

REQUEST

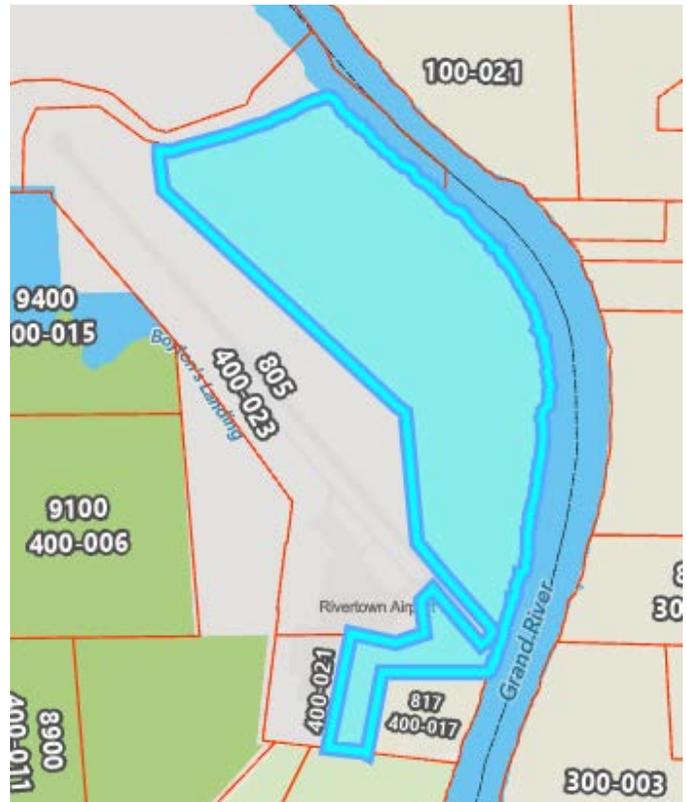
(SUP2503) **River City Steamboat LLC**, 825 Taylor St., is requesting to have a commercial campground under Sec. 6.3(K) and a marina under Sec. 6.3(T), on a parcel of land described as P.P. # 70-14-02-200-013, located at 825 Taylor St., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI.

The request is to expand the existing approved SUP for a campground/marina use onto the northern portion of the parcel. The southern section of the property already received a SUP to operate these uses in 2013 (SUP1304, *see history*). This request will allow the uses to expand onto the northern section of the parcel that the Applicant just recently received a setback variance for (VAR2501, *see history*) to allow him to build on the only available upland section of the land.

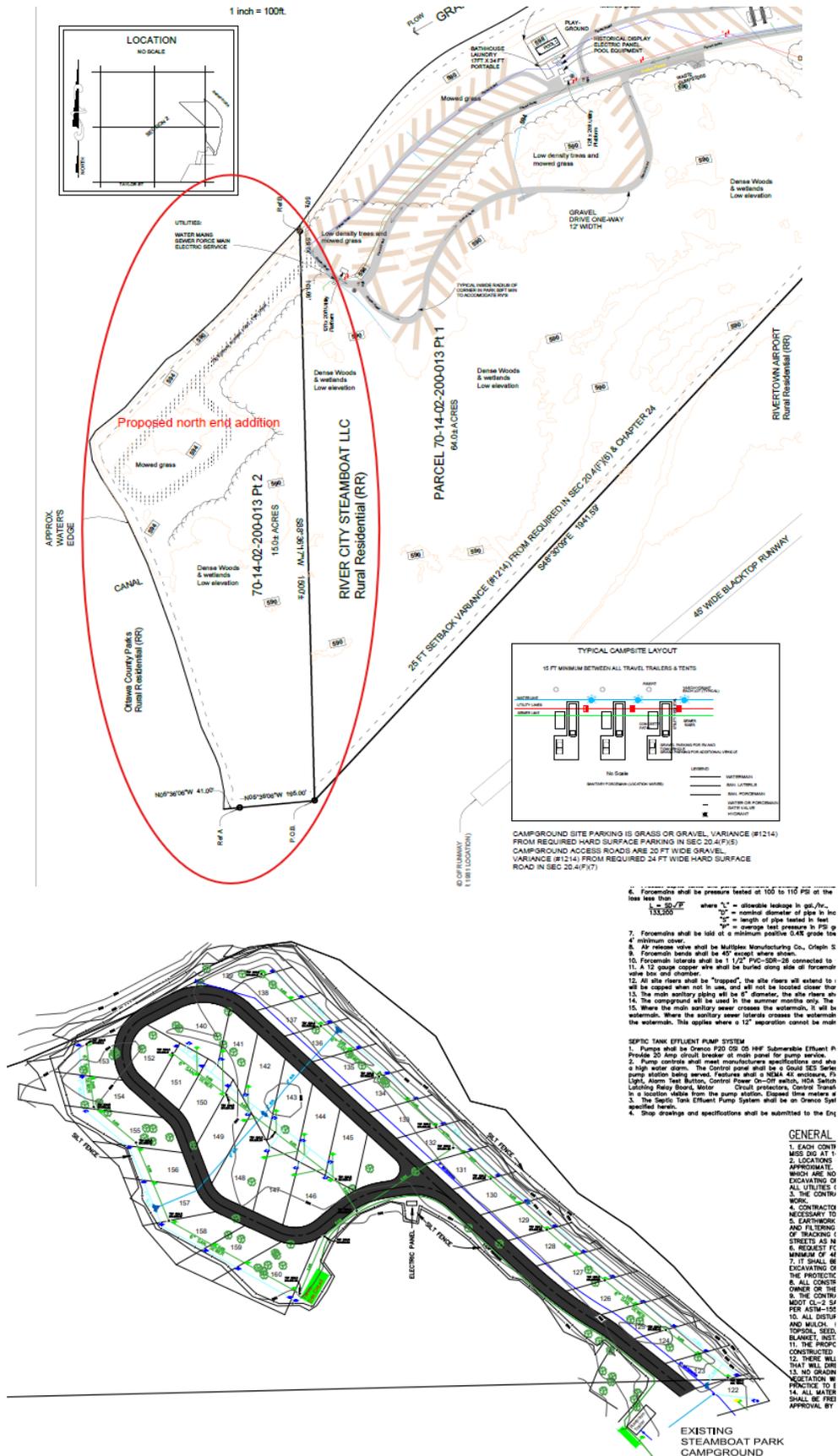
AERIAL PHOTOS/SITE PLAN

Aerial 2024

Street Map 2024



Proposed Site Plans



HISTORY

At the November 28, 2013 meeting, the ZBA granted variances as noted in the meeting minutes excerpt below:

#121128-05 – (VAR1214) River City Steamboat LLC, Greg Boynton, 775 (825) Taylor, is requesting 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;

in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-02-200-008, located at 775/825 Taylor, Georgetown Township, Ottawa County, Michigan.

Moved by D. Dale Mohr, seconded by Tom Healy, to approve variance (VAR1214) River City Steamboat LLC, Greg Boynton, 775 (825) Taylor, 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;**

in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-02-200-008, located at 775/825 Taylor, Georgetown Township, Ottawa County, Michigan; based on the finding that the request meets the seven standards of the ordinance, based on the following:

- 1. To allow the laundry facilities to be placed in a non-masonry building due to the low elevation and the flood-way classification of the area. The requirement is impractical in this instance and serves no benefit to the public. The proposal is to include the laundry facilities in the restroom/shower or service building.**
- 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. Many of the camping sites are in the wetlands and the low impact use is acceptable to the DEQ (as per the applicant). Paving would be difficult in the wetland area, creating drainage problems and reducing the area available for tenting. The developer is proposing the lower impact due to the environment. The developer proposes some other surface treatment to provide reliable 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. As per the developer, two specific physical limitations exist. One, the available area at the SE end of the Riverview Airport runway is bounded on the NW side by the runway threshold lights at the property line and on the SE side by the river bank, resulting in the condition of only accommodating the 20 foot wide paved road. Two, along the top levy where the existing road runs north entering the campground, the level top of the levy is not wide enough to accommodate a road wider than about 20 feet. The land is in the Grand River designated flood-way and elevations and grades are not easily changed. It would be impractical to fill or cut on the levy to widen the road. Note that Taylor Street is only 21.4 feet wide. The proposed 3,500 foot entry driveway from Taylor is to be paved and provides sufficient isolation to protect adjacent property owners from the effects of dust and road noise, and is in the spirit of the ordinance. This will reduce the environmental impact and the wilderness illusion will be preserved. The proposal is for some other type of road treatment if needed.

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. The property line affects two campsites at the northern end of the project. The property line comes to the Grand River at an acute angle and an access road is maintained between the two parcels. The spaces consumed by the access road would otherwise enable the two sites near the property line to be rearranged to meet the 75 foot setback requirement. The developer proposes that maintaining access is a greater benefit since the adjacent parcel is otherwise landlocked by the airport and that the public's interest are better serviced by maintaining easy access for emergency vehicles to the adjacent parcel. The developer further ascertains that no loss of value will occur for the adjacent landowner since the corner of the affected property is an acute triangle and is a designated flood-way. See the picture below showing the triangle as noted above.

Greg Honderd stated the following. The Planning Commission recommended that the Township Board approve changes to the Zoning Ordinance that would have made these variance requests unnecessary. All the Board members did not agree. It is good that these variances were granted due to the character of the area and based on the Bend in the River plan for a park. This cooperates with that plan and incorporates well with the plan. For example, kayaks can be used to go to Grand Rapids or to Grand Valley. This is a special situation that variances are intended to be used for. This will help the valuable asset we have with the river. This will help and benefit the Township, the Grand River and Grand Rapids.

MOTION CARRIED UNANIMOUSLY.

At the August 7, 2013 Planning Commission meeting, the original special land use approval was granted for the southern portion of the site as noted in the meeting minutes excerpt below:

#130807-03 – (SUP1304) River City Steamboat LLC, 775 Taylor St., is requesting to have a commercial campground under Sec. 6.3(K) and a marina under Sec. 6.3(T), on a parcel of land described as P.P. # 70-14-02-200-008, located at 825 Taylor St., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI

Moved by Richard VanderKlok, seconded by Scott Blouw, to approve Special Use Permit

(SUP1304) River City Steamboat LLC, 775 Taylor St., to have a commercial campground under Sec. 6.3(K) and a marina under Sec. 6.3(T), on a parcel of land described as P.P. # 70-14-02-200-008 (only part for the marina), located at 825 Taylor St., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in Sec. 20.4(F) and (W).

MOTION CARRIED UNANIMOUSLY.

Moved by Richard VanderKlok, seconded by Scott Blouw, to approve the site plan dated 7-03-13, as presented based on the findings that all applicable standards of the ordinance have been met, based on the findings that:

- 1. The parking calculations are acceptable.**
- 2. The landscaping along Taylor is acceptable.**
- 3. The existing woods and foliage provide adequate screening to sufficiently screen the activities from the abutting property owners.**

And with the following conditions:

- 1. Approved sign permits must be obtained prior to any sign changes.**
- 2. All sanitary facilities shall be designed and constructed in strict conformance to all applicable County health regulations.**
- 3. The development of the entire lot is subject to all applicable requirements of the Department of Natural Resources. The plan indicates compliance.**
- 4. A Storm Water Drain Permit (written approval) from the Water Resources Office (Drain Commissioner) will be required at the time a building permit is submitted.**
- 5. A revised plan is to be submitted and be administratively approved showing the building size as 5,500 square feet and showing future parking areas to be constructed if needed.**

MOTION CARRIED UNANIMOUSLY.

At the May 28, 2025 Zoning Board of Appeals meeting, a variance was granted to allow for the reduced setback on the northern portion of the property (25' setback, a variance of 50' from the required 75' as required in Sec. 20.4(F)(5) and Chapter 24) as was allowed on the southern portion granted in 2013. This would allow the campground to be built on the only available upland in the northern section.

#250528-03 – (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.

Moved by Kelly Kuiper, seconded by Kyle Terpstra to accept the staff report as finding of fact and approve the following motion:

Motion: To approve (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 the seven standards of the ordinance. Specifically, standards 1 through 7 have been

met and the reasons are as stated in the staff report for standards 1, 2, 3, 4, and 6. Standard 5 has been met due to the property right being granted to the adjacent campground parcel already. Standard 7 has been met due to the site being located on the only available upland and the request is not necessitated as a result of action by the property owner.

SUMMARY

This is an unusual shaped heavily wooded parcel which abuts the Grand River and the airport, with 239 feet of access to Taylor St.

- a. **Setbacks** are met due to the variance granted by the ZBA. In the RR district, setbacks are 40 foot front yard, 20 foot side yard and 50 foot rear. The specific special use standard in Sec. 20.4(F)(5) requires campsites to be 75 feet from property lines. However, a variance was granted for 25 foot setbacks due to the fact that the site is very remote and adjacent to the Grand River and the airport. It was also granted due to the fact that the only available upland is located in that area.
- b. **Parking calculations** are difficult to determine because there is no category for a campground and no similar use. Based on the ordinance requirement for a marina and retail store, 10 spaces are needed. The proposal is for 150 designated campsites (which provide parking spots for one vehicle on each and those parking spots are not included in the total provided and are not paved as per the variance), along with a group tent camping area. The plan proposes 46 hard-surfaced and striped parking spaces for the marina, retail store, tent camping and surplus (or visitor) parking which would be 36 parking spaces for the tent campers and surplus. **The Planning Commission can determine if the parking is acceptable.**
- c. Landscaping with 10 trees is required along the 239 feet of frontage on Taylor St. Five mature walnut trees already exist along this frontage, along with numerous other pine trees. **The Planning Commission can determine if the landscaping is acceptable or if more trees should be added to this area.**
- d. A Storm Water Drain Permit (written approval) from the Water Resources Office (Drain Commissioner) will be required at the time a building permit is submitted.

SPECIAL LAND USE STANDARDS

Sec 20.3 GENERAL STANDARDS

The following general standards, in addition to those specific standards established for certain uses, shall be satisfied before the Planning Commission makes a decision regarding a Special Land Use application.

Each application shall be reviewed for the purpose of determining that the proposed use meets the following standards and, in addition, that each use of the proposed site will:

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **Appears to be met.**
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools. **Appears to be met.**

- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. **Appears to be met.**

Sec. 20.4 SITE DESIGN STANDARDS

(F) Commercial campgrounds.

- (1) Minimum lot size shall be three (3) acres. The lot shall provide direct vehicular access to a public street or road. The term lot shall mean a campground or travel trailer park. **Provided – 79.19 acres.**
- (2) Public stations, housed in all-weather structures, containing adequate water outlet, waste container, toilet and shower facilities shall be provided. **Provided.**
- (3) No commercial enterprise shall be permitted to operate on the lot, except that a convenience shopping facility may be provided on a lot containing more than eighty (80) sites. Such convenience store, excluding laundry and similar ancillary uses, shall not exceed a maximum floor area of one thousand (1,000) sq. ft. **Met, no commercial enterprise such as convenience store on lot.**
- (4) Each lot shall provide hard-surfaced, dust-free vehicle parking areas for site occupant and guest parking. Such parking area shall be located within four hundred (400) feet of the site it is intended to serve (except in the case of sites specifically designated only for tent camping). **A variance was granted for grass site parking, a waiver from Sec. 20.4(F)(6) requiring each lot to have hard-surfaced, dust-free vehicle parking areas for site occupant and guest parking.**
- (5) Each site shall contain a minimum of fifteen hundred (1,500) square feet. Each site shall be set back from any right-of-way or property line at least seventy five (75) feet. **Met for the area and a variance was granted for a 25 foot setback.**
- (6) Each travel trailer site shall have direct access to dust-free roadway of at least 12 feet in width or the minimum width as required by the State of Michigan for a campground. Parking shall not be allowed on any roadway. Sites specifically designated for, and only used for, tent camping, need not have direct vehicular access to any street or road. **A variance was granted to have a 20 foot wide gravel drive. Provided.**
- (7) Any open drainageways must have seeded banks sloped at least 3:1 and designed to properly drain all surface waters into the County drain system, subject to approval by the Drain Commission of Ottawa County. **The plan indicates there will be none, OCWRC will need to approve the site plan.**
- (8) All sanitary facilities shall be designed and constructed in strict conformance to all applicable County health regulations. **The plan indicates compliance.**
- (9) The development of the entire lot is subject to all applicable requirements of the Department of Natural Resources. **The plan indicates compliance and the applicant has informed the Zoning Administrator they are working with the state on this proposal.**

(10) A minimum distance of fifteen (15) feet shall be provided between all travel trailers and tents. **The plan indicates compliance.**

(W) **Marinas.**

(1) All such facilities shall abut or directly connect to the Grand River. **Met.**

(2) Storage of gasoline, fuel oil, or other flammable liquids or gases shall be permitted only if approved by the Environmental Protection Agency, Michigan Department of Natural Resources, and other agencies and laws governing such storage and shall be flood-proofed when located within the floodplain. **There will be none as per a note on the plan.**

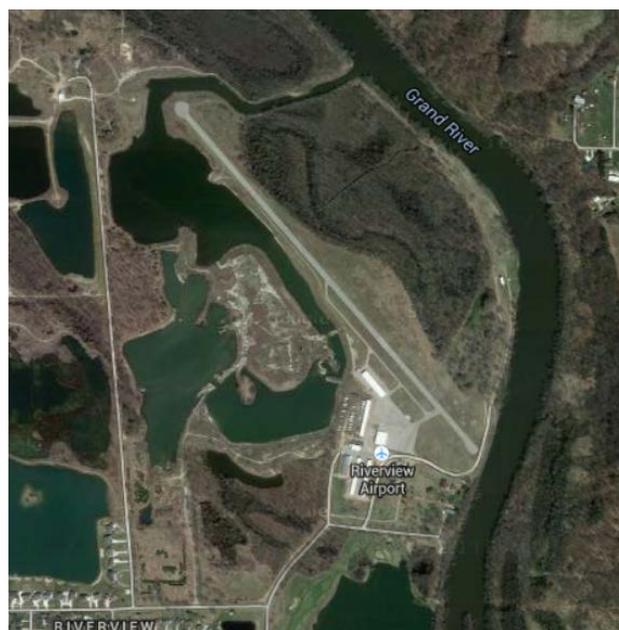
(3) Required parking areas shall not be used for storage of boats, trailers, or equipment between May 1st and September 30. **Will be met as per a note on the plan.**

(4) Access drives shall be located a minimum of one hundred fifty (150) ft. from the centerline of the intersection of any street or driveway. **Met. There is 315 feet.**

(5) All repair, maintenance, and servicing of boats, trailers, and equipment shall be performed within a completely enclosed building. **None is proposed.**

(6) No building shall be located within fifty (50) ft. of any adjoining side lot line. **Met per the part of the parcel noted to be used for the marina (as per the separate legal description).**

(7) A landscaped buffer shall be provided in accordance with Section 3.11 where, in the opinion of the Planning Commission, screening is needed to protect the rights of abutting property owners. In addition, all parking and storage areas shall be set back and screened in accordance with Section 26.3(E) of this Ordinance. **The area is heavily wooded and the Planning Commission can determine if the landscaping is sufficient for screening. The site is located far from other sites and is in very rural area adjacent to the airport (which does NOT want trees in the way of the planes) and to the Grand River.** (See the picture below.)



- (8) The marina may contain ancillary commercial activities such as equipment sales, restaurants (which may serve alcoholic beverages but excluding drive-ins), and similar uses. (revised July 25, 2011) **Met, no ancillary commercial activities proposed.**

OPTION FOR MOTIONS - *If the Planning Commission concurs that the standards of the ordinance have been met, the following motions are offered. If the Planning Commission determines that the standards have not been met or revisions are necessary, the request could be tabled.*

Special Use Permit

Motion: To approve Special Use Permit (SUP2503) River City Steamboat LLC, 825 Taylor St., to have a commercial campground under Sec. 6.3(K) and a marina under Sec. 6.3(T), on a parcel of land described as P.P. # 70-14-02-200-013 (only part for the marina), located at 825 Taylor St., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific standards in Sec. 20.4(F) and (W).

Site plan

Motion: To approve the site plan dated 1-9-2024, as presented based on the findings that all applicable standards of the ordinance have been met, based on the findings that:

1. The parking calculations _____ (are or are not-if not a condition of approval could be stipulated for spaces to be added) acceptable.
2. The landscaping along Taylor _____ (is or is not-if not the number to be added could be a condition of approval) acceptable.
3. The existing woods and foliage _____ (meets or does not-if not a condition of approval could be added for more screening) provide adequate screening to sufficiently screen the activities from the abutting property owners.

and with the following conditions:

1. Approved sign permits must be obtained prior to any sign changes.
2. All sanitary facilities shall be designed and constructed in strict conformance to all applicable County health regulations.
3. The development of the entire lot is subject to all applicable requirements of the Department of Natural Resources. The plan indicates compliance.
4. A Storm Water Drain Permit (written approval) from the Water Resources Office (Drain Commissioner) will be required at the time a building permit is submitted.

I D number	SUP2403	Date	6/19/2025
Name	River City Steamboat Co.		
Address	825 Taylor St.		
Use	Campground and Marina	SUP required	Yes as per Sec.6.3 (K) & (T)

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	variance for setback
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	not required off unpaved road
Signs, exterior lighting	X	noted to comply
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	X	
Residential development extra requirements-attached garages	NA	