



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

October 2, 2019, 7:00 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
 - 6.I. Public Hearing - (SUP1904) Richard Strengholt, 6371 Walton Heath Dr., Is Requesting To Have A Bed And Breakfast Establishment, Under Sec. 8.3(M) And Sec. 20.4(D), On A Parcel Of Land Described As P.P. # 70-14-30-201-001, Located At 6371 Walton Heath Dr., In A (LDR) Low Density Residential District, Georgetown Township, Ottawa County, MI

Documents:

[STAFF REPORT FOR \(SUP1904\) STRENGHOLT BED AND BREAKFAST.PDF](#)
[SUP1904 APPLICATION.PDF](#)
[SURVEY.PDF](#)

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

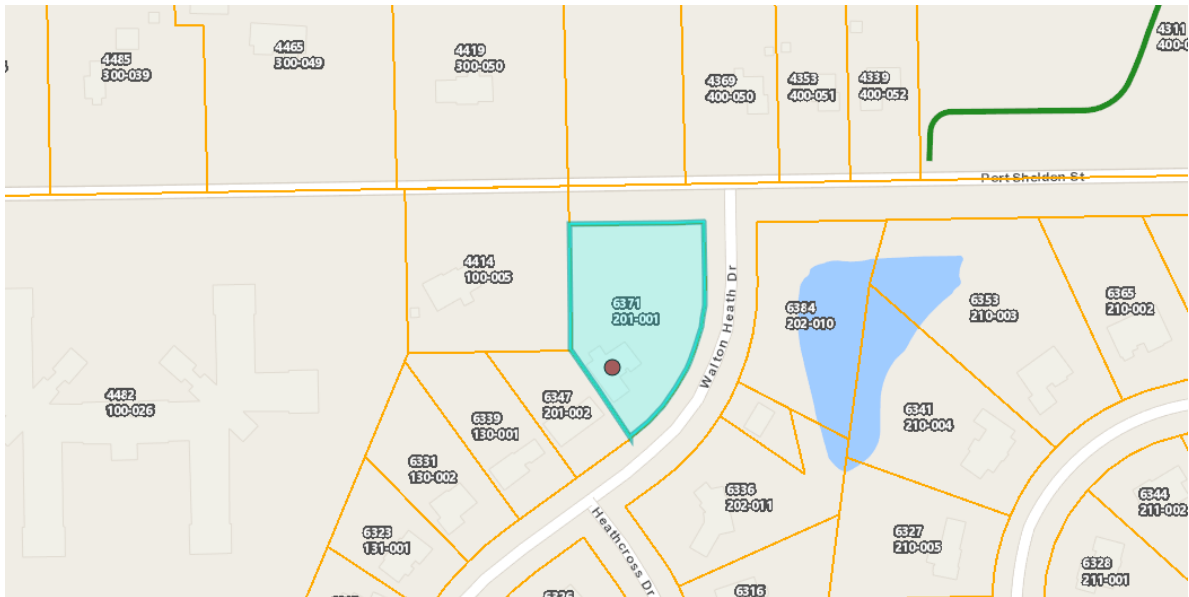
REQUEST

(SUP1904) Richard Strengholt, 6371 Walton Heath Dr., is requesting to have a bed and breakfast establishment, under Sec. 8.3(M) and Sec. 20.4(D), on a parcel of land described as P.P. # 70-14-30-201-001, located at 6371 Walton Heath Dr., in a (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI.

Sec. 2.28 defines a bed and breakfast as follows.

Sec. 2.8 BED AND BREAKFAST ESTABLISHMENT.

A use within a detached single dwelling in which transient guests are provided a sleeping room, breakfast and access to bathing and lavatory facilities in return for payment.



SUMMARY

In the past, for the one application for a bed and breakfast the Township has had and for applications for a group daycare homes (which are similar to the bed and breakfast request because they are both uses conducted in single family residences), the Planning Commission has accepted surveys and drawings rather than requiring the applicants to present fully drawn engineered site plans. Since this request is similar to the previous bed and breakfast and similar to a group daycare facility, the applicant submitted a survey (rather than a complete formal site plan) and no formal review of the survey has been conducted. The survey was used merely to review compliance with the special use standards.

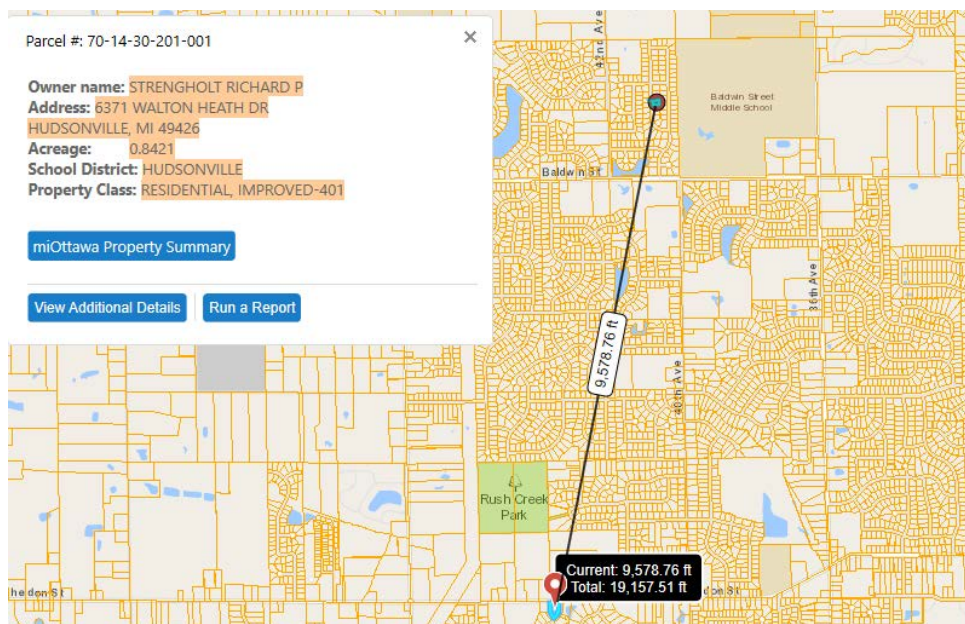
The Planning Commission is asked to accept the survey as the site plan, as presented, since this is basically a single family residence. The survey and submittal materials appear to demonstrate compliance with the special use standards and conditions of approval can be added. Sec. 19.4 allows the Planning Commission to waive any of the requirements listed for a site plan. If the Planning Commission determines that more details should be provided, the site plan could be tabled.

If the applicant does not abide by the conditions of approval, the special use permit could be revoked.

Specific Special Use Standards in Sec. 20.4

(D) Bed and breakfast establishments.

- (1) The establishment shall be directly serviced by public water and sanitary sewer services. **MET.**
- (2) The establishment shall be located on property with direct access to a paved public road. **MET.**
- (3) No such use shall be permitted on any property where there exists more than one (1) other bed-and-breakfast establishment within seven hundred fifty (750) feet, measured between the closest property lines. **MET.** **The Township has a record for only one other bed and breakfast special use permit located at 7818 Westside Dr. (approved in 2017). This site is located over 9,000 feet away.**



- (4) Such uses shall only be established in a detached single family dwelling. **MET.**
- (5) Parking shall be located to minimize negative impacts on adjacent properties. **MET as shown on the drawing.** **A condition of approval can be added to require off-street parking on the paved driveway.**
- (6) The lot on which the establishment is located shall meet the minimum lot size requirements of the zone district. **MET.**
- (7) The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed seven (7) guest rooms in any case. **MET.** **As per assessing records, there are three bedrooms in the house.**
- (8) Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited. **Can be a condition of approval.**
- (9) Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area. **Can be a condition of approval.**
- (10) The establishment shall contain the principal residence of the operator. **MET.** **The owner has stated that this is his principal residence.**
- (11) Accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth. **Can be a condition of approval.**
- (12) Breakfast may be served only to the operator's family, employees, and overnight guests. **Can be a condition of approval.**

The screenshot shows a software interface for property assessment. At the top, it displays 'Parcel #: 70-14-30-201-001' and 'Owner: STRENGTHOLT, RICHARD P'. Below this are tabs for '1. General', '2. Owner Info.', '3. Tax Info.', and '4. PRE: 100'. A red bar indicates 'Rec. Status: Active'. The main section is titled 'Informational Items' and contains a 'Room List' table with the following data:

Room Type	Count
# of rooms in Basement	0
# of rooms on 1st Floor	6
# of rooms on 2nd Floor	0
# of Bedrooms	3

The '3' in the '# of Bedrooms' row is highlighted with a red rectangular box. Below the table is a 'Notes:' field and a section for '1) Exterior' with sub-sections for '3) Roof', 'Front Ov', and 'Other Ov'.

General Special Use Standards

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

OPTION FOR MOTIONS - *If the Planning Commission concurs that the standards of the ordinance have been met, the following motions are offered. If the Planning Commission determines that the standards have not been met or revisions are necessary or more information is needed, the request could be tabled.*

Special Use Permit

- Motion:** To adopt the staff report as finding of fact and to approve Special Use Permit (SUP1904) Richard Strengholt, 6371 Walton Heath Dr., to have a bed and breakfast establishment, under Sec. 8.3(M) and Sec. 20.4(D), on a parcel of land described as P.P. # 70-14-30-201-001, located at 6371 Walton Heath Dr., in a (LDR) Low Density Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in Sec. 20.4(N), and with the following conditions:
1. The use of a bed and breakfast shall only be established in the detached single family dwelling.
 2. Parking for the use shall be located off-street and on the paved driveway or in the garage.
 3. Exterior refuse storage facilities beyond what might normally be expected for a detached single family dwelling shall be prohibited.
 4. The property shall be maintained in a manner compatible with the surrounding neighborhood.
 5. Only one sign shall be allowed for identification purposes. Such sign shall be non-illuminated and un-animated, be mounted flat against the wall of the principal building and not exceed four (4) square feet in area. A sign permit shall be obtained for any sign.
 6. The establishment shall contain the principal residence of the operator.
 7. Accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
 8. Breakfast (as part of this use) may be served only to the operator's family, employees, and overnight guests.

Site plan

- Motion:** To approve the GIS drawing and submittal materials, as presented, based on the findings that all applicable standards of the ordinance have been met, and with the items not shown on the plan as listed in Sec. 19.4 _____ (waived or not waived in which case the site plan could be tabled until further details are provided).

PERMIT NUMBER:

SUP 1904

APPLICATION FOR SPECIAL LAND USE - SITE PLAN REVIEW

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

revised:3/1/19

APPLICANT INFORMATION

COMPANY NAME:

PHONE:

616-450-4052

APPLICANT NAME:

RICHARD STRENGTHOLT

TITLE:

OWNER

ADDRESS:

6371 WALTON HEATH DR

CITY / STATE / ZIP:

HUDSONVILLE, MI 49426

PROPERTY INFORMATION

COMPANY NAME:

PHONE:

OWNER / AGENT NAME:

TITLE:

ADDRESS:

6371 WALTON HEATH DR ✓

CITY / STATE / ZIP:

HUDSONVILLE, MI 49426

PARCEL NUMBER:

70-14-30-201-001 ✓

ZONING DISTRICT:

LDR ✓

USE INFORMATION

PROPOSED USE:

AIRBnB

IS THIS REQUEST SUBMITTED IN CONJUNCTION WITH ANY OTHER REQUEST? IF YES, EXPLAIN.

STATE THE REASON WHY A SPECIAL LAND USE APPROVAL IS BEING REQUESTED IN THIS LOCATION:

PROVIDE AN INCOME

SEC. 20.3(A) OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE ESTABLISHES FOUR GENERAL STANDARDS THAT ALL SPECIAL LAND USES MUST MEET. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO EACH OF THE FOUR REVIEW STANDARDS.

TEN (10) FOLDED COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SECTION 19.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION, ALONG WITH A FEE AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

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 BOARDS AND COMMISSION MEMBERS TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. A ZONING COMPLIANCE CERTIFICATE MUST BE OBTAINED PROPR TO OCCUPYING, OPERATING OR USE OF THE STRUCTURE. I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:

Richard Strengtholt

DATE:

8/12/19

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:

6371
201-001

6347
201-002

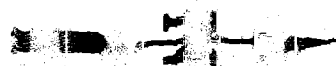
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

Survey for: Todd Eberhardt
 4895 BELLEVUE DRIVE
 Apt. M-203
 Hudsonville MI 49426

RE: Proposed house
 Walton Heath Drive
 Hudsonville MI 49426

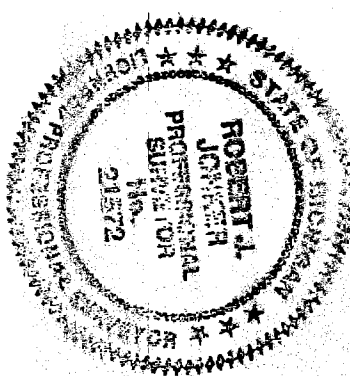
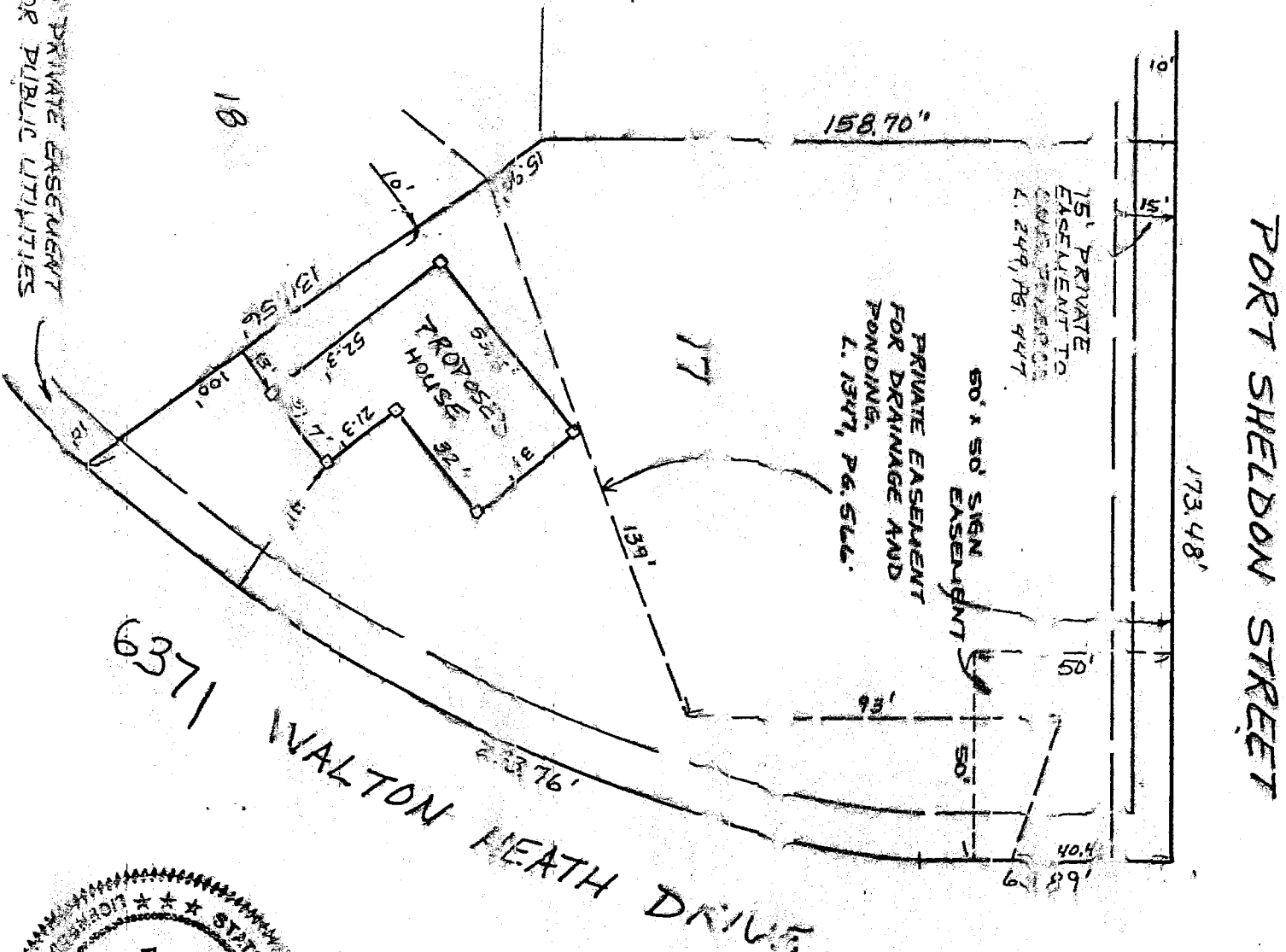
DESCRIPTION: Lot 27, SWINGGAGE W35E, SECTION 30, T6N, R10W,
 OSHTON TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

Jonker Land Surveys
 P.O. Box 205, 2261-80th St. SW, Byron Center, MI 49315
 Ph (616) 878-1507 Fax 878-9465
 File No. 95B09 Date: 8-18-95



Scale: 1" = 40'

- Iron Stake
- P = Platted Dimension
- D = Description Dimension
- M = Measured Dimension
- X — X — X Fence Line
- = Drive
- = Woods Stake



CERTIFICATION: We hereby certify that we have surveyed the premises herein described, that the improvements are located entirely thereon as shown, and that there are no apparent encroachments, except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title Policy for accuracy, amendments and exceptions.

Robert L. Jonker