

REQUEST - (REZ2504) Ordinance 2025-05 TFG HOLDINGS (hold the public hearing)

The request is to amend Chapter 24 by adding the following category to **Sec 26.8 TABLE OF OFF-STREET PARKING REQUIREMENTS** as follows, the rest of the rows in this category would remain unchanged:

USE	PARKING SPACE PER UNIT OF MEASUREMENT AS FOLLOWS:	
INSTITUTIONAL		
<u>Indoor Recreational Facilities</u>	<u>1</u>	<u>Per 300 square feet of GFA</u>

HISTORY

The applicant contacted the Township in late 2024 to obtain site plan approval to construct a building on two parcels (would be combined), located at 7726 and 7742 Georgetown Center drive, with 99 parking spaces (233 required) for the following uses:

- 1) One unit for a 7,700 square foot unit for a climbing gym (4,333 square feet), a fitness room (770 square feet), and miscellaneous uses related to the climbing gym/fitness room such as a changing room, staff room, etc.; allowed by right under Sec. 14.2(E); with **103 required parking spaces** based on the occupancy load factor in the Fire Code.
- 2) Three individual units totaling 6,420 square feet with restaurant uses, allowed by right under Sec. 14.2(F) including a café, desert shop and restaurant, with a total of **74 required parking spaces** based on one space for each 70 square feet of useable floor area (or 73 based on occupancy load factor in the Fire Code).
- 3) One unit for retail with 2,800 square feet for a gift shop, allowed by right under Sec. 14.2(B), **with 14 required parking spaces**, based on one space for each 200 square feet of gross floor area.
- 4) One unit with 12,400 square feet for an office use, allowed by right under Sec. 13.2(A), with **42 required parking spaces**, based on one space per each 300 square feet of gross floor areas.

At the January 22, 2025, ZBA meeting, the applicant sought approval of the following variances for the purposes of constructing a roughly 26,000 square foot mixed-use commercial development, for the primary function of an Olympic style climbing and bouldering gym, while incorporating professional tenant spaces and dining space, along with some residential uses (which the applicant later removed). The applicant has indicated that the 35 foot building height maximum would restrict the construction of a modern industry standard facility for this type of training and leisure activities. The applicant also provided that the parking reduction enables sufficient space for all proposed uses.

#250122-07 – (VAR2408) TFG Holdings LLC, 7625 Cottonwood Dr, is requesting the following variances:

- 1) To allow a maximum building height of 45 ft, which is a variance of 10 ft from the 35 ft Building Height Maximum permitted in Chapter 24 for in the Neighborhood Service (NS) Commercial District.
- 2) To allow 70 required parking spaces for a mixed-use commercial development, a reduction of 62 parking spaces from the 132 spaces required under Chapter 26.8 Table of Off-Street Parking Requirements

on a parcel of land described as P.P. # 70-14-15-227-008 and P.P. # 70-14-15-227-009, located at 7742 and 7726 Georgetown Center Drive, Georgetown Township, Ottawa County, Michigan.

The ZBA denied both variances stating that the standards of the Zoning Ordinance were not met, which are necessary to be met in order for a variance to be granted.

Consequently, the applicant has applied for a Zoning Ordinance amendment to add a category for “Indoor Recreational Facilities” in the Table of Off-Street Parking Requirements in Chapter 26.

ADDITIONAL INFORMATION

The applicant provided the following information regarding other businesses.

1. West Michigan Community Tennis, 4250 Spartan Industrial Dr., Grandville, has a 57,800 SF facility with 6 indoor tennis courts, 4 outdoor courts, a fitness center, and several other similar amenities, with 133 parking spaces based on 1 space per 435 SF.

Note the following. The table in Sec. 26.8 of the Georgetown Zoning ordinance has a category specifically for tennis clubs and similar uses. One space is required for each two member families or individuals, plus amount required for accessory uses. So if this category was added, would we use this section or the added section to calculate parking for this use?

2. Terra Firma, a climbing gym in Grand Rapids, has 8,700 SF of building with 40 parking spaces based on one space per 218 SF.

Using this calculation, the unit with the climbing gym would require 36 parking spaces.

3. SpartanNash YMCA on Metro Way in Wyoming has a 52,000 SF building with 346 spaces based on one space per 150 SF.

This YMCA has many different uses, including a pool and fitness center. This is not a good comparison. Based on this calculation, 52 spaces would be required.

4. Inside Moves, a climbing gym in Bryon Center has about 5,000 SF out of a 16,000 SF building with 70 spaces based on one space per 229 SF.

Again, this is not a good comparison because there are many other unknown uses in the remaining 9,000 SF of the building.

5. The Mary Free Bed YMCA on Burton has 92,000 SF of building with 489 parking spaces based on one space per 188 SF.

Again, this is not a good comparison because there are many other unknown uses in the remainder of the building.

6. The MVP Fieldhouse to the south of Mary Free Bed YMCA was given as an example with one space per 229 SF.

Again, this is not a good comparison because the uses are not the same. Further, these types of facilities are known to have parking deficiencies, as evidenced by the same use in Georgetown Township, Impact Volleyball.

7. Scrapyard Climbing Collective in Holland has 5,000 SF out of a 40,000 SF building with one space per 572 SF.

Again, this is not a good comparison because there are many other unknown uses in the remainder of the building.

8. The MVP Athletic Club off Waverly Road in Holland has about 102,000 SF with 236 parking spaces with one space per 432 SF.

Again, this is not a good comparison because there are many other unknown uses in the remainder of the building.

The applicant provided the following information regarding ordinances in other municipalities.

1. Grand Rapids – 2.5 spaces for 1,000 SF for athletic clubs or sports complexes.

Using this rate, for 7,700 SF only 20 parking spaces would be required.

2. City of Holland – determined by the Planning Commission with no specific regulations.

This calculation would be difficult to calculate and would be hard to be consistent.

3. Bryon Center – 1 space per 500 SF.

Using this rate, for 7,700 SF only 16 parking spaces would be required.

4. Grandville – 5 per 1,000 SF for indoor recreation center.

Using this rate, for 7,700 SF only 8 parking spaces would be required.

5. Tallmadge – has 1 per person (plus employees)/.

This number would have to be based on occupancy.

6. Zeeland – 1 per 4 persons.

This number would have to be based on occupancy.

DISCUSSION

1. Based on the examples given, it would be hard to determine the number of parking spaces that works for these various businesses because many of the buildings have additional unknown uses. Further, some of the examples are known to have occasional parking issues evidenced by the same uses in Georgetown Township and the problems that occur here.
2. The ordinance examples provided conflict with other categories already listed in the Georgetown Township Zoning Ordinance. The Zoning Administrator would have multiple categories to choose from to calculate parking for various similar uses, which would result in conflicting numbers.

Already in the Zoning Ordinance:

Private tennis club, swim club, golf club or other similar uses	1	Per each two (2) member families or individuals, plus amount required for accessory uses
Stadiums and sports arenas	1	Per each four (4) seats or eight (8) feet of bench

Proposed:

<u>Indoor Recreational Facilities</u>	<u>1</u>	<u>Per 300 square feet of GFA</u>
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3. A more detailed definition should be included with this proposed category because many other uses could fit in this category, including uses already mentioned in the Zoning Ordinance.
4. An alternative is that a more detailed study could be undertaken by the Planning Commission regarding parking requirements for indoor sports-type activities and uses could be more carefully defined. One similar business approved within the past few years has generated many complaints because of lack of parking and patrons using the parking spaces for the neighboring businesses. Additional uses, such as restaurants could also be reviewed.

PROPOSED MOTIONS - Options are presented as follows:

1. If the Planning Commission determines that a more detailed description of the uses included in this category should be added, but otherwise the category should be added as proposed, an option would be to table the request. Then the definition could be drafted, initiated by the Planning Commission, and a public hearing could be held. Then action on this request could be handled at the same time.

Motion: To table the request until _____.

2. If the Planning Commission determines that a more in-depth study should be undertaken in order to more clearly define all related sports-type uses and clarify required parking spaces for each of these uses (in some cases the language could be changed, or uses combined, or uses more clearly defined), (at the same time other uses could be reviewed for parking requirements if needed) then the following motion is offered:

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to deny the request as proposed because the category is not clearly defined and conflicts with other similar categories contained in the Zoning Ordinance, and further to direct that a more in-depth study be undertaken by the Planning Commission and staff for sports-related uses, to clearly define the uses and to provide for required parking that would appropriately meet the needs of those uses.

3. If the Planning Commission determines that the requested language should be adopted as presented with no further action taken, the following motion is offered.

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

(REZ2504) Ordinance 2025-05:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2024-01)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2025, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____, and to adopt the staff report as finding of fact, and upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE CHAPTER 26

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 24, with the addition, as follows:

USE	PARKING SPACE PER UNIT OF MEASUREMENT AS FOLLOWS:	
INSTITUTIONAL		
<u>Indoor Recreational Facilities</u>	<u>1</u>	<u>Per 300 square feet of GFA</u>

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:
NAYS:
ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Kelly Kuiper
Georgetown Charter Township Clerk