

PERMIT NUMBER:

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:

616-437-2829

APPLICANT NAME:

GARY VEDINK

ADDRESS:

CITY / STATE / ZIP:

2158 EASON DR

HUDSONVILLE MICH 49426

PROPERTY INFORMATION

COMPANY NAME:

PHONE:

616-437-2829

OWNER / AGENT NAME:

TITLE:

GARY VEDINK

OWNER

ADDRESS:

CITY / STATE / ZIP:

3190 PERT SHELTON

HUDSONVILLE MICH 49426

PARCEL NUMBER:

ZONING DISTRICT:

70-14-21-300-133

LDR/MS

LEGAL DESCRIPTION:

PROJECT INFORMATION

PROPOSED USE:

SITE CONDO

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:

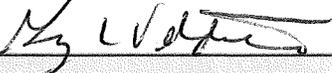
CURRENTLY DOUBLE ZONED.

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:



2-6-25

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:

REZONING PROCESS AND CONSIDERATIONS

REVIEW PROCESS: REVIEW AND ACTION ON A REZONING REQUEST INVOLVES BOTH THE PLANNING COMMISSION AND THE TOWNSHIP BOARD. THE PROCESS IS AS FOLLOWS:

1. TO APPLY FOR A REZONING, SUBMIT THE FOLOWING TO THE ZONING ADMINISTRATOR AT THE TOWNSHIP OFFICE BY A DEADLINE DATE AT LEAST FOUR WEEKS BEFORE THE PLANNING COMMISSION MEETING WHEN THE APPLICATION WILL BE DISCUSSED (THE PLANNING COMMISSION NORMALLY MEETS THE FIRST AND THIRD WEDNESDAY OF THE MONTH): A COMPLETED APPLICATION, FILING FEE AND 10 COPIES OF A MAP OF THE AREA REQUESTED TO BE REZONED.
2. A PRE-APPLICATION MEETING MUST BE HELD WITH THE APPLICANT AND ZONING ADMINISTRATOR AT LEAST FIVE BUSINESS DAYS PRIOR TO THE APPLICATION DEADLINE.
3. A NOTICE OF THE PUBLIC HEARING FOR THE REQUEST WILL BE PUBLISHED ACCORDING TO STATUTORY REQUIREMENTS. PROPERTY NOTICES WILL BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY ACCORDING TO STATUTORY REQUIREMENTS.
4. NO OTHER APPLICATIONS (SITE PLAN REVIEW, SPECIAL LAND USE APPROVAL OR VARIANCE) WILL BE CONSIDERED SIMULTANEOUSLY WITH A REZONING. SUCH ACTIONS, IF NEEDED FOR A SPECIFIC DEVELOPMENT PROPOSAL, WILL BE PROCESSED AFTER THE TOWNSHIP BOARD HAS ACTED ON THE REZONING REQUEST. THE APPLICANT SHOULD NOT SUBMIT A SITE PLAN IN CONJUNCTION WITH A REZONING REQUEST. SUCH PLANS WILL NOT BE CONSIDERED BY THE PLANNING COMMISSION OR TOWNSHIP BOARD.
5. THE PLANNING COMMISSION WILL REVIEW THE APPLICATION AND ANY OTHER INFORMATION PROVIDED BY THE APPLICANT IN SUPPORT OF THE REQUEST AT THE MEETING AND DISCUSS THE REQUEST WITH THE APPLICANT AND TOWNSHIP STAFF. THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING OR THE MATTER WILL NOT BE CONSIDERED AND THE REVIEW WILL BE DELAYED UNTIL THE FOLLOWING MEETING.
6. AT THE PLANNING COMMISSION MEETING, A PUBLIC HEARING WILL BE HELD CONCERNING THE REQUEST. FOLLOWING DELIBERATIONS, THE PLANNING COMMISSION WILL EITHER RECOMMEND APPROVAL OR DENIAL OF THE REZONING APPLICATION, OR TABLE THE REQUEST IF MORE INFORMATION IS NEEDED. THERE CAN BE NO CONDITIONS ATTACHED TO THE RECOMMENDATION.
7. THE TOWNSHIP BOARD, AT THE NEXT REGULAR MEETING (THE TOWNSHIP BOARD NORMALLY MEETS THE SECOND AND FOURTH MONDAY OF THE MONTH) WILL CONSIDER THE REQUEST, ALONG WITH THE PLANNING COMMISSION RECOMMENDATION. THE BOARD WILL TAKE ACTION ON THE REQUEST OR THE TOWNSHIP BOARD MAY REFER IT BACK TO THE PLANNING COMMISSION FOR FURTHER REVIEW. AT ITS DISCRETION, THE TOWNSHIP BOARD MAY HOLD ANOTHER PUBLIC HEARING, BUT IS NOT REQUIRED TO DO SO.
8. A REQUEST WHICH HAS BEEN DENIED MAY NOT BE RESUBMITTED FOR ONE (1) YEAR FROM THE DATE OF DENIAL, UNLESS NEW AND SIGNIFICANT FACTS CAN BE PRESENTED THAT MIGHT RESULT IN A FAVORABLE DECISION.

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. THIS IS, A PACEL 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.

CERTIFICATE OF SURVEY

FOR: Gary Veldink
 Gary Veldink Construction
 2158 Edson Dr
 Hudsonville, MI 49426

3145 Prairie St SW Phone: 616.457.7050
 Grandville, MI 49418 www.feenstralnc.com

Proj 240375
 File Kreekfield Dr
 Date 11/25/2024

PAGE 1 OF 3

DESCRIPTION: Part of the Southeast 1/4 of Section 20 and part of the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan. See page 2 of 2 for full descriptions.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 132, P.A. 1970 and of Act 280, P.A. 1972, and that the survey error of closure is no greater than 1:5000.

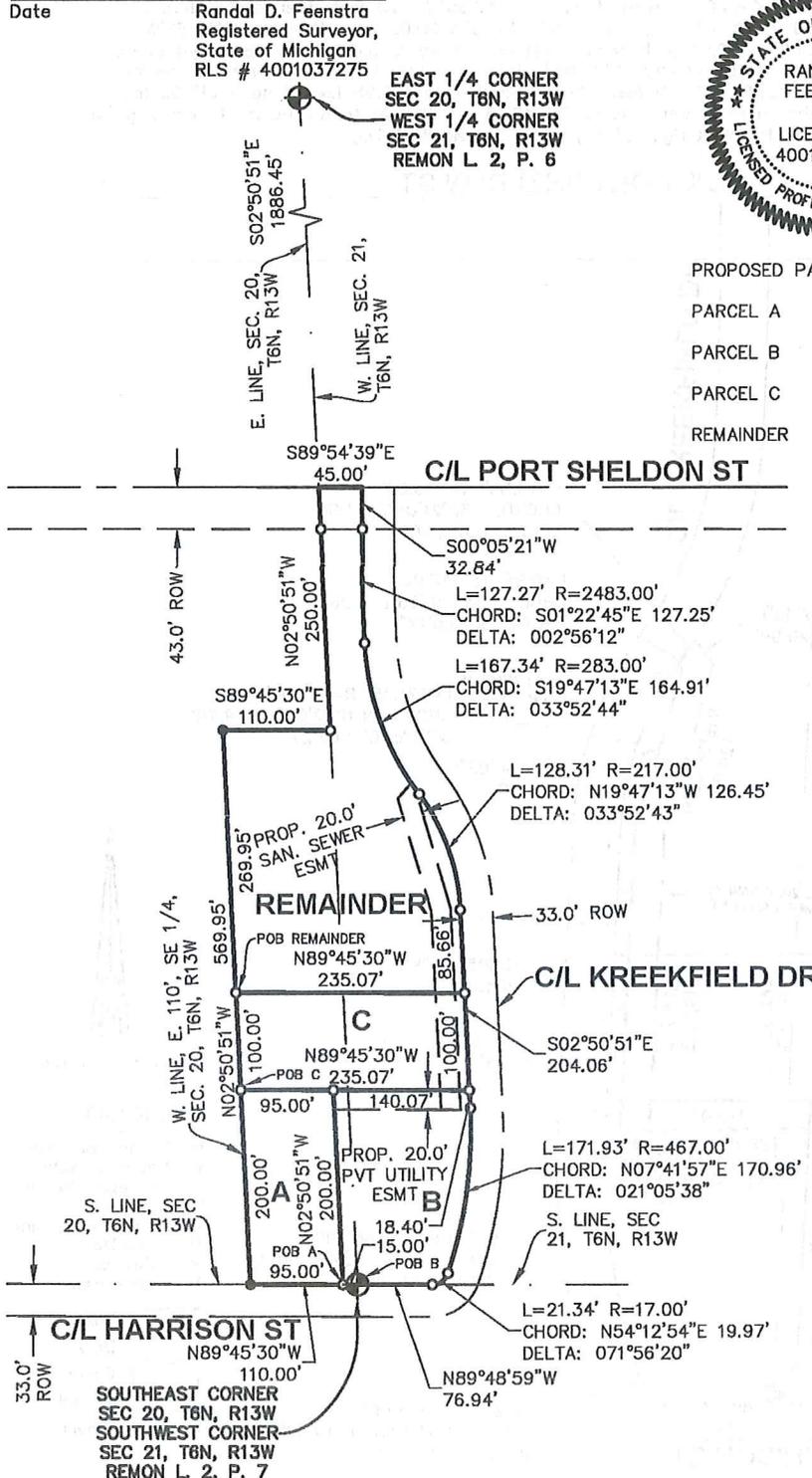
Date _____
 Randal D. Feenstra
 Registered Surveyor,
 State of Michigan
 RLS # 4001037275



EAST 1/4 CORNER
 SEC 20, T6N, R13W
 WEST 1/4 CORNER
 SEC 21, T6N, R13W
 REMON L 2, P. 6

PROPOSED PARCEL AREA SUMMARY

PARCEL A	18972 SF (0.44 AC)
PARCEL B	25788 SF (0.59 AC)
PARCEL C	23472 SF (0.54 AC)
REMAINDER	67183 SF (1.54 AC)



Scale 1" = 150'

LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- Fence Line
- D = Deeded
- P = Platted
- M = Measured
- [Pattern] Building
- [Pattern] Deck
- [Pattern] Concrete
- [Pattern] Asphalt
- [Pattern] Gravel

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

CERTIFICATE OF SURVEY

FOR: Gary Veldink
 Gary Veldink Construction
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 Hudsonville, MI 49426

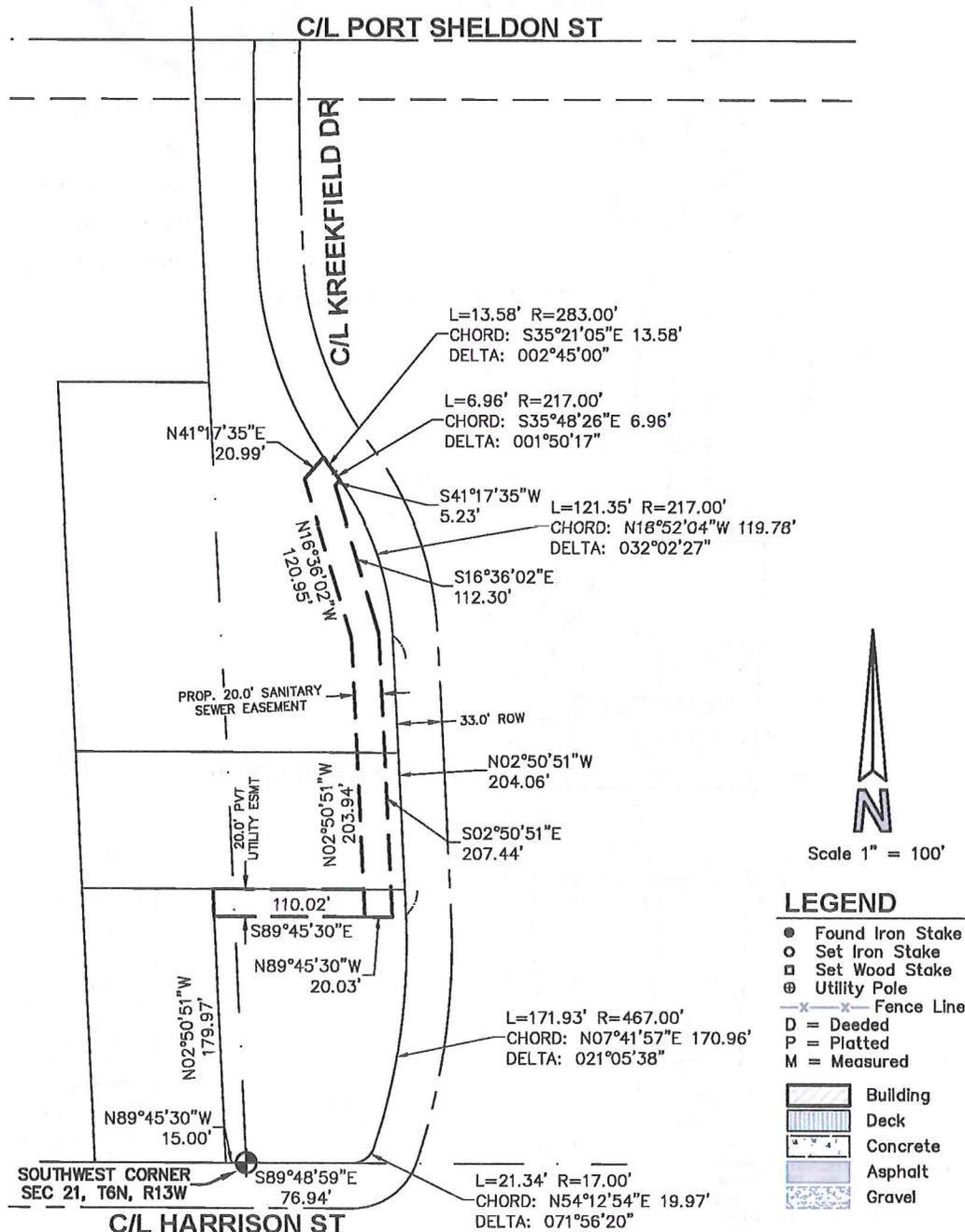


3145 Prairie St SW Phone: 616.457.7050
 Grandville, MI 49418 www.feenstralnc.com

Proj	240375
File	Kreekfield Dr
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SANITARY SEWER EASEMENT DESCRIPTION:

A 20.00-foot wide easement for sanitary sewer located in the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section; thence S89°48'59"E 76.94 feet along the South line of said Section to the West right of way line of Kreekfield Drive (66.00 feet wide); thence Northeasterly 21.34 feet along a 17.00 foot radius curve to the left, the chord of which bears N54°12'54"E 19.97 feet; thence Northerly 171.93 feet along a 467.00 foot radius curve to the left, the chord of which bears N07°41'57"E 170.96 feet; thence N02°50'51"W 204.06 feet; thence Northwesterly 121.35 feet along a 217.00 foot radius curve to the left, the chord of which bears N18°52'04"W 119.78 feet to the Point of Beginning (the last four calls being along the West right of way of Kreekfield Drive); thence S41°17'35"W 5.23 feet; thence S16°36'02"E 112.30 feet; thence S02°50'51"E 207.44 feet; thence N89°45'30"W 20.03 feet; thence N02°50'51"W 203.94 feet; thence N16°36'02"W 120.95 feet; thence N41°17'35"E 20.99 feet to the West right of way Line of Kreekfield Drive; thence Southeasterly 13.58 feet along a 283.00 foot radius curve to the left, the chord of which bears S35°21'05"E 13.58 feet; thence Southeasterly 6.96 feet along a 217.00 foot radius curve to the right, the chord of which bears S35°48'26"E 6.96 feet to the Point of Beginning (the previous two calls being along the West right of way line of Kreekfield Drive).



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

CERTIFICATE OF SURVEY

FOR: Gary Veldink
 Gary Veldink Construction
 2158 Edson Dr
 Hudsonville, MI 49426



Proj	240375
File	Kreekfield Dr
Date	11/25/2024

PAGE 3 OF 3**EXISTING DESCRIPTIONS:**

V/L Port Sheldon St
 PP#70-14-20-400-066

The East 110 feet of the Southeast 1/4 lying South of Port Sheldon Street, excluding the North 250 feet thereof, Section 20, T6N, R13W, Georgetown Township, Ottawa County, Michigan.

3190 Port Sheldon St
 PP#70-14-21-300-118

That part of the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the intersection of Port Sheldon Street and the West Section line; thence S89°54'39"E 45 feet along said centerline; thence S00°05'21"E 32.84 feet; thence Southeasterly 127.27 feet along the West line of proposed Kreekfield Drive on a 2483 foot radius curve to the left, the chord of which bears S01°22'45"E 127.25 feet; thence Southeasterly 167.34 feet on a 283 foot radius curve to the left, the chord of which bears S19°47'13"E 164.91 feet; thence Southeasterly 128.31 feet on a 217 foot radius curve to the right, the chord of which bears S19°47'13"E 126.45 feet; thence S02°50'51"E 204.06 feet; thence Southwesterly 171.93 feet on a 467 foot radius curve to the right, the chord of which bears S07°41'57"W 170.96 feet; thence Southwesterly 21.34 feet on a 17 foot radius curve to the right, the chord of which bears S54°12'54"W 19.97 feet; thence N89°48'59"W 76.94 feet along the North line of the proposed Harrison Street; thence N02°50'51"W 819.95 feet along the West Section line to the Point of Beginning.

PROPOSED DESCRIPTIONS:**PARCEL A:**

That part of the Southeast 1/4 of Section 20, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N89°45'30"W 15.00 feet along the South line of said Section to the Point of Beginning; thence continuing N89°45'30"W 95.00 feet along said South line; thence N02°50'51"W 200.00 feet along the West line of the East 110 feet of the Southeast 1/4 of said Section; thence S89°45'30"E 95.00 feet; thence S02°50'51"E 200.00 feet to the Point of Beginning. Contains 18,972 square feet. Together with a 20.0 foot private utility easement located in the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, the South line of which is described as: Commencing at the Southeast corner of said Section 20; thence N89°45'30"W 15.00 feet along the South line of said Section 20; thence N02°50'51"W 179.97 feet to the Point of Beginning of said South line; thence S89°45'30"W 110.02 feet to the Point of Ending of said South line.

PARCEL B:

That part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Beginning at the Southeast corner of Section 20; thence N89°45'30"W 15.00 feet along the South line of said Section 20; thence N02°50'51"W 200.00 feet; thence S89°45'30"E 140.07 feet to the West line of Kreekfield Drive (66.0 feet wide); thence S02°50'51"E 18.40 feet; thence Southerly 171.93 feet along a 467.00 foot radius curve to the right, the chord of which bears S07°41'57"W 170.96 feet; thence Southwesterly 21.34 feet along a 17.00 foot radius curve to the right, the chord of which bears S54°12'54"W 19.97 feet to the South line of Section 21 (the previous two calls being along the West right of way line of Kreekfield Drive); thence N89°48'59"W 76.94 feet along said South line of Section 21 to the Point of Beginning. Contains 25,788 square feet. Subject to and together with a 20.0 foot private utility easement located in the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, the South line of which is described as: Commencing at the Southeast corner of said Section 20; thence N89°45'30"W 15.00 feet along the South line of said Section 20; thence N02°50'51"W 179.97 feet to the Point of Beginning of said South line; thence S89°45'30"W 110.02 feet to the Point of Ending of said South line.

PARCEL C:

That part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of Section 20; thence N89°45'30"W 110.00 feet along the South line of said Section 20 to the West line of the East 110.00 feet of the Southeast 1/4 of said Section 20; thence N02°50'51"W 200.00 feet along said West line to the Point of Beginning; thence continuing N02°50'51"W 100.00 feet along said West line; thence S89°45'30"E 235.07 feet to the West right of way line of Kreekfield Drive (66.0 feet wide); thence S02°50'51"E 100.00 feet along said West right of way line; thence N89°45'30"W 235.07 feet to the Point of Beginning. Contains 23,472 square feet.

REMAINDER:

That part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of Section 20; thence N89°45'30"W 110.00 feet along the South line of said Section 20 to the West line of the East 110.00 feet of the Southeast 1/4 of said Section 20; thence N02°50'51"W 300.00 feet along said West line to the Point of Beginning; thence continuing N02°50'51"W 269.95 feet; thence S89°45'30"E 110.00 feet to the East line of said Section 20; thence N02°50'51"W 250.00 feet along said East line to the centerline of Port Sheldon Street (86.0 feet wide); thence S89°54'39"E 45.00 feet along said centerline to the West line of Kreekfield Drive (66.0 feet wide); thence S00°05'21"W 32.84 feet; thence Southerly 127.27 feet along a 2483.00 foot radius curve to the left, the chord of which bears S01°22'45"E 127.25 feet; thence Southerly 167.34 feet along a 283.00 foot radius curve to the left, the chord of which bears S19°47'13"E 164.91 feet; thence Southerly 128.31 feet along a 217.00 foot radius curve to the right, the chord of which bears S19°47'13"E 126.45 feet; thence S02°50'51"E 85.66 feet (the previous 5 calls being along the West right of way line of Kreekfield Drive); thence N89°45'30"W 235.07 feet to the Point of Beginning. Contains 67,183 square feet or 1.54 acres. Subject to highway right of way for Port Sheldon Street over the North 43.0 feet thereof.



AA

gis.miottawa.org



1800LastBid.com

bid.repocast.com

1800LastBid.com

bid.repocast.com

Property Mapping

402

Government Unit

15

Legal Description

PART OF SE 1/4 OF SEC 20 & SW 1/4 OF SEC 21 COM AT SE COR SEC 20, TH N 89D 45M 30S W 110 FT ALG S SEC LI, TH N 02D 50M 51S W 300 FT TO PT OF BEG, TH CONT N 02D 50M 51S W 269.95 FT, TH S 89D 45M 30S E 110 FT, TH N 02D 50M 51S W 250 FT ALG E LI SEC 20, TH S 89D 54M 39S E 45 FT ALG CEN LI OF PORT SHELDON ST, TH THE FOLLOWING 5 CALLS ALG W R/W LI OF KREEKFIELD DR: S 0D 05M 21S W 32.84 FT, S'LY 127.27 FT ALG A 2483 FT RAD CURVE TO LEFT (CHD BEARS S 01D 22M 54S E 127.25 FT), S'LY 167.34 FT ALG A 283 FT RAD CURVE TO LEFT (CHD BEARS S 19D 47M 13S E 164.91 FT), S'LY 128.31 FT ALG A 217 FT RAD CURVE TO RIGHT (CHD BEARS S 19D 47M 13S E 126.45 FT), S 02D 50M 51S E 85.66 FT, TH N 89D 45M 30S W 235.07 FT TO BEG. SEC 20 & 21 T6N R13W 1.54 AC

AssessedValue

0

SEV Value

0

