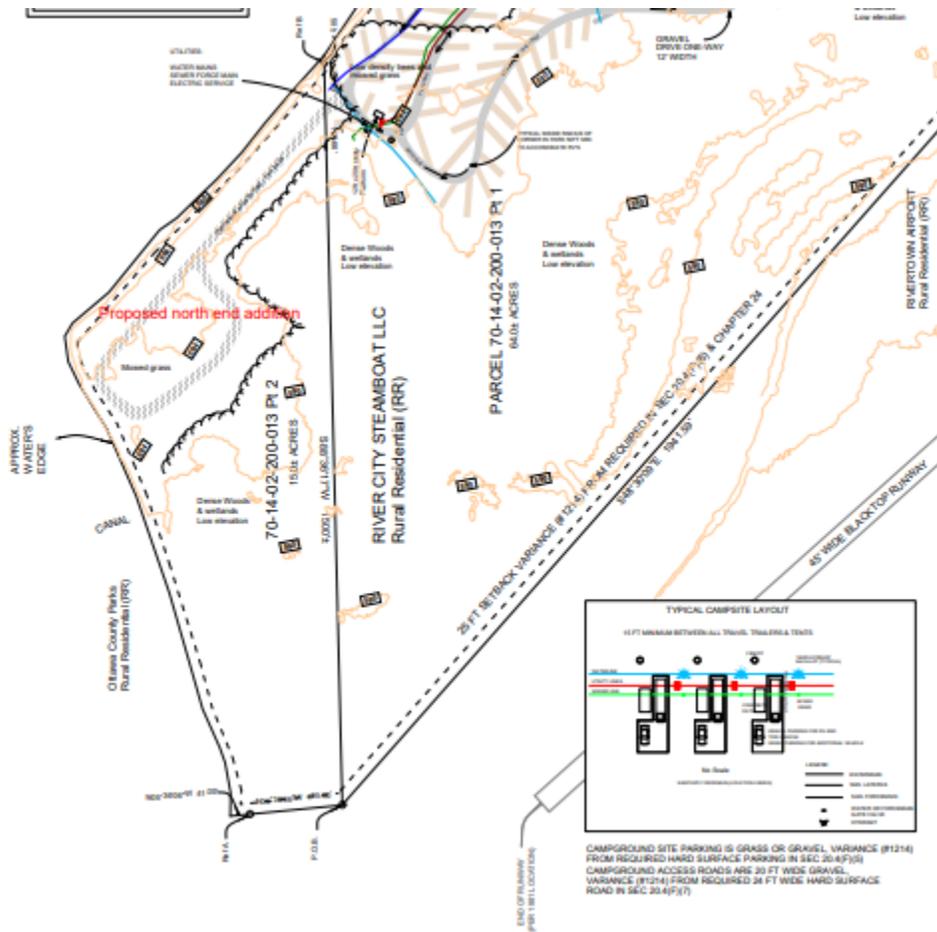


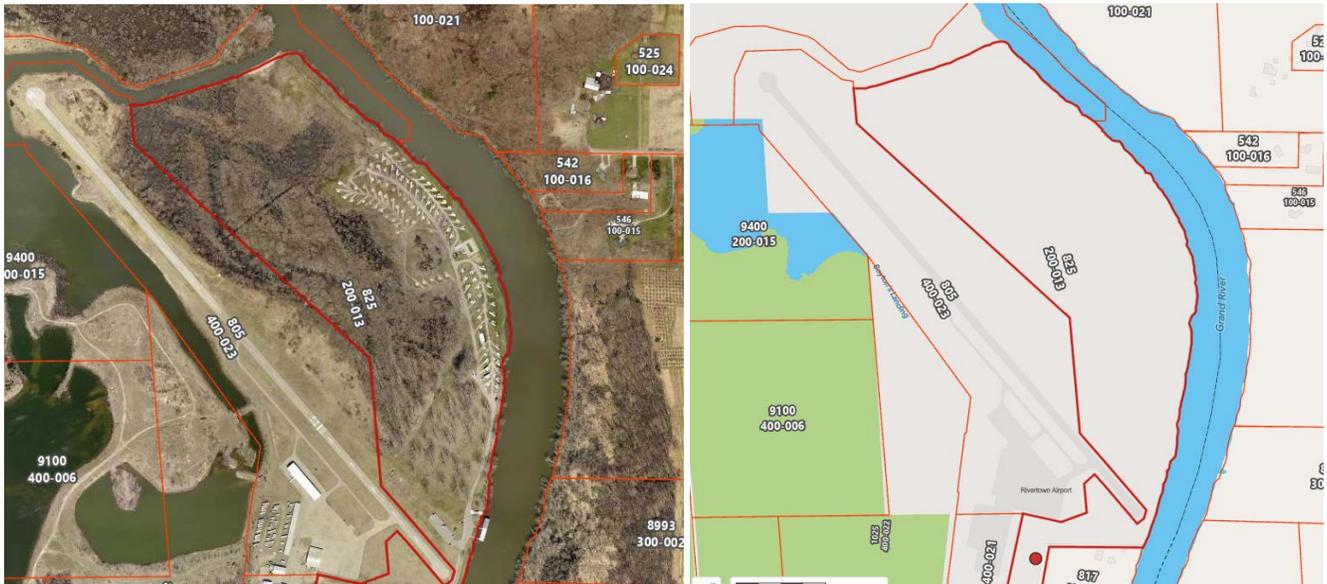
REQUEST

(VAR2501) River City Steamboat Company LLC, Greg Boynton, 825 Taylor St., is requesting to have a setback of 25 feet, a variance of 50 feet from the 75 feet required in Sec. 20.4(F)(5) and Chapter 24; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-02-200-013, located at 825 Taylor St., Georgetown Township, Ottawa County, Michigan.

The variance is requested for the development of a campground affected by the Grand River and in a floodplain. The variance is not of the standard variety normally reviewed by the ZBA due to the unusual proposed use and the uniqueness of the site by the Grand River which floods. The Applicant is seeking to obtain this variance and submit a Special Land Use to construct the area labeled “Proposed north end addition” labeled below.

Proposed Land Addition and Aerial Photo:





HISTORY

(VAR1214) River City Steamboat Company LLC was approved for the following variances:

1. To have laundry facilities in a non-masonry building, a variance from Sec. 20.4(F)(3) which states that each lot containing more than 60 sites shall provide a masonry building containing machine laundry (wash and dry facilities);
2. To have grass site parking a variance from Sec. 20.4(F)(5) which states that each lot shall provide hard-surfaced, dust-free vehicle parking areas for site occupant and guest parking;
3. To have 20 foot wide gravel roads for all traffic, a variance from Sec. 20.4(F)(7) which states that each travel trailer site shall have direct access to a hard-surfaced, dust-free roadway of at least 24 feet in width for two-way traffic and 12 feet in width for one-way traffic;
4. **To have a setback of 25 feet, a variance of 50 feet from the 75 feet required in Sec. 20.4(F)6 and Chapter 24;**

River City Steamboat Company LLC is adding onto their site after obtaining the land to the north of the old site up until the canal. The old site was approved for a variance to include a reduced setback of 25' from the property line. With the addition of the land to the north as shown on the site plan below, a variance is required to obtain the reduced 25' setback on the new addition of land.

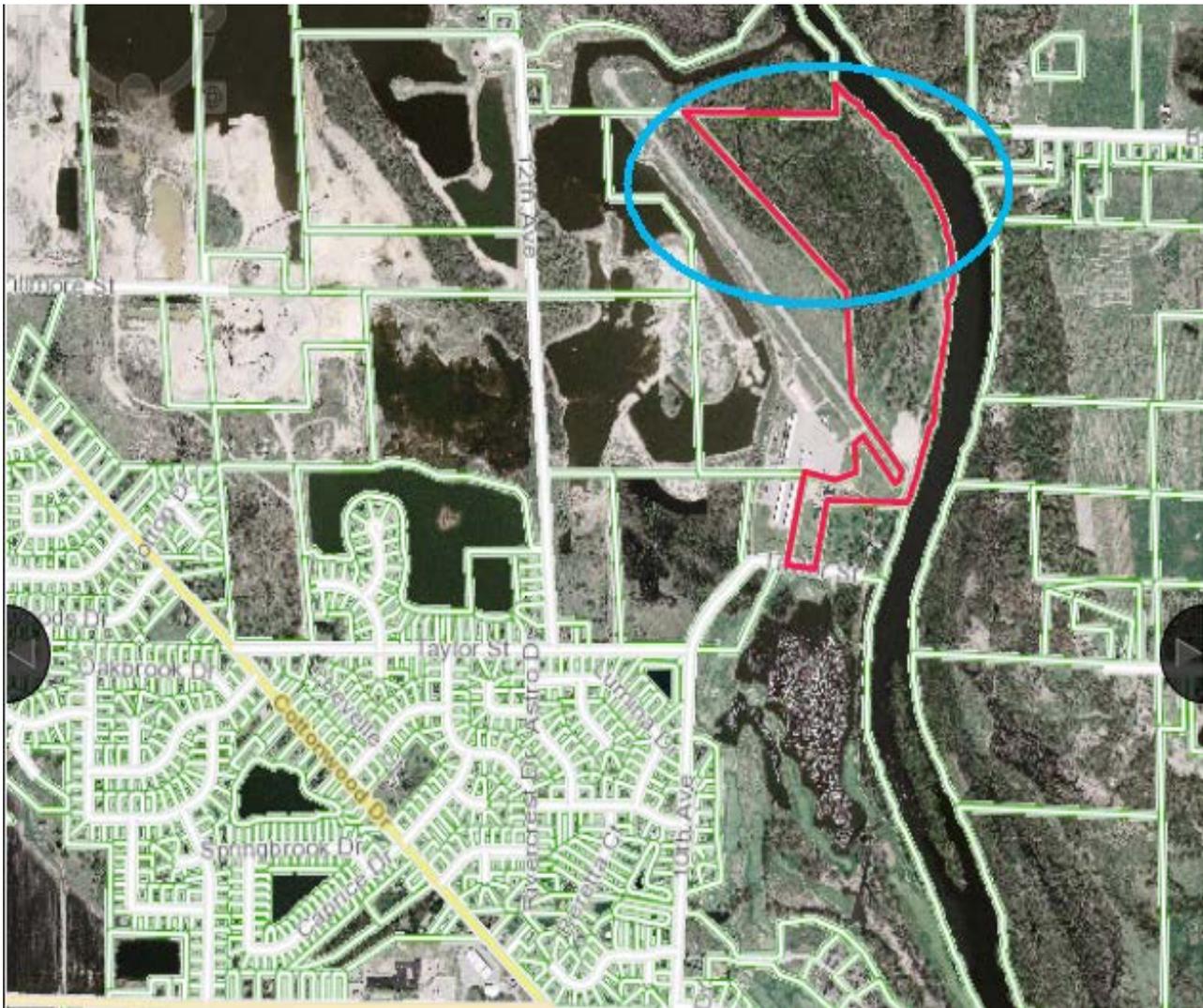
DISCUSSION

The developer has the right to request the construction of a campground at this location because the use is allowed in this zoning district as a special land use. The Township Board has no authority to deny the request for a special use permit for the use at this location if the developer demonstrates that all the standards of the ordinance are met. Therefore, the issue is NOT whether a campground should go at this location; rather, the issue is whether the unique circumstances are present that warrant the waiver from the 75' setback standard per Sec. 20.4 (F)(5) and Chapter 24.

The important elements relating to this request include the following:

1. The uses of a campground and marina are somewhat unique due to the fact that not many similar uses exist in the Township.
2. The area is affected by a floodplain and is adjacent to the Grand River.
3. The area is adjacent to the airport.
4. The proposed use is a good one for the property and not many other uses could locate on the property due to the floodplain.
5. The area is somewhat remote and away from residential areas.

Note the picture below which shows the remoteness of the area, including the circled area where the campground is proposed.



*Note that this is an older photo from the previous variance review and the red property line extends north towards the canal as shown in the aerial photos at the top of page 2.

REVIEW

The standards that have objectively been met are noted with an “X” in the “yes” column and the standards that have objectively not been met are noted with an “X” in the “no” column. Any standards left blank could not be objectively met or not met and therefore must be determined by the ZBA.

Variance ID	VAR2501
Applicant	River City Steamboat Company LLC
Address	825 Taylor St.
Request	Reduced 25’ setback from property line
Date	Applied for May 28, 2025 meeting

#	YES	NO	CONDITIONS (Chapter 28.11-C)
1	X		Granting the variance(s) will be in the public interest and will ensure that the spirit of the Ordinance shall be observed.
2	X		Granting the variance shall not permit the establishment within a district of any use which is prohibited, nor shall any use variances be granted.
3	X		That there are practical difficulties in complying with the standards of the Zoning Ordinance resulting from exceptional, extraordinary, or unique circumstances or conditions applying to the property in question, that do not generally apply to other property or uses in the vicinity in the same zoning district; and have not resulted from the adoption of this Ordinance.
4	X		That the granting of such variance will not be of substantial detriment to adjacent properties or improvements in the vicinity; or, that the application of conditions of an approved variance will eliminate or sufficiently mitigate potential detrimental impacts.
5			That granting such variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.
6	X		That granting such variance will not cause any existing non-conforming use, structure, or condition to be increased or perpetuated, contrary to the provisions of Chapter 27 of this Ordinance, except in accordance with Section 27.12.
7			That the variance is not necessitated as a result of any action or inaction of the applicant.

FINDINGS

The ZBA should determine if they agree with the review presented or not, and determine if the other standards that could not be objectively decided are met. The following is provided for information and discussion.

Standard #1 - Granting the variance will be in the public interest and will ensure that the spirit of the Ordinance shall be observed.

Met. These setbacks are to maintain separation from different uses. This parcel is isolated from any residential uses and located next to an airport. The spirit of the ordinance is still observed.

Standard #2 - Granting the variance shall not permit the establishment within a district of any use, which is prohibited, nor shall any use variances be granted.

Met. This standard is not applicable because the use of a campground and marina are allowed.

Standard #3 - That there are practical difficulties in complying with the standards of the Zoning Ordinance resulting from exceptional, extraordinary, or unique circumstances or conditions applying to the property in question, that do not generally apply to other property or uses in the vicinity in the same zoning district; and have not resulted from the adoption of this Ordinance.

Met. This use is isolated and located in a floodplain. There are not many other uses that would be able to work in this location due to the unique circumstances. The use is also unique in the fact that campgrounds often benefit from being located closer to the water.

Standard #4 - That the granting of such variances will not be of substantial detriment to adjacent properties or improvements in the vicinity; or, that the application of conditions of an approved variance will eliminate or sufficiently mitigate potential detrimental impacts.

Met. The property is adjacent to the airport and the grand river, ensuring that the reduced setback will not be detrimental to the higher intense use.

Standard #5 - That granting such variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity in the same zoning district.

The ZBA will have to determine if this standard is met.

Standard #6 - That granting such variance will not cause any existing non-conforming use, structure, or condition to be increased or perpetuated, contrary to the provisions of Chapter 27 of this Ordinance, except in accordance in Section 27.12.

Met. This use is allowed in RR with Special Land Use approval (already obtained for the other sections of the campground SUP1304, a Special Land Use will be obtained for this new section if this variance is granted.)

Standard #7 - That the variance is not necessitated as a result of any action or inaction of the applicant.

The ZBA will have to determine if this standard is met.

OPTION FOR MOTION

(The ZBA should determine if the standards of the ordinance have been met.)

Motion: To _____ (approve or deny) (VAR2501) River City Steamboat Company LLC, Greg Boynton, 825 Taylor St., requesting to have a setback of 25 feet, a variance of 50 feet from the 75 feet required in Sec. 20.4(F)(5) and Chapter 24; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-02-200-013, located at 825 Taylor St., Georgetown Township, Ottawa County, Michigan; based on the finding that the request _____ (meets or does not meet) the seven standards of the ordinance. (If applicable) Specifically, standards (_____) have been _____ (met or not met) and the reasons are _____; (conditions could be added if determined to be necessary)