

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, January 21, 2026.**

Meeting called to order by Chairman Josiah Samy at 7:00 p.m.

Present: Josiah Samy (Chairman Samy), Jeannine Bolhouse, Tom Healy, Jessica Ulberg, Geoff Brown, Goris Passchier, Gary Veldink

Absent:

Also present: Ryan Schab, Zoning Administrator (ZA)

**#260121-01 – Agenda for [January 21, 2026](#) Planning Commission Meeting**

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the agenda of the [January 21, 2026](#) meeting as presented.

MOTION CARRIED UNANIMOUSLY.

**#260121-02 – Minutes of the [January 7, 2026](#) Joint Special Township Board and Planning Commission Meeting**

Moved by Gary Veldink, seconded by Geoff Brown, to approve the minutes of the [January 7, 2026](#) Joint Special Meeting as presented.

MOTION CARRIED UNANIMOUSLY.

**#260121-03 – Minutes of the [January 7, 2026](#) Planning Commission Regular Meeting**

Moved by Gary Veldink, seconded by Geoff Brown, to approve the minutes of the [January 7, 2026](#) Planning Commission Regular Meeting as presented.

MOTION CARRIED UNANIMOUSLY.

**#260121-04 – (REZ2601) (Ordinance 2026-01):** To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan. ([Site Plan](#), [Application](#), [Fee Paid](#), [Property Notice](#))

Todd Stuive from Exxel Engineering, representative for the Applicant, presented the request to the Planning Commission.

The ZA presented the [Staff Report](#) to the Planning Commission.

Gary Veldink asked Todd Stuive if he has been in discussions with the Public Works Director about utilities and whether utility services will be available for as many lots as they are proposing.

Todd Stuive stated, yes, he has had initial meetings with the Public Works Director and other township staff. He stated the limiting factor in that location is a lift station that has capacity for, he believed, over 300 units currently. At some point that will be a factor as the area develops and discussions are already taking place about what it would take to eliminate the lift station.

Gary Veldink stated there are constant discussions about the lift stations getting to capacity. He asked Todd Stuiwe if he knew whether this was on a force main for water.

Todd Stuiwe stated it's a gravity main there, but it goes to a lift station. He stated ultimately this system would be rerouted into the new Hidden Lake station.

Gary Veldink stated after the Hidden Lake station, it's got to go to Port Sheldon Street eventually. He stated that's a big discussion around development in the northwest quadrant, getting utilities eventually down to Port Sheldon Street.

Tom Healy asked how many units they are planning to install.

Todd Stuiwe stated they only have very preliminary plans, but they were looking at about two units per acre. About 124 units total.

No other commissioners had any further questions.

Chairman Sammy opened the public hearing.

Pete Plowman, 6877 Creek Ridge Dr., stated he wanted to see a link to the prior meeting minutes for the item on the Planning Commission agenda where they approve the prior meeting minutes so they are easier to find. Additionally, he stated there was a goal on the goals and objectives worksheet about preserving farmland. He stated he understood why they were going to approve this particular rezoning, as it is next to other developments, but he wants the Planning Commission to take that goal seriously. Additionally, he stated he wants to know what the commission is going to do to defend against solar developments and Grand Valley State University buying up property that will become tax exempt under their ownership.

Alex VanOverloop, 4548 Bauer Rd., stated he wanted to know what type of home was going to be built in the development, and gave examples of single-family homes, condos, or townhomes. He stated he was generally in favor of development, but was concerned about the density.

Todd Stuiwe stated in response to Alex VanOverloop's comments, the housing type they were looking at was single-family lots since they were looking at two units per acre. He stated they could do condos in LDR zoning, but right now they were looking to do single-family housing.

Chairman Sammy stated in response to Pete Plowman's comments, they would add the online link to the prior meeting minutes in the agenda so they are easier to locate for the public [all prior meeting minutes can be found on the township website on the Meetings and Agendas page]. As far as the goals and objectives, those are something that will be discussed in detail. The Master Plan is still a rough draft yet, so the Commission will be working on this over the next couple of months. Regarding solar developments, there is something called a renewable energy ordinance where townships can adopt their own ordinance to protect against different renewable energy developments. The State passed a law where if a local municipality does not have its own renewable energy ordinance, an applicant can go to the State for approval to build a renewable energy operation. He stated the Commission will want to look at this for the Master Plan. They will also be looking at what can be done about Grand Valley State University buying up land.

Chairman Sammy closed the public hearing.

Tom Healy stated the Master Plan and a Future Land Use Map are exactly that, plans. Not a promise, a contract or a guarantee. As it pertains to the northwest corner of the township, it is pretty clear the current Master Plan is going to change. The fact that a new Master Plan has not yet been committed to print, does not mean the Township's plans have not changed. Regarding the rezoning item currently up for vote, in supporting the condition of compatibility the staff report says, "the surrounding land is zoned AG and PUD. The uses allowed within LDR are also allowed within the AG district..." and it goes on to say, "The developed lots will be smaller, but the uses will still be compatible." He stated the current Master Plan on page 33 states AG zoning density is one dwelling for every ten acres. The LDR density is two to three dwellings for every one acre; this increases in PUD zoning. He stated single-family homes might be the "use" of the request, but the density of the "use" between the two zones makes the "uses" incompatible because of scale. He stated a reasonable argument cannot be made that inserting a PUD similar to Lowing Woods onto these two parcels is similar or compatible to the existing AG zoning. He stated to rezone is to add more dwellings, more people, more cars, more traffic, and more congestion on a potential scale of 30:1 or more. One dwelling per ten acres versus three dwellings per one acre. That's an enormous change. He stated at the recent joint Township Board and Planning Commission meeting there was a unanimous concern voiced about traffic, speeds, congestion, inadequate road design, and insufficient traffic control devices; the current Master Plan states on page 30 that "New development should be directed to areas efficiently served by public roads..." While these parcels are served by public roads, he said, it is far from being efficient given what will be the increased traffic loads. He stated Fillmore Street and 36<sup>th</sup> Avenue are two primary access roads identified as being more congested and dangerous. He stated that fixing these issues required either a new connector road across the Grand River or required the Michigan State Police and/or Ottawa County Road Commission to redesign the roads, reduce speed limits, and install traffic control devices; the township has no control over these adjustments. He stated something the township does possess control over is to stop large-scale LDR housing developments, which add to the congestion. He stated this rezoning request also goes against Standard 6 which addresses sufficient vacant land already zoned in a specific category. At the joint meeting, there were discussions about preserving prime farmland in the northwest corner of the township; this request takes away prime farmland. The current Master Plan states on page 16, "Agricultural land uses have decreased over the past twenty years due to the continued development of new residential uses in prime farmland areas" which means, he stated, the township has transitioned to a point of not having enough farmland. LDR has been consuming AG for decades. The 'uses' while intended for single family dwellings, are incompatible because of the 30:1 scale with regard to density He stated his main point here is that the township's needs and plans have changed. He stated he believes the rezoning does not pass Standard 6, and the traffic and congestion presents a danger to public safety.

Gary Veldink asked if the Commission rezones the properties to LDR, does that automatically mean PUD zoning is allowed.

Tom Healy stated no, it does not, but that scale doesn't change. It could still be a 30:1 scale. Additionally, the subject parcels are the prime farmland that the current Master Plan talks about preserving. He stated he also attended a training put on by Ottawa County for renewable utility developments. An attorney assisting with the training said if in the Master Plan, a township designates prime farmland and prioritizes its preservation, that is one of the best defenses to the installation of utility energy operations. He stated when they designate farmland, that is a viable

defense, but if they allow farmland to be consumed by LDR, that goes against the claim they want to preserve it.

Gary Veldink stated he agreed to a point. He stated he knows the property to the west of the subject parcels is not farmland. It was farmland, but has already been developed and has apartments and condos. To the east, yes, it is farmland, however the proposed rezoning is not in the middle of farmland, it is consistent with development in the area.

Tom Healy stated that is true, though he felt since the development to the west fronts on 48<sup>th</sup> Avenue rather than Bauer Road, that makes a difference. He stated at some point, they preserve prime farmland or they don't. He stated they have to draw the line somewhere.

Jeannine Bolhouse stated they have not designated the land in the Master Plan at this point and haven't taken the steps required in order to do that. She also stated in any rezoning they've had previously, they have not used the factors stated by Tom Healy to make a determination. She stated she would be uncomfortable changing the criteria without a larger discussion. She stated they've never taken the density of the new rezone into consideration when deciding on a rezoning.

Tom Healy stated he understands that, and stated they've also never been at this particular point before where the existing Master Plan says they've been consuming AG property for twenty years. He stated the township was virtually at a tipping point.

Jeannine Bolhouse stated her concern was that they need to be careful. She understands the importance of preserving AG land, but they need to be careful with preserving that land at the expense of what the owners of that land want to do with it. The owners have made a determination of what they want to do with the land. She stated the rezoning application meets the rezoning standards. She stated the land is not designated AG in the Master Plan at this point. She stated she does not feel comfortable changing the criteria that they've always used. Further, she said, they are not at a point where they are all on the same page for the new Master Plan.

Chairman Samy stated he felt similarly to Jeannine Bolhouse. He stated they have not yet had a discussion on what farmland they want to protect and there are a lot of factors that will go into that discussion. He stated they would do serious harm if they were to stop all development in the township. It would not be consistent with the way they've operated in the past. He stated what he felt the Township Board was concerned about was PUDs becoming too dense, and not so much low density residential developments. He stated traffic is a factor too, and when they come back to the Planning Commission with their site plan, they will be able to review density, but the matter at hand is the rezoning request and it meets all the requirements of the ordinance. There has also not been a recommendation to the Township Board to change anything either. The Planning Commission can continue operating as they have done in the past until goals have been sent to the Board and approved by them. He stated his grandfather and uncle are farmers, and he understands the importance of protecting farmland.

Jessica Ulberg stated the property aligns with the criteria for a rezoning. She stated the future land use map currently designates that area as LDR. She said there will be discussions on preserving AG, but at this point they have not moved forward and presented anything to the Board. She stated she does not feel comfortable straying from the current standards until further discussions are had.

Goris Passchier stated Tom Healy made some valid points. He wondered if there was a timetable for slowing down development as they work with the Master Plan.

Geoff Brown stated there is a precedent. The rezoning request meets the criteria. He stated these parcels are served by public utilities and would disagree with holding up the request. Further, he said, private landowners have rights about what they want to do with their land. It’s their decision.

**Moved by Gary Veldink, seconded by Geoff Brown to adopt the following motion:**

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.**  
**2026-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on February 23, 2026, 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:

**(REZ2601) (Ordinance 2026-01):** To change from Agricultural (AG) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-07-100-003 and P.P. # 70-14-07-100-014, located 4577 Bauer Rd. and 4471 Bauer Rd., 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.

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 3. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication 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 OF ORDINANCE ADOPTION

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.

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.

I hereby certify that notice of this ordinance was published in the Grand Rapids Press on and on \_\_\_\_\_ . *(Fill in the 2 dates of publication)*

I further certify that the votes for adoption of the foregoing resolution were as follows:

Yeas:

Nays:

Absent:

Abstained:

Respectfully submitted,

By: \_\_\_\_\_  
Jim Wierenga, Georgetown Charter Township Supervisor

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Yeas: Josiah Samy, Jeannine Bolhouse, Jessica Ulberg, Geoff Brown, Gary Veldink  
Nays: Tom Healy, Goris Passchier  
Absent:

MOTION CARRIED.

**#260121-05 – Communications, Letters and Reports**

The ZA made a couple of announcements regarding upcoming meetings.

**#260121-06 – Public Comments**

Pete Plowman, 6877 Creek Ridge Dr., stated at the joint Township Board and Planning Commission meeting, they talked about the Jenison Ranch style home, and he felt it was discussed like it was a bad thing and he didn't understand why that was. He stated when people move to Georgetown, they move here for thirty to forty years. He stated he does not want to see high density and apartment buildings. He stated it will further increase the traffic and congestion issues. He stated Georgetown does not have to be all things to all people. He stated people who want starter homes can choose to live in Wyoming.

**#260121-07 – Other Business – Continued Master Plan Discussion on Goals and Objectives**

The Planning Commission resumed their conversation regarding the Goals and Objectives of the Master Plan by going through the [Goals and Objectives Worksheet](#) and identifying which goals on the worksheet they want to keep, revise, or remove.

***Housing***

**Goal 1: Facilitate opportunities for quality, affordable housing for people of all life phases, income levels, and abilities to be built.**

Gary Veldink wanted to remove Objective Four from this goal. He stated he had an issue with trying to partner with the County to get low-income housing. He stated he hates the word "affordable housing." He stated affordable housing won't happen unless they have a depression. He stated he didn't see why they had to partner with anybody as it's not the township's job to build houses.

Tom Healy stated there was a format of housing plans put out by the county [possibly referring to the [Ottawa County Small-Footprint Homes Development Project](#)]. He asked Gary Veldink if there was anything presented in that report that he felt was okay.

Gary Veldink stated no, there was not. He stated they may as well put a campground in as it would be the same square footage and it's cheap. He stated he used to build migrant housing for an

agricultural operation. He stated they could put the dwellings on a skid and pull them from field to field. He stated Georgetown is more a place where people find their final homes, not their starter homes. Starter homes are in Wyoming. He stated figuring out how to build cheaper housing is not the government's job.

Geoff Brown stated he wanted to remove Objective Four as well. He stated he doesn't like the term "affordable housing" either, though demographics are changing. He stated Ottawa County is more focused on the lakeshore communities.

Chairman Samy stated they could just remove "affordable" from the goal. He stated they could just have it state "Facilitate opportunities for quality housing for people of all life phases."

Gary Veldink stated he agreed with that. He stated he's not trying to discount anybody coming to Georgetown. He just doesn't like the phrase "affordable housing."

Jessica Ulberg also agreed to remove it. She stated in their discussions, the conversation has more so been about different types of housing, not necessarily affordable housing. She stated if Georgetown had a mixed-use building, the apartments above the commercial spaces would cost just as much as a mortgage, if not more. She stated not everyone wants a large house with a large garage with a huge yard to take care of.

Geoff Brown stated there is a large portion of first-time home buyers who don't know how to maintain a home and would be better served by a condo. He stated he doesn't like the stigma of "affordable" either, but they should understand there is a generation coming up who don't know how to remove and replace their own toilet. The township needs to be able to accommodate that.

Jeannine Bolhouse stated there are a lot of younger people who saw their parents do all that work and they don't want to do all that. They don't want to mow their lawn every weekend. They don't want to spend money to sprinkle their lawn. So, they make choices that eliminate some of those things and it is not necessarily affordable.

Tom Healy stated the concept of affordability goes along with density. Putting five units on an acre instead of three units lowers the cost of those properties.

Chairman Samy stated he would be cautious to look at it as anything but just having different varieties of home and providing the opportunity to build those homes for people of all life phases. It removes income and affordability from the statement. He stated he encouraged everyone to look at the makeup of the township currently, but also keep in mind there will be a lot of new people in the township over the next few decades. The Master Plan needs to prepare for that shift as well.

Goris Passchier agreed to remove the word "affordability." He stated Georgetown doesn't need to become something totally different.

Jeannine Bolhouse stated regarding Objective Two, she liked the idea of revising the zoning ordinance, but did not like the idea of limiting it to the cost of development. She stated there are other factors that they can look at to improve the ordinance.

Chairman Samy stated he also wanted to revise that one. He suggested the revision to be, "Revise the zoning ordinance to eliminate the requirements that prevent a higher quality of developments

in construction.” He gave the example of the recent proposed Eastbrook Homes development that would have utilized creative construction to give a higher quality of life. He stated it could even just be for PUDs.

Geoff Brown stated he agreed. He stated for Objective One, current zoning should be less restrictive for accessory dwelling units (ADUs). He stated Georgetown has an older generation and the cost of elder care is very expensive. He stated if people would be allowed to have ADUs, so much land might not need to be developed.

Gary Veldink stated the only way he would support ADUs would be if it would incorporate an existing home. He stated he would not support a detached ADU. He stated elders do not live in those units very long and once they leave, then the homeowner could rent it to anyone to make money. He stated elderly parents are quiet, but the next renter might not be.

Chairman Samy stated he agreed he did not like the idea of detached ADUs. He stated the way the ordinance is currently written, it does not allow for separate cooking facilities from the main level.

Gary Veldink stated he could make his basement into an apartment because he lives on a lake and he can have a kitchen in the basement. He stated that his house is maybe one out of one hundred where that would work. Additionally he stated all the objectives under Goal One could be combined into one objective.

Chairman Samy stated he could see combining Objective One and Two into one item. For revising Objective One, he stated he wasn't sure if they were looking for as many two-, three-, or four-plexes, and maybe they could incorporate creative PUDs into that item.

Tom Healy stated he had Objective One flagged for removal for that reason. He stated what has been done historically has worked well for duplexes. He stated PUDs might eliminate the need for duplexes.

Goris Passchier asked what the difference between two-, three-, and four-plexes and apartments really was. He stated it seemed like it was just a fancy way of putting in apartments.

Chairman Samy stated that is not necessarily the case. He stated condos could be considered duplexes, three- or four-plexes.

Goris Passchier stated they should then identify that they are condos, which seemed different to him than having a duplex, like those on Cottonwood Drive.

Chairman Samy stated a duplex could be condos or townhomes. There are different types of duplexes.

Gary Veldink stated it is a residential zoning district and they are not spot-zoning a four-family home on a single-family lot. He stated in the next five to ten years, the State is going to allow duplexes on single-family lots.

Chairman Samy stated he wanted to add something about limiting traffic congestion and he wasn't sure if that would be under housing or transportation goals. He stated he felt there were too many access points to major thoroughfares.

Tom Healy commented that Objective Three states residential developments are to be located “off of prime farmland soils.”

Chairman Samy stated he thought when they talked about prime farmland soils, it was more so the muck fields by Chicago Drive, which is different from the soil of the northwest quadrant that can be built on.

Tom Healy stated there is a legal definition of “prime farmland.” He didn’t want to take away from the discussion at hand to dive too deep into that though. He believed it didn’t describe the muck land though.

Chairman Samy stated they certainly could dive into that in detail later, he just believed when they had discussed prime farmland in the past, it had been in reference to the lands nearer to Chicago Drive, which cannot be built on.

**Goal 2: Support a variety of housing densities and styles, encouraging greater density in the areas of the Township with the infrastructure to support it.**

Gary Veldink stated he wanted to remove Objective Two. He stated he does not like the idea of residential and commercial together.

Chairman Samy asked if he meant like having a business on the main level of a building and an apartment on the floor above that.

Tom Healy gave the example of the old Kmart property at Main Street and Chicago Drive.

Gary Veldink stated they got rid of the Kmart because they didn’t like the vacancy. He stated he drives by a lot of residential-commercial buildings and the businesses are vacant. He stated it’s difficult to rent those places. He stated there’s huge turnover of businesses in those places too.

Chairman Samy stated he disagreed. He said it’s become necessary to have mixed-use. He stated Fazoli’s on Baldwin Street recently went under because it was a standalone restaurant with no other financial support for that location.

Gary Veldink commented that it was interesting because the Master Plan survey results called for more sit-down restaurants, which is exactly what Fazoli’s was.

Chairman Samy stated he liked the idea of a community with retail, food, and residential. He stated having residential on the same property, helps to support the commercial.

Gary Veldink asked how big of a project would that be. He asked if it would look like fifty residential units, sixty units, one hundred, etc...

Chairman Samy stated he did not have a number for that since he’s not a professional in that industry. He stated big box stores aren’t surviving any more. At the joint meeting everyone wanted to see more restaurants and coffee shops, but he stated those won’t thrive as standalones. He stated

the mixed-use area at Baldwin Street and 36<sup>th</sup> Avenue contains residential condos with restaurants and shops.

Gary Veldink stated when commercial and residential mix, they need to look at the parking ordinance.

Geoff Brown stated they were going to have to address that too. He stated he liked how Goal Two addresses “encouraging greater density in the areas of the Township with the infrastructure to support it.” He felt no one was talking about building a plaza on the Kmart property like they have in Hudsonville. The cost of commercial building is incredible without adding in overpriced land. The price itself becomes prohibitive. He stated taking properties that are already commercially zoned and telling a developer to attract stores and restaurants, may require a layer or two of apartments. He stated no one was talking about doing that on Baldwin Street; the area for this would more so be Chicago Drive. He also stated they aren’t necessarily talking about building mixed-use developments all the way down Chicago Drive. He stated every time they restrict or reject a commercial building from being built, the taxpayers are footing the bill for those rejections. He stated bills and costs continue to rise and the taxes must cover those costs. He stated if the township had more commercial businesses, it would help support the tax base. He stated they could pinpoint zoning to certain areas where mixed use could be allowed, but don’t ban it.

Goris Passchier stated most of the tax dollars go toward schools.

Gary Veldink stated the township gets \$70 out of \$1,000.

Goris Passchier stated he’s seen apartments above commercial spaces in many cities around the country and he said that arrangement can be done well, but he thinks the Commission needs to be very specific about where they go.

Tom Healy commented that allowing flexibility for things like height allowances in certain locations may help.

Jeannine Bolhouse asked, regarding Objective Three if the township had a “utility policy to support the zoning ordinance and master plan.”

Gary Veldink stated the township has a ten-year infrastructure plan.

### ***Growth and Development***

#### **Goal 3: Focus new commercial development into existing developed areas.**

Jessica Ulberg stated she initially wanted to remove Objective Six. She asked if the township was currently working with Ottawa County to bring people into the township.

Chairman Samy stated he felt it was more about bringing in productive businesses, rather than residents.

Jeannine Bolhouse stated she felt the township has a problem bringing businesses here.

Geoff Brown agreed with that.

Chairman Samy stated he doesn't know much about the Ottawa County Economic Development Corporation, but he knows more about Lakeshore Advantage and they partner with businesses and bring them into towns.

Gary Veldink stated he had it as an objective to remove. He stated Ottawa County doesn't have a great working relationship with the township.

Chairman Samy wanted to remind everyone this was a future goal. They did not need to have great relationships now, but in the future that could all change. He stated having these goals in the Master Plan works as leverage to receive more assistance from Ottawa County in the future.

Jeannine Bolhouse stated she felt they needed more communication and collaboration with surrounding organizations and communities. She stated she did not want to discount Gary Veldink's experience with Ottawa County, but stated they should have a goal to improve that.

Gary Veldink stated if they were going to leave that goal, then Grand Valley Metropolitan Council should be added as an organization. He stated the township works closely with GVMC already.

Tom Healy stated he agreed having more collaboration was a good goal to have, especially if funding is available for certain projects.

Jeannine Bolhouse stated they don't know about funding if they don't ask.

Gary Veldink stated there was \$54 million in American Rescue Plan Act (ARPA) funds that went to Ottawa County. He stated the lakeshore communities received funds for social justice projects and Georgetown got nothing. He stated he sent letters to the County asking for funding, but the response was deafening.

Chairman Samy stated he wanted to remove Objective Three, which was "establish an expedited permitting process for priority sites and corridors to incentivize commercial and mixed-use developers to locate in specific areas." He stated he did not believe they should expedite or waive anything in the permitting process. He stated he wanted to remove that one or revise it to include more of an enhanced dialog between the township and developers.

Jeannine Bolhouse asked if there was a way to incentivize developments or businesses in specific areas rather than expediting permitting or the usual tactic which is tax incentives since the township won't do that.

Chairman Samy asked Mike Houseman, of Wolverine Building Group, what sort of things outside of monetary incentives could help bring businesses into the Township.

Mike Houseman stated he thought maybe Objective Three was referring to a thing called form-based code, which fosters high-quality buildings and streets over separating uses, allowing for walkable, mixed-use areas. He stated he has a development in Muskegon which is under form-based code and so long as his building meets certain criteria for aesthetics, height, functionality, and parking, it does not have to go to the Planning Commission. It goes instead to planning/zoning staff for approval. He stated all of south Division Street is form based code due to the Silver Line bussing system from The Rapid being installed. He stated every community along that route,

including Grand Rapids, Wyoming, Kentwood, and Gaines, has form-based code. He stated when he develops properties in those municipalities along that route, he saves months by not having to do the whole Planning Commission process that Georgetown has. He stated saving that time is a huge incentive. He stated form-based code is still relatively new and is slowly developing.

Gary Veldink stated they would have to change their whole PUD ordinance.

Mike Houseman stated not necessarily. A form-based code would be its own ordinance.

Gary Veldink stated the current PUD ordinance is written to require developers to come to the Planning Commission.

Mike Houseman stated yes, if they were going for PUD zoning, they still have to go to the Planning Commission for every site-specific building. With form-based code, that's not necessary, so it saves a lot of time, which is a huge incentive.

Tom Healy wanted to know more about how form-based code is repeated throughout several communities due to the Silver Line bussing system.

Mike Houseman stated it was because it was a federal requirement to secure federal funding for the Silver Line. Every community that benefited had to go to form-based code for that corridor.

Tom Healy asked if all those municipalities had the latitude to modify form-based code and if they all had to modify it to the same thing.

Mike Houseman stated they all had latitude, but they did not necessarily have to modify their code to the same things. He stated he had wanted to build a building in one of those municipalities, but it was not practical for the intended use because it would have put the building right on the sidewalk. He stated he worked with the planning staff in that municipality to tweak things so he could get the building installed, while still meeting requirements of form-based code. He still had to go to the Planning Commission because it was a zoning change as well. He stated form-based code is improving as more municipalities utilize it.

Tom Healy stated it sounded as though there is already a template out there for it.

Mike Houseman stated there most definitely is. He felt Objective Three is referring to form-based code when it talks about "expediting permitting" and "incentivizing commercial and mixed-use developers to locate in specific areas."

Chairman Samy stated he felt much more confident about that objective then and wanted to keep it in.

Gary Veldink still didn't like the phrasing of "expediting permits." He stated the Planning Commission really has no control over permitting. He stated he would love to be able to tell people to bypass EGLE (Michigan Department of Environment, Great Lakes, and Energy) or with the County because they are so slow.

Chairman Samy stated they could revise it to say "establish form-based coding for priority sites and corridors."

Tom Healy stated his sense of “permitting” was bypassing having to come to the Planning Commission for every detail.

Chairman Samy stated the township does that to a degree because a lot of buildings don’t have to come to the Planning Commission so long as they meet certain requirements, but he agreed they could look at that more in depth with form-based code.

**Goal 4: Retain the northwest corner of the Township as a place for natural features and farmland that support the economic, ecological, and recreational needs of the community.**

Tom Healy stated he felt they needed to designate the northwest corner of the township as prime farmland and it should be retained as such. That will help prevent utility-scale renewable energy developments there.

Chairman Samy asked if they wanted to add another line to say that the Planning Commission wants to develop a map of specific prime farmland. He stated they could even develop and adopt a prime farmland ordinance.

Jeannine Bolhouse wondered if a goal like that should be moved under the Agriculture section.

Tom Healy did not have a strong opinion on where exactly it should go, but so long as it is in the Master Plan, it will give the township a fighting chance against some utility-scale operations.

Geoff Brown asked if that would restrict Grand Valley State University at all.

Tom Healy was not sure. He was more knowledgeable about renewable energy.

Geoff Brown stated he was more concerned about GVSU than the renewable energy farms.

Tom Healy stated arguably if it’s a good defense against something like a solar farm, it was also a good defense against GVSU building student housing.

Gary Veldink asked how the Township would work with GVSU, regarding Objective Two.

Chairman Samy stated it could also be staff communicating with GVSU or the elected Supervisor.

Tom Healy stated Goal Four talks about the Bend in the River and agriculture and thought maybe they should be separated. Maybe put the farming items in with the Agriculture section.

There was a consensus that the commissioners agreed with moving farming goals/objectives to the agriculture section.

Geoff Brown stated he loves the parks around Georgetown, but he’s not supportive of adding to those parks. He stated Georgetown already has a lot. He stated the more acres of parks there are, the bigger the burden is on taxpayers to maintain them.

Gary Veldink stated a representative from Ottawa County Parks was at a Board meeting recently and he asked the representative how they were going to maintain all the parks they envision. He

stated the representative responded that they had “put some money away.” He stated now, there will be a millage this fall on the ballot for maintaining the parks [[the millage was first approved in 1996 and renewed every ten years thereafter](#)]. This will be the fourth time the millage is up for voter approval].

Geoff Brown stated the ideas for the park projects sound great, but the taxpayers are ultimately on the hook for maintaining those facilities.

Tom Healy stated at the joint meeting, Board member Kelly Kuiper had talked about interconnecting the parks. He stated he felt that was a good idea.

Geoff Brown stated he loved that idea too, but then they had to address traffic. He stated interconnecting the parks might require bike lanes which will cause traffic and safety issues.

Jeannine Bolhouse stated she didn’t disagree with the traffic issue, but parks in the community are a huge benefit to quality of life. She stated people love Georgetown’s parks, but yes, they have to be maintained and people need to be able to get to them. She stated one of the takeaways from the survey results was that people love the parks.

Geoff Brown stated he agreed that the response to parks was really great, but more than that, people complained about how bad the traffic is.

Jeannine Bolhouse stated whenever she hears people complaining about traffic she goes back to the idea of “You are not *in* traffic. You *are* traffic.” Everyone who lives here contributes to that issue. She stated one of the best solutions to the traffic issue would be building new roads, which costs a lot of money. Another bridge over the Grand River would be an enormous undertaking, as would being able to get on I-196 from 48<sup>th</sup> Avenue so people don’t have to go through Hudsonville. She stated she felt interconnecting the parks is a more achievable goal, than fixing traffic.

### ***Transportation***

#### **Goal 5: Prioritize the maintenance and improvement of existing road infrastructure.**

Gary Veldink stated he agreed with all the objectives under Transportation.

Chairman Samy asked if he even agreed with working with the Ottawa County Road Commission.

Gary Veldink stated he did.

Tom Healy stated the one thing they could do is put the brakes on more development. He stated they can’t make the Road Commission come here and straighten out Fillmore Street or make it four lanes and put in traffic lights or whatever solutions might solve the traffic issues. The only thing they have direct control over is stopping development.

Jeannine Bolhouse asked if that was appropriate though.

Tom Healy stated he felt the Township Superintendent said at the joint meeting that was the only way to stop further congestion.

Jeannine Bolhouse stated the Superintendent can have an opinion, but she asked if it was appropriate to tell people who own acres of land that they cannot build multiple houses on it. That the township isn't allowing homes to be built anymore.

Tom Healy stated the current Master Plan does not say anything about building another subdivision as soon as one is completed.

Jeannine Bolhouse argued where does the current Master Plan say land can't be developed.

Tom Healy stated the plans and needs of the township are changing and until the congestion is addressed, development should stop. He stated if the township wanted to finance the building of a bridge over the river or straightening out Cottonwood Drive and Fillmore Street, those are fine improvements for the northwest quadrant.

Jeannine Bolhouse asked Gary Veldink how he felt about the township telling landowners and developers they can't build.

Gary Veldink stated the township has to be careful. He gave the example of Randy Koetje putting in 250 lots for single-family homes in that area. He said building that many homes would take six or seven years to complete. He stated the township is averaging roughly 50 new homes per year. It's not like those developments fill instantly.

Tom Healy stated there's already something zoned LDR by Cedar Lake which is nearly 200 homes.

Gary Veldink stated that particular development was zoned for homes three years ago and is only just now entering the second phase. The first phase was only thirty lots, so it took three years to build thirty lots.

Tom Healy stated there is no projected solution for mitigating traffic on Fillmore Street and Cottonwood Drive.

Chairman Samy stated that from what he's heard from other commissioners and Board members, the Road Commission will not intervene until there are major problems. He stated he was not sure they could put a ban on development by saying the township has to work out its traffic issues first before any more development can occur, especially if the Road Commission will step in to help when traffic issues get worse.

Gary Veldink stated Baldwin Street and Cottonwood Drive needs a traffic study and it might alleviate a lot of problems. He stated he would like to see the light at the intersection of Baldwin Street and Main Street removed and Main Street turned into a cul-de-sac there. He stated it would eliminate traffic coming from Grandville which would then be forced to use Chicago Drive instead of Baldwin Street to get to Meijer. He stated there would still be congestion at Cottonwood Drive and Baldwin Street but the traffic light timing could be altered and it would help traffic issues.

Chairman Samy stated he wished they could order things like road diets or cul-de-sacs, but they don't have a good voice with the Road Commission or all the money needed for those projects.

Gary Veldink stated the project to remove the light at Main Street and turn the road into a cul-de-sac wouldn't require as much money as changing the roads in larger ways.

Chairman Samy stated he wondered if residents would be willing to pay one extra mill on taxes if it alleviated a huge congestion and traffic issue.

Jeannine Bolhouse and Jessica Ulberg felt people would not pay an extra mill for road improvements.

Chairman Samy stated he didn't mean for Georgetown, he meant the County would be more likely to get something like that passed.

Gary Veldink stated he has been fighting with the County because they want to resurface 42<sup>nd</sup> Avenue from Bauer Road to Fillmore Street. He stated he was hoping that since they have to resurface it anyway, they could add in a bike lane at the same time. It would give people better access to the Grand Ravines Park and further, he's been reaching out to Hudsonville Public Schools to put in a trail down Bauer Road to give better access to schools on 36<sup>th</sup> Avenue and Baldwin Street. Township residents want to see more access provided to the parks.

Tom Healy agreed a bike trail would make transportation down that whole road safer.

Gary Veldink stated he was frustrated because the response he got from Hudsonville Public Schools was simply that they've never done a project like that before; that's not what they've done. He admits that he can be old-fashioned, but the unwillingness for the schools to participate in projects like bike routes and trails is frustrating.

Goris Passchier asked if there was any benefit to the township writing its own traffic plan in the Master Plan.

The ZA stated there's a section in the current Master Plan that addresses major streets and access management. He asked what they were hoping to add to that.

Goris Passchier stated he was hoping it could be a vision for traffic goals over the next five years, regardless of what the Road Commission says.

Gary Veldink stated it may help to distinguish between arterial roads, which the County takes care of, and residential roads, which the township takes care of. The County would maintain roads like Baldwin Street, 20<sup>th</sup> Avenue, and Cottonwood Drive. He stated it may be beneficial to list in the Master Plan which streets the township has no jurisdiction over.

Chairman Samy suggested maybe adding an appendix of County-maintained streets.

Jeannine Bolhouse stated she didn't know where it would fit in, but pedestrian safety is an important point that is not addressed directly in the Master Plan.

Tom Healy stated pedestrian safety is addressed under Goal Six for non-motorized systems on the worksheet, but maybe pedestrian safety should be addressed under both Goal Six and Goal Five.

Chairman Samy wanted to revise Objective One to say something to the effect of designating a group of representatives to attend and represent Georgetown at Ottawa County Road Commission meetings.

Gary Veldink stated he believed the Superintendent and Assistant Superintendent go to those meetings every other month or so.

Chairman Samy asked how frequently the Road Commission holds meetings.

Gary Veldink stated he believed it depended on what's going on for them. There should be a meeting once a month, but it doesn't always happen.

Chairman Samy stated it would be nice to have a dedicated group who attends every single meeting if the township wants to have better communication with the Road Commission.

Tom Healy stated that person or people would know the goals of the township when it comes to transportation and roads, and they could continue to bring up those items at Road Commission meetings.

Chairman Samy stated they may have to give that person or persons reimbursement to incentivize them to drive all the way to Grand Haven to attend those meetings.

Jessica Ulberg stated related to the road issues, there was a lot of public comment about pedestrian safety as it relates to the schools, and it may be worth seeing if anyone wanted to represent the township at school board meetings. She stated maybe they didn't need to go that far with the issue, but she knew recently there was a lot of public comment about issues like one they're having at Lowing Woods where there aren't enough busses for all the kids who live there, but there are also no sidewalks for the ones who have to walk to school.

Gary Veldink stated they'll spend \$430,000 on a jumbotron, but they won't install sidewalks.

Chairman Samy stated they charge companies thousands of dollars to advertise on the jumbotron as well.

Jessica Ulberg stated it was frustrating how the Commission hears a lot of comments from the public about things the Commission has no control over. The entities that do have control don't seem to prioritize eliminating safety risks.

Tom Healy suggested adding something to the Master Plan about what residents can do to help facilitate these goals. Suggesting if there's enough parental feedback at a school board meeting, the schools may work harder on some of these issues.

Chairman Samy stated they could direct residents to school board meeting times and locations in the Master Plan.

Tom Healy stated no parent is going to prefer their kid walks down 36<sup>th</sup> Avenue in the dark in the snow.

Gary Veldink stated Hudsonville Public Schools bought two busses that bus kids from the 5/6 Building to the Middle School to get them on busses that actually take them home. He stated they did that rather than put in sidewalks.

Chairman Samy stated he's seen his tax bill; he knows they have the money for sidewalks.

**Goal 6: Build a safe, inviting nonmotorized system that complements the Township's vision for a livable, accessible community for people of all ages and abilities.**

Goris Passchier wanted to have more clarity about "non-motorized." He stated he owns an e-bike which is considered a motorized vehicle. They are becoming increasingly popular.

Tom Healy stated he wanted to add a crossing at the library to Objective Two. The neighborhood that the library directly serves is across Baldwin Street.

Gary Veldink stated that's been tried a couple times.

Geoff Brown stated they needed a bridge like they have in Wyoming.

Gary Veldink stated installing solely a crosswalk creates a false sense of safety.

Chairman Samy stated they could add a light like they did by Brewer Avenue and Baldwin Street.

Gary Veldink stated the County won't allow it. The County controls all traffic lights. He stated the only reason they had to install the new light at Brewer Avenue and Baldwin Street was that the township's insurance company pushed it. The County wanted to call 36<sup>th</sup> Avenue the crossing for those schools, but that wasn't in the school zone. So they had to put it in at Brewer Avenue and Baldwin Street because that was in the school zone.

Jeannine Bolhouse stated she still felt they should add the library crosswalk into the Master Plan.

Chairman Samy agreed.

Jeannine Bolhouse stated she understands Gary Veldink's concern about the crosswalk creating a false sense of security because the number of times she has seen people step out into a crosswalk only to have to pull back because a car runs a red light is so high.

Gary Veldink stated he believed crosswalks not at an intersection are the most dangerous.

Tom Healy asked how that can be more dangerous than what is happening at Alward Elementary on Port Sheldon Street.

Chairman Samy stated that's a terrible spot.

Jeannine Bolhouse stated there is a sense of security because there is a button to press for the crosswalk so people will get the okay from the crosswalk lights to cross, but there is a car coming that is ignoring the lights. As opposed to not having crosswalk lights and people have to wait for traffic to clear before they cross.

Chairman Samy stated the poles that helped make the island in the middle of the crosswalk standouts are gone already, hit by plows or trucks. He stated that before and after school, there is a crossing guard which is effective, but any other time, people are risking their lives to cross that road.

Gary Veldink stated there had been a similar system at Jenison Christian School on Baldwin Street, but it got too dangerous. He stated the biggest problem there was parents coming to get their kids.

**Goal 7: Support programs to increase safety across the transportation network.**

Chairman Samy wanted to remove Objective Three. Two other commissioners wanted it removed as well.

Jeannine Bolhouse stated she felt citizens would not think Objective Three to be feasible or cost-effective. She felt personally that public transportation is important, but the residents of Georgetown would disagree.

Gary Veldink stated he would want all three objectives removed.

Jessica Ulberg questioned how effective Objective One would be and wanted it removed.

Chairman Samy stated he looked at Objective One as one method to maybe help the issues and didn't mind it staying in. He felt the same way about Objective Two.

Tom Healy asked if some of the pedestrian safety programs had money tied to them.

Chairman Samy stated they do, like the Safe Routes to School Program.

Geoff Brown stated back when they put in the crosswalks on 20<sup>th</sup> Avenue, the county initially wouldn't allow it, so Jenison Public Schools used Safe Routes to School to push the issue with the County and forced them to put the crosswalks in. He stated even when kids were getting hit trying to cross 20<sup>th</sup> Avenue, the County still wouldn't budge on installing crosswalks. Safe Routes to School helped fund those crosswalks.

Jessica Ulberg asked if the schools already have a plan, did the township need to have a plan as well.

Chairman Samy stated if the schools have a plan, it may not be formalized. It may be something like the Master Plan where they revisit it once every five years.

Jeannine Bolhouse stated the Jenison 5/6 Building is going to be a new addition to the Jenison High School's property and smaller kids are going to be crossing 20<sup>th</sup> Avenue to get there.

Jessica Ulberg stated the three-way stop at Bauer Road and 20<sup>th</sup> Avenue is terrible.

***Public Utilities***

**Goal 8: Sustain and maintain public utility infrastructure at levels supported by available funding.**

Chairman Samy wanted to remove Objective Five as the township is already using water transmission lines to reduce stress on groundwater resources.

Tom Healy stated if they are not going to mandate developments bring water and sewer to their plats, Objective Five seems like a corollary to that. Removing it might take emphasis off relying on public utilities and instead promote a reliance on wells. He wanted to leave it in.

Jeannine Bolhouse stated educating the public about utility improvements might be beneficial to adding to the Master Plan. She wanted to make sure residents were aware these improvements are not free. Further, detailing the long-term strategy for infrastructure—modernization, cost effectiveness, sustainability—is important. She stated they could possibly incorporate the utilities policy that is in place and it is constantly being worked on and updated. She stated the infrastructure they rely on is not free and it constantly needs to be paid for and updated.

***Parks and Recreation*****Goal 9: Support the goals of the Township's current Parks and Recreation Master Plan.**

Tom Healy stated right-of-ways or connecting the parks would be a good objective to add here.

***Agriculture*****Goal 10: Protect and preserve large tracts of agricultural land and natural features that are economically, ecologically, and aesthetically important to the community, while respecting the rights of farmers.**

Tom Healy stated he wanted to add preservation of prime farmland to this section.

Gary Veldink stated he did not like Objective One (Support the participation in State and County Purchase of Development Rights [PDR] Programs). He stated Ottawa County can buy the development rights to a piece of property so it cannot be developed and it can continue to be farmland. He stated he doesn't like that his tax dollars are going toward a program like that. He stated if a farmer wants to sell his land, that's fine, he can put it on the market and sell it.

Jeannine Bolhouse stated with all the difficulties surrounding farming, it's a hard way to make a living and becoming much more difficult. Her concern was limiting people's options when they want to sell their land or use it for other purposes. She stated she understood as a township wanting to preserve farmland, but she struggled with the township telling someone who owns property and is struggling to make a living, they cannot change their use.

Chairman Samy stated there may be someone who owns sixty or forty acres, and the only people who can afford to buy land that size are developers. He stated there was vacant property on Quincy Street that was five acres and the starting price was \$400,000.

Gary Veldink gave an example of if someone owns their home for twenty years there could be a rule/law that says they have to sell their house for the assessed value. But property owners realize they can sell their homes for far more than the assessed value.

Tom Healy stated the way he reads Objective One it says “support the participation in...” It’s not mandating anything. It’s a means of educating people.

Jeannine Bolhouse stated if they aren’t implementing policies that preserve land and have any form of teeth, then they aren’t doing anything. She stated commodity prices are low, there’s huge input costs to set up a farm, to maintain a farm, there’s climate impact, etc... So if a farmer loses all their crop due to a flood, their source of income for a season is gone. She stated she took issue with forcing people to stay in that lifestyle just so the township can preserve large tracts of land.

Chairman Samy stated he was torn on this because he likes rural areas. It means less traffic, less people. At the same time, farming was the way of life for his grandparents and uncle, but no one else in his family wants to take up farming because it is so difficult, expensive, and time-consuming. He stated it’s tough to say to farmers who own, for example, thirty acres, that they cannot sell their land because it could be farmed.

Goris Passchier stated if he was a farmer and the township wanted to preserve his farmland, he would look for compensation for that.

Geoff Brown stated the State has a program where the State will pay property owners to basically keep their land wildland. No development is allowed, no driveways of any kind. The building rights are extremely restrictive.

Gary Veldink stated there are different programs like that.

Geoff Brown stated he wanted to remove Objective One. He stated he doesn’t want to participate in a program like that.

Chairman Samy stated if a property owner is already involved in a program with the State to keep the property free of development, it could prevent a lot of potential development down the road since those programs are so long-term, some being indefinite.

Tom Healy stated he felt the other commissioners wanted to completely remove Goal Ten.

Jeannine Bolhouse stated no, that was not the case. She stated they need different parameters.

Tom Healy stated they aren’t solving any of these issues at present. These are goals and the discussion of parameters will come later.

Chairman Samy stated the future land use map doesn’t have solely AG properties on it because of how limiting that zoning district is.

Tom Healy stated they are tossing out AG for reasons of limitation, but they’re leaving in LDR or RR for exactly those same purposes, to be regulated through means of lot size and setbacks. He stated if the township says it cannot preserve prime farmland because it’s too restrictive to

property rights, then they also cannot say a house in LDR has to meet setbacks and size requirements. He asked what the difference was.

Chairman Samy stated the difference was they would be putting guardrails up.

Tom Healy stated they could put guardrails on the consumption on farmland.

Chairman Samy stated he felt maybe Tom Healy was looking at it as he wanted to put a boot on a car; it's not going anywhere. He stated if a farmer has bad crop yields for four years straight and needs to sell the land, preventing a change in use effectively prevents that farmer from selling their land and they couldn't split off pieces because AG has acreage requirements. He stated he does not see that as a guardrail so much as a freezing in place. Whereas the guardrails for LDR and RR zoning allow someone to build and develop, but there are still zoning restrictions on what can be built.

Tom Healy stated he felt they were saying the same thing. He gave the example of the corner of Windgate Drive and Baldwin Street which is residential, and that property cannot be sold to a McDonald's and get a multi-million dollar selling price because a McDonald's is commercial and cannot go there.

Jeannine Bolhouse stated the same thing is true of AG zoning, which has regulations on what can and cannot be done in that zoning. It's no different for LDR zoning.

Tom Healy stated he felt they were arguing they don't want to regulate farmland.

Jeannine Bolhouse stated they are regulating farmland. She stated she doesn't want to limit the ability to sell farmland. People can sell their homes. There are many limits on AG properties.

Tom Healy asked what the prohibition on selling farmland would be. Limiting the use to agriculture would not prohibit someone from selling it.

Jeannine Bolhouse stated it limits who a farmer could sell their land to.

Tom Healy stated the same is true of LDR or commercial properties. Those zoning districts also limit who a piece of property can be sold to.

Chairman Samy stated he felt the use from LDR to commercial is so intensely different compared to AG use to LDR.

Tom Healy stated all zoning districts are still dictating who a piece of property can be sold to. Or rather, an LDR lot can be sold to a company like McDonald's, but they can't put a McDonald's restaurant on that property due to the zoning district. So an owner can sell it to whomever wants it, but the use dictates the pool of buyers.

Gary Veldink stated for example, if a property owner in the northwest quadrant wants to sell their property they can, but the owner would have to get utilities to it in order to develop it. So right now, those properties are valued as AG. If sewer was made available, then it can be LDR and it becomes much more valuable. He stated to protect farmland, the best thing the township can do is not allow development unless utilities are made available. That would naturally restrict

development. He stated once the Koetje development goes in in that area, there may not be much capacity left on that sewer line.

Chairman Samy stated the current Master Plan says something about rezonings would require utilities be brought into that area if they are not currently available.

Gary Veldink stated he thinks the preservation of AG properties will be driven by the lack of utilities being there. He stated that would be a long-term project due to the cost. He stated eventually, that area will be developed. It will happen. It will just take a long time. He asked Randy Koetje (Koetje Builders) for his opinion that.

Randy Koetje stated it could be done. He stated there are financing mechanisms or payback mechanisms to potentially get some of a developer's money back over time. It would open up over one thousand acres for development.

Gary Veldink stated it would take a long time to accomplish.

Randy Koetje agreed, stating with the land they have currently, it would take twenty years to completely develop at the fastest. Probably would be closer to thirty years.

Chairman Samy stated he would like to remove Objective One. He did not care for sale restrictions or purchasing development rights.

#### **#260121-08 – Adjournment**

Moved by Chairman Samy, seconded by Gary Veldink to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 9:25 p.m.