

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, February 3, 2021**

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

Present: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy

Absent: Tom Healy, Gary Veldink

Also present: Victor Vuong, Zoning Administrator

#210203-01 – Agenda for February 3, 2021

Moved by Donna Ferguson, seconded by Jeannine Bolhouse, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy

Nays: None

MOTION CARRIED.

#210203-02 – Minutes of the January 20, 2021 meeting

Moved by Donna Ferguson, seconded by Tim Smit, to approve the minutes as presented.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy

Nays: None

MOTION CARRIED.

#210203-03 – (Public Hearing) The layout of the Preliminary Plat of Hidden Lake West No. 1, P.P. # 70-14-18-100-001, 7900 48th Ave., Georgetown Township, Ottawa County, Michigan ([plat map](#)).

Todd Stuve, 5252 Clyde Park SW, Exxel Engineering, Inc., represented the applicant and presented the request ([application](#)). He said the property was recently rezoned to LDR and is close to 32 acres on the east side of 48th Ave. Bauer Elementary School is to the north. Hidden Lake Estates is on the other side of the powerlines to the east. The first phase will be 40 lots and the second phase will be 11 lots. The lake will be over 6 acres. The plat will connect to the existing Hidden Ridge Drive which is currently a dead end for Hidden Lake Estates. Ottawa County Road Commission has approved the preliminary layout. The existing lift station will be moved to the northwest corner of the property which will be an appropriate location for the Master Plan. All lots with frontage on 48th Ave will be restricted from having driveway access. There will be sidewalks along 48th Ave. All sidewalks in the plat will be constructed when the homes are built.

The Zoning Administrator presented the [staff report](#).

Jeannine Bolhouse asked if there will be a plat entry sign.

Todd Stuve said there probably won't be a plat entry sign, but if there is, the developer will come in for a sign permit. They are trying to avoid a homeowner's association and a sign would require them to create a homeowner's association.

Jeannine Bolhouse asked if there are any restrictions in the backyard of the properties on 48th Ave.

Todd Stuve said probably not, the backyards may be treated the same as any backyard.

Tim Smit said the plat looks great. He thinks it will be nice to see it connected into Hidden Lakes Estates.

Josiah Samy asked if the lots with wetlands will be affected when it comes to selling.

Todd Stuve said generally speaking, it's a nice buffer between the lots. He said he has found that natural features aren't a deterrent.

Donna Ferguson had no questions.

Jessica Ulberg had no questions.

The Chairperson opened the floor to public comments.

No one was present to make public comments.

The Chairperson closed the floor to public comments.

Moved by Tim Smit, seconded by Donna Ferguson, to adopt the staff report as finding of fact and recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Hidden Lake West No. 1, P.P. # 70-14-18-100-001, 7900 48th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 11/19/2020, and with the following conditions:

- a) **Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Lots 45 and 46 (Phase 2) have rear yards affected by a 30' drainage easement, lots 10 through 18 (double frontage lots) are affected by a 20' drainage easement in the yard fronting 48th Ave, lots 2, 3, 6, 7, and 9 have rear yards affected by a 20' drainage easement, and the waterfront lots on Hidden Lake West have rear yards affected by a 20' drainage easement. These are situations noted to be created by the developer and would be considered to be a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b) **All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.**
- c) **If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign at the time an application is submitted for a sign permit.**
- d) **Attached garages with a minimum of 400 square feet shall be provided.**
- e) **Sidewalks will be provided by the individual property owner at the time a house is constructed.**
- f) **There shall be a deed restriction on the lots (10 through 18, 20, and 21) that have frontage on 48th Ave that will prohibit driveway access to 48th Ave.**
- g) **Plat restrictions will require that individual lots with frontage on 48th Ave are required to maintain the adjacent sidewalk and parkway area.**

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy

Nays:

MOTION CARRIED.

#210203-04 – (Public Hearing) (For Rezoning Only) (PUD2004) (REZ2103) (Ordinance 2021-03)

Fairway Estates LP (Gleneagle PUD), Joseph Byker, 2905 Wilson Ave. SW, Grandville, MI 49418, is requesting revised preliminary planned unit development approval for parcels listed in the attachment and withdrawing part of all of the following parcels of land from the PUD: P.P. # 70-14-26-400-092, located at 1033 Parsons St.; part of P.P. # 70-14-26-400-047, located at 1015 Parsons St.; part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.; part of P.P. # 70-14-26-400-024, located at 957 Parsons St.; part of P.P. # 70-14-26-400-093, located off Castlebay Way, Georgetown Township, Ottawa County, Michigan ([site plan](#), [phasing plan](#), [green space](#))

Joseph Byker, 2905 Wilson Ave. SW, Fairway Estates LP, presented the request ([PUD narrative](#)). He explained this is a revision to the currently approved plan. The revision is to remove certain property from the PUD and rezone it to LDR. This new proposal will have an exit to Parsons St. and replace the condos at the exit on Parsons St. with a parcel for a single-family home. This revised plan also adds Moors IV. The revised plan does not change any areas that have already received final approval. He said the revision will reduce the total number of units in the entire Gleneagle development from 655 to 650.

The Zoning Administrator presented the [staff report](#).

Jessica Ulberg asked about the drive that the Yorks at 925 Parsons St. were concerned about.

Joe Byker said the construction traffic will stay on their own property and not cross onto the Yorks' property. He said construction traffic will not trespass.

Jessica Ulberg asked when the drive will be constructed.

Joe Byker said probably in a couple years when they're ready to construct the condos but they will need approval from Ottawa County Road Commission first.

Jessica Ulberg asked about the current trees on 8th Ave.

Joe Byker said there is currently a small mound where the driveway will be and he hopes they won't have to do anything right there.

Jessica Ulberg said she likes that the drive to Parsons St. was added back in and likes that the 25-foot setbacks were brought back.

Donna Ferguson asked about the new distance of 56 feet on 8th Ave.

Tim Smit said going from 60 feet to 56 feet turns the front yard setback into 25 feet.

Josiah Samy asked about what safety measures will be done for the drive.

Bob Goodheart, Pathfinder Engineering, Inc., said the Ottawa County Road Commission was concerned about the sight distance. He said the Ottawa County Road Commission wanted a sight distance study of 600 feet based on the 50 mph speed limit. Bob said he conducted the sight distance study and was able to show that there was more than 600 feet to the east and was about 900 feet to the west. Bob said the Ottawa County Road Commission has specific requirements to not track things onto the road so they will have to put cobble out there. Bob said once they move forward with the final development plans, they will reach out to the Ottawa County Road Commission for approval. Bob said he and the Ottawa County Road Commission both agreed that it will be a good idea to post signs informing traffic that “construction traffic ahead”.

Tim Smit asked about the new driveway to parcel C and where it will be coming from.

Joe Byker clarified where the new driveway will go.

Tim Smit asked if they will still be able to access the garage.

Joe Byker said yes, they will still be able to access the garage.

Tim Smit asked if the new road to Parsons St. will be years down the road.

Joe Byker said he hopes that the road will be constructed in about 5 years.

Jeannine Bolhouse said her concern is that the plan is very messy and the homes are awkward on parcels A, B, and C. She asked if a home will be constructed on parcel B.

Joe Byker said a home will be constructed on parcel B.

Jeannine Bolhouse asked if parcels A, B, and C will use the same shared driveway.

Joe Byker said yes.

Jeannine Bolhouse asked will parcel D be sold off as a single family residential and a home will be built there.

Joe Byker said yes.

Jeannine Bolhouse said she doesn't like the new lots being removed and believes it's dangerous. She said she does not like the revised plan. She said she doesn't believe a shared driveway for parcels A, B, and C is a good idea because this will create legal issues down the road.

Donna Ferguson asked if there's currently a shared driveway.

Joe Byker said yes. He said the Ottawa County Road Commission recommends parcel D to also use the shared driveway.

The Chairperson opened the floor for public comments.

Susan York, 925 Parsons St., asked which shared driveway is being talked about.

Josiah Samy and Jeannine Bolhouse clarified it is the shared driveway for parcels A, B, C, and eventually D.

Susan York, 925 Parsons St., said dump trucks are coming over the hill every 20 minutes with a full load of dirt. She said she's concerned about traffic safety. She said it's hard enough to get out of her driveway and it will be more difficult and there will be safety issues when trucks are coming down the road.

Kim Vandekopple, 1101 Parsons St., said she is concerned about traffic safety.

Denis York, 925 Parsons St., said he walks every day on Parsons St. and Castlebay Way. He said there are no sidewalks so he's concerned. He said the safety issues that Susan York brought up are valid. He said 50 mph on Parsons St. is too fast. He thinks the speed limit needs to be reduced. He said 111 condos will add so much more traffic. He wants to confirm his drive will not be used by construction traffic. Denis said he understands the golf course owns the property and can do whatever they want but he still has his concerns.

Kim Vandekopple, 1101 Parsons St., said in 2017, the plan went from 150 condos to 50. She wants to know what happened to the cul-de-sac condo plan.

Ally Vandekopple, 1101 Parsons St., asked how the Township will benefit from these condos. She said there's really no backyard for the condos. She thinks this is too many homes. She said she grew up in that area and does not want to see what's happening.

Joe Byker addressed the public's comments and questions. He said Dave Woods did excavating on the southside of Castlebay Way. He said Dave removed about 1,000 pounds of dirt. Joe said about a year ago is the last time Joe's vehicles were out there to remove dirt. He said Dave removed more dirt a few weeks ago. Joe said he wants to try to keep construction traffic off the roads as much as they can. He doesn't think Dave Woods will do anymore large excavating projects in the Gleneagle development anymore. He thinks using Parsons St. makes sense and it's their intent for construction traffic to use their own property while respecting easements. Joe said in regard to quantity and density of the condos, this plan has less than the currently approved plan.

The Chairperson closed the floor to public comments.

Jeannine Bolhouse said she doesn't like the plan and doesn't think the land is being used appropriately.

Tim Smit said he is okay with the plan. He said Joe is just looking to pull out land from the PUD that he included 4 years ago. He said the layout looks nicer than before and that no homes are on Parsons St. like before. He said the market dictates more condos are needed. He said it's a beautiful piece of property and he golfs there every week. Tim said he is in favor of it.

Josiah Samy brings up the trees on 8th Ave.

Tim Smit said he does not support the deviation regarding the trees on 8th Ave.

Jeannine Bolhouse supports the deviation regarding the trees on 8th Ave.

Josiah Samy does not support the deviation regarding the trees on 8th Ave.

Josiah Samy said he is okay with the plan. He said it's not the best plan but is okay with the plan.

Donna Ferguson does not support the deviation regarding the trees on 8th Ave. Donna agrees with Jeannine Bolhouse that it's a messy plan, but thinks it's better than the previous plan.

Jessica Ulberg doesn't disagree that it's messy but likes the idea that the condos aren't on Parsons St. anymore. She thinks people who buys parcels A, B, and C should know what they are getting into in regard to the shared driveway. She does not support the deviation regarding the trees on 8th Ave.

Moved by Tim Smit, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve the revised preliminary development plans dated REV 1/15/2021 on sheet C-101, REV 1/15/2021 on sheet C-104 and REV 1/14/2021 on sheet C-105, and described on the application and narrative, and to deny the request for a deviation from Section 3.11(B) to the streetscape landscaping of the two duplex units on 8th Ave, deeming the existing vegetation and trees not sufficient; and with the following conditions:

- 1. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to submitting any building permit applications.**
- 2. Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
- 3. Township Board's approval of rezoning parcels A, B, C, and D (as described in the applicant's land split/property line adjustment application) from PUD to LDR.**
- 4. As per Sec. 22.11, a recorded PUD Agreement shall be submitted to the Township prior to the submission of the first building permit application for Gleneagle Highlands, Gleneagle Moors IV, and Gleneagle Killbride, as well as being granted final approval of the land splits and property line adjustments. The PUD Agreement shall include the entire green space as shown on the site plan sheet C-105 REV: 1/14/2021, minus the land removed from the PUD, and shall contain language providing for the maintenance of the open space, including for a contingency if the golf course ceases to operate as a business.**
- 5. Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**
- 6. A demolition permit is required for the demolition of the existing house on P.P. # 70-14-26-400-024 and the barn on P.P. # 70-14-26-400-047. Removal of the barn is a condition of approval for the land splits/property line adjustments.**
- 7. The two single family lots off the private drive off 8th Ave. are subject to lot split application submission and approval. Lot widths and areas shall be provided.**
- 8. Additional landscaping shall be provided as follows: Eleven (11) trees along 8th Ave.**
- 9. The driveway approach on Parsons St. is reviewed and approved for temporary improvements by the Ottawa County Road Commission prior to submitting the first building permit application for construction in the Gleneagle Highlands to ensure compliance with traffic safety standards and specifications during construction.**
- 10. The shared driveway of the two buildings on 8th Ave to be 56 feet from the centerline of 8th Ave instead of the previously approved 60 feet.**

Yeas: Jessica Ulberg, Tim Smit, Donna Ferguson, Josiah Samy

Nays: Jeannie Bolhouse

MOTION CARRIED.

Moved by Tim Smit, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2021-03)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2021, 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:

(REZ2103) (Ordinance 2021-03) Fairway Estates LP (Gleneagle PUD), Joseph Byker, 2905 Wilson Ave. SW, Grandville, is requesting to change from PUD to Low Density Residential (LDR) for the following parcels:

- a. P.P. # 70-14-26-400-092, located at 1033 Parsons St.;
- b. Part of P.P. # 70-14-26-400-047, located at 1015 Parsons St.;
- c. Part of P.P. # 70-14-26-400-048, located at 1003 Parsons St.;
- d. Part of P.P. # 70-14-26-400-024, located at 957 Parsons St.;
- e. Part of P.P. # 70-14-26-400-093, located off Castlebay Way, 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: _____, 2021

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Tim Smit, Josiah Samy, Donna Ferguson, Jessica Ulberg, Jeannine Bolhouse

Nays:

MOTION CARRIED.

#210203-05 – Public Comment

No one was present to make public comments at this time.

#210203-06 – Other Business

There was no other business at this time.

#210203-07 – Adjournment - The meeting was adjourned at 8:52 p.m.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy

Nays: None

MOTION CARRIED.