

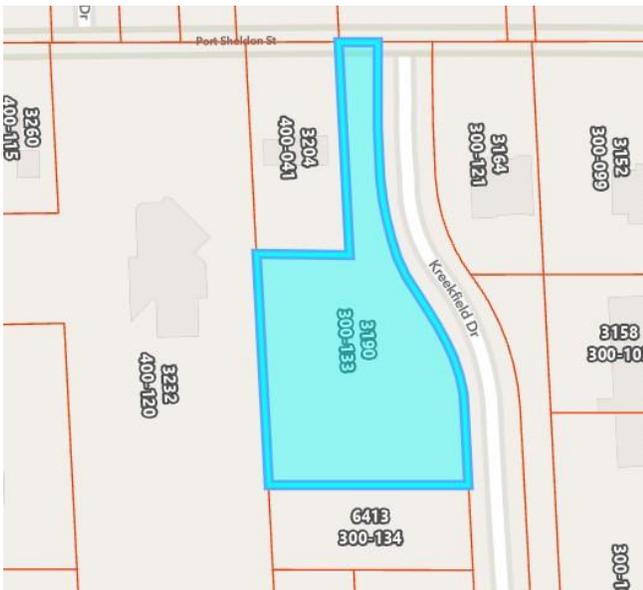
REQUEST

(REZ2502) (Ordinance 2025-02) To change from Office Service Commercial (OS) to Low Density Residential (LDR) a parcel of land described as P.P. # 70-14-21-300-133 located at 3190 Port Sheldon St. Georgetown Township, Ottawa County, Michigan.

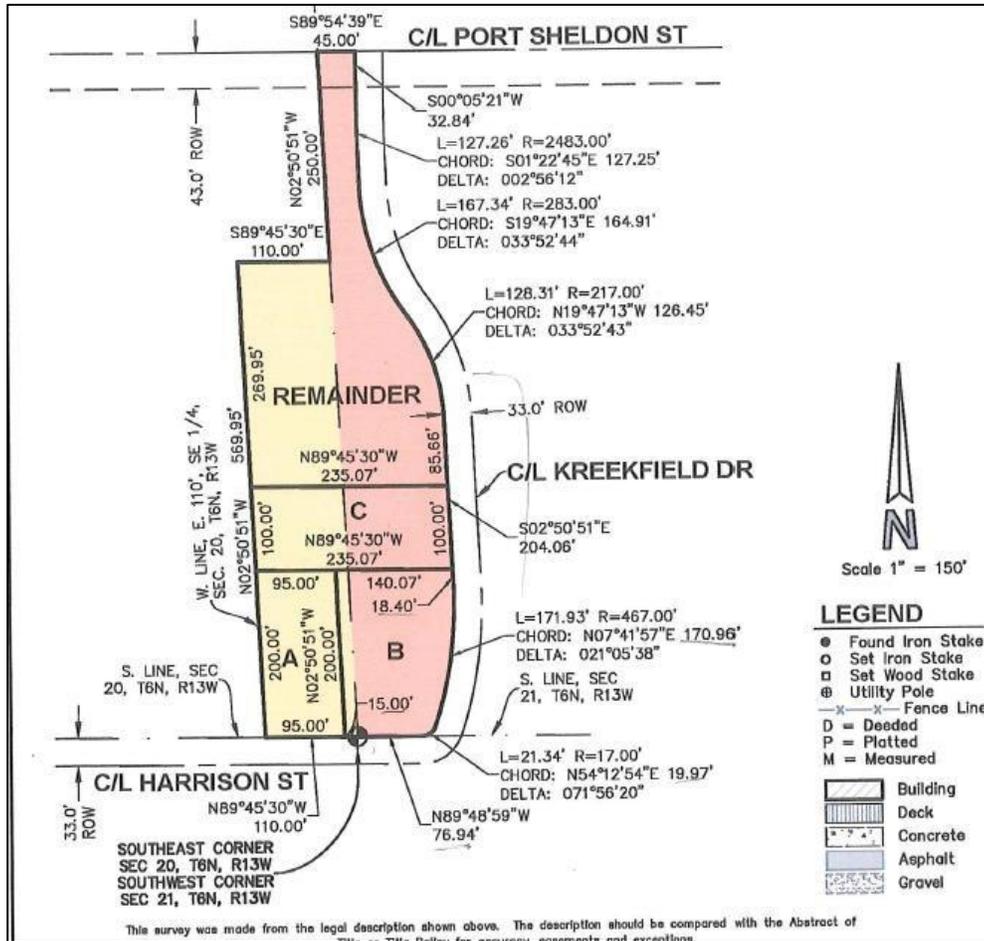
The applicant intends to construct Site Condos on the parcel, which is a consistent use with the permitted uses of the requested Zoning District (LDR).

Ottawa GIS Image:

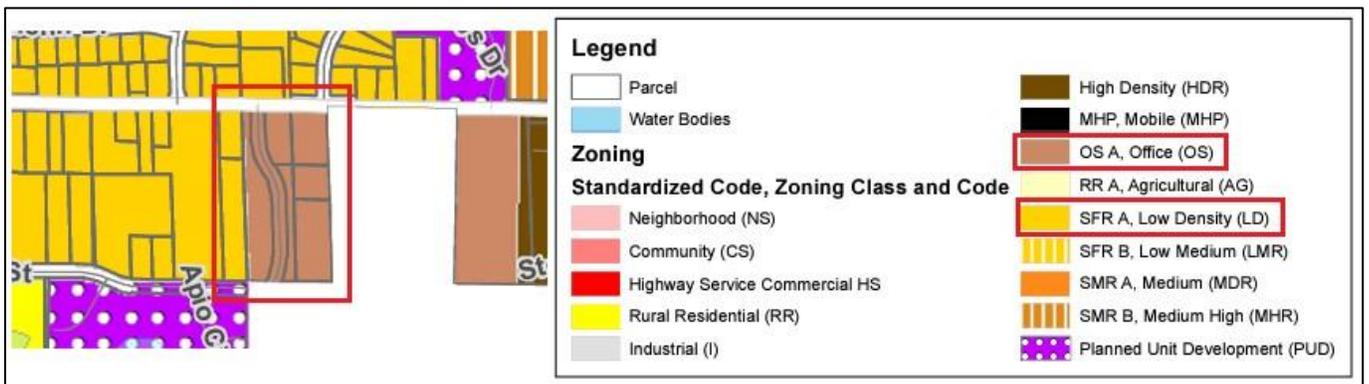
Satellite Image 2024:



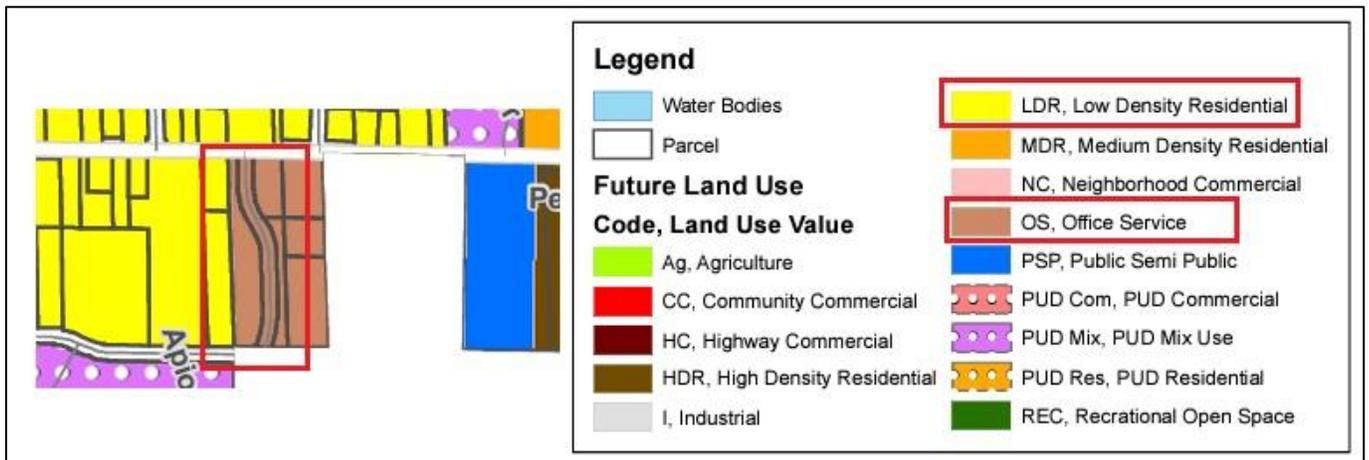
The applicant acquired the parent parcel at 3190 Port Sheldon and acquired an approved split to form the current configuration on 6/20/24. Below is an image of the survey submitted with the Land Split Application which shows the current configuration of the subject parcel, applicant is requesting a rezoning on the parcel labeled "REMAINDER". The applicant was approved to rezone parcels B (70-14-21-300-134), and C (70-14-21-300-134) on 12/09/2024 by the Township Board from OS to LDR



ZONING MAP



FUTURE LAND USE MAP



RELEVANT ZONING ORDINANCE SECTIONS

Sec. 4.2 THE ZONING MAP.

The locations and boundaries of these descriptions are hereby established on a map entitled "Georgetown Charter Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

- (D) The following standards will be considered by the Planning Commission and Township Board in the review of a rezoning request (revised 3/28/16):
- (1) **Consistency** – is the proposed zoning district and all of its allowed uses consistent with the Master Plan.
 - (2) **Compatibility** – is the proposed zoning district and all of its allowed uses compatible with the surrounding area.
 - (3) **Capability** – is the property capable, including utilities and infrastructure, of being used for all the uses that would be allowed,

REVIEW STANDARDS

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

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

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

YES. Based on the text of the Master Plan and the property being directly adjacent to Low Density Residential (LDR), the request is determined to be consistent with the Master Plan since it is noted

that lines separating land use categories are NOT to be considered defined lines and the lines are not necessarily parcel specific.

Page 33 of the Master Plan states:

Future Land Use:

Based on the issues, goals and policies presented, and on consideration of potential future population growth in the Township, a map titled “Georgetown Township Future Land Use Map” dated December 13, 2021, depicting the desired future development pattern in the Township was prepared and may be viewed at the Georgetown Township Office or online. **It is noted that lines separating land use categories are NOT to be considered to be defined lines and the lines are not necessarily parcel specific.**

- a. The location of this rezoning request is adjacent to the LDR zoning district to the west and south. The parcels to the east on the other side of Kreekfield Dr. still retain the Office Service Commercial (OS) zoning. The parcel in question is currently vacant. The proposed zoning classification would be consistent with the adjacent zoning to the west and to the south.

Page 34 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.

Page 30 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.

- b. The applicant indicated that they will be extending the water-sewer service to these lots.

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

YES. The adjacent properties to the west and south are zoned LDR. This rezoning would permit compatible uses to the ones currently present in this area.

3. Capability: Is the property capable, including utilities and infrastructure, of being used for all the uses that would be allowed?

YES. The site is capable of being used for all permitted and special uses except for those that have

their own constraints based on regulations contained in the Zoning Ordinance or in other ordinances, such as size and other specific standards for special use permits. In general, not every parcel will necessarily be suitable for every use in which it is permitted.

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

No. The applicant will be responsible for the expense of extending the sewer line and connecting to the water service.

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. Adjacent property to the west and south is zoned LDR, with the parcel to the south soon to be developed by the applicant, and the parcels to the east are already developed with OS uses.

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

Not necessarily. The parcel is currently zoned OS and remains vacant. The approved split allowed the division of land for the proposed use of multiple single family home sites.

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

No.

SUMMARY

The determination is that the proposed zoning designation **is consistent** with the Master plan due to the statement that the designations are not considered to be parcel-specific. The parcel **is capable** of sustaining the uses within the LDR district except for the constraints that are relevant to specific uses. 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. 2025-02)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on April 2nd, 2025, 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:

(REZ2502) (Ordinance 2025-02) To change from Office Service (OS) Commercial to Low Density Residential (LDR) a parcel of land described as P.P. # 70-14-21-300-133 located at 3190 Port Sheldon St. 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.

ARTICLE 3. 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 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication after the adoption 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

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.

Respectfully submitted,

Dated: _____, 2025

By _____
Kelly Kuiper
Georgetown Charter Township Clerk