

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, April 19, 2023.

Meeting called to order by Chairpman Samy at 7:30 p.m.

Present: Tom Healy, Josiah Samy, Jeannine Bolhouse, Kelly Kuiper, Jessica Ulberg

Absent: Gary Veldink

Also present: Kevin Austin, Zoning Administrator

#230419-01 – Planning Commission Agenda for April 19, 2023

Moved by Kelly Kuiper, seconded by Jessica Ulberg, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#230419-02 – Minutes of the [March 01, 2023](#) Planning Commission Meeting

Moved by Kelly Kuiper, seconded by Jessica Ulberg, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#230419-03 – (REZ2302) (Ordinance 2023-03): Public Hearing for Ordinance Amendments to Chapter 2 and Chapter 24. The amendment to Chapter 2 will change the definition of Family Day Care Homes and Group Day Care Homes to increase the capacity of the facilities to comply with new state law requirements. The amendment to Chapter 24 will decrease the minimum lot width for lots in the Rural Residential Zoning District to 150 feet.

The Zoning Administrator presented the [Staff Report](#) as Part A for Chapter 2 and Part B for Chapter 24, but together as one ordinance.

Josiah Samy opened discussion about Part A amendment.

Jeannine Bolhouse stated that she has apprehension in the definition change which increases the capacity of the day care homes knowing that previous approvals were made by the Planning Commission after describing the capacity limits to concerned neighbors at the time. She noted that the Planning Commission has no authority to deny this amendment change as it is a state requirement and amendment to the Zoning Enabling Act.

Kelly Kuiper agreed with Jeannine's statements that given the option she would not vote to increase the capacity, however, understands that we must comply with the state.

Josiah Samy asked that the Zoning Administrator make it more clear in the staff report that this definition change is not an option for the Planning Commission and must be complied with via a mandate by the State of Michigan and the Zoning Enabling Act. He asked that the minutes communicate clearly that the Planning Commission is **NOT** in favor of this definition change which increases the approved capacity, however, they will make the change to comply with House Bill No. 5041, which went into effect June 23, 2022.

Josiah Samy asked the Planning Commission if there was any questions or discussion on Part B.

There was none.

Moved by Chairman Samy, seconded by Jeannine Bolhouse, to open public comment.

MOTION CARRIED UNANIMOUSLY.

Drew Bilin of Coopersville, represented the applicant who instigated a review of the RR lot width and stated that he appreciates the time and consideration that the Planning Commission has made to review this ordinance amendment.

Chairman closed public comment.

The Zoning Administrator presented options for a motion.

Moved by Jeannine Bolhouse, supported by Kelly Kuiper, 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. 2023-03)**

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2023, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____, and to adopt the staff report as finding of fact, and upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE CHAPTER 2 and CHAPTER 24

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

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 2 and Chapter 24 as follows:

Sec 2.25 DAY CARE HOME, FAMILY

A single family residence, occupied as such, in which care is provided for ~~more than~~ **at least one (1)** but less than **seven (7)** minor children or adults for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage or adoption to a member of the family occupying the dwelling is excluded from this definition. **The capacity may be increased by one (1) in compliance with State licensing requirements.**

Sec 2.26 DAY CARE HOME, GROUP

A single family residence, occupied as such, in which care is provided for at least seven (7) but not more than twelve (12) minor children or adults for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage, or adoption to a member of the family occupying the dwelling is excluded from this definition. **The capacity may be increased by two (2) in compliance with State licensing requirements.**

Chapter 24 District Regulations

RR Residential	30,000 (C)	150 (C)	20	40 (L)	20	40	50	35
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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 _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Josiah Samy, Jeanine Bolhouse, Kelly Kuiper, Tom Healy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY

#230419-04 - (REZ2303) (Ordinance 2023-04)

To change from Low Density Residential (LDR) to (HS) Highway Service Commercial (HS) a parcel of land described as P.P. # 70-14-27-200-045 located 1990 Port Sheldon St., Georgetown Township, Ottawa County, Michigan.

Micah Glashower presented the Rezoning Request for the applicant Joel Glashower.

The Zoning Administrator presented the [Staff Report](#).

No questions were posed to the Zoning Administrator or the applicant.

Moved by Chairperson, seconded by Kelly Kuiper to open the public comment.

No comments were made.

Chairperson closed public comment.

Kelly Kuiper stated that she does believe this request is consistent with the Master Plan and believes that consistency with the Master Plan could include consistency with current development trends. She also highlighted the portion of the Staff Report which mentioned ecological constrains to development on this parcel given the floodplain and floodway which encompasses a portion of the lot in question. She reiterated that any development upon this lot will be subject to Ottawa County Water Resource Commission permits and possibly EGLE permitting.

Moved by Jeannine Bolhouse, supported by Jessica Ulberg 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. 2023-04)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2023, 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 HS district without additional public funds; the uses allowed within the HS 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 I. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(REZ2303) (Ordinance 2023-04) To change from Low Density Residential (LDR) to Highway Service Commercial (HS) a parcel of land described as P.P. # 70-14-27-200-045 located 1990 Port Sheldon St., Georgetown Township, Ottawa County, Michigan.

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:

MOTION CARRIED AND 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 _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Josiah Samy, Jeanine Bolhouse, Kelly Kuiper, Tom Healy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY

#230419-05 – Communications, Letters and Reports

#230419-06 – Public Comments

None were made.

#230419-07 – Other Business

#230419-08 – Adjournment – The meeting was adjourned at 8:01 p.m.