

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 20, 2019**

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

Present: Richard VanderKlok, Jessica Ulberg, Donna Ferguson, Tim Smit, Josiah Samy, Tom Healy

Absent: Jeannine Bolhouse

Also present: Mannette Minier, Zoning Administrator

#190320-01 – Agenda for March 20, 2019

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

MOTION CARRIED UNANIMOUSLY.

#190320-02 – Minutes of the February 20, 2019 meeting

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

MOTION CARRIED UNANIMOUSLY.

#190320-03 – (REZ1901) Ordinance 2019-02:

Sec. 11.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(B) Housing for Fraternities, **& Sororities, and Student Dormitories.**

Sec. 20.4 SITE DESIGN STANDARDS.

(R) Housing for Fraternities, **& Sororities, and Student Dormitories.**

- (1) The ~~organization~~ **sorority or fraternity** must be recognized by and affiliated with a state accredited college or university and shall be located within one (1) mile of such institution. **The student dormitory shall be located within one (1) mile of a college or university.**
- (2) Minimum lot size shall be 15,000 square feet.
- (3) Minimum lot size shall be 1,500 square feet per resident.
- (4) Two (2) parking spaces shall be provided for each sleeping room or one and one-half spaces for each resident, whichever is greater.
- (5) Only one (1) such structure shall be located on each lot.
- (6) Each fraternity or sorority house **or dormitory** shall be limited to one (1) shared kitchen facility.

Tim Allspach, TJA Architecture Inc., represented the applicant and presented the request.

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

The Planning Commission determined not to look at drawings of the proposed dormitory because the ordinance amendment was for the entire Township and the rezoning should be reviewed as per the 3 C's and all uses allowed, not one particular use. It was noted that the developer would have to come back to the Planning Commission for special use approval.

The consensus of the Planning Commission was that the change made sense and was acceptable because the use was similar to a fraternity or sorority.

Tim Smit asked how the number of occupants would be regulated.

Donna Ferguson also noted that the stipulation of being located within one mile of a college or university would also limit the use to a location near Grand Valley State University.

Tom Healy said that he was concerned about density.

The applicant stated that the stipulation of the 1,500 square foot per resident and the parking requirement would limit the number of occupants accordingly.

The chairperson opened the public hearing. No one was present to speak at the public hearing. The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to recommend to the Township Board to adopt the staff report as finding of fact, and to approve the resolution.

Tom Healy asked if this would apply to a school such as the Chic School of Cosmetology.

The applicant stated that the building code differentiated that as a business.

Josiah Samy suggested adding the words that the student dormitory shall be located within one (1) mile of a **state accredited** college or university. The mover and seconder said to add it to the motion.

Motion as amended:

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to recommend to the Township Board to adopt the staff report as finding of fact, and to approve the following resolution, with the change to add the words “The student dormitory shall be located within one (1) mile of a **state accredited** college or university:

(REZ1901) Ordinance 2019-02:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2019-02)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2019, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____, upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE CHAPTER 11 and 20

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 11 and 20:

Sec. 11.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

(B) Housing for Fraternities, **& Sororities, and Student Dormitories.**

Sec. 20.4 SITE DESIGN STANDARDS.

(R) Housing for Fraternities, **& Sororities, and Student Dormitories.**

- (1) The ~~organization~~ **sorority or fraternity** must be recognized by and affiliated with a state accredited college or university and shall be located within one (1) mile of such institution. **The student dormitory shall be located within one (1) mile of a state accredited college or university.**
- (2) Minimum lot size shall be 15,000 square feet.
- (3) Minimum lot size shall be 1,500 square feet per resident.
- (4) Two (2) parking spaces shall be provided for each sleeping room or one and one-half spaces for each resident, whichever is greater.
- (5) Only one (1) such structure shall be located on each lot.
- (6) Each fraternity or sorority house **or dormitory** shall be limited to one (1) shared kitchen facility.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

MOTION CARRIED UNANIMOUSLY.

#190320-04 – (REZ1902) Ordinance 2019-03 To change from (NS) Neighborhood Service Commercial to (HDR) High Density Residential a parcel of land described as P.P. # 70-10-31-200-031, located at 4282 Pierce St., Georgetown Township, Ottawa County, Michigan.

Tim Allspach, TJA Architecture Inc., represented the applicant and presented the request.

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

Richard VanderKlok said that he was in favor of the rezoning because it makes sense and meets the standards of the ordinance applicable to rezonings.

Josiah Samy said that he visited the site and it is surrounded by all things Grand Valley. He said that this is a good spot for this zoning.

Tim Smit said that it fits and was told the acreage was 1.8 acres.

Donna Ferguson said that she was an alumni and it made sense.

Tom Healy said that it was consistent with the Future Land Use Map and he was in favor.

It was clarified that the developer would have to come back to the Planning Commission for special use approval and the pictures would be presented at that time.

The chairperson opened the public hearing. No one was present to speak at the public hearing. The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution because the proposed zoning designation is **consistent** with the Master plan; the area is **capable** of sustaining the uses within the HDR district without addition public funds; and the uses allowed within the HDR district are **compatible** with the neighboring uses.

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2019-03)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2019, 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 HDR district without addition public funds; the uses allowed within the HDR district are **compatible** with the neighboring uses, as recommended by the Planning Commission, 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:

(REZ1902) Ordinance 2019-03 To change from (NS) Neighborhood Service Commercial to (HDR) High Density Residential a parcel of land described as P.P. # 70-10-31-200-031, located at 4282 Pierce St., 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 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: _____, 2019

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

MOTION CARRIED UNANIMOUSLY.

#190320-05 – (PUD1802-02) Bauer Crossings PUD final development plan for phase 2, for condominiums, along with various amenities, on parcels of land described as **P.P. # 70-14-07-100-018 and 70-14-07-115-000**, located at 48th Ave., Georgetown Township, Ottawa County, Michigan ([submittal material](#)).

Rob Berens, Nederveld Associates, represented the applicant and presented the request.

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

Josiah Samy said that it looks fantastic and they did an awesome job with the building. He said that it makes sense to combine phase 2 and 3.

Tim Smit said that it looks great and people are living there.

Donna Ferguson asked about the senior living.

The applicant stated the following. They allow no co-signers and they have income limits. They had a marketing study done and it was favorable for senior living. The plan was for the units in the front to be feeders for the transition for senior living, which will now be in phase 3.

Donna Ferguson said that it looks sharp and it is good to see the usage.

Jessica Ulberg said that it looked good.

Tom Healy asked about the changes to the entrance.

The applicant explained the changes were due to the Road Commission and the service drive would be eliminated, but there was a secondary access.

Tom Healy asked about building 7.

The applicant stated that they initially had 20 feet between it and the next building, but needed 30 feet of separation for the utilities.

The chairperson opened the floor to public comments. No one was present to speak. The chairperson closed the floor to public comments.

Moved by Richard VanderKlok, seconded by Josiah Samy, to adopt the staff report as finding of fact and to approve the final development plan for (PUD1802-02) Bauer Crossings PUD, based on compliance with ordinance standards, as shown on the following documents:

1. Application and narrative dated February 15, 2019;
2. Sheet No. C-205, Site plan dated 02.18.19;
3. Sheet No. C-300, Grading & Utility plan dated 02.18.19;
4. Sheet No. C-901, Open Space plan dated 02.18.19;
5. Sheet No. L-201, Landscape plan dated 02.18.19;
6. Elevations as shown in the submittal packet dated February 15, 2019;
7. Sign as shown on the drawing dated June 26, 2018 (previously approved).

With the following conditions:

1. **As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
2. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of any building permit applications.**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the submission of any building permit applications.**
4. **Approved permits are required for all signs and all signs shall be a minimum of 70 feet from the centerline of 48th Ave.**
5. **Each dwelling unit shall be provided with a minimum 200 square feet of attached garage.**
6. **The previous sign approval remains in effect.**

MOTION CARRIED UNANIMOUSLY.

#190320-06 – Other Business

Richard VanderKlok commented on the regulations in Sec. 3.23 of the Zoning Ordinance and explained that the Township had been receiving complaints regarding a neighbor's lights. There was discussion regarding the language in the section. The consensus of the Planning Commission was that the regulations were good as written and took no action to initiate a Zoning Ordinance amendment.

#190320-07 – Adjournment

The meeting was adjourned at 8:00 p.m.