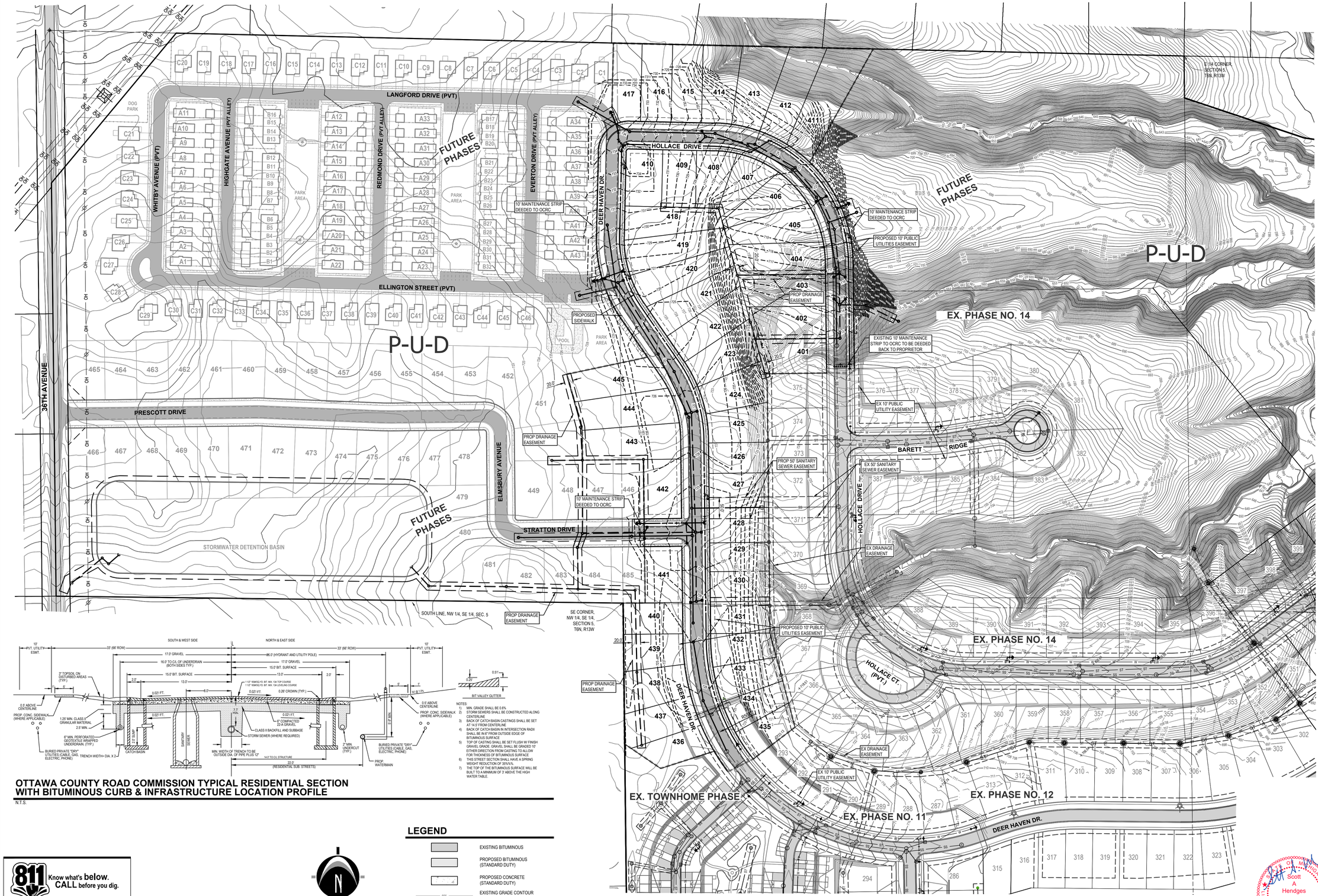
25201449-PREL1.dwg JM 2/9/2026 2:14:5



OTTAWA COUNTY ROAD COMMISSION TYPICAL RESIDENTIAL SECTION WITH BITUMINOUS CURB & INFRASTRUCTURE LOCATION PROFILE

N.T.S.

811 Know what's **below.** **CALL** before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

N

0' 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- 665 EXISTING GRADE CONTOUR (INDEX)
- PROPOSED 8" WATERMAIN
- PROPOSED 8" SANITARY SEWER
- PROPOSED STORM SEWER 12"-36"

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Nevada Creek Development Company
Michael R. McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Prelim. Plat / Final Dev Plan Submittal		
Drawn: JM	Checked: RP	Date: 09.10.25
Title: Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 09.24.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.06.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.21.25
Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal		
Drawn: JM	Checked: RP	Date: 10.22.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 11.17.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 12.05.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 2.10.26

LOWING WOODS NO. 15

Final Preliminary Plat
Final Development Plan - Grading & Utilities
PART OF THE SE 1/4 OF SECTION 5 AND SE 1/4 OF SECTION 5, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
25201449

SHEET NO:
C-104

25201449-PREL1.dwg JM 2/5/2026 20:48

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Tom Healy stated that another option would be to contact your local congressman and express safety concerns to them. Regarding development in general, the Master Plan that is currently in progress is turning toward preserving more green space and farmland. He emphasized how critical it is that residents participate in the Master Plan process.

Chairman Samy reiterated that the Planning Commission doesn't have any more authority or sway with the Road Commission than residents do. He stated that strength in numbers would be a more effective plan to affect any change to the roadways.

#251119-06 – (PUD2101-04) Final Development Plan for the Preliminary Plat of Lowing Woods No. 15

Nevada Creek Development Company and Ottawa Land Investments LLC, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

The ZA presented the Staff Report.

Moved by Chairman Samy, seconded by Geoff Brown, to adopt the staff report as finding of fact and to approve the final development plan for (PUD2101-04) Final Development Plan for the Preliminary Plat of Lowing Woods No. 15, Nevada Creek Development Company and Ottawa Land Investments LLC, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

As shown on the following documents:

a. Sheet C-101 dated 10.22.25,
b. Sheet C-102 dated 10.22.25,
c. Sheet C-103 dated 10.22.25,
d. Sheet C-104 dated 10.22.25

On the basis that the following are met:

a. **The proposed PUD complies with all qualifying conditions of Section 22.2.**
b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.**
f. **The plan meets the ordinance requirements of Sec. 22.10.**

And with the following conditions:

a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of building permit applications for this phase.**

b. **As per Sec. 22.2(B), the site shall be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works. Approval of the utility plans shall be obtained by the DPW and the $23,000 escrow fee shall be provided to the township prior to the submission of any building permit applications for this phase.**
c. **Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way (other than signs approved by the Road Commission for use in the road right-of-way). Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.**
d. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with previous approvals and remain in effect.**
e. **Approval from the Ottawa County Water Resources Commission is required.**
f. **The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25-foot front, 25-foot rear, and 7-foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site. All the lots in this phase meet the PUD's required minimum lot width of 65 feet.**
g. **Open space shall be maintained by the developer and/or homeowner's association.**
h. **All outstanding fees shall be paid prior to any building permits being issued.**

MOTION CARRIED UNANIMOUSLY

#251119-07 – (PUD2502) (Ordinance No. 2025-09) Nevada Creek Development, Ottawa Land Investments LLC, 1188 East Paris Ave., is requesting to change from PUD to REVISED (PUD) Planned Unit Development zoning for the Lowing Woods PUD for single-family detached home sites, townhomes, ranch condominiums, villa units, terrace units, clubhouse, open spaces and other amenities on the following parcels of land: P.P.# 70-14-05-400-050, P.P. # 70-14-05-400-051, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 P.P. # 70-14-05-400-055, P.P. # 70-14-05-445-013, P.P. # 70-14-05-445-014, P.P. # 70-14-04-300-043, P.P. # 70-14-04-300-041 and P.P. # 70-14-05-400-022, located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

Michael McGraw, applicant and president of Eastbrook Homes, presented the application to the Township and made himself available to any questions from the Planning Commission.

The ZA presented the Staff Report.

Tom Healy asked if there would be street parking anywhere along the private roads for the detached condos/terrace/courtyard homes [not the alleys, but the roads].

Michael McGraw stated he believed you could park on those roads, so long as driveways aren't blocked.

Tom Healy asked about parking along Deer Haven Drive and Hollace Drive.

#251208-07 – Supervisor Comments regarding Public Comments

Jim Weirenga stated the following. They were not prepared to answer questions about specifically where this should go from here. He brought up some of his concerns to the Zoning Administrator and they get more specific when a decision needs to be made, like they just did. He used the work "opinion" but subsequently changed it to "judgment" because they are exercising their sound discretion and judgement in their positions as Board members charged with the duty and empowered by the ordinance to make the judgements that they did. He doesn't want it to be seen as merely one's opinion. He asked each Board member, for the purposes of this meeting, did each of the Township Board members vote on his very specific motion that sited very specific provisions of the ordinance or did they vote based on their personal preference, whether it be about density or otherwise. He asked if they voted on personal preferences.

Kevin Kelly said no.
Gary Veldink said no.
Amy Grasman said no.
John Schwalm said no.

#251208-08 – Public Comments for Items Remaining on the Agenda Resumed.

Members of the public were present; comments were made by the following:

- Pam Westen, 640 44th St
- Jerry Johnson, 668 44th St.
- Pete Plowman, 6877 Creekridge Ct.
- Michael Bosch, 3245 Golden Oak Ct.

#251208-09 – Consent Agenda

Moved by Gary Veldink, seconded by Amy Grasman, to grant the following:

- Approval of the Bills for November 24, 2025
- Approval of the Bills for December 08, 2025
- Approval of the Minutes of the Previous Meeting on November 10, 2025

MOTION CARRIED UNANIMOUSLY

#251208-10 – Preliminary Plat of Lowing Woods No. 15

As per the motion at the beginning of the meeting, Kelly Kuiper recused herself due to a conflict of interest related to employment.

Moved by Jim Weirenga, seconded by Amy Grasman, to grant approval of the layout of the Preliminary Plat of Lowing Woods No. 15, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan, as recommended by the Planning Commission, based on the findings that Township Ordinances have been met, as shown on the following documents:

- Sheet C-101 dated 10.22.25,
- Sheet C-102 dated 10.22.25,
- Sheet C-103 dated 10.22.25,
- Sheet C-104 dated 10.22.25

- And with the following conditions:
  - All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).
  - The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.
  - Sidewalks will be constructed per applicable Township Ordinances.
  - Attached garages with a minimum of 400 square feet shall be provided.
  - The open space shall be maintained by the developer and/or an association.
- Attachments:
  - PC Minutes 251119
  - Staff Report Lowing Woods No. 15
  - Site Plan
  - Application
  - Fee Paid
  - Nevada Creek Letter
  - Narrative
  - Sidewalk compliance Letter
  - Street Light Petition
  - Survey of LW 15
  - LW 15 Association Documents
  - Property Notice

Yeas:	John Schwalm, Jim Weirenga, Amy Grasman, Gary Veldink, Gene DeWitt and Kevin Kelly
Nays:	None
Absent:	None
Abstained:	Kelly Kuiper

MOTION CARRIED.

#251208-11 – Love Your Neighbor Resolution

Two members from Love Your Neighbor gave a presentation about what they are and what they do.

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, Michigan
(Resolution No. 251208-11)

At a regular meeting of the Township Board for the Charter Township of Georgetown (the "Township") held at the Georgetown Township office on Monday, December 08, 2025 at 7:00 p.m., this Resolution was offered for adoption by Township Board Member Amy Grasman and was seconded by Township Board Member Gary Veldink, as recommended by the Finance Committee.

OTTAWA COUNTY ROAD COMMISSION
Since 1911

Ottawa County Road Commission
14110 Lakeshore Drive
Grand Haven, Michigan 49417
(616) 842-5400
permits@ottawacorc.com

December 11, 2025

Mr. Richard Pulaski, PE
Nederveld
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503

RE: Preliminary Plat for Lowing Wood No. 15
Northeast of 36th Avenue and Taylor Street
Section 5, Georgetown Charter Township

Dear Mr. Pulaski:

This letter is to inform you that at the regular meeting of the Board of Ottawa County Road Commissioners (the "Board"), County of Ottawa held on December 11, 2025, the Board approved the preliminary plat, Nederveld Project No. 25201449 revision dated 10.05.25, for the above mentioned project.

If you have any questions, please feel free to contact me at (616) 842-5400.

Sincerely,

Jerry Kuiper
Special Services Aide

CC: Joe Bush, Ottawa County Water Resources Commissioner
Jessica Pieri, Ottawa County Water Resources Commission
Justin Stadt, Georgetown Charter Township

Plat Name: Lowing Woods No. 15

APPLICATION FOR PLAT APPROVAL

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769 Jenison, MI 49429
616-457-2340 revised: 3/1/2019

APPLICANT INFORMATION

COMPANY NAME:	PHONE:
Nevada Creek Development Company	[redacted]
APPLICANT NAME:	**TITLE:**
Michael McGraw	President
ADDRESS:	**CITY / STATE / ZIP:**
1188 East Paris Ave SE, Ste 100	Grand Rapids, MI 49546

PLAT INFORMATION

ADDRESS OR LOCATION OF PLAT:
Lowing Woods Phase 15, Deer Haven Drive

PERMANENT PARCEL NUMBER(S) OF PLAT:
70-14-05-400-050, 052, and 053

EXISTING ZONING OF PLAT *(Must be supplied for all parcels in plat)* :
PUD

REVIEW PROCESS *(Check all that apply)*

_____**PRELIMINARY PLAT APPROVAL**

HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED: Y

HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED: Y

__X__**FINAL PRELIMINARY PLAT APPROVAL**

DATE OF PRELIMINARY PLAT APPROVAL *(Application must be submitted within one year of Preliminary Plat Approval)* :

HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED:

HAS THE LOT INSPECTION FEE BEEN PAID:

_____**FINAL PLAT APPROVAL**

DATE OF PRELIMINARY PLAT APPROVAL:

DATE OF FINAL PRELIMINARY PLAT APPROVAL *(Application must be submitted within two years of Final Preliminary Approval)* :

HAS A LETTER OF CREDIT BEEN SUBMITTED:

HAVE ALL OUTSTANDING FEES BEEN PAID:

TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS.

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 will be no refunds for any reason.

APPLICANT SIGNATURE:	DATE:
[signature]	2/11/2026

FOR OFFICE USE ONLY

DATE OFPREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:
N/A	N/A

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

Ottawa County
Clerk | Register of Deeds

Justin F. Roebuck
County Clerk | Register of Deeds

Renee E. Kuiper
Chief Deputy County Clerk

Rachel A. Sanchez
Chief Deputy Register of Deeds

November 4, 2025

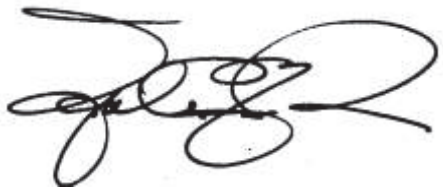
Nederveld
Attn: Richard Pulaski, P.E.
217 Grandville Ave. SW
STE 302
Grand Rapids, MI 49503

RE: Lowing Woods No. 15
Georgetown Township

Dear Mr. Pulaski:

The preliminary plat for Lowing Woods No. 15 (Georgetown Township), was received by the Ottawa County Plat Board and reviewed for information on November 4, 2025. The preliminary plat was approved. Please be sure to give us a call if you have any questions at (616) 994-4510.

Sincerely,



Justin F. Roebuck
Clerk Ottawa County Plat Board

County of Ottawa
Office of the Water Resources Commissioner

Joe Bush
Commissioner

Emily Grasch
Chief Deputy

12220 Fillmore Room 141 West Olive, MI 49460 Ph.(616) 994-4530 FAX (616) 994-4529 Email waterresourcescommissioner@miottawa.org

November 5, 2025

Michael McGraw
Nevada Creek Development Company
1188 East Paris Ave SE
Grand Rapids, MI 49546

RE: Lowing Woods No. 15– **Preliminary Plat Drainage Approval**
70-14-05-400-050
Georgetown Charter Township

Upon the recommendation of our reviewing engineer, OCWRC hereby grants **Preliminary Plat Drainage Approval** for Lowing Woods No. 15 as shown on the preliminary site plans submitted by Rick Pulaski, P.E., Nederveld, dated September 24, 2025.

As conditions of approval, please reference the recommendations from our reviewing engineer, Mr. Kyle Visker, P.E., LRE, in his letter dated October 7, 2025, which was previously sent to you. Those recommendations should be incorporated into the design as you move forward with your construction plan submittal.

Construction plan approval shall not be issued until OCWRC has received and reviewed acceptable plans and storm water calculations, as well as the appropriate fees for this next step in the process. Construction plan review fees shall be calculated by the developer's engineer per the current fee schedule at the time of submittal.

Final approval shall be granted only after receiving and reviewing all final documents, and payment of all applicable fees incurred.

If you have any questions, please contact me at (616) 994-4530.

Sincerely,

Joe Bush
County of Ottawa
Water Resources Commissioner

JB/jap
c: Mr. Rick Pukaski, P.E., Nederveld, Inc
Mr. Kyle Visker, P.E., LRE
Mr. John Gutierrez, P.E., OCRC
Mr. Jim Wierenga, Supervisor, Georgetown Charter Township

GEORGETOWN CHARTER TOWNSHIP
PARK USE PERMIT AND AGREEMENT

FOR VALUABLE CONSIDERATION, the sufficiency and receipt of which is hereby acknowledged, GEORGETOWN CHARTER TOWNSHIP, a Michigan charter township, with its offices located at 1515 Baldwin Street, Jenison, Michigan 49428 (the "Township"), and DAYBREAK COMMUNITY CHURCH, a Michigan Domestic Nonprofit Corporation, with its offices located at 3501 Baldwin Street, Hudsonville, Michigan 49426, (the "Applicant"), do hereby agree as follows:

RECITALS

A. Rosewood Park (the "Park") is a public park under the jurisdiction and control of the Township.

B. The Applicant would like to hold a charity event that will be called the "Saturday Slip N' Slide Event" (the "Event"), or similar name, within the Park on Friday, August 14, 2026, from 8:00 am to 6:30 pm for setup. The afternoon of Saturday, August 15, 2026, from 8:00 am until 5:00 pm.

C. The Event will essentially involve temporarily installing plastic on a hill, with water running down the plastic, so kids and adults can slide down the hill, together with other associated on-site events.

D. Any monetary proceeds from the Event, that exceed the costs and expenses of holding the Event, will be donated by the Applicant to a bona fide, not-for-profit, charity, or charities, within 60 days of the ending of the Event.

E. The Applicant agrees to bear any and all costs, expenses of holding the Event, insurance requirements, liabilities, and other matters associated with or arising out of the Event.

F. The parties intend that neither the Township, nor its taxpayers, shall have to bear any of the costs, expenses, or liabilities associated with the Event.

G. The applicant shall provide all items, setup, equipment, products, services, and support necessary for the Event, including, but not limited to, the slide (and components thereof), insurance, security, volunteers, portable bathroom facilities, trash collection, parking supervision, water supply, and cleanup.

AGREEMENT

The parties agree as follows:

1. Permit. This Agreement shall also constitute the permit from the Township to the Applicant to allow the Events to occur within the Park on Friday, August 14, 2026, from 8:00 am to 6:30 pm for set up and the afternoon of Saturday, August 15, 2026, from 8:00 am until 5:00 pm.

2. Not for Profit. The Applicants have represented that any and all profit, or revenues, that might be left over from the Event, after the payment of all costs and expenses, will be donated to a bona fide charity or charities. All such monies must be donated by the Applicant to such charity or charities within 60 days after the end of the Event.

3. Site Plan. The Applicant shall submit a written site plan for Township approval for the Event on or before June 8, 2026, which shall contain and show, at a minimum, all of the following:

(a) The layout of the Event and the Park for the day of the Event.

(b) All food booths, temporary structures, portable toilets, and similar items.

(c) Parking areas.

(d) Security areas.

(e) The general layout of the slide and water supply.

(f) Public address system, music, and amplifier locations.

All components of the Event shall comply not only with this Agreement, but also with the site plan approved by the Township.

4. Responsibility of the Applicant. All matters associated with the Event, including the plastic slide (and appurtenances), security, transportation, parking, trash pickup and removal, portable toilets, water supply, safety, insurance, medical aide, crowd control, all setup, and cleanup, shall be provided and handled by the Applicant in a reasonable fashion and shall be the sole responsibility of the Applicant.

5. Traffic Control. Traffic control shall be the responsibility of the Applicant. While the Applicant may utilize assistance from the Ottawa County Sheriff's Department, if such assistance is not forthcoming, or is not sufficient, the Applicants shall be fully responsible for hiring and paying for the appropriate private security guards, or the equivalent, to properly, lawfully, and reasonably control traffic, not only to and from the Park, but within the Park attributable to the Event.

6. Transportation. Any necessary coordinated transportation to and from the Event shall be the responsibility of the Applicant. While the Applicant may utilize the assistance of a licensed transportation specialist, the Applicant is ultimately responsible for such transportation. Any bus transportation or bus parking must be properly coordinated by the Applicant with traffic control and parking on-site or off-site.

7. Security. The Applicant is responsible for providing security for the Event. The Applicant should coordinate security with the Ottawa County Sheriff's Department.

8. Restroom Facilities. The Applicant shall provide a reasonable number of clean portable toilets for the Event, to supplement the existing restroom facilities at the Park, which shall be removed promptly after the Event.

9. Trash and Litter. The Applicant is responsible for the immediate pickup of all trash and waste and properly disposing of the same off-site. The Applicant shall provide a sufficient number of waste receptacles throughout the Park during the Event and shall have such receptacles regularly and lawfully emptied.

10. Water Supply. The Township will supply water to the hill for the plastic slides, as well as water for other activities related to the Event, via two water meters that will be attached to fire hydrants. The cost for the water shall be reimbursed by the Applicant to the Township. In addition, the Applicant shall provide lawful potable water supplies throughout the Event, whether by bottled water or otherwise, at no cost to patrons.

11. Food Booths. The Applicant shall be responsible for setting up, removing, and staffing any temporary food booths in the Park for the Event, including ensuring that such food booths meet all applicable Ottawa County Health Department, State of Michigan, and other health requirements.

12. Medical Aide. The Applicant shall be responsible for providing all reasonable and necessary emergency medical aid for the Event to cover any eventuality, including, but not limited to, accidents, injuries, and risks of bodily harm.

13. Volunteers. The Applicant shall be responsible for providing a sufficient number of volunteers on site for the Event to comply with this Agreement, and to also make the Event a safe and reasonable activity.

14. Music, Entertainment, and Amplification Systems. Any music, entertainment, or amplification system to be used during the Event shall be the responsibility of the Applicant and shall receive the prior approval of the Township beforehand.

15. Liability Insurance. For the Event (as well as setup and cleanup), the Applicant shall keep in full force and effect a liability insurance policy provided by an insurance company deemed acceptable by the Township with at least the following minimum limits:

General Liability Insurance ---------- General Aggregate $2,000.000.00

Automobile/Vehicle Liability ---------- Combined Single Limit $2,000,000.00

Workers' Compensation ---------- Combined Single Limit $100,000.00

or the amount required by law (whichever is greater)

Such insurance shall not be cancelable without at least 30 days' prior written notice to the Township. In addition, the Township shall be named as a co-insured, or additional insured, on the insurance policy, and shall be provided with proof of such insurance coverage at least 45 days before the date of the Event.

16. Damage to the Park. The Applicant shall make all good faith efforts to prevent any damage to the Park regarding the Event, including, but not limited to, vandalism, destruction of the lawn or sod, damage to park structures, damage to the restroom facilities, and damage to parking areas. The Applicant shall be liable to the Township and shall reimburse the Township for any and all destruction, damage, or injury caused within the Park, including to any park structure, building, tree, turf, sod, grass, landscaping, structure, fence, or building. If damage occurs to landscaping, sod, the lawn, or similar items, at the Township's option and discretion, the Township may allow a contractor of the Applicant to repair the damage, but any such repair

must be approved in writing by the Township beforehand and must be completed to the Township's satisfaction.

17. Deposit. At least 45 days before the Event, the Applicant shall deposit with the Township the sum of $1,000, which shall be held by the Township until any and all damages caused to the Park, violations of this Agreement that are material, remaining trash, cleanup, or any other matter or liability arising out of, or related to the Event, have been fully resolved. Such deposit shall be returned to the Applicant, without interest, if no such problem(s) occur, or a reduced amount shall be returned to the Applicant, without interest, if a portion of the $1,000 deposit is retained to repair any damage done to the Park, cover any costs to the Township, or reimburse the Township for any liability arising out of the Event.

18. Township Approval. Any and all aspects of the Event must be approved by the Township beforehand. No structure, item, use, or activity associated with the Event may occur in the Park without prior Township approval.

19. Release, Indemnification, and Hold Harmless Provisions.

(a) The Township assumes no responsibility for any loss or damage to items of personal or other property suffered by the Applicant, or by any person in attendance at the Event. The Applicant (and the Applicant's invitees) use the Park at his/her/their own risk and they all hereby release the Township (as well as the Township's employees, officials, officers, and agents) for, from, and against any and all liabilities, claims, causes of action, damages, and similar matters regarding or arising out of the use of the Park or the Event. Valuable or rare items should be insured or guarded by the Applicant. The Township assumes no responsibility or liability for any item(s) left, kept, or possessed while in the Park.

(b) The Applicant shall release, indemnify, defend, hold harmless, and reimburse the Township (as well as its officers, officials, employees, and agents) for, from, and against any and all injuries, damages, liabilities, lawsuits, causes of action, attorney fees, costs, or similar matters that might arise out of, be caused by, or be related to the use of the Park or the Event (or by the Applicant's invitees).

(c) The Applicant shall be responsible for any and all damage to the Park and all Park items, structures, lawns, and foliage arising out of or related to the Event. The Applicants shall be responsible for the repair or replacement costs of any and all damaged or lost Township property.

(d) The Applicants hereby releases, waives, and discharges the Township (as well as the Township's employees, officers, officials, and agents) for, from, and against any liability, cause of action, claim, attorney fees, or costs related in any way to the Applicant's use of the Park or arising out of the Event. Furthermore, the Applicant assumes all responsibility and liability for any bodily injury, death, or property damage arising out of the Event or at the Park.

(e) The Applicant shall have all of its workers and volunteers sign any liability release forms before the Event as required by the Township.

20. No Alcohol. No wine, beer, spirits, or alcoholic beverage shall be sold, possessed, given, or consumed within the Park or at the Event.

21. Compliance with all Rules, Ordinances, and Laws. The Applicant shall comply with all rules governing the Park, as well as any and all applicable Township ordinances, County Health Department requirements, and State laws.

22. Termination. The Township reserves the right to cancel this permit, and to prevent the Event from occurring, at any time up to the time and date of the Event if any of the following occur:

(a) The Applicant is in material breach of this Agreement.

(b) It reasonably appears that the Applicant is not able to meet their obligations under this Agreement with regard to security, traffic control, volunteers, or other support services for the Event.

(c) The Township determines that the Event will not be reasonably safe.

23. Non-assignability. This Agreement (and the permit issued hereunder) is not assignable or transferable by the Applicant.

24. Compliance with any Order by any Township or Police Official. The Applicant shall comply with any and all reasonable requests or demands by the Township or the Ottawa Sheriff's Department, with regard to crowd control, traffic control, parking, and safety regarding the Event.

25. Notices. Any notices shall be provided to the parties as follows:

The Applicant:
Daybreak Community Church
Attn: Rachel Reigard
3501 Baldwin Street
Hudsonville, MI 49426

The Township:
Georgetown Charter Township
Attn: Andy Reinstra
1515 Baldwin Street
Jenison, MI 49428

26. Responsibility. Wherever this Agreement assigns a responsibility to the Applicant, that shall mean that the Applicant shall bear any and all costs and expenses associated with fulfilling that requirement.

27. Cleanup. The Applicant shall be responsible for cleaning up the Park immediately after the Event. All cleanup shall be fully completed by 10:00 am on the morning of Sunday, August 16, 2026. Furthermore, the Park, and surrounding areas, shall be cleaned up and repaired to as good of state as the Park, and surrounding areas, was in prior to the date of the Event.

28. Open and Equal Access. The Applicant shall permit equal and unobstructed access to the Event without regard to race, color, sex, religious creed, handicap status, or national origin.

29. Amendment. This Agreement cannot be amended, changed, or altered except in writing and signed by all parties.

30. Execution. This Agreement has been executed in duplicate.

Applicants:

DAYBREAK COMMUNITY CHURCH, a Michigan Domestic Nonprofit Corporation

Dated: _____

By _____
Rachel Reigard
Its: Central Admin

* * *

Township:

GEORGETOWN CHARTER TOWNSHIP, a Michigan Charter Township

Dated: _____

By _____
Andy Reinstra
Its: Assistant Superintendent

Digital Sign Comparison

Universal Sign Systems & Midwest Sign Company

Universal

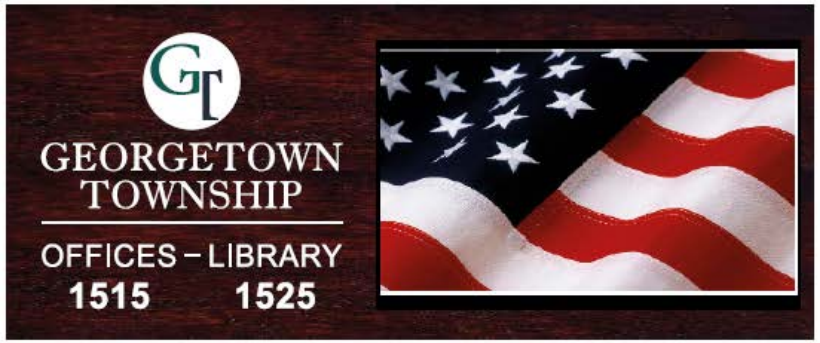
- $37,689
- 5 years parts and labor warranty
- Illuminated or Nonilluminated options

Midwest

- $39,275
- 1 year parts and labor warranty
  - Pay for labor charge after 1 year
  - Parts still covered
- Illuminated or Nonilluminated options

Universal Sign Systems

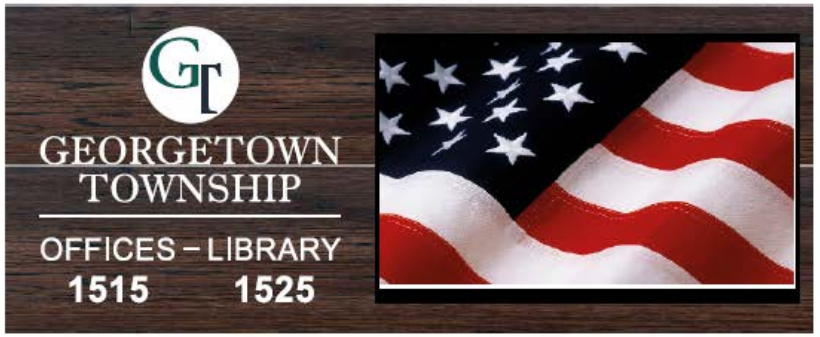
Universal Color Options



DARK CHERRY

PECAN

MAHOGANY



MISSION OAK

Universal Real Life Samples

Midwest Signs

Midwest Color Options

Medium Walnut

Oak

Dark Oak

Walnut

Dark Walnut

Light Teak

Midwest Signs Real Life Samples

Bid Results

Township Digital Sign

Vendor	Total Cost
Universal Sign	**$37,689**
Midwest Sign	**$39,275**
Kendall Sign	**$40,490**
D Sign	**$43,713.24**
Postema Sign	**$52,595.00**

Addendum to Lawn Care Service Agreement

Subject: Implementation of One-Application Fertilizer Program

This Addendum ("Addendum") is made part of and incorporated into the existing Lawn Care Service Agreement ("Agreement") between Georgetown Charter Township ("Client") and Priest Lawn Care ("Contractor"), effective as of 2/24/26.

Purpose

The purpose of this Addendum is to modify the fertilization services provided under the Agreement to include the use of a single-application, slow-release fertilizer program ("One-App Fertilizer Program") at locations number 6 (Fillmore Lift Station), 11 (Port Sheldon Lift Station), 13 (New Holland Metering Station), and 15 (Chicago Drive Lift Station) of the Fertilizing RFP 2026-2028 Location List.

Fillmore Lift Station - 2307 Fillmore Street

Port Sheldon Lift Station – Port Sheldon and Summerhill Dr.

New Holland Metering Station – 4643 New Holland

Chicago Drive Lift Station – 2218 Chicago Drive

Program Description

Under this Addendum, Contractor shall apply a one-application fertilizer utilizing advanced slow-release or polymer-coated technology (such as Simplify® or One AP®). This fertilizer provides controlled, long-term nutrient release to turf areas for up to eight (8) months with a single seasonal application at each location mentioned above.

Key Benefits and Environmental Advantages

1. Consistent Nutrition – The fertilizer contains controlled-release nitrogen (typically 80% or more), ensuring a steady and balanced nutrient supply, avoiding rapid growth spurts associated with quick-release products.
2. Extended Feeding Duration – One application provides sustained turf nourishment throughout the growing season, promoting even greening and reduced maintenance frequency.
3. Optimal Timing & Seasonal Benefits – The product is designed to be applied under ideal early-season conditions, removing variables such as excessive heat, drought, or rainfall later in the season.
4. Environmental Protection – The polymer coating minimizes nutrient loss through leaching, runoff, and volatilization, reducing the risk of nitrogen pollution in groundwater.

5. Improved Turf Health – The slow, consistent nutrient release minimizes the risk of “turf burn” and supports deep root development, improving drought resistance and overall plant resilience.
6. Integrated Weed Control (Optional) – Many formulations may include pre-emergent herbicides effective against broadleaf and grassy weeds, allowing for simultaneous nutrient delivery and weed prevention.

Service Schedule

The One-App Fertilizer will be applied once in early spring, typically between March and April unless weather or site conditions require adjustment.

Pricing and Terms

Pricing for the One-App Fertilizer Program shall be included in the Fertilizer Package. All other terms and conditions of the existing Agreement remain in full force and effect.

Accepted and Agreed:

Client: ___Georgetown Charter Township___
Name: ___Andy Rienstra_____
Date: ____2/24/26_____

Contractor/Company: __Priest Lawn Care____
Name: _____
Title: _____
Date: _____

Georgetown Township

Bid Date: 12/10/25 10:00 AM

Owner: Georgetown Charter Township

Project Title: **Fertilizing**

Vendor	Year 1	Year 2	Year 3	Total Cost
Action Lawn Care & Snow Plowing	No Bid			
Bakhuyzen Landscape Services	No Bid			
DeHamer Landscaping	No Bid			
Devries Lawn Care	No Bid			
DJ's Landscape Management	No Bid			
Integrity Landscape Management	No Bid			
Priest Lawn Care	$49,800	$51,294	$52,832.82	$153,926.82
Rush Creek Lawn & Landscape	No Bid			
Summit Landscape Management	No Bid			
Wabeke Lawn & Snowplowing	No Bid			

Georgetown Charter Township, 1515 Baldwin St., Jenison, MI 49428

Phone: 616-457-2340

Specifications for Contract of Fertilizing at Georgetown Township Properties

Fertilizing Bid Package 2026 - 2028

It is the intent of Georgetown Township (Township) to contract services to maintain the specified Township properties, listed herein, in accordance with the following specifications:

I. DESCRIPTION

Fertilizing consists of applying fertilizer, pre-emergent crabgrass control, insect control, and broadleaf weed control to the indicated areas according to Township's minimum acceptable standards as detailed in this request. The contractor is responsible for measuring the properties and applying the proper amount of herbicide and/or fertilizer to the entire property.

II. CONTRACT PERIOD

The length of the contract shall be three (3) years.

III. LOCATIONS

A list of locations may be found at the end of this Request for Proposal (RFP)

IV. GENERAL SPECIFICATIONS AND CONDITIONS

1. INSPECTION OF LOCATIONS – Before submitting a bid, bidders shall be expected to examine all the locations specified herein where work is to be performed and become satisfied as to the existing conditions under which a contractor will be obliged to operate, that may affect the work under this contract. No allowances shall be made in this connection on behalf of the bidder and/or contract, for any negligence on their part.

2. INSURANCE REQUIREMENTS – The contractor must provide to the Township an insurance certificate BEFORE any work for the Township may begin. All insurance policies and certificates must include an endorsement providing ten (10) days prior written notice to the Township of cancellation or reduction of coverage. The contractor shall cease operations on the occurrence of any such cancellation or reduction and shall not resume operations until new insurance is in force.

Worker's Compensation Insurance – Certification that contractor carries Worker's Compensation Insurance at State of Michigan statutory limits.

General Liability coverage for the scope of the project shall be provided to protect the Township. Georgetown Township shall be named on each policy as an additional named insured. The required limits are as follows.

Comprehensive General Liability:	
Bodily injury – each occurrence	$ 1,000,000
Bodily injury – aggregate	$ 1,000,000
Property damage – each occurrence	$ 1,000,000
Combined single limit	$ 1,000,000
Umbrella or excess liability	$ 1,000,000

Automobile Liability Insurance – Certification that the contractor carries automobile insurance with the following limits;

Automobile injury	$ 500,000
Property Damage	$ 250,000
Combined single limit	$ 1,000,000

3. AWARD

Upon notification of contract award by the Township, the contractor shall submit to the Administrator documentation as may be requested or required hereunder. Upon their receipt and subsequent approval by the Township, the Administrator will contact the contractor and inform them when they may proceed.

4. CONTRACT ADMINISTRATOR AND COORDINATOR

The Superintendent, or their designated representative, shall be the Contract Administrator herein referred to as the "Administrator." The Administrator will audit invoices, approve payments, and will generally be responsible for overseeing the execution of the contract.

Administrator: Andy Rienstra
Phone: (616) 226-6001 arienstra@georgetown-mi.gov

The Director of Parks and Cemeteries, or their designated representative, shall be the Contract Coordinator herein referred to as the "Coordinator". The Coordinator will coordinate fertilizing with other activities, oversee schedules, and generally be responsible for overseeing the execution of the contractor's performance.

Coordinator: Rod Deemter
Phone: (616) 893-9005 rdeemter@georgetown-mi.gov

5. CONTRACTOR STATUS

The contractor and his/her employees at all times shall be considered as an independent contractor, and not as Township employees. As an independent contractor, the contractor's payment under this contract shall not be subject to any withholding for tax, social security, or other purposes; nor shall the contractor or his/her employees be entitled to sick leave, pension benefits, vacation, medical benefits, life insurance, or unemployment compensation or the like from the Township.
The contractor shall exercise all supervisory control and general control over all day- to- day operations of his/her employees including control over worker's duties. The contractor shall also be responsible for payment of all wages to employees, taxes and fringe benefits, and shall discipline employees as needed, including hiring and firing.

6. CANCELLATION OPTION

The Township reserves the right to cancel the contract by giving thirty (30) days written notice to the contractor. If cancellation is for default of contract due to non-performance, the contract may be canceled without notice. The contractor may cancel the contract by giving the Township thirty (30) days written notice of such intention.
All notices are effective upon the date of mailing.

7. TEMPORARY CLOSING

Should emergency conditions arise which would necessitate closing of the facility for a period of time, the contract may be suspended or altered. A negotiated temporary agreement shall be worked out should this situation occur. It is not the intent of the Township to close any property for other than emergency and/or reconstruction reasons.

8. DEFAULT

Non-Acceptable conditions

If an inspection, by the Administrator or the Coordinator, reveals that the contractor's work results in any non-acceptable maintenance condition the following steps will be taken:

1. The Administrator at the time of the first occurrence shall call a meeting with the Coordinator and the contractor to review the condition.

2. Should a second occurrence develop, a second meeting will be held. A letter of warning will follow.

3. Should a third occurrence develop, a written notice or termination will be sent to the contractor.

In the event of such termination, the Township may deem appropriate to perform service similar to those so terminated. The contractor shall be liable for any excess cost for such services. The contractor shall not be liable for any increase in cost if failure to perform the contract arises out of any cause beyond his/her control and without his/her fault or negligence.

9. CONTRACT MODIFICATIONS

The Township reserves the right to increase or decrease service, or make any changes necessary, at any time during the duration of this contract, or any negotiated extension thereof.

Price adjustments due to any of the foregoing changes shall be based on a pro-rated basis based on this contract. Prices for extra work requested during this contract which are not part of this contract will be negotiated at the time of occurrence.

Changes of any nature after contract award, which reflects an increase or decrease in requirements of cost, shall require a written change of service to be issued by the Administrator.

10. QUESTIONS

Questions relative to this bid shall be directed to the Administrator, Andy Rienstra, at (616) 226-6001 or arienstra@georgetown-mi.gov.

11. LAWS, ORDINANCES, AND REGULATIONS

The contractor shall keep himself/herself fully informed and comply with all local, state, and federal laws, ordinances, and regulations.

12. PERMITS AND LICENSES

Any permits, licenses, certificates, or fees required for the performance of the work shall be obtained and paid for by the contractor. A copy of the contractor's pesticide license and certification must be submitted with the bid. Applicators should have five (5) years of experience.

13. INDUSTRY RULES AND CODES

All work shall be done in compliance with the applicable rules of the industry which shall be considered as included in these specifications, shall comply with all local and state codes, and be approved by the Township prior to use.

14. PROTECTION OF PROPERTY

The contractor shall be responsible for protecting and preserving from damage any and all facilities, public and private, which are adjacent to the area where the work is being performed. If any damage is done to "off target" plant material, the plant or plants shall be replaced with an approved specimen at no cost to the Township.

15. TIME AND PROGRESS

It is understood and agreed that "time is of the essence," in respect to the work contemplated herein, and the contractor agrees to do the work covered by the contract in conformity with the provisions set forth herein and to complete any work required under the contract within the shortest reasonable period of time.

16. EQUIPMENT AND MATERIALS, INSPECTION AND LIABILITY

The Administrator and Coordinator shall have the right to inspect all equipment and material which is to be used in carrying out the terms of this contract. Any such equipment or materials which do not comply with local, State, and Federal codes or with this contract may be rejected by the Township.

Contractors should note that the cemetery stone height is approximately 36" tall in at least 1/3 of the cemetery.

17. SAFETY EQUIPMENT, PROPER CLOTHING, AND APPEARANCE

All personnel working on grounds shall be responsible for wearing safety equipment as per MIOSHA and MDOT requirements and proper clothing such as long sleeve shirts, long pants, rubber gloves, and boots. All personnel shall maintain a clean and neat appearance.

18. ACCIDENTS

Any accidents on the premises shall be reported immediately to:
The Contract Coordinator
Rod Deemter 893-9005

V. SCOPE OF WORK AND SEPARATION OF RESPONSIBILITIES

1. CONTRACTOR GENERAL RESPONSIBILITIES AND REQUIREMENTS

The contractor shall be responsible for the satisfactory and complete execution of the work in accordance with the true intent of the specifications. He/she shall provide, without extra charge, all incidental items required as part of the work even though not particularly specified or indicated.

2. DAMAGES

The contractor shall be held liable for all damages done as a result of his/her operation to fixed objects such as signs, posts, buildings, and all vegetation, including turf, trees, shrubs, and desirable natural growth. Damage shall include among other things: skinning, scraping, limbing, or gouging of trees or shrubs, and rutting, scalping or tearing of turf.

Cost associated with damage caused by the contractor to plant material will be assessed based on current M.F.P.A. Michigan Tree Evaluation guidelines.

All turf damage repairs shall be made by the contractor in accordance with Section 6.53 and 8.21 of the 1990 Standard Specifications for Construction, and as herein specified. Only friable topsoil shall be used to fill any depressions, ruts, etc., prior to seeding. Seed will only be allowed during the seasonal limitation periods.

All other property damage will be assessed for actual replacement costs including labor, materials, and equipment.

The contractor shall be billed for all costs related to damage caused by his/her operation.

3. CONTRACTOR TO FURNISH

A. All transportation

B. All equipment and necessary supplies including but not limited to spreaders and sprayers.

The equipment furnished by the contractor for fertilizing must be in good repair and shall be maintained so as to produce accurate and even applications at all times.

C. Under no circumstances shall the Township be responsible for any theft, vandalism, or damage to the contractor's equipment due to obstacles encountered during the work to be performed under this contract.

VI. <u>TECHNICAL SPECIFICATIONS</u>

1. APPLICATIONS

A. Prior to starting any applications, the contractor shall contact the Coordinator, or their designated representative for approval.

B. All elements of the fertilization cycle shall be completed the same day they are started. No partial application will be allowed unless the weather forces delays. If rain or wet turf conditions exist, contractor shall finish cycle as soon as favorable.

C. Equipment and supplies may not be stored overnight or for extended periods of time on township property.

D. No applications are to be done on Saturdays or Sundays, unless approval is obtained from the Administrator or Coordinator. No applications will be allowed on holidays or holiday weekends from 3:00 p.m. Friday until 8:00 a.m. Tuesday.

E. No empty fertilizer bags or herbicide containers are to be left on township properties or in Township dumpsters.

2. SPECIFICATIONS

A four (4) application program applying at least 3.25-4 lbs. of nitrogen per year. All fertilizers applied to Township areas must contain no phosphorous.

April 15-30: Fertilizer with Crabgrass Control

Application of a minimum 15-0-0, 30% S3, and 0.13% Dimension Crabgrass pre-emergent. Applying at least 3/4# of nitrogen per 1000 sq. ft.

May 31-June 15: Fertilizer with Broadleaf Weed Control

Application of a minimum 28-0-3, 50% S3, and 20% Organic. Applying at least 1# of nitrogen per 1,000 sq. ft. Broadleaf weed control herbicide will be applied during this time with spot treatment as needed.

July 15 – August 1: Summer Fertilizer with Merit Grub Control

Application of a minimum 21-0-4, 50% S3, and 0.20% Merit grub control. This application is to be applied with 3/4# of nitrogen per 1,000 sq. ft.

September 15-October 1: Fall Application

Application of a minimum 28-0-3, 50% S3, and 20% Organic. Applying at least 3/4# of nitrogen per 1,000 sq. ft. Broadleaf weed control herbicide will be applied during this time as a blanket application.

The contractor shall be further responsible for applying material at the correct time for maximization of effect, and for measuring the properties and applying the proper amount of herbicide and/or fertilizer to the entire property.

3. RE-APPLICATION

The contractor is responsible for re-application of herbicide, at no cost to the township, if herbicide is washed off due to rain or if an improper rate is used.

VII. METHOD OF PAYMENT

The completed work will be paid for at the contract unit price for the following contract items, which shall be payment in full for all labor, equipment, and materials required to satisfactorily complete the work described therein.

The contractor shall furnish an invoice, in duplicate, for services rendered for each application period for their labor and equipment.

The invoice shall contain, if applicable, adjustments for additions, deletions, or change in service. The Township will pay the monthly invoice amount in accordance with the bid. Payments may be delayed up to 30 days after submittal of the invoice.

The contractor shall save, hold harmless, and indemnify Georgetown Charter Township and all of its officers, agents, and employees against all claims for damages to public or private property and for injuries to persons arising out of and during the project and to the completion of the work. The undersigned, as bidder, declares that he/she has familiarized him/herself with the location of the proposed work and the conditions under which it must be carried out. The bidder has also carefully examined the documents and specifications, which he/she understands and accepts as sufficient for the purpose of completing the said work and agrees that he/she will contract with the Township, to furnish labor, materials, tools, and equipment necessary to do all the work specified.

The agreement is the only agreement between the parties. The parties have not agreed either verbally or in writing to any other terms or conditions not contained in this document.

VIII. BID SUBMISSION

The Bid Opening will take place at the Georgetown Township Office, located at 1515 Baldwin Street, Jenison, MI 49428, at 10:00 AM on Wednesday, December 10, 2025.

All bids should be submitted to:
Georgetown Charter Township
Attn: Andy Rienstra, Assistant Superintendent
1515 Baldwin Street
Jenison, MI 49428

All submissions must be received by 10:00 AM on Wednesday, December 10, 2025, and must be clearly marked:

"Fertilizing Bid Package"

Georgetown Charter Township __	_____
By __Andy Rienstra _____	By _____
It's _Assistant Superintendent_____	It's _____
Date _____11-14-2025_____	Date _____

Annual Price

Year One $ _____

Year Two $ _____

Year Three $_____

Fertilizing RFP 2026-2028

Location List

1. Hidden Ridge lift station	4598 Hidden Ridge
2. Baldwin Street water tanks GT6	3433 Baldwin Street
3. Bauer Road water tower GT8	3390 Bauer Road
4. 36th Ave elevated tank GT5	9045 36th Ave
5. Grand River lift station 28th & Fillmore	28th Ave & Fillmore Street
6. Fillmore lift station	2307 Fillmore Street
7. Monza lift station	1128 Monza Drive
8. Wallinwood lift station	572 Edgeworth Street
9. Bauer Road lift station	2564 Bauer Road
10. 28th Ave. lift station	7840 28th Ave
11. Port Sheldon lift station	Port Sheldon St at Summerhill Dr
12. Walton Heath metering station	6360 Walton Heath Drive
13. New Holland metering station	4643 New Holland
14. 40th & New Holland metering station	40th Ave at New Holland St
15. Chicago Drive lift station	2218 Chicago Drive
16. Port Sheldon & 14th Ave. triangle	Port Sheldon St at 14th Ave
17. Barry & 8th Ave. metering station	Barry St at 8th Ave
18. Barry & Kenowa metering station	Barry St at Kenowa Ave
19. Pete Street lift station	Pete Ave at Miede Street
21. Rush Creek Park	6750 Bridgeport
22. Township Office/Library	1515 & 1525 Baldwin Street
23. Woodcrest Park	Baldwin Street (enter on Boulder Bluff)
24. Pioneer Park	12th Ave North of Vos Street

25. Maplewood Park — 8000 12th Ave

    Elmwood Drive Easement

    Entrance to Chippewa

    12Th Ave lift station

    West Side and South Side of Maplewood Lake

26. Rosewood park — 18th Ave at Rosewood Street

    18th Ave. south of Rosewood

27. 8th Ave. Park — 8th Ave & Rosewood Street

28. GT Connections and surrounding — 7100 8th Ave

29. Chicago Drive Median - 12th to 8th

30. Chicago Drive Median - 8th to First Turn Around West of Cottonwood Drive

31. River Ave — River Ave at Baldwin Street

32. Tiffany House Museum — 28 Port Sheldon Street

33. Hanley Cemetery — Jackson Street at 4th Ave

34. Cemetery Building — 6921 28th Avenue, Hudsonville

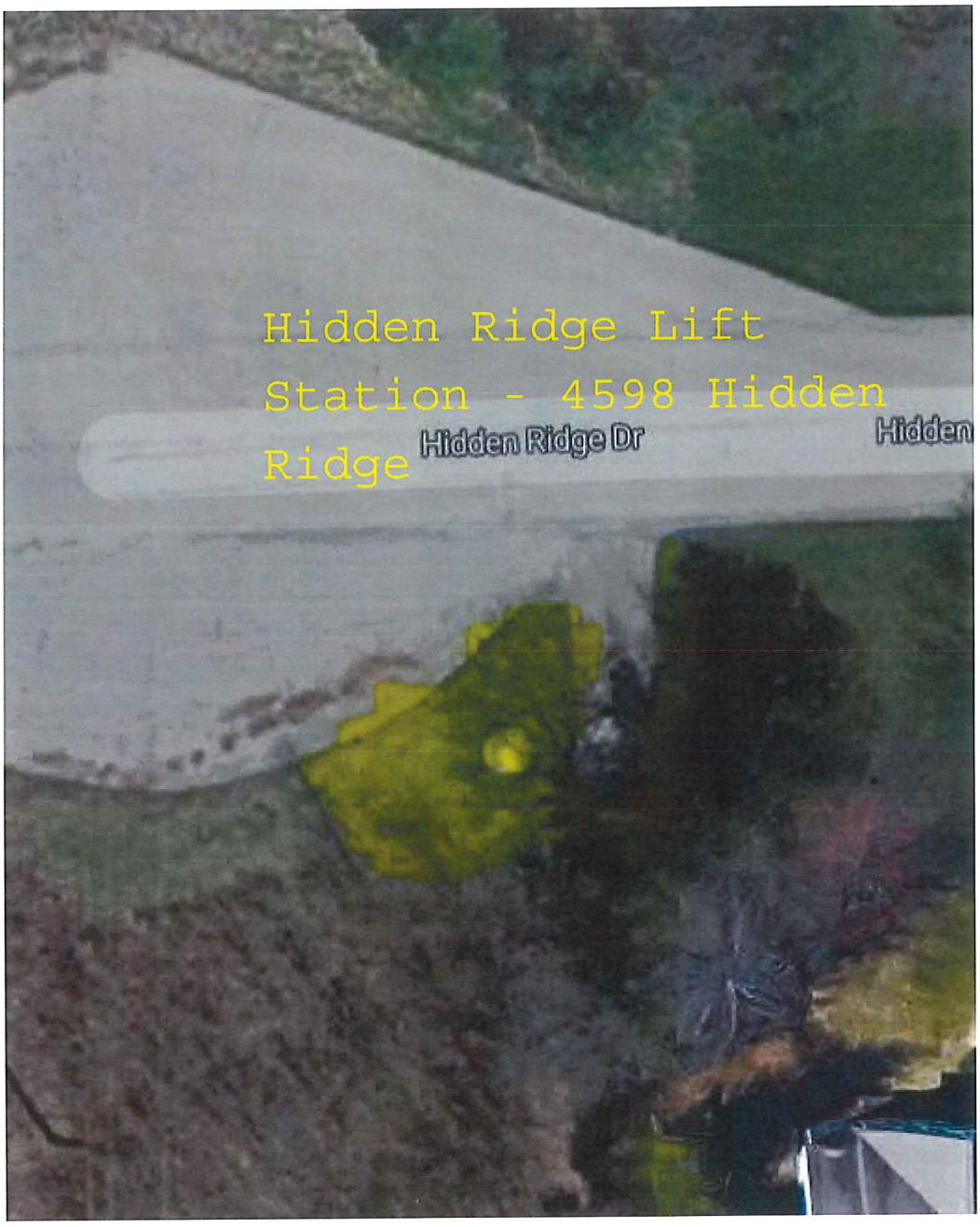
35. GT Cemetery — 6938 28th Avenue, Hudsonville

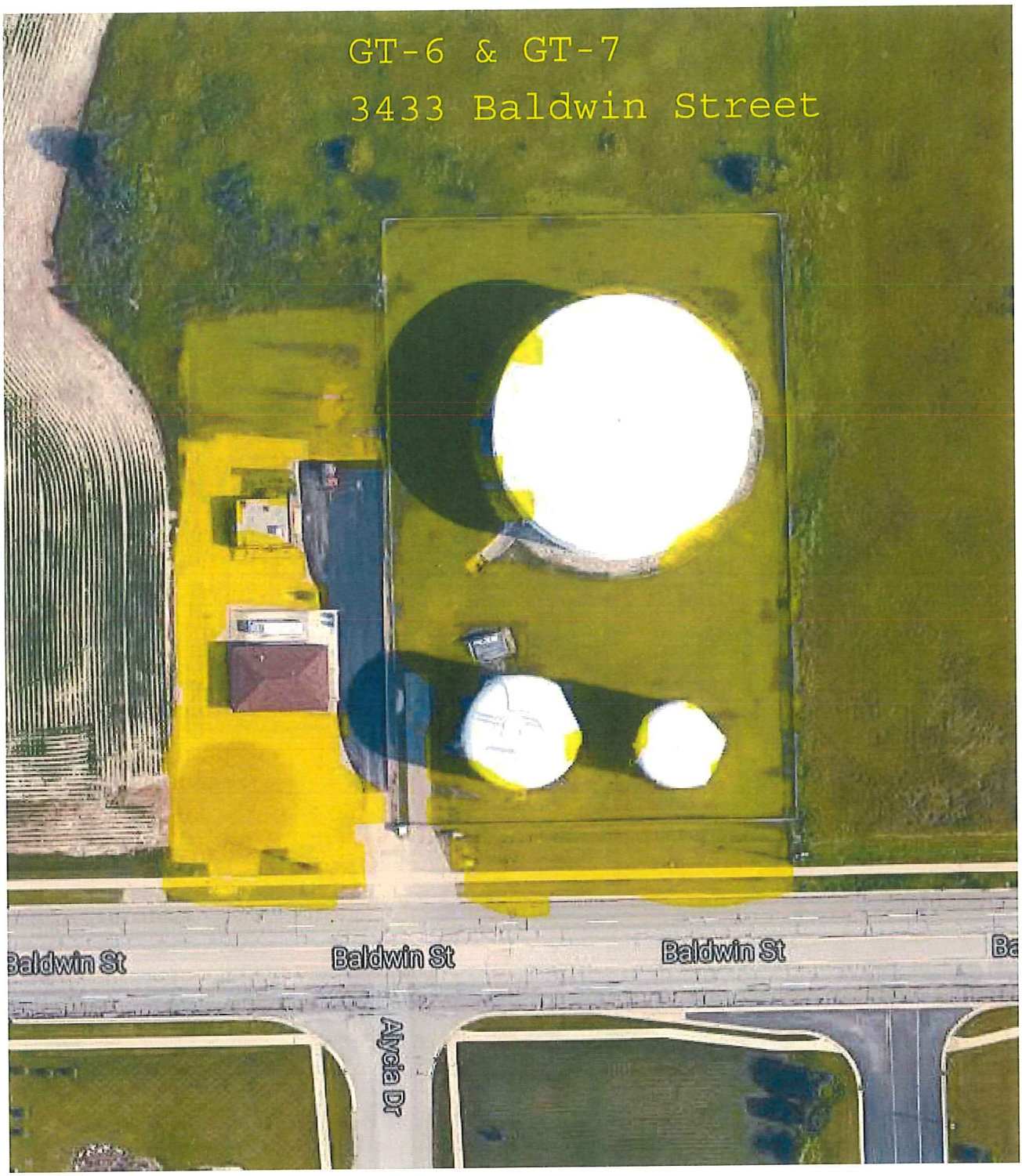
36. Fire Station 1 and DPW complex — 1415 44th Avenue, Hudsonville

37. Fire Station 2 — 7518 Church Court, Jenison

38. Fire Station 3 — 7480 36th Avenue, Hudsonville

Fertilizer Bid

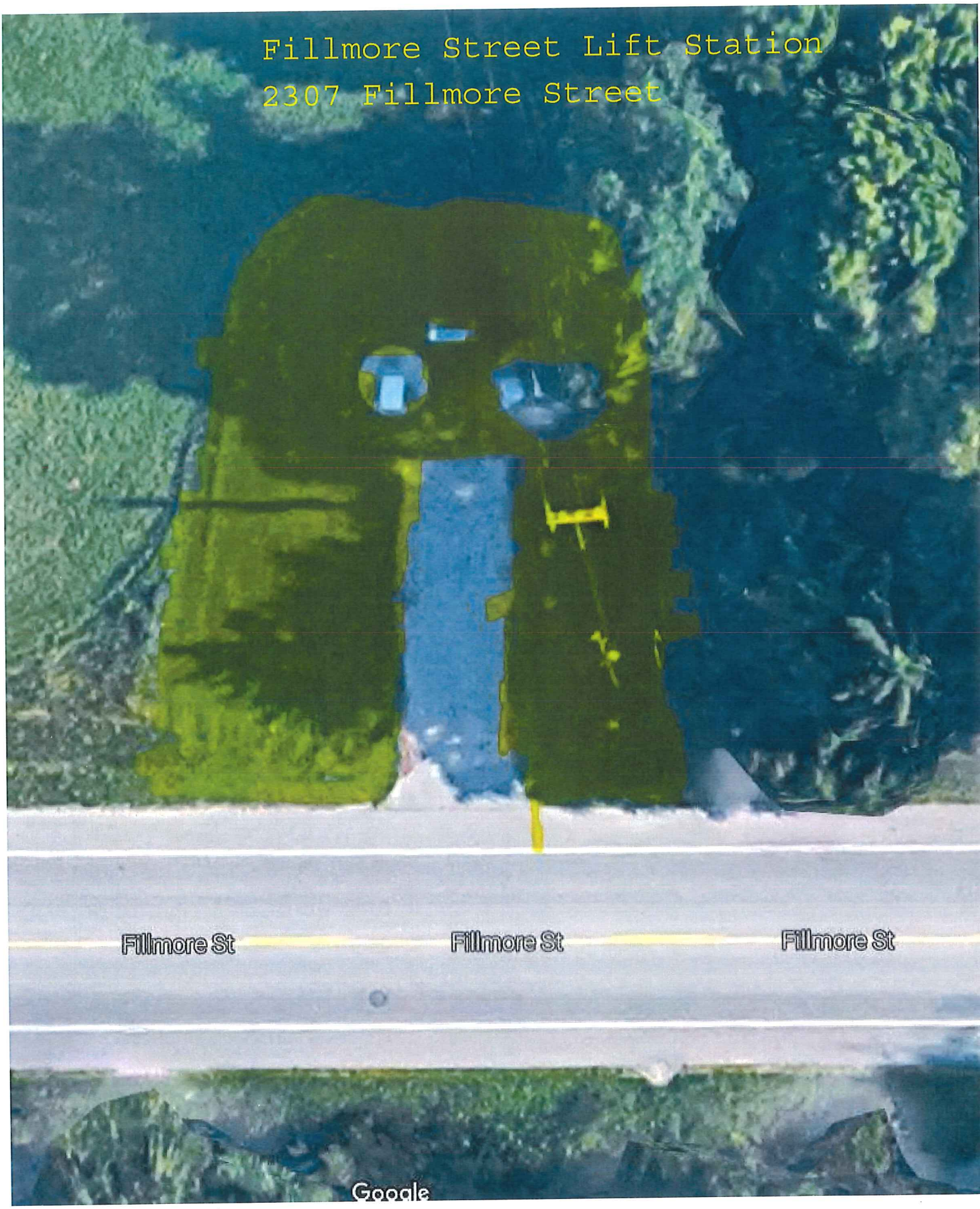

Hidden Ridge Lift Station - 4598 Hidden Ridge
Hidden Ridge Dr
Hidden


GT-6 & GT-7
3433 Baldwin Street
Baldwin St
Baldwin St
Baldwin St
Alycia Dr

GT-8 3390 Bauer Rd
Bauer Rd
Bauer Rd
Bauer Rd

h Ave
36th Ave
36th Ave
36th Ave
36th A
GT-5 9045 36th Ave

Grand River Lift Station
28th Ave and Fillmore Street
28th Ave
28th Ave
28th Ave


Fillmore Street Lift Station
2307 Fillmore Street
Fillmore St
Fillmore St
Fillmore St
Google

Monza Lift Station - 1128 Monza

Wallinwood Lift Station - 572 Edgeworth
Edgeworth St

Bauer Road Lift Station
2564 Bauer Rd
Bauer Rd
Bauer Rd
Bauer Rd
Bauer Rd

28th Ave Lift Station
7840 28th Ave
28th Ave
28th Ave
28th Ave
Parkside Dr

Rush Creek
Port Sheldon St
Port Sheldon St
Port Sheldon St
Summerhill Dr

GT-4 6360 Walton Heath Dr
Walton Heath Dr
Walton Heath Dr

New Holland Metering Station
4643 New Holland
Chicago Dr
121
Chicago Dr

New Holland St
40th Ave
40th Ave
40th Ave
New Holland St

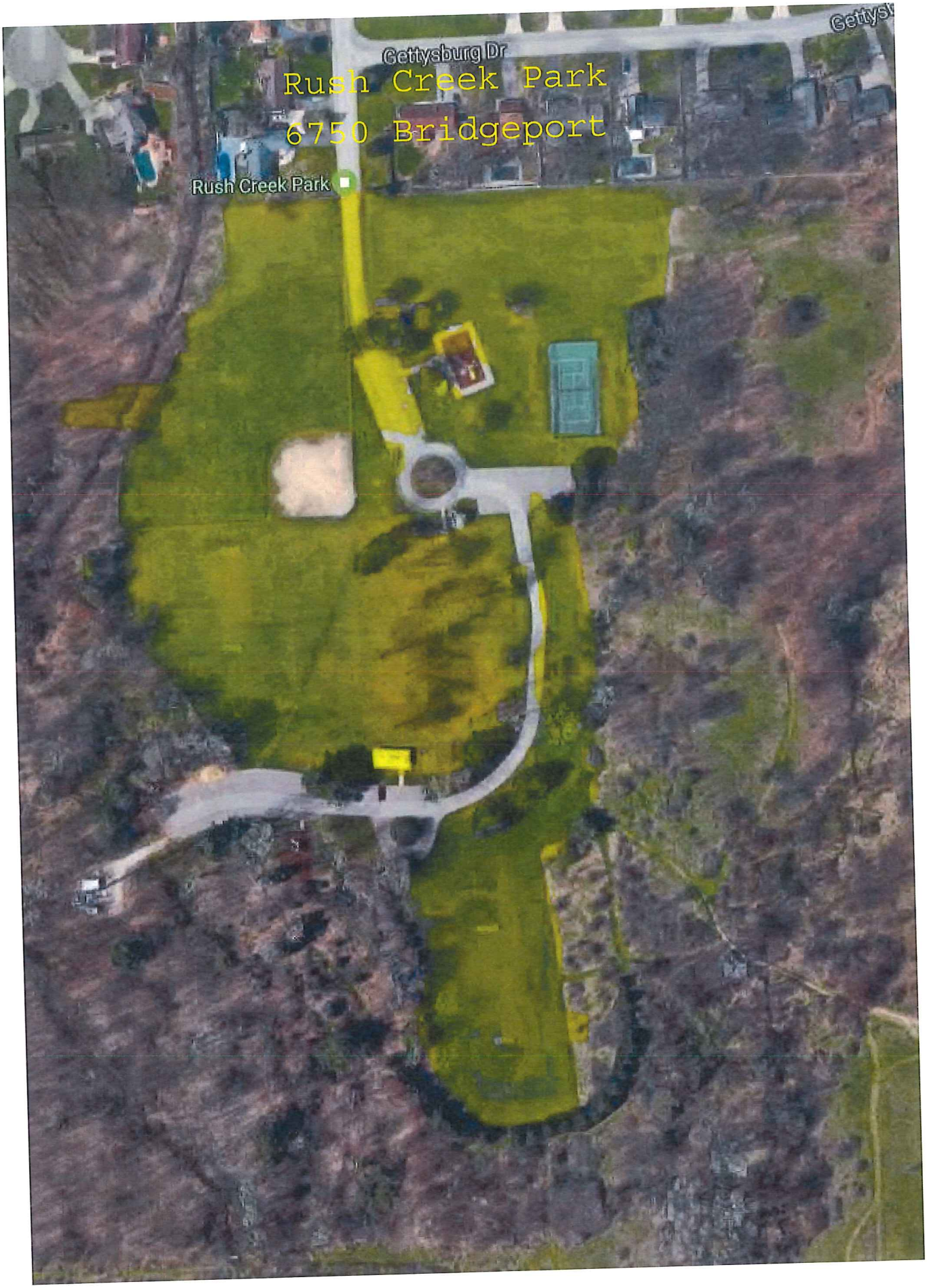
Chicago Drive Lift Station
2218 Chicago Drive
Chicago Dr
G. T. Sales and Service

North Dr
14th Ave
Port Sheldon St
14th Ave
Port Sheldon St
14th Ave
14th Ave
14th Ave

8th Ave
8th Ave
8th Ave
Barry St SW
Barry St SW
Barry St S
Crystal Creek
Community Church
Crystal Creek Dr

Kenowa Ave SW
56th St SW
Kenowa Ave SW
Barry St SW
Barry St SW
Barry St SW

Miede St
Pete Ave
Pete Ave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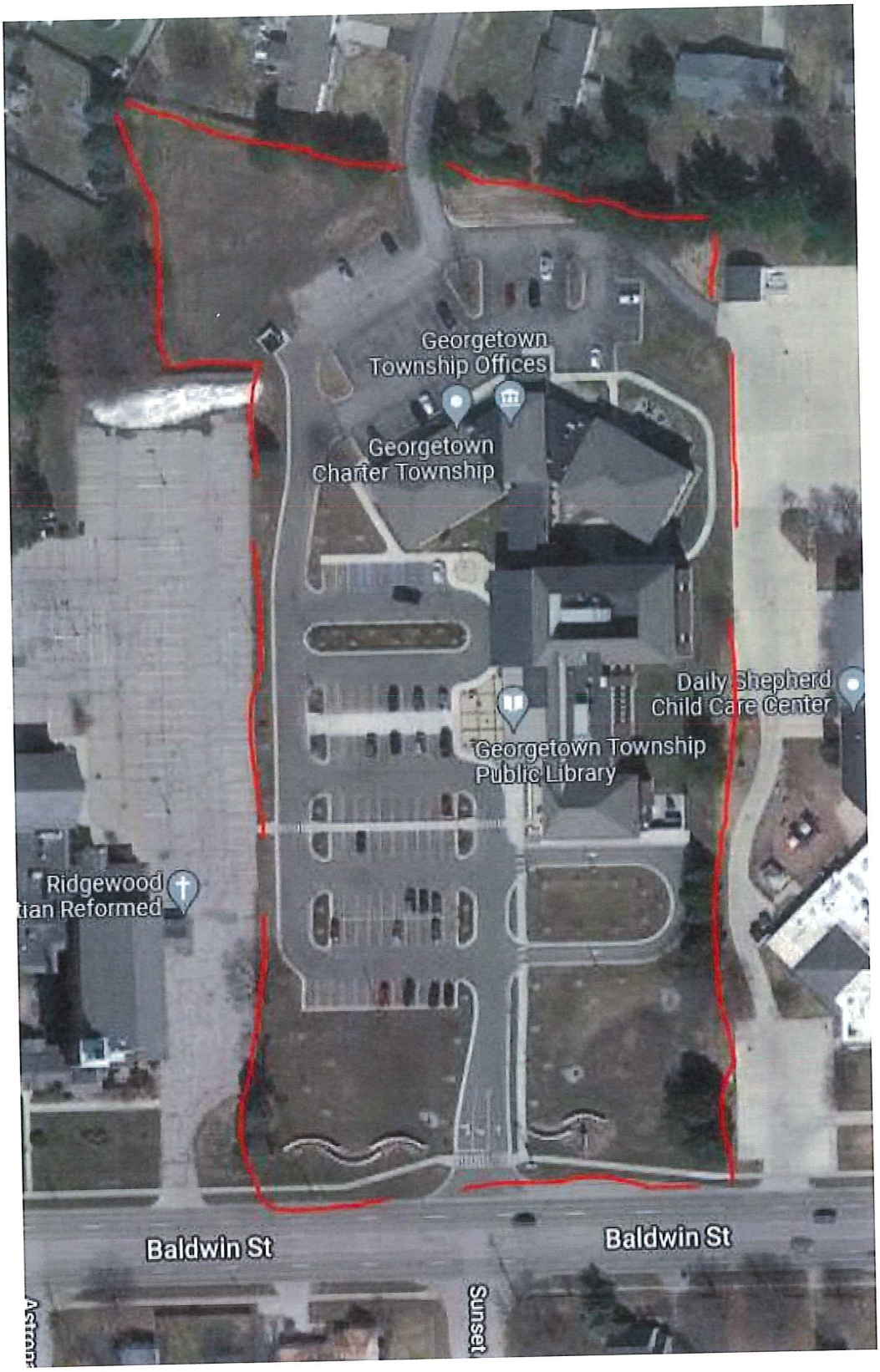
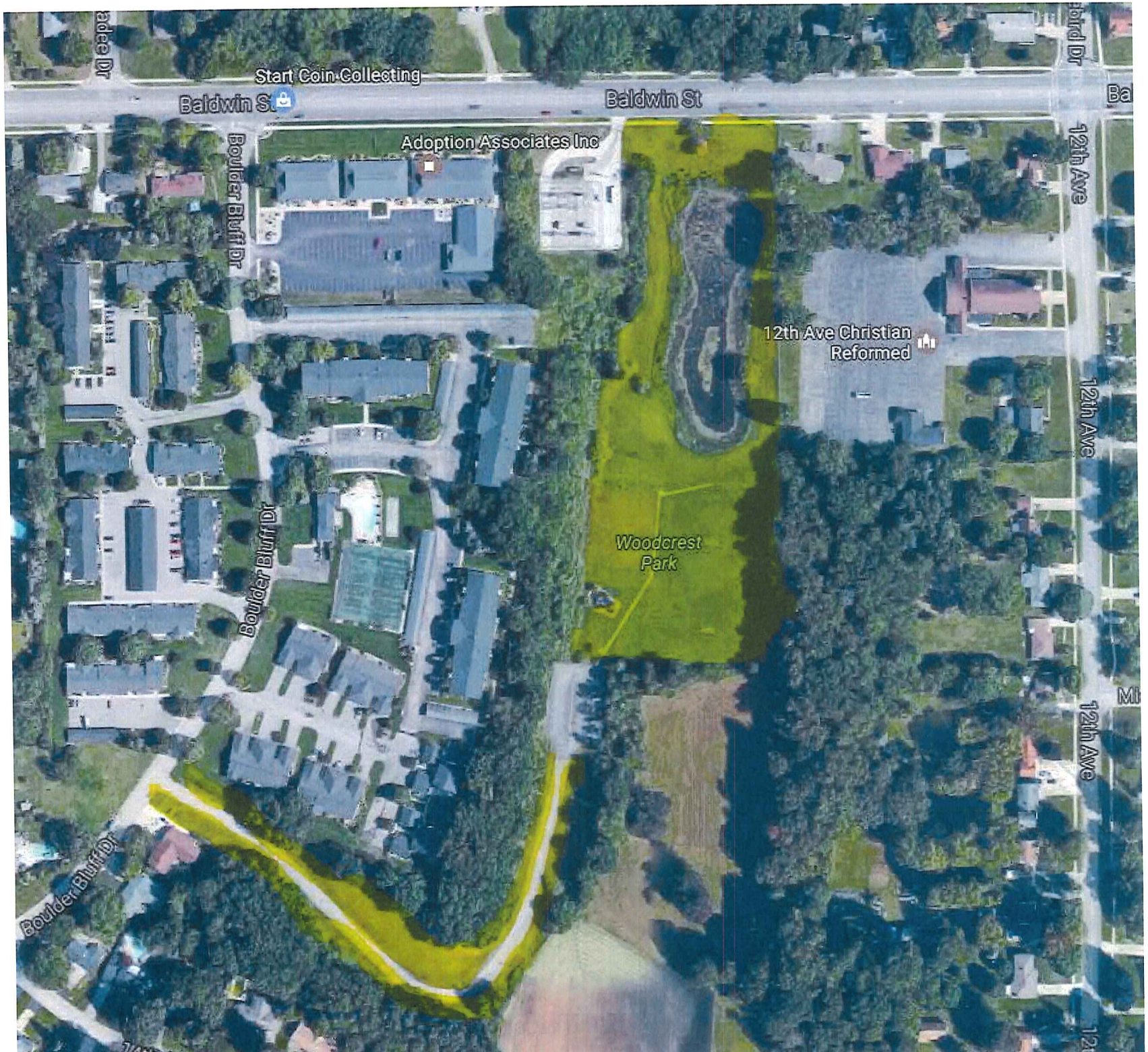
Rush Creek Park
Rush Creek Park
6750 Bridgeport


Georgetown
Township Offices
Georgetown
Charter Township
Daily Shepherd
Child Care Center
Georgetown Township
Public Library
Ridgewood
Baldwin St
Baldwin St


Start Coin Collecting
Baldwin St
Baldwin St
Adoption Associates Inc
Boulder Bluff Dr
12th Ave
12th Ave Christian Reformed
12th Ave
Woodcrest Park
Boulder Bluff Dr
Boulder Bluff Dr
12th Ave

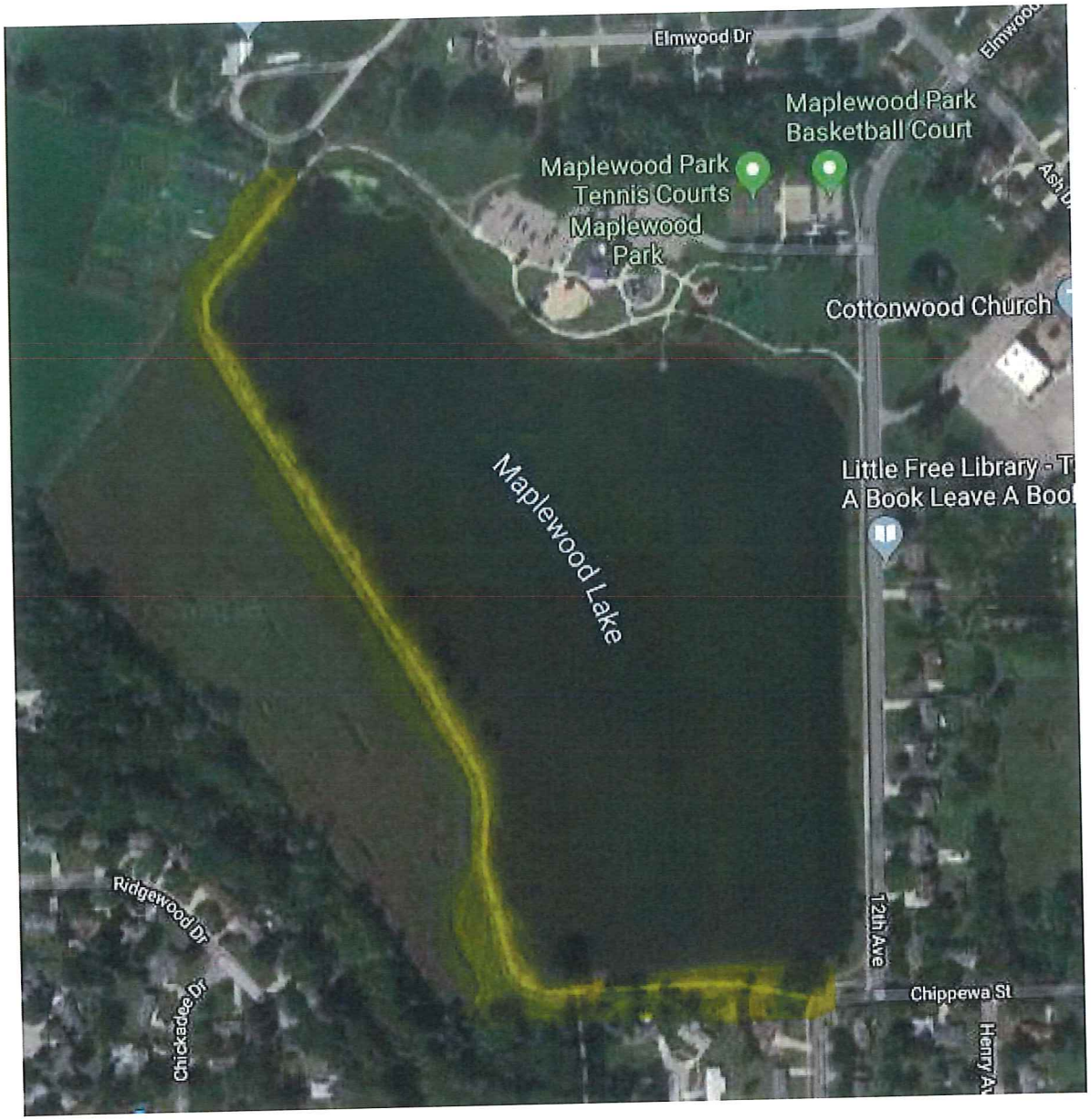
Ave
12th Ave
Pioneer Park
Lupine Ave
Lupine Ave
Coral
12th Ave
12th Ave
Vos St
Vos St
Vos St
Vos St
Vos St

Maplewood Park - 8000 12th Ave
Elmwood Dr
Elmwood Dr
Elmwood Dr
Maplewood Park
12th Ave

Elmwood Dr
Elmwood Dr
Elmwood Dr
Google

12th Ave
12th Ave
12th Ave
Shakle
Chippewa St
Henry Ave
Canary Ln

12th Ave Lift Station
8091 12th Ave
12th Ave
12th Ave
12th Ave


Elmwood Dr
Maplewood Park
Basketball Court
Maplewood Park
Tennis Courts
Maplewood
Park
Cottonwood Church
Little Free Library - T
A Book Leave A Boo
Maplewood Lake
Ridgewood Dr
Chickadee Dr
12th Ave
Chippewa St

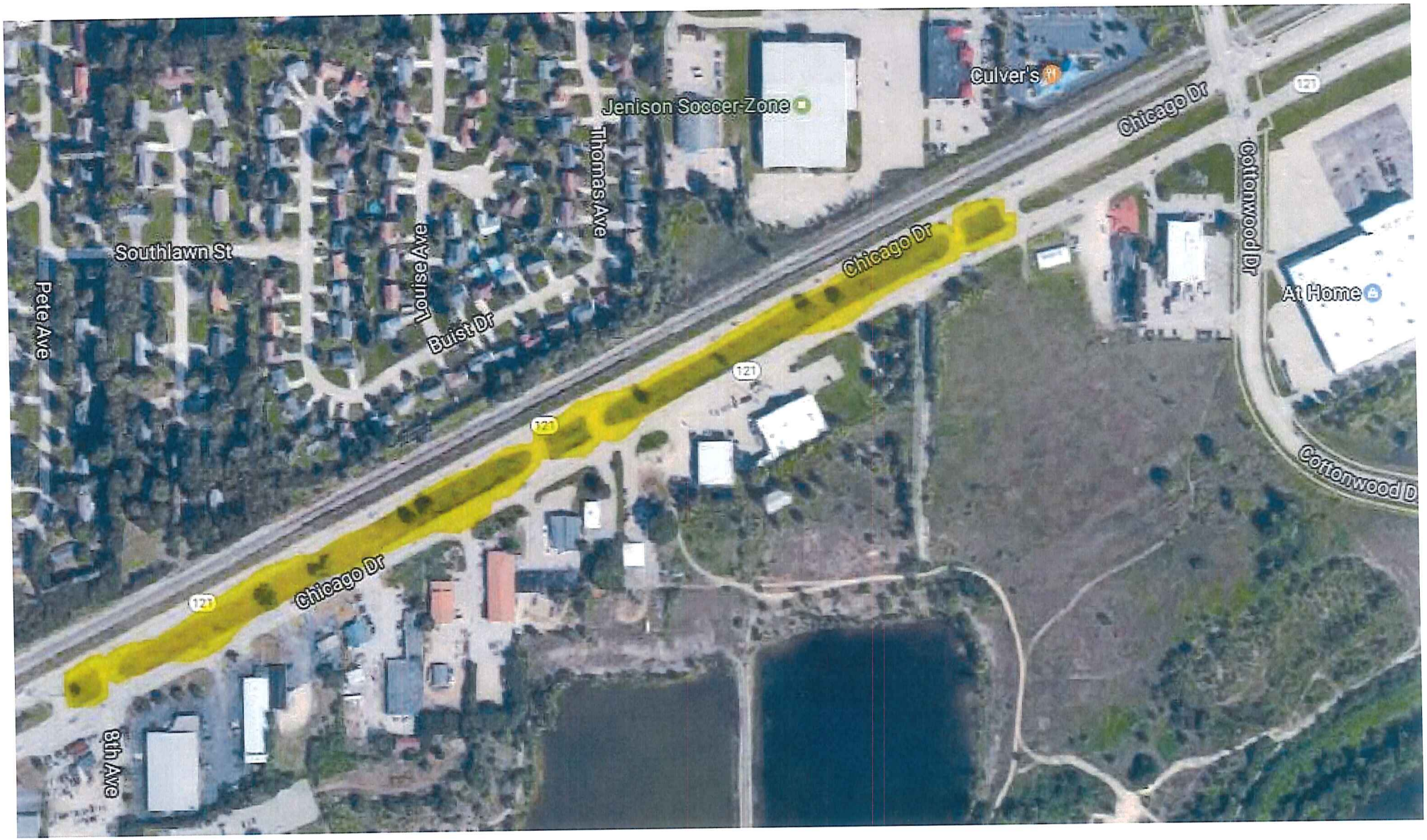
20th Ave
18th Ave
18th Ave
Keystone Ct
18th Ave
Rosewood Park
20th Ave
18th Ave
20th Ave
Rosewood
Park
Rosewood St
Rosewood St
Ros
Valley
Kay B
18th

Jenison Georgetown
Soccer Bowl
Rosewood St
Rosew
18th Ave
18th Ave
18th Ave
18th Ave
Hard Topix
Precast Concrete
Dewent Dr

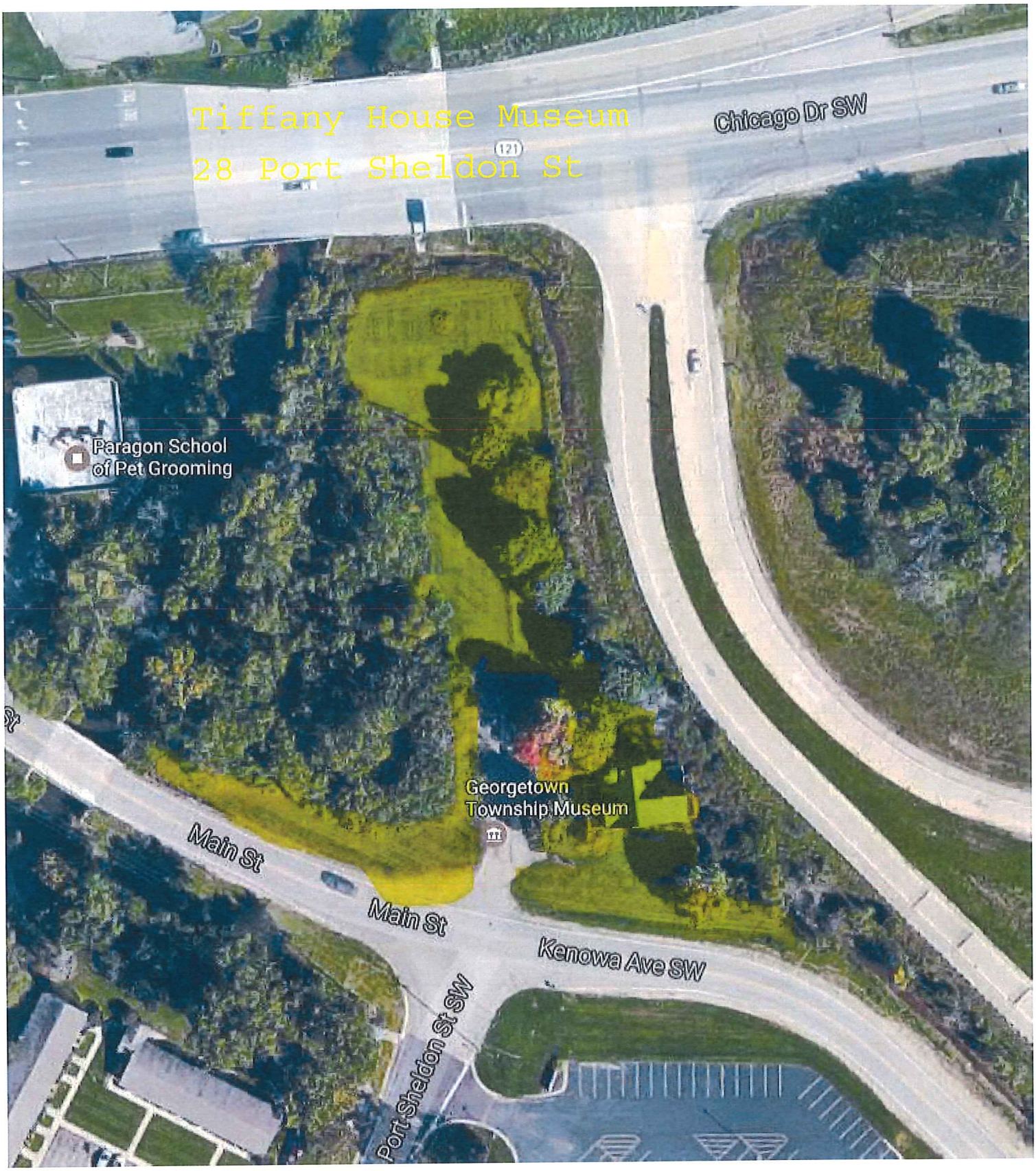
8th Ave Park - 8th Ave & Rosewood Street
Rosewood St
8th Avenue Community Park
Storage
Rush Creek
Rush Creek

Tannewitz
8th Ave
Unity Motors
Used car dealer
GT Connections
Georgetown Co
Not Here!
The Center For Childhood Development
Georgetown Community 8th Ave Park Trail
8th Ave
8th Ave
jcs
Family Hope Foundation
8th Avenue Community Park

Coral St
Coral St
Vos St
Vos St
Vos St
12th Ave
10th Ave
8th Ave
Koster St
Koster St
Body Language Dance
Georgetown Mini Storage
American Living
Chicago Dr
8th Ave
Rosewood St
Rosewood St
8th Avenue Community Park
wood St
Rosewood Auto Service
11th Ave
12th Ave
Chicago Dr
Jenison Auto Sales
Brentwood St
Adventure Credit Union
Rush Creek
Grace Bible Fellowship


Culver's
Jenison Soccer Zone
Chicago Dr
Cottonwood Dr
At Home
Thomas Ave
Louise Ave
Buist Dr
Southlawn St
Pete Ave
Chicago Dr
Chicago Dr
8th Ave
121

Baldwin
Baldwin
Baldwin St
Baldwin St
Mill Ave
River Ave
River Ave
Baldwin St
River St
Baldwin St


Tiffany House Museum
28 Port Sheldon St
Chicago Dr SW
121
Paragon School
of Pet Grooming
Georgetown
Township Museum
Main St
Main St
Kenowa Ave SW
Port Sheldon St SW

4th Ave
4th Ave
Jackson St SW
Jackson St SW
Highland Ct

28th Ave
28th Ave
28th Ave
28th Ave

Eric Ave
Eric Ave
Eric Ave
Eric Ave
Georgetown Cemetery
Georgetown Cemetery
Georgetown Cemetery
Georgetown Cemetery
Georgetown Cemetery
Georgetown Cemetery
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Georgetown Cemetery
Georgetown Cemetery
28th Ave
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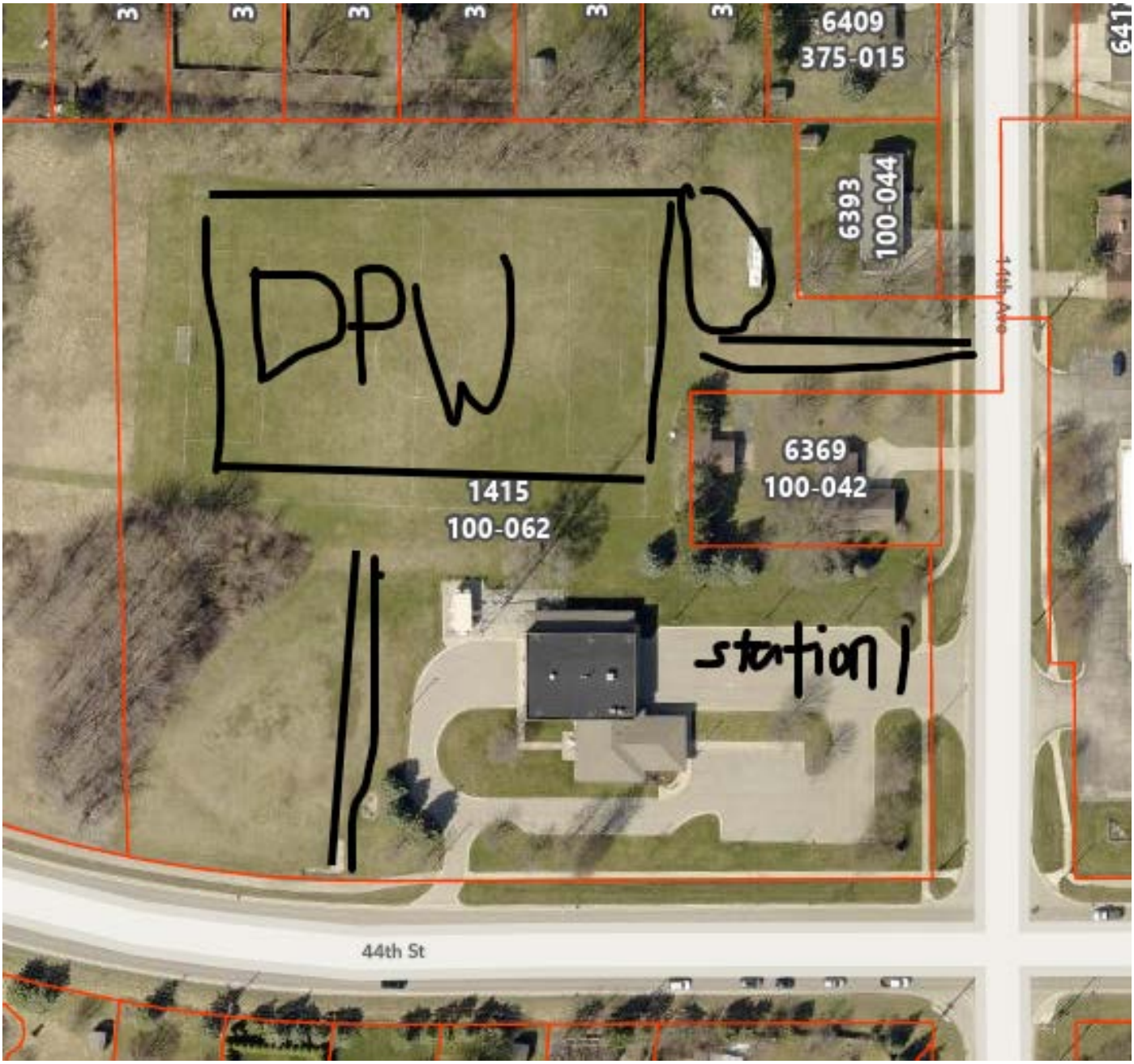
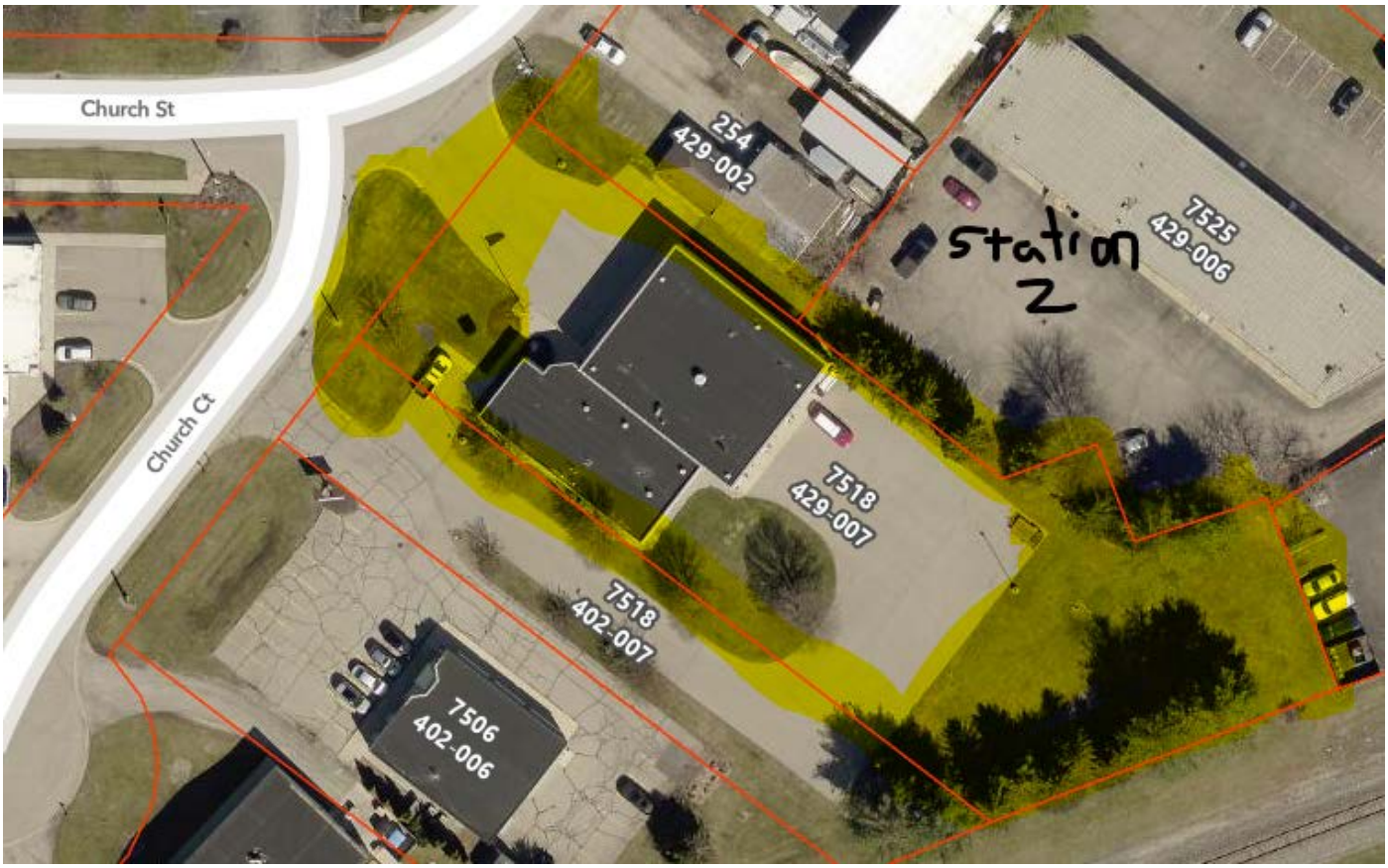


New DPW building doesn't show up online. You'll have to go there and see the amount of grass we need fertilized. This would be in combination with fire station 1.


Church St
Church Ct
254
429-002
7525
429-006
station
2
7518
429-007
7518
402-007
7506
402-006

36th Ave
station 3
7480
400-010
36th Ave

GEORGETOWN CHARTER TOWNSHIP

FIRE DEPARTMENT

PERSONNEL POLICIES AND

PROCEDURES MANUAL

I, Kelly Kuiper, Clerk of Georgetown Charter Township, do hereby certify that this Manual was adopted at the regular Board meeting held_____, 2026.

Kelly Kuiper, Clerk

Georgetown Charter Township

TABLE OF CONTENTS

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1. Definitions

1.1 Definitions Incorporated by Reference

The terms used in this Fire Department Personnel Policies and Procedures Manual shall be defined using the same definitions from the Georgetown Charter Township's Personnel Policies and Procedures Manual, unless otherwise indicated herein.

1.2 Additional Definitions

"Fire Chief" shall mean the position of the Fire Chief, as appointed by the Township Board for Georgetown Charter Township.

"Firefighter(s)" shall mean all full-time uniformed employees of the Georgetown Township Fire Department that are employed for fire prevention and fire suppression purposes (but may also be tasked with providing certain emergency medical services or support). The position of Firefighter is considered non-exempt under the Fair Labor Standards Act (FLSA). Unless otherwise indicated, the term "Firefighter(s)" shall not include the Fire Chief nor any paid-on-call employees of the Fire Department.

"24-Hour Firefighter(s)" shall mean any full-time Firefighter(s) that is/are typically and normally assigned to work shifts of 24 hours in length, pursuant to this Manual. A 24-Hour Firefighter can still meet this definition notwithstanding the fact that he or she, on occasion or temporarily, works shifts of lengths other than 24 hours.

"40-Hour Firefighter(s)" shall mean any full-time Firefighter(s) that is/are typically and normally assigned to work weeks of 40 hours in total, pursuant to this Manual. A 40-Hour Firefighter can still meet this definition notwithstanding the fact the he or she, on occasion or temporarily, works more or fewer than 40 hours in a week.

"Fire Station(s)" shall mean, unless otherwise indicated, every fire station or office operated and maintained by the Georgetown Township Fire Department, in furtherance of its operations and duties, to include garages/bays for staging vehicles, living quarters, sleeping quarters, and meal preparation and eating quarters. The term "Fire Station" shall include but shall not be limited to, the following facilities:

- Fire Station 1, located at 1415 44th Street SW, Hudsonville, MI 49426
- Fire Station 2, located at 7518 Church Court, Jenison, MI 49428
- Fire Station 3, located at 7480 36th Ave., Hudsonville, MI 49426

1.3 Incorporation by Reference of Personnel Policies and Procedures Manual

All Firefighters and employees of the Fire Department are otherwise subject to the terms and conditions of the Georgetown Charter Township Personnel Policies and Procedures Manual, except to the extent there is a conflict with any policy or procedure found in this Manual. To the extent of any conflict, the terms of this Manual shall control.

This Manual is not intended to be the exclusive list of policies and procedures for the Fire Department or for Fire Department employees. The Fire Department and the Township reserve the right to alter, amend, add to, delete, or otherwise change any policies and procedures found within this Manual, at any time, and without prior notice. The Fire Department and the Township may enact additional policies and procedures for the Fire Department, in addition to the policies and procedures found in this Manual.

2.1 **Full-Time Firefighter Scheduling**

2.2 **24-Hour Scheduling**

Firefighters assigned to work 24-hour shifts (i.e., 24-Hour Firefighters) will be assigned a "Kelly Schedule." For purposes of this policy, a "Kelly Schedule" will be defined to mean the following Work Pattern: Work, rest, work, rest, work, rest, rest, rest, rest (i.e., a 24-hour shift, 24 off, 24 on, 24 off, 24 on, 4 days off). Employees assigned to 24-hours shift schedules will be compensated based on working 2,912 hours per year. Each 24-hour shift shall start each day at 0700 and conclude at 0700 the following day.

Firefighters will be assigned to certain shift schedules by the Fire Department, on a rotating basis. Shifts will be scheduled by the Fire Chief (or his or her designee), based upon the needs of the Fire Department.

2.3 **40-Hour Scheduling**

Firefighters may also be assigned to work 40-hour work weeks (i.e., "40-Hour Firefighters"). 40-Hour Firefighters will be scheduled based on working 2,080 hours per year. 40-Hour Firefighters shall have their schedules set by the Fire Chief (or his or her designee). Variations from the normal workday or work week may vary and may only be implemented with the consent and at the discretion of the Fire Chief (or his or her designee).

2.4 **Overtime Scheduling**

All employees are required to work overtime upon the request of the Fire Chief or their supervisor, based upon the needs of the Fire Department. Employees shall be paid one and one-half times their regular rate of pay for all overtime hours worked, subject to the terms of Section 4.6 of the Township's Personnel Policies & Procedures Manual. There will be no pyramiding of overtime. Unless specifically approved by the Fire Chief, full-time employees will not work as paid on-call volunteers by responding to calls beyond their normal work shift.

The Fire Department reserves the right to call back Firefighters if the need arises. To the greatest extent possible, calling back Firefighters and holding over Firefighters after the scheduled end of their shifts shall be limited to genuine emergencies and unusual circumstances.

The Fire Department shall make all reasonable efforts to have employees receive at least 24 hours of continuous time off following any shift that is (or is longer than) 24 hours in length. Part-time

and paid-on-call firefighters shall be utilized to the greatest extent possible to avoid calling in full-time Firefighters to backfill a shift.

2.5 Overtime Calculations for Full-Time Firefighters

In accordance with Section 7(k) of the Fair Labor Standards Act (FLSA), 24-Hour Firefighters will work 28-day work periods. In accordance with the FLSA, full-time firefighters will be paid the overtime rate of one-and-one-half of their regular hour rate of pay for every hour worked beyond 212 hours in the span of a 28-day work period.

2.6 Trading Shifts

With the prior approval and in the sole discretion of the Fire Chief (or his or her designee), 24-Hour Firefighters may trade shifts, with the written consent of all employees involved. If employees trade shifts, there will be no overtime incurred by this right and there shall be no change in wages.

2.7 Holidays

All 40-Hour Firefighters shall be eligible to receive Holiday Pay during the Township's regularly observed holidays, in the same manner and under the same terms and conditions as other Township employees. For purposes of applying the Holiday Pay benefit, 40-Hour Firefighters will receive eight (8) hours of Holiday Pay for recognized holidays, at the employee's regular hourly rate of pay.

If scheduled to work on a Holiday, a 24-Hour Firefighter shall be paid a rate of one-and-one-half times their hourly rate of pay. The shift that starts on the actual holiday will be compensated for the entire holiday (24 hours). Holidays that are recognized as ½ day off for 40-hour employees shall be considered a full-day holiday for 24-Hour Firefighters. There will be no pyramiding of overtime for purposes of implementing this policy.

2.8 Daylight Savings Time

All 24-Hour Firefighters shall be compensated for 24 hours of work time regardless of the lengthening or shortening of a day due to Daylight Savings Time.

2.9 Minimum Staffing

Daily minimum staffing shall be determined by the Fire Chief (or his or her designee) with the approval of the Township Superintendent.

2.10 Seniority

24-Hour Firefighters shall be entitled to accrue seniority. 24-Hour Firefighters shall begin to accrue seniority beginning on the date of the employee's appointment to the Georgetown Township Fire Department, and seniority shall be the total length of his/her continuous service with the Fire Department after that date.

Seniority shall be used for, but not limited to, the purpose of determining layoff and recall (from layoff) rights and the eligibility to take promotional examinations in the Department. Where more than one employee has been appointed on the same date, his/her seniority shall be in accordance with their final interview score. Seniority shall be determined by the Fire Chief (or his or her designee).

2.11 **Probationary Period**

The probationary period for Firefighters shall be six (6) months from the date the Firefighter commenced his/her full-time employment with the Fire Department.

3.0 **Firefighter Benefits & Insurance**

3.1 **Benefits and Insurance**

Firefighters will receive the same benefits and insurance as other regular full-time Township employees. Firefighters will be subject to the same terms and conditions for using those benefits as are applicable to other Township employees, except as otherwise modified by this Handbook.

3.2 **24-Hour Scheduled Firefighter Leave Benefits**

24-Hour Firefighters will accrue PTO based on the following schedule:

Length of Full-Time Service with Township	**Hours Accrued per Pay Period**	**Maximum Hours Allowed to be Carried Over to the Next Calendar Year**
Less than 5 Years	4.62 (5 days per year)	120
5 Full Years Less than 10 Years	6.462 (7 days per year)	168
10 Full Years, Less than 15	9.231 (10 days per year)	240
15 Full Years or Greater	11.077 (12 days per year)	288

For purposes of applying PTO, paid sick leave, and all other forms of paid leave allowed under Township policy, 24-Hour Firefighters shall have all such leave time calculated in terms of a number of hours (rather than days). 24-Hour Firefighters who must utilize leave time to cover an entire scheduled shift must use 24 hours of paid leave time to cover leave for a full shift, and their accrued leave bank shall be deducted from accordingly. 24-Hour Firefighters may also use PTO, paid sick leave, or other accrued leave time to cover a part of a scheduled shift. 40-Hour Firefighters shall instead follow the Employee Benefits Manual.

3.3 **Sick Leave**

Paid sick leave shall be accrued by all Firefighters, as outlined in the Georgetown Employee Benefits Manual.

3.4 **No Food Allowance**

The Fire Department does not offer food allowance to any employees.

4.0 **Classifications**

4.1 **Fire Department Job Descriptions**

A. Job descriptions are written and maintained by the Personnel Officer. Each job description contains a descriptive title, summary of the responsibilities, a list of typical duties, essential job functions, the necessary licenses and certifications for the position, and the required minimum qualifications.

B. Job descriptions may be reviewed annually by the Personnel Officer. In preparing (or updating) job descriptions, several factors will be considered:
   1. Input from supervisors;
   2. Input from employees;
   3. Consistency with other Township job descriptions; and
   4. Legal requirements

C. If an employee feels his/her duties have changed during the year he/she may request in writing that his/her job description be reviewed to determine if any changes to the description are necessary. Changes will be approved to the job description only if an employee's duties have changed significantly and only at the Township's discretion.

D. At the time of hire, time of promotion or transfer, or upon request, employees will be given a copy of their own job description. Candidates interviewed for job openings will also be given a copy of the job description. Duties listed in the job descriptions are meant as a general guide and are not all inclusive. An employee may be asked to perform tasks not specifically listed in their job description.

5.0 ACKNOWLEDGEMENT

ACKNOWLEDGMENT (Employee Copy)

This is to acknowledge that I have received a copy of the Fire Department Personnel Policies and Procedures Manual and understand that it sets forth the terms and conditions of my employment as well as the rights, duties, and obligations of my employment with the Township. Nothing in this Manual is intended to create or constitute an employment agreement or contract.

I agree to conform to the rules, policies, and procedures of the Township and the Fire Department. Notwithstanding any other provision in this Manual, I understand I havethe right to terminate this employment relationship at any time for any reason with or without notice. Of course, the Township reserves this same right. I understand that no supervisor or other representative of the Township, other than the Township Board, has any authority to enter into any agreement for employment with me or to make any agreement with me contrary to the provisions set out in this Manual. Any such agreement must be in writing and be signed by the Township Board before it will be deemed effective.

All decisions by the Township as to intent, interpretation, or application of these policies shall be binding upon me. The Township will apply all policies in accordance with appropriate federal and state laws.

The Township reserves the right to change the policies in this Manualat any time. This Manualsupersedes all prior handbooks, manuals, agreements, and policies whether orally established or set out in writing and the most recent change shall be binding on me.

I consent to the publication of my photograph in any Township publication and hereby release the Township and its agents from any and all liability for the use of this picture or news story.

I agree not to commence any action or lawsuit relating to my employment, including but not limited to claims arising under state or federal civil rights statutes, against the Township or its employees, agents, or representatives more than one hundred eighty (180) days after the occurrence of the facts giving rise to the claim or more than one hundred eighty days (180) days after the date of the employee's termination of employment, whichever is earlier. I agree to waive any longer statute of limitations to the contrary. In the event that the statute of limitations applicable to any claim is less than one hundred eighty (180) days, I agree that the shorter statute of limitations will apply. I agree that any action or lawsuit filed outside this limitations period is barred and waives any limitation period to the contrary. I understand that this limitations period (or applicable shorter period) will not be extended for any reason. This provision does not prohibit the timely filing of a charge with a federal administrative agency, but unless filed within 180 days (or in less time if any applicable law requires), I waive my right to recover money damages or other relief as permitted by law.

Only the Township Supervisor has the authority to alter the time period for claims. To be effective, such agreement must be in writing, signed by the employee and the Township Supervisor, and must specifically state that the time period for claims is altered.

I agree to inform, in writing, the Township within 182 days, from the date I knew or should have known that an accommodation was needed. I agree that if I fail to do so, my legal rights under Michigan law may be affected.

The undersigned employee acknowledges that he/she has received the Township Manualand has agreed to abide by its terms and conditions. It is the employee's responsibility to read this Manual and to ask questions about anything that he/she does not understand.

Signed:_____Date:_____

ACKNOWLEDGMENT (Employer Copy)

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I consent to the publication of my photograph in any Township publication and hereby releases the Township and its agents from any and all liability for the use of this picture or news story.

I agree not to commence any action or lawsuit relating to my employment, including but not limited to claims arising under state or federalcivil rights statutes, against the Township or its employees, agents, or representatives more than one hundred eighty (180) days after the occurrence of the facts giving rise to the claim or more than one hundred eighty days (180) days after the date of the employee's termination of employment, whichever is earlier. I agree to waive any longer statute of limitations to the contrary. In the event that the statute of limitations applicable to any claim is less than one hundred eighty (180) days, I agree that the shorter statute of limitations will apply. I agree that any action or lawsuit filed outside this limitations period is barred and waives any limitation period to the contrary. I understand thatthis limitations period (or applicable shorter period) will not be extended for any reason. This provision does not prohibit the timely filing of a charge with a federal administrative agency, but unless filed within 180 days (or in less time if any applicable law requires), I waive my right to recover money damages or other relief as permitted by law.

Only the Township Supervisor has the authority to alter the time period for claims. To be effective, such agreement must be in writing, signed by the employee and the Township Supervisor, and must specifically state that the time period for claims is altered.

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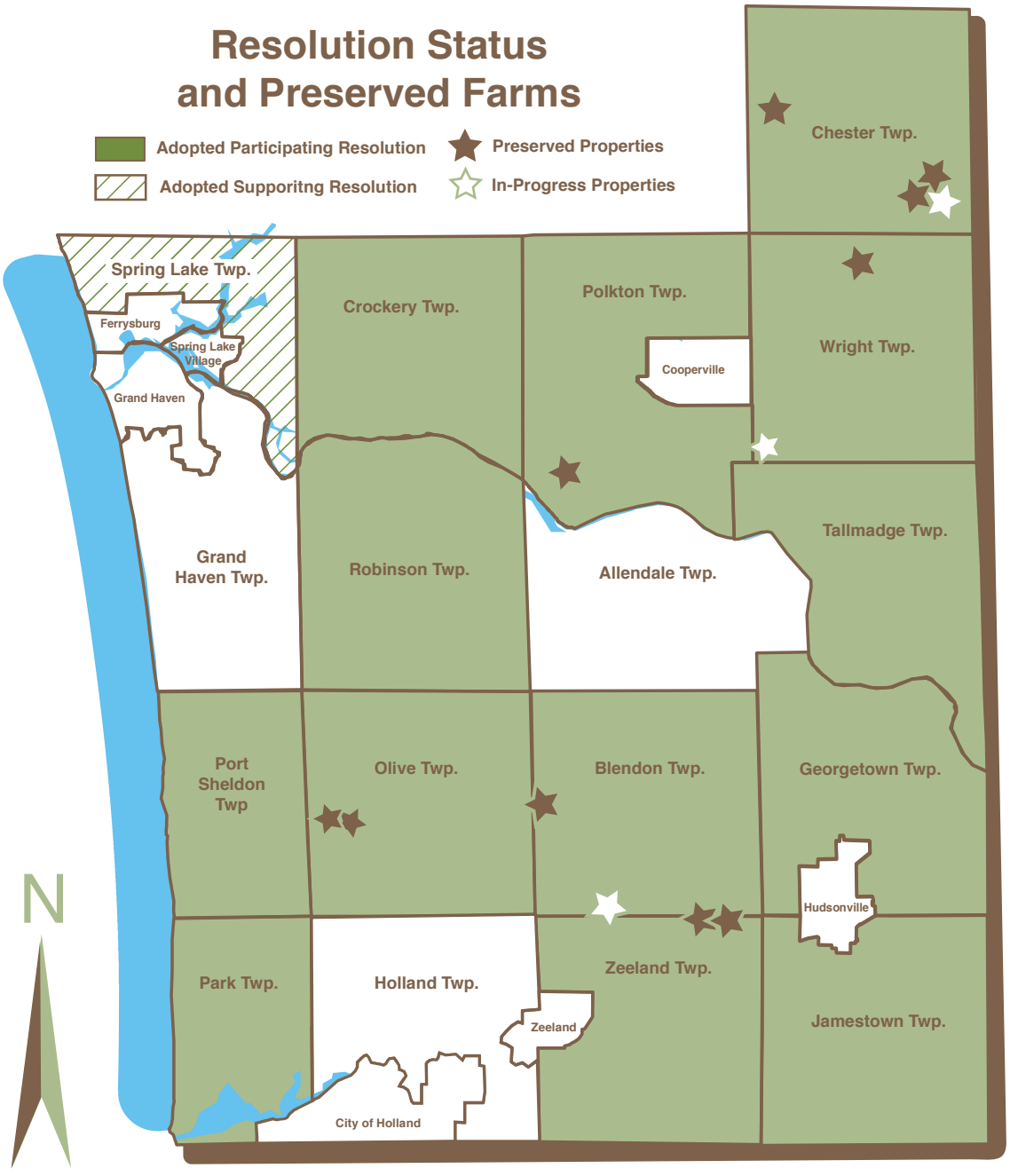
The undersigned employee acknowledges that he/she has received the Township Manualand has agreed to abide by its terms and conditions. It is the employee's responsibility to read this Manual and to ask questions about anything that he/she does not understand.

Signed:_____ Date:_____

Snapshot: Ottawa County Farmland Preservation Program



Updated 10/1/2025

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN

(Ordinance No. 2026-03)

At a regular meeting of the Township Board for Georgetown Charter Township held at the Township offices on February 23, 2026, beginning at 7:00 p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ISSUANCE OR GRANTING OF ANY ZONING APPROVALS, REZONINGS, PLANNED UNIT DEVELOPMENTS, SITE CONDOMINIUMS, PLATS, DEVELOPMENT (SITE) PLANS, PERMITS, LICENSES AND CERTAIN OTHER ZONING APPROVALS, AS WELL AS THE COMMENCEMENT OR EXPANSION OF VARIOUS DEVELOPMENTS OR PROJECTS.

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Section 1. Intent and Findings.

a. The provisions of the Township's Zoning Ordinance and Master Plan regarding various matters have not kept pace with development patterns, population increases and other matters in the Township.

b. The Township Board for Georgetown Charter Township desires to revise and update the regulations and provisions within the Township's Zoning Ordinance regarding rezonings, planned unit developments ("PUDs"), site condominiums, plats/subdivisions, development (site) plans and similar zoning matters (all collectively hereafter, referred to as a "Development Project" or in the plural as "Development Projects").

c. The Township and its officials have substantial concerns about the following matters which should potentially be addressed by amendments to the Township's Zoning Ordinance as well as the enactment or amendment of other Township ordinances:

(i) Whether the public water system in various portions of the Township has sufficient capacity to handle further development and growth, and if so, how or where such growth should occur. The pending Wyoming Water Reliability Study is anticipated to be completed by the summer of 2026 and is expected to influence future growth and development within the

Township. The current public water system can have its capacity exceeded during peak demand days. The Township must evaluate whether additional water storage tanks and other facilities are necessary to ensure an adequate and reliable public water supply for the community, which will impact Township planning for future growth.

(ii) Concerns about the capacity and ability of the Georgetown Charter Township Fire Department to provide adequate firefighting, emergency rescue and other services as population and development grows within the Township and in various portions thereof. Emergency services are transitioning from the Ottawa County Sheriff's Department to the Georgetown Township Fire Department. At this time, the Township has not yet established the anticipated response time requirements necessary to effectively serve the community under the new service model. The Township will conduct a formal evaluation of response time performance, service coverage, staffing levels, and resource deployment to determine whether adjustments are required to ensure adequate emergency service delivery to the community, both for now and in the future. A Township water pressure evaluation also needs to be completed in the fall of 2026 to determine future tanks and pumps needs.

(iii) Whether the electrical grid and electric service providers in different portions of the Township will be overburdened by future growth and, if so, how that problem can be addressed.

(iv) The impact of increased traffic on public safety, traffic patterns and related matters.

(v) The impact of anticipated future population growth within various areas of the Township.

d. Imposing a moratorium, on a limited temporary basis, is reasonable and necessary in order to allow time for the review of potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

e. During the time of this moratorium, the Township Board and the Planning Commission will work diligently regarding potential amendments to the Zoning Ordinance (and potentially other ordinances) regarding Development Projects.

f. During this moratorium period, the Township Board and Planning Commission will investigate potential modifications to the Zoning Ordinance (and potentially other ordinances) that may establish new or prevised reasonable regulations regarding Development Projects.

g. On March 19, 2025, the Township's Planning Commission formally initiated the Master Plan review process. On April 28, 2025, the Township Board approved a contract with Williams and Works for a professional planning contract for the Master Plan review. The Planning Commission and Township Board continue to

work diligently to review the Master Plan by holding, planning and scheduling more meetings for discussion on the Master Plan review and to complete the process. This moratorium is also necessary to allow sufficient time for the Master Plan to be revised or replaced.

Section 2. Administrative Action. A moratorium is hereby imposed upon the issuance of any Township permit, license, zoning approval, development (site) plan, rezoning, PUD, variance, or similar approval for any new or expanded Development Project. During the moratorium term specified in this Ordinance, no Township official, employee, body, board, commission or agent shall issue or approve any such permit, zoning approval, development (site) plan, rezoning, license, PUD, variance or other approval for a Development Project.

Section 3 No Development Project. Except for an existing development or project that can proceed under Section 4 hereof, no Development Project shall be developed, expand or proceed to construction during this moratorium.

Section 4. Status of a Development Project. This moratorium shall not apply to any approved Development Project that has all of the following as of the effective date of this Ordinance:

(a) All Township zoning and land use approvals were obtained and are still valid and in effect.
(b) Has a valid Township approved development (site) plan which is still in effect.
(c) The project is under substantial construction.

* * *

As for plats, this moratorium shall not apply to an approved overall preliminary plat and subsequent phases to a previously approved overall preliminary plat when such approvals occurred before this Ordinance became effective. This moratorium shall not apply to final preliminary plat approval or final plat approval for plats that have previously obtained preliminary plat approval when such approvals occurred before this Ordinance became effective.

* * *

In addition, this moratorium shall not apply to any of the following:

(i) Additions to lawfully existing houses and other buildings. Such exemption also includes decks, swimming pools and similar accessory structures.

(ii) Non-zoning permits and approvals such as permits under the building codes, solicitation permits, business permits and similar permits.

(iii) Sign permits.

(iv) Any single-family residential housing development that will have a total of five (5) or fewer lots, parcels or site condominiums.

Section 5. Term of This Ordinance. The moratorium imposed by this Ordinance shall remain in effect for eight (8) months following the effective date of this Ordinance or until amendments to Georgetown Charter Township's ordinances regarding Development Projects become effective, whichever occurs first. Prior to the expiration of this moratorium, Georgetown Charter Township may extend the moratorium to allow sufficient time to complete any such amendments to the ordinances and to finish and amend or adopt a new Master Plan.

Section 6. Effective Date. This Ordinance is hereby declared to be an emergency ordinance and shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: _____

_____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an emergency Ordinance adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Kelly Kuiper
Georgetown Charter Township Clerk