

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 7, 2018**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Richard VanderKlok, Jessica Ulberg, Donna Ferguson, Tim Smit, Josiah
Sammy

Absent: Jeannine Bolhouse

Also present: Mannette Minier, Zoning Administrator

#180307-01 – Agenda for March 7, 2018

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#180307-02 – Minutes of the regular February 21, 2018 meeting

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#180307-03 – (SUP1803) Visser Brothers, Inc. (for DeWitt Auto), 1946 Turner Ave., is requesting to have a vehicle repair establishment, under Sec. 16.3(A), on parcels of land described as P.P. # 70-14-23-250-076 and 70-14-23-250-018, located at 1074 Chicago Dr. and 1009 Rosewood, in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI ([site plan](#), [color site plan](#), [elevations](#), [application](#))

Jeff Schut, Visser Brothers, represented the applicant and presented the request. He stated the following. The request is for a special use permit for vehicle repair. The footprint of the existing building will stay the same, but the building will be updated and improved. They are already working to address the storm water concerns with a holding pond. Along Chicago Dr. they will eliminate one driveway and have one driveway on Rosewood. They plan to bring the site into compliance with current Township ordinances and pave the parking lot and provide grass where the gravel currently exists.

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

Richard VanderKlok stated the following. This is a great use for this site and they have proposed improvements that meet the Master Plan. This is outstanding and is a great addition to the Township. This site will set the standard for the other businesses to emulate.

Tim Smit asked about the sidewalks and was informed that the Board already waived the sidewalk requirements.

Greg Honderd said that they were not utilizing the entire site and there was room for an addition. He asked what they would have to do to get approval for an addition.

The Zoning Administrator stated that after they obtained special use permit approval, any future site changes could be reviewed and approved administratively.;

Josiah Samy asked if the five parking spots along the south parking lot would be for disabled vehicles.

Kevin DeWitt, owner, stated that the five spots were for employees and they didn't plan to have disabled vehicles parked on the site.

Josiah Samy asked about the accessory buildings.

Kevin DeWitt stated that the previous owner was going to take down the three buildings.

Jessica Ulberg said that this would be a great improvement for the area.

Donna Ferguson stated that this is a nice improvement with the green space and trees.

The chairperson opened the public hearing.

Ian Cords, 1004 Rosewood, stated the following. He lives across the street and welcomes his new neighbors. This proposal is a good job. He recommended closing the driveway on Rosewood because people use this lot to access Chicago Dr. He also encouraged more evergreens along Rosewood to screen the noise. He wanted to see the three buildings removed.

In response to a question about the driveway on Rosewood, the Zoning Administrator stated that she knew the applicants wanted to keep the Rosewood driveway and that by providing a defined driveway, rather than allowing unlimited access, the traffic would be choked with a narrow throat going through the site, discouraging the cross through.

Kevin DeWitt said that he was open to discussing changing some of trees to evergreens. In response to the question about the Rosewood driveway, he said that even though people currently cut through, narrowing it would make it more difficult to cut through, in addition to the parked cars in the parking lot. He said that it would be beneficial to have the Rosewood driveway open for trash pickup and deliveries.

Greg Honderd said that currently it was possible to cut through some businesses between Cottonwood and Baldwin. He noted that with the driveways narrowed and choked, people would be less likely to cut through.

Larry Stob, 990 Rosewood, said that this was a great plan and the owners kept the property up well on Cottonwood. He was concerned about wrenching at 7:00 a.m. and said that the night light should be fixed. He also noted dirt on the roads.

Greg Honderd said that excavating companies sometimes got waivers from have paved parking because the big trucks crush the pavement. He asked about the quiet hours for the Township.

The Zoning Administrator said that from 11:00 p.m. until 7:00 a.m. no one was allowed to create loud noises.

Kevin DeWitt said that their hours of operation were 7:00 a.m. to 5:00 p.m. and Saturday morning. He said that they don't want to make too much noise at 7:00 a.m.

Gene DeWitt, co-owner, said that they work on the Ottawa County Sheriff's Department vehicles and having those parked in their lot may deter people from cutting through.

The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Tim Smit, to adopt the staff report as finding of facts and to approve Special Use Permit (SUP1803) Visser Brothers, Inc. (for DeWitt Auto), 1946 Turner Ave., to have a vehicle repair establishment, under Sec. 16.3(A), on parcels of land described as P.P. # 70-14-23-250-076 and 70-14-23-250-018, located at 1074 Chicago Dr. and 1009 Rosewood, in a (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met (with the conditions as noted) including the general special use standards in Sec. 20.3 and the specific special use standards in Sec. 20.4(AD), with the following conditions:

1. All lubrication equipment, hydraulic hoists, and pits shall be enclosed entirely within a building.
2. The outside parking of disabled, wrecked, or partially dismantled vehicles shall not exceed a maximum of five (5) such vehicles and shall not be permitted for a period exceeding ten (10) days.
3. The rental of trucks, trailers, and any other vehicles on the premises is expressly prohibited since specific approval by the Township Board was not requested.
4. There is no vehicle queueing as noted on the plan.
5. The curb cuts for the driveways on Chicago Dr. and on Rosewood shall meet Ottawa County Road Commission and MDOT specifications.

MOTION CARRIED UNANIMOUSLY.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of facts and to approve the site plan dated 1/29/18, as presented based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. Approved sign permits must be obtained prior to any sign construction.
2. A Zoning Compliance Certificate is required to be obtained prior to occupancy.
3. Sign permits are required for the signs.
4. The parcels must be combined.
5. Sidewalks shall be provided along Chicago Dr. and Rosewood unless waived by the Township Board.
6. A Storm Water Drain Permit from the Ottawa County Water Resources Commission is required to be submitted at the time a Zoning Compliance application is submitted.
7. The site shall be brought into compliance with the approved site plan by December 31, 2018.

There was discussion about the trees and the completion date.

Jeff Schut said that the intention was to update the building and put in the pavement by spring.

The consensus of the Planning Commission was to leave the date as December 31, 2018 because they don't want the trees to not take hold if planted too early and to be practical to give them time to get the building remodeled and the pavement and curbing in, then to have time to get landscaping in.

MOTION CARRIED UNANIMOUSLY.

#180307-04 – Other Business

#180307-05 – Public Comments

Michael Bosch, 3245 Golden Oak Ct., made public comments.

#180307-06 – Adjournment

The meeting was adjourned at 8:15 p.m.