

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

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| COMPANY NAME: TFG holdings LLC | | PHONE: [REDACTED] |
| APPLICANT NAME: Mary Gao Rotman | | [REDACTED] |
| ADDRESS: 7625 Cottonwood Drive | CITY / STATE / ZIP: Jenison | |

PROPERTY INFORMATION

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| COMPANY NAME: TFG holdings LLC | | PHONE: [REDACTED] |
| OWNER / AGENT NAME: Mary Gao Rotman | | TITLE: President |
| ADDRESS: 7742 and 7726 Georgetown Town center | CITY / STATE / ZIP: Jenison | |
| PARCEL NUMBER: 70-14-15-227-008 &009 | ZONING DISTRICT: c-1 Neighborhood | |
| LEGAL DESCRIPTION: Lots 4 and 5 of Jenison Village Square | | |

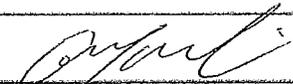
PROJECT INFORMATION

PROPOSED USE:
see attached information

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:

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.

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| APPLICANT SIGNATURE:  | DATE: 4/16/2025 |
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FOR OFFICE USE ONLY

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| DATE OF PREAPPLICATION MEETING: 6/13/25 | DATE OF PLANNING COMMISSION MEETING: 4/18/25 | |
| DATE OF TOWNSHIP BOARD MEETING: Next available | DATE NOTICE PUBLISHED: 4/13/25 4/13/25 | DATE PROPERTY NOTICES WERE SENT: N/A |

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.

THE FOLLOWING STANDARDS WILL BE CONSIDERED 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?
2. COMPATIBILITY: IS THE PROPOSED DISTRICT AND ALL OF ITS ALLOWED USES COMPATIBLE WITH THE SURROUNDING AREA?
3. CAPABILITY: IS THE PROPERTY CAPABLE OF BEING USED FOR A USE PERMITTED WITHIN THE EXISTING ZONING DISTRICT?
4. OTHER CONSIDERATIONS: WILL THE REZONING REQUIRE AN INORDINATE REEXPENDITURE OF PUBLIC FUNDS (ROAD IMPROVEMENTS, UTILITY EXTENSION, ETC.) TO MAKE THE DEVELOPMENT FEASIBLE?
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?
6. IS THERE SUFFICIENT VACANT LAND ALREADY ZONED IN A SPECIFIC CATEGORY (E.G., INDUSTRIAL, MULTI-FAMILY, COMMERCIAL)?
7. IS THE REZONING MORE LIKELY TO BE GRANTED IF CONDITIONS COULD BE ATTACHED (NOTE: REZONINGS CANNOT BE CONDITIONAL)?



April 15, 2025

Georgetown Charter Township
1515 Baldwin St.
P.O. Box 769
Jenison, MI 49429

We are requesting a change to the Georgetown Township Zoning Ordinance. We feel that Chapter 26, Driveway and off-street parking, does not have a representative parking category for indoor recreational facilities. The closest category would be "Private tennis club, swim club, golf club or other similar uses" this category has a parking requirement of 1 per 2 member families or individuals (plus accessory uses). Since there is often no way to determine total membership numbers for a proposed use this kind of defaults to whatever the maximum capacity of the building is. For outdoor clubs this parking requirement makes sense since there is no such restriction on how many members could be on the premises at once.

This presents a problem for indoor facilities since indoor facilities like climbing gyms, indoor tennis (or pickle ball) clubs, and indoor swim clubs, which all have large footprints for courts, pools, and climbing walls would have impossible to meet parking requirements. The possible facility which is bringing the request for change forward is a 11,100 SF climbing gym. Per the fire inspector the maximum occupancy for this building would be 226 people which is 113 parking spaces.

An indoor tennis court with the necessary clear areas around the court typically take up 60' x 120' for a total of 7,200 SF per court. A tennis facility this size would likely have 1 court. Assuming people are playing doubles and there is another whole set of players waiting to play after the active ones are done that would be 8 people at a time. An indoor competition swimming pool is 25 yards long and often 25 yards wide. This is about 5,600 SF. The pool could have a lot more people using it concurrently, but a swimming lane is about 8 feet wide so this would support 9 swimming lanes, or say a water polo match which would have 14 people. The proposed climbing gym would have 200 linear feet of high climbing walls, and 180 linear feet of bouldering climbing walls. The high wall will have 50 climbing lines (fall protection) and bouldering wall manufacturers typically say a "station" is 6 feet wide. This would be a total of 80 "stations", but due to safety reason (fall zones, diagonal routes, etc.) only about 1/3 of these stations can be in use simultaneously, which would be 26 climbers. All of these uses represent a massive departure for the current ordinance requirements.

There are several examples of facilities that give us a good basis for what parking is required for this type of use.

1. West Michigan Community Tennis at 4250 Spartan Industrial Dr in Grandville has a 57,800 SF facility with 6 indoor tennis courts 4 outdoor courts, a fitness center, and several other similar amenities has 133 parking spaces. They hold tennis tournaments at this facility and still don't typically fill up the parking lot. This is 1 space per 435 SF.
2. Terra Firma, a climbing gym in Grand Rapids has about 8,700 SF of building with 40 parking spaces. This is 1 space per 218 SF.
3. The SpartanNash YMCA on Metro Way in Wyoming is about 52,000 SF and has 346 parking spaces. This is 1 space per 150 SF.

4. Inside Moves, a climbing gym in Byron Center has around 5,000 SF out of a 16,000 SF building with a total available parking of 70 spaces. This is 1 space per 229 SF (total building).
5. The Mary Free Bed YMCA on Burton has about 92,000 SF of building along with outdoor tennis courts and ball fields and they have 489 parking spaces. This is 1 space per 188 SF.
6. The MVP Fieldhouse just to the South of the Mary Free Bed YMCA has about 52,000 SF along with 3 full size outdoor soccer fields and 4 outdoor multi-use courts and has a total of 291 parking spaces, of which 113 are set back from the main building for use of the outdoor fields. This is 1 space per 292 SF for the main parking lot or 1 space per 179 SF total.
7. Scrapyard Climbing Collective in Holland has around 5,000 SF out of about 40,000 SF on the property and shares a total of about 70 parking spaces. This is 1 space per 572 SF (total building).
8. The MVP Athletic Club off Waverly Road in Holland has about 102,000 SF and 236 parking spaces. This is 1 space per 432 SF.

The average of the above examples is 1 space per 300 SF. For the 11,100 SF facility this would be 37 parking spaces.

There are many neighboring ordinances that address this as a category.

1. The city of Grand Rapids requires 2.5 spaces for 1,000 SF for athletic clubs or sports complexes (plus accessory uses). 11,100 SF would be 28 spaces.
2. The city of Holland has an indoor recreation category with "approving authority determination" as the requirement, basically stating the needs for each facility could be so different they want the planning commission to view every application on a case-by-case basis.
3. Byron Township requires 1 space per 500 SF for indoor recreational facilities and health clubs. 11,100 SF would be 23 spaces.
4. The city of Grandville has 5 per 1,000 SF for indoor recreation center, health or fitness centers, and sports training centers. 11,100 SF would be 56 spaces.
5. Tallmadge township has 1 per person admitted based on court capacity (plus employees) for tennis clubs and court-type recreation uses. Based on our calculated simultaneous climbers this would be 26 spaces + 1 employee or 2 employee spaces.
6. Zeeland township has 1 per 4 persons permitted by fire code for Health or exercise Clubs. 11,100 SF would be 57 spaces.

As a comparison a standard retail store of the same size (11,100 SF) would require 56 parking spaces. In addition the zoning ordinance recognizes the difference between standard retail stores and retail stores geared towards larger items. A hardware or furniture store of the same size would require 14 parking spaces.

We would request the creation of a new parking category within Sec 26.8 Table of Off-Street Parking Requirements titled "Indoor Recreational Facilities" with a parking requirement of 1 parking space per 300 SF of GFA.

Sincerely,
Feenstra & Associates, Inc.



Adam Feenstra
Professional Engineer

