

**REQUEST**

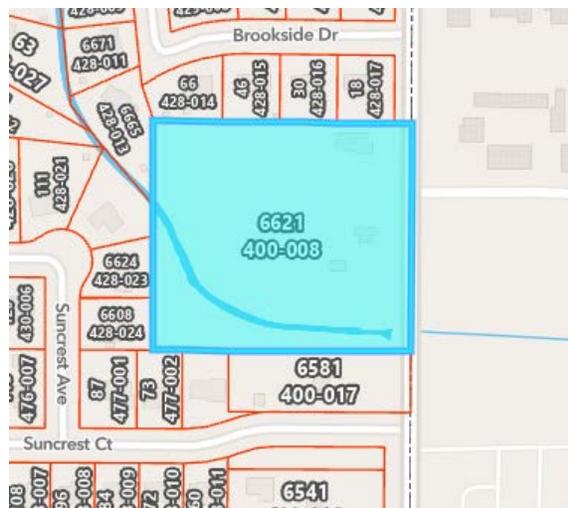
**(REZ2505) (Ordinance 2025-06):** To change from Low Density Residential (LDR) to Low/Medium Density Residential (LMR) a parcel of land described as P.P. # 70-14-24-400-008, located 6621 Kenowa Ave., Georgetown Township, Ottawa County, Michigan.

The applicant is requesting the rezoning of the 4.97 acre parcel from (LDR) Low Density Residential to (LMR) Low/Medium Density Residential in order to develop the land with LMR lots. In LMR, lots are allowed to have a minimum width of 70 feet and minimum area of 7,700 square feet, which is less than the LDR minimum width of 85 feet and minimum area of 11,475 square feet. Also minimum setbacks in feet in LMR are: front 30; sides (2) total of 15; rear 30, which is less than the LDR minimum setbacks of: front 40; sides 10 each; rear 40.

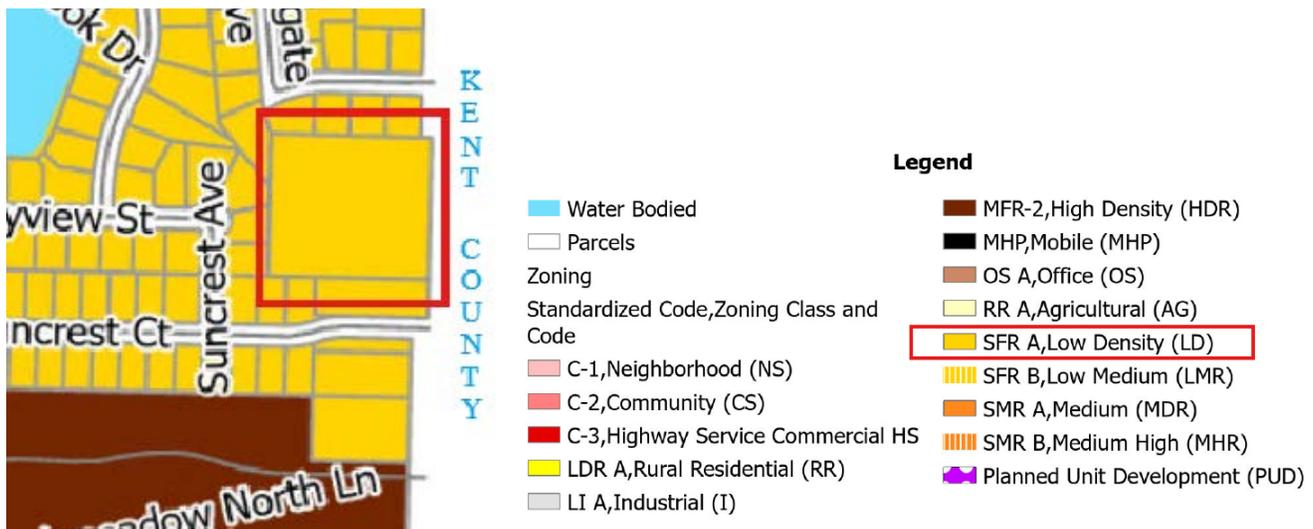
*Aerial Photo*



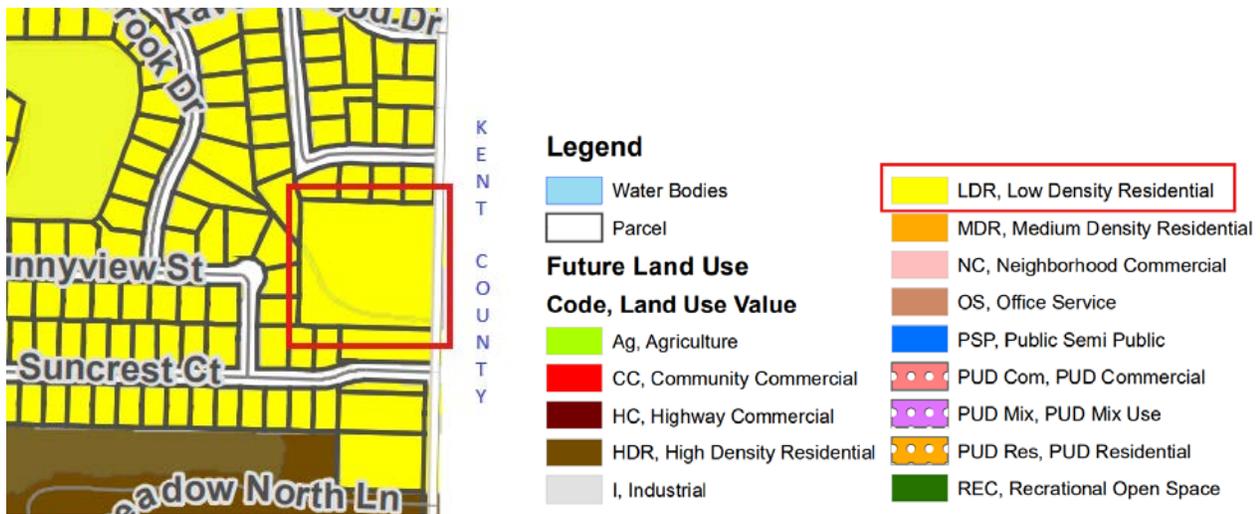
*Street View*



*Zoning Map and legend (currently zoned LDR)*



*Future Land Use Map and legend*



**MASTER PLAN**

**Page 32 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.**

- The property is surrounded by LDR (the Master Plan includes LMR in its definition of LDR) and development would be consistent with the surrounding area.

**Page 35 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.

Since the Future Land Use Map anticipates future urban growth in areas not currently served by public utilities, it is recognized that this growth will be contingent on expansion of utility services through main extensions.

- The Master Plan includes LMR in the definition of LDR. Since the property is already zoned LDR, LMR is also consistent with the area. Public water and sanity sewer are available in this area.

## **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 of its permitted uses consistent with the recommendations of the Township Land Use Plan?

**Yes. The Future Land Use Map shows the area as LDR, which includes LMR. The language in the Master Plan states that to be zoned LDR (which includes LMR) utilities (including sewer) shall be provided, and they are available to be provided. Public water and sanitary sewer are available in this location.**

In order to be rezoned to LDR, page 32 of the Master Plan states: “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.”

In order to be rezoned to LDR, page 35 of the Master Plan states: “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.”

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

**Yes. The surrounding land is zoned LDR. This uses within LDR are the same for uses allowed in LMR. The lots will be smaller but the uses will still be compatible with the surrounding LDR homes as they have the same available uses.**

### **Chapter 8-A LMR – Low/Medium Density Residential**

#### **Sec 8.A.2 PERMITTED USES**

Land and/or buildings in this District may be used for the following purposes by right:

- A. Any Permitted Use in the LDR District.

### **Chapter 8 LDR – Low Density Residential**

#### **Sec 8.2 PERMITTED USES**

Land and/or buildings in this District may be used for the following purposes by right:

- A. Detached single-family dwellings.
- B. Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- C. Family Day Care Homes.
- D. Accessory buildings and uses as defined in Chapter II.

- E. Customary Home Occupations as defined in Chapter II, Section 2.47.
- F. Adult Foster Care Family Home. (revised 5-24-04)
- G. Foster Family Home. (revised 5-24-04)
- H. State Licensed Residential Family Facility. (revised 5-24-04)

**Sec 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL**

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- 1. Churches.
- 2. Municipal buildings not requiring outdoor storage of materials or vehicles.
- 3. Public utility or service buildings not requiring outdoor storage of materials.
- 4. Hospitals, clinics, convalescent homes, and housing for the elderly but not institutions for mentally retarded, epileptic, drug or alcoholic patients or correctional institutions of any type.
- 5. Group Day Care Homes.
- 6. Private non-commercial recreation.
- 7. Golf courses or country clubs.
- 8. K-12 schools, provided such schools are not operated as commercial enterprises.
- 9. Cemeteries.
- 10. The growing and harvesting of crops for resale, provided that this shall exclude the raising of animals and the retail sale of products on the premises, except for roadside stands, and subject to the following restrictions.
  - 1. No storage of manure or odor or dust producing materials or use shall be permitted within one hundred fifty (150) feet of any adjoining lot line.
  - 2. No accessory buildings shall be located closer than seventy-five (75) feet of any lot line.
- 11. (deleted June 1995)
- 12. Commercial soil removal.
- 13. Bed and breakfast establishments.
- 14. Day care centers. (Revised August 1996)
- 15. Commercial wireless communication towers. (Revised November 1997)
- 16. Foster Family Group Home (revised 5-24-04)
- 17. Adult Foster Care Small Group Home (revised 5-24-04)
- 18. Adult Foster Care Large Group Home (revised 5-24-04)
- 19. Adult Foster Care Congregate Facility (revised 5-24-04)
- 20. State Licensed Residential Group Facility (revised 5-24-04)

**3. Capability:** Is the property capable of being used for a use permitted within the existing zoning district?

**Yes, it is capable of being used in the LMR district. Public water and sanitary sewer is available in this location.**

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

**No.**

**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.**

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

**Not necessarily.**

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

**No.**

### **SUMMARY**

The proposed zoning designation is **determined to be consistent** with the Master plan. The area is **determined to be capable** of sustaining the uses within the LMR district. The uses allowed within the LMR district are **compatible** with the neighboring uses.

**OPTION FOR MOTION**

*If the Planning Commission determines that the property should be rezoned to LMR 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.  
2025-06)**

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:

**(REZ2505) (Ordinance 2025-06):** To change from Low Density Residential (LDR) to Low/Medium Density Residential (LMR) a parcel of land described as P.P. # 70-14-24-400-008, located 6621 Kenowa Ave., 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