

**Minutes of the regular meeting of the Georgetown Township Planning Commission and Mineral Mining Board, held Wednesday, April 21, 2021**

Meeting called to order by Acting Chairperson Bolhouse at 7:00 p.m.

Present: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Absent: Tim Smit, Josiah Samy

Also present: Victor Vuong, Zoning Administrator

**The Mineral Mining Board meeting was called to order by Acting Chairperson Bolhouse.**

**#210421-01 – Mineral Mining Board Agenda for April 21, 2021**

Moved by Gary Veldink, seconded by Donna Ferguson, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**#210421-02 – Minutes of the April 7, 2021 Mineral Mining Board Meeting**

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the minutes as presented.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**#210421-03 – Old Business – Complete (ML2102) new mining license consisting of the renewal of (ML1901) plus additional property along 22<sup>nd</sup> Ave. for Cedar Valley Associates, Inc., 8879 24<sup>th</sup> Ave., for property described as follows:**

1. P.P. # 70-14-04-200-025, 2735 Fillmore St.;
2. P.P. # 70-14-04-200-013, 2511 Fillmore St.;
3. P.P. # 70-14-04-200-007, 9426 Fillmore St.;
4. P.P. # 70-14-03-100-014, 2321 Fillmore St.;
5. P.P. # 70-14-03-100-016, 2200 Begole,

In a (RR) Rural Residential district, Georgetown Charter Township, Ottawa County, Michigan.

The Zoning Administrator explained that the Ottawa County Water Resources Commissioner's office stated the developer has a Letter of Credit in the amount of \$82,000 to ensure that the Cedar Valley project will be restored and stabilized in the event that the project is discontinued, put on hold, and/or abandoned by the developer/owner.

Jessica Ulberg said she is good with waiving the bond.

Donna Ferguson concurs.

Jeannine Bolhouse said the only issue she has is the Letter of Credit would be going to the County and the Township would not have authority, but she believes it is appropriate to waive the bond.

Tom Healy said he agrees and believes the incentive to finish the project is way more than the Letter of Credit.

Gary Veldink agrees it is appropriate to waive the bond.

The Chairperson opened the floor to public comments.

No one in the public made public comments.

The Chairperson closed the floor to public comments.

**Moved by Gary Veldink, seconded by Tom Healy, to set the performance bond for Cedar Valley Associates, Inc., as required in Sec. 26.81 of the Mineral Mining Ordinance, as zero for (ML2102) new mining license consisting of the renewal of (ML1901) plus additional property along 22<sup>nd</sup> Ave. for Cedar Valley Associates, Inc., 8879 24<sup>th</sup> Ave., for property described as follows:**

1. P.P. # 70-14-04-200-025, 2735 Fillmore St.;
2. P.P. # 70-14-04-200-013, 2511 Fillmore St.;
3. P.P. # 70-14-04-200-007, 9426 Fillmore St.;
4. P. P. # 70-14-03-100-014, 2321 Fillmore St.;
5. P.P. # 70-14-03-100-016, 2200 Begole,

**in a (RR) Rural Residential district, Georgetown Charter Township, Ottawa County, Michigan, as shown on the site plan packet dated 3-3-2021, and the reasons for this determination are as follows:**

1. **The land with platted lots is more valuable than the materials being excavated, making it highly unlikely the project would be abandoned.**
2. **If the project were to be abandoned, the land would only be stabilized and restored to a state with vegetation without the excavation continuing because the Township would not own the land and would not prepare it for platting the lots surrounding the final proposed lake to be created.**
3. **A Soil and Erosion permit is currently in place, along with an \$82,000 Letter of Credit to Ottawa County Water Resources, which would accomplish the same goals that the Township performance bond would do in this instance if the project were to be abandoned. Therefore, it would be redundant to require an additional bond.**

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Tom Healy, Gary Veldink

Nays: None

MOTION CARRIED.

#### **#210421-04 – Public Comments**

No one in the public made public comments at this time.

**#210421-05 – Adjournment** - The Mineral Mining Board meeting was adjourned at 7:10 p.m.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**The Mineral Mining Board meeting was completed. The Planning Commission meeting was called to order by Acting Chairperson Bolhouse.**

**#210421-01 – Planning Commission Agenda for April 21, 2021**

Moved by Gary Veldink, seconded by Donna Ferguson, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**#210421-02 – Minutes of the April 7, 2021 Planning Commission Meeting**

Moved by Gary Veldink, seconded by Donna Ferguson, to approve the minutes as presented.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**#210421-03 – Public Hearing – (REZ2104) (Ordinance 2021-04) To change from Rural Residential (RR) to Low Density Residential (LDR) the following parcels of land described as:**

1. Part of P.P. # 70-14-04-200-025, 2735 Fillmore St.;
2. Part of P.P. # 70-14-04-200-013, 2511 Fillmore St.;
3. Part of P.P. # 70-14-04-200-007, 9426 28<sup>th</sup> Ave.;
4. P.P. # 70-14-03-100-014, 2321 Fillmore St.;
5. P.P. # 70-14-03-100-016, 2200 Begole St.;

Georgetown Township, Ottawa County, Michigan.

Todd Stuve, Exxel Engineering, presented the request ([application](#), [site plan](#)). He said the overall property extends to the river. The current zoning is RR. They are requesting a portion of it to be rezoned to LDR. The Master Plan does call for LDR in this area so it's consistent with the Master Plan. It is capable of being developed in this manner. Water and sewer is currently on Fillmore Street. It's also compatible with the surrounding area. They believe it meets all 3 requirements for rezoning. The area north of the proposed street that is shaped like a "V" will be left as RR. They believe there will be people who would like larger lots closer to the river. There is floodplain and wetlands in the area closer to the river. There is a small exception along 28<sup>th</sup> Ave. that they don't own so it's not included in the rezoning.

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

Gary Veldink said he is curious about leaving the small area as RR because of the fact that the other lots won't be able to do what RR lots will be able to. The ability to build a larger accessory building on those lots when the rest of the LDR lots won't be able to do that.

Tom Healy asked about the cost of the lift station. Is it being split between the developer and the Township?

Todd Stuve said development will go from west to east so the lift station at 22<sup>nd</sup> Ave. and Fillmore St. won't be needed immediately. He said generally, the Township makes the developer pay for the upgrade. He imagines there will be some type of cost sharing. He said all these lots may generate hundreds of thousands of dollars.

Tom Healy asked will the remaining RR lots still meet zoning.

Todd Stuve said the RR lots will have water and sewer so they will all be at least 110 feet in width.

Jeannine Bolhouse mentions all the Planning Commission needs to look at is the rezoning, not the plan of development itself even though it was presented by the applicant.

Donna Ferguson said it meets the standards.

Jessica Ulberg said it meets the standards.

The Chairperson opened the public hearing.

John Reed, 2307 Fillmore St., asked is there a copy of the plan?

Jeannine Bolhouse said yes, they are provided on the website. She also mentioned that it's not a finalized plan, it could change.

John Reed said there's a hole to the west of his home that is supposed to hold water but it's not holding water. He asked is water going to be pumped from the ground? He said if that's the case, he has a well and that is his concern. He also asked will his property be rezoned?

Jeannine Bolhouse said his property will not be rezoned.

Linda Reed, 2307 Fillmore St., said her house is next to the cemetery and next to her house is the lift station, will it expand the lift station? She asked how many lots are in the development and are they planning on widening Fillmore St.?

Jeannine Bolhouse said widening the road is up to the Road Commission.

The Chairperson closed the public hearing.

**Moved by Gary Veldink, 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. 2021-04)**

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:

**(REZ2104) (Ordinance 2021-04)** To change from Rural Residential (RR) to Low Density Residential (LDR) the following parcels of land described as:

- a. Part of P.P. # 70-14-04-200-025, 2735 Fillmore St.;
- b. Part of P.P. # 70-14-04-200-013, 2511 Fillmore St.;
- c. Part of P.P. # 70-14-04-200-007, 9426 28<sup>th</sup> Ave.;
- d. P.P. # 70-14-03-100-014, 2321 Fillmore St.;
- e. P.P. # 70-14-03-100-016, 2200 Begole 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 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

Gary Veldink said his father and grandfather farmed this property.

Yeas: Jessica Ulberg, Donna Ferguson, Jeannine Bolhouse, Tom Healy, Gary Veldink

Nays: None

MOTION CARRIED.

**#210421-04 – Public Hearing – (SUP2103) BAT Development Group, LLC., 6601 Wilshire Drive, Jenison, is requesting to have commercial soil removal, under Sec. 8.3(L), on a parcel of land described as P.P. # 70-14-18-100-001, located at 7900 48<sup>th</sup> Ave., in a Low Density Residential (LDR) district, Georgetown Township, Ottawa County, MI.**

Todd Stuiwe, Exxel Engineering, presented the request ([application](#), [operation plan](#), [reclamation plan](#), [end use plan](#)). He said the plat was recently approved for two phases. The lake is about 6 acres. He said it is similar to Hidden Lake Estates to the east. It is roughly 10 feet deep before they hit clay. There will be an excess soil of 150,000 cubic yards. There was discussion between mining or special land use and because of the short duration of the plan, they decided to go with a special land use. He said it will probably be done this year. They want the plat done this year. There's a chance it could go into 2022 but it's the intent that by November, there will be blacktop

and the first phase will be active. So the goal for 2021 is to have it excavated to the fullest extent possible. He said the hours of operation is similar to mining.

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

Jessica Ulberg doesn't think a bond is necessary.

Donna Ferguson asked about the environmental impact statement. She asked are there any environmental impacts?

Todd Stuve said digging requires an EGLE permit. Since it's more than 5 acres, a hydrogeo study was required. EGLE will ultimately review and issue a permit for the lake. Those environmental issues are addressed by EGLE. It's been submitted to EGLE. Based on the hydrogeo study, there's no impact on the water table. That's the environmental aspect of it.

Donna Ferguson said there's no need for a performance bond, but maybe a guarantee. It's feasible to add "keep out" signs as a condition of approval. She doesn't think fencing is necessary because not many people live close enough for it to be harmful.

Todd Stuve said similar to Cedar Valley, this requires a soil erosion permit and the County required a thousand dollars an acre, so it's about \$31,000.

Donna Ferguson said based on that, she doesn't think a bond is necessary.

Jeannine Bolhouse asked about stockpiling. She said she understands in mining, the things being mined is more valuable than the land itself. In this case, the value is the land itself. So she doesn't see a concern about the developer leaving the land since it's more valuable than the material. She likes how the environmental impact is addressed. She doesn't think a fence is necessary.

Tom Healy asked about plan of operation diagram, #13 says no screening of material is proposed, but then #4 on the reclamation plan says remove topsoil screening stockpiles as part of individual phase restoration, now we're talking about screening piles and no screening.

Todd Stuve said there's two different screening. #4 is visual screening of stockpiles, not screening of topsoil.

Tom Healy asked so this will be done in about 2 years?

Todd Stuve said yes. He said he'd welcome temporary stockpile to the north side of the proposed lake.

Tom Healy said the other Planning Commission members addressed the other matters.

Gary Veldink asked where's the haul road on 48<sup>th</sup> Ave.?

Todd Stuve said where the proposed road will be.

Gary Veldink asked will there be tar or crushed gravel several feet into the property to cut down on dust and dirt?

Todd Stuve said there will be a short driveway.

Gary Veldink asked about #9 in the motion.

Todd Stuve said the county oversees that so it's pretty redundant.

The Chairperson opened the public hearing.

Andy Buist, 7833 48<sup>th</sup> Ave., said the environmental impact of this lake is a slight concern to him because he has shallow wells and he supports the greenhouse with their shallow well water for watering the plants. It will be a huge concern for him if they run out of water because of this project. 56 years of using water from the well, he doesn't want it to get dry. He said the east edge of the property used to be the sand dunes of Lake Michigan. He said the geologist from GVSU used to come there with his students to dig for seashells. This whole area used to be underwater. The sand dunes are right along the powerlines. He said Gary's grandparents used to be great friends of his grandparents.

Todd Stuve reiterated the hydrogeo study, that's exactly what EGLE looks at so that it doesn't impact surrounding wells and wetlands. That's a concern of EGLE as well so they'll make sure it's done right.

Jeannine Bolhouse asked is the impact statement available to people to see?

Todd Stuve believes EGLE will provide it to the neighbors in the area.

The Chairperson closed the public hearing.

**Moved by Gary Veldink, seconded by Tom Healy, to adopt the staff report as finding of fact and to approve the Special Land Use permit (SUP2103) BAT Development Group, LLC., 6601 Wilshire Drive, Jenison, to have commercial soil removal, under Sec. 8.3(L), on a parcel of land described as P.P. # 70-14-18-100-001, located at 7900 48<sup>th</sup> Ave., in a Low Density Residential (LDR) district, Georgetown Township, Ottawa County, MI, based on the findings that all applicable standards of the ordinance have been met including the general Special Land Use standards in Sec. 20.3(A) and the specific standards in Sec. 20.4(H); and to accept the site plan as provided; and with the following conditions of approval:**

- 1. All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of Chapter 20 are less than those in applicable State statutes, the State requirements shall prevail.**
- 2. No machinery shall be erected or maintained within fifty (50) feet of any property or street line. No cut or excavation shall be made closer than fifty (50) feet to any street right-of-way line or property line in order to ensure sublateral support to surrounding property. The Planning Commission may require greater distances for the location of machinery, storage or parking of equipment, or limits of excavation where the site is located in or within two hundred (200) feet of any residential or commercial district.**
- 3. No slope shall exceed an angle with the horizontal of forty-five (45) degrees.**
- 4. No building shall be erected on the premises except as may otherwise be permitted in the zoning ordinance or except as temporary shelter for machinery or for a field office, subject to approval by the Planning Commission.**



5. **48<sup>th</sup> Ave., north and south, will be routes for truck movement to and from the site as stipulated by the Planning Commission in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community. Access roads within the area of operation shall be provided with a dustless surface and the entry road shall be hard surfaced for a distance as established by the Planning Commission to minimize dust, mud, and debris being carried onto the public street.**
6. **All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to property, individuals, or to the community in general.**
7. **Proper measures, as determined by the Zoning Administrator shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling excavated material upon the site.**
8. **When excavation and removal operations or either of them are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of 3:1 (horizontal-vertical) unless the requirement has been waived by the Township Mineral Mining Board. (revised 6-26-2001) A layer of arable topsoil, of a quality approved by the Zoning Administrator shall be spread over the excavated area, except exposed rock surfaces or areas lying below natural water level, to a minimum depth of four (4) inches in accordance with the approved contour plan. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Planning Commission.**
9. **Where excavation operation results in a body of water, the owner or operator shall place appropriate "Keep Out Danger" signs around said premises not more than one hundred fifty (150) feet apart.**

**Moved by Tom Healy, seconded by Gary Veldink, to amend the motion to add as a condition of approval that any stockpile or temporary stockpile is to be restricted to the north side of the proposed lake in the areas of lots 42-50.**

1. **All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of Chapter 20 are less than those in applicable State statutes, the State requirements shall prevail.**
2. **No machinery shall be erected or maintained within fifty (50) feet of any property or street line. No cut or excavation shall be made closer than fifty (50) feet to any street right-of-way line or property line in order to ensure sublater support to surrounding property. The Planning Commission may require greater distances for the location of machinery, storage or parking of equipment, or limits of excavation where the site is located in or within two hundred (200) feet of any residential or commercial district.**
3. **No slope shall exceed an angle with the horizontal of forty-five (45) degrees.**
4. **No building shall be erected on the premises except as may otherwise be permitted in the zoning ordinance or except as temporary shelter for machinery or for a field office, subject to approval by the Planning Commission.**
5. **48<sup>th</sup> Ave., north and south, will be routes for truck movement to and from the site as stipulated by the Planning Commission in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community. Access roads within the area of operation shall be provided with a dustless surface and the entry road shall be hard surfaced for a distance as established by the Planning Commission to minimize dust, mud, and debris being carried onto the public street.**

6. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to property, individuals, or to the community in general.
7. Proper measures, as determined by the Zoning Administrator shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling excavated material upon the site.
8. When excavation and removal operations or either of them are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of 3:1 (horizontal-vertical) unless the requirement has been waived by the Township Mineral Mining Board. (revised 6-26-2001) A layer of arable topsoil, of a quality approved by the Zoning Administrator shall be spread over the excavated area, except exposed rock surfaces or areas lying below natural water level, to a minimum depth of four (4) inches in accordance with the approved contour plan. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Planning Commission.
9. Where excavation operation results in a body of water, the owner or operator shall place appropriate "Keep Out Danger" signs around said premises not more than one hundred fifty (150) feet apart.
10. Any stockpile or temporary stockpile to be restricted to the north side of the proposed lake in the areas of lots 42-50

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Tom Healy, Gary Veldink

Nays: None

AMENDMENT TO THE MOTION CARRIED.

MOTION AS AMENDED CARRIED.

**#210421-05 – (PUD2101) West Michigan Development Company, Ottawa Land Investments LLC, 1188 East Paris Ave SE Suite 100, Grand Rapids, is requesting REVISED preliminary planned unit development approval for the Lowing Woods PUD for single-family detached home sites, townhomes, ranch condominiums, villa units, clubhouse, open spaces and other amenities and final development plan approval for the layout of the Preliminary Plat of Lowing Woods No. 12, on parcels of land described as:**

1. P.P. # 70-14-04-300-030, 3024 Fillmore St.;
2. P.P. # 70-14-05-400-041, Taylor St.;
3. P.P. # 70-14-05-400-024, Taylor St.;
4. P.P. # 70-14-05-400-023, Taylor St.;
5. P.P. # 70-14-05-400-022, Taylor St.;

Georgetown Township, Ottawa County, Michigan.

Rick Pulaski, Nederveld, presented the request ([application](#), [site plan](#)). He said Michael McGraw from Eastbrook Homes is also here to answer questions. The PUD has been going on since 2004. It's about 298 total acres, can go up to 852 units, but it's been in the 830-840 range. It's currently approved for 834 units and the new proposal is for 829. It could go up or down again based on the market. There are two reasons for the change. One reason is based on the Road Commission's recommendations to change the roads. The second reason is to change how the sanitary sewer goes. Previously it was going to go through the ravines. This plan avoids the ravines and preserves the area.

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

Gary Veldink said the plan looks good.

Tom Healy said it meets the standards of Section 22.10.

Jeannine Bolhouse said it looks great. She appreciates the background.

Donna Ferguson agreed it looks good. She said it's a wise thing to change the road network.

Jessica Ulberg agreed it's a good idea.

The Chairperson opened the floor to public comments.

Jason Miller, 8541 Twin Lakes Drive, said he's very happy with the development and agrees the development looks good. He talked about traffic. He said the Facebook group that he's in, most complaints are for speed on Twin Lakes Drive. He thinks the people who are going deeper into the development drive at higher speeds. He thinks this is an issue that the Planning Commission should address, not the Road Commission.

The Chairperson closed the floor to public comments.

Jeannine Bolhouse explained that the Planning Commission are not traffic experts and they rely on the Road Commission's expert opinion.

Rick Pulaski said in terms of the road design, you try not to have many through streets, you want to have intersections. He said it's a Road Commission issue. He said it's also an enforcement issue for the Sheriff's Department.

Gary Veldink asked if there any thoughts on when they will hit 36<sup>th</sup> Ave. for another entry into the development.

Michael McGraw said it's all about sewer. He said they can't immediate go out to 36<sup>th</sup> Ave. because there's no sewer there. They've provided another road at their own expense out to 36<sup>th</sup> Ave. to address the traffic issue. He said the Road Commission really likes to move traffic. If it's a public road, you have to do it their way. He said they'd be happy to put signs to help slow traffic. He said hopefully the Road Commission would want a mid-block stop sign.

Gary Veldink asked if the Road Commission still requires points of access in relation to number of lots.

Michael McGraw said he doesn't think so, but there are going to be two more and there will also be planned future connection of roads.

Gary Veldink asked what will be the sewer depth at 36<sup>th</sup> Ave.?

Rick Pulaski said it will be about 12 feet.

**Moved by Gary Veldink, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve (PUD2101) the revised preliminary development plan for West**

**Michigan Development Company, Ottawa Land Investments LLC, 1188 East Paris Ave SE Suite 100, Grand Rapids, to have a planned unit development (preliminary development plan) for single-family detached home sites, townhomes, ranch condominiums, villa units, clubhouse, open spaces and other amenities, on parcels of land described as:**

**parcels of land described as:**

- 1. P.P. # 70-14-04-300-030, 3024 Fillmore St.;**
- 2. P.P. # 70-14-05-400-041, Taylor St.;**
- 3. P.P. # 70-14-05-400-024, Taylor St.;**
- 4. P.P. # 70-14-05-400-023, Taylor St.;**
- 5. P.P. # 70-14-05-400-022, Taylor St.;**

**Georgetown Township, Ottawa County, Michigan, as shown on the following:**

- a. Proposed Amended PUD Plan, Sheet C-101, dated 3/31/2021;**
- b. Amended PUD Limits, Sheet C-102, dated 3/31/2021;**
- c. Future Proposed Grades Plan, Sheet C-103, dated 3/31/2021;**
- d. Overall PUD Open Space Plan, Sheet C-104, dated 3/31/2021.**

**On the basis that the following are met:**

- a. The proposed PUD complies with all qualifying conditions of Section 22.2.**
- b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
- c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
- d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
- e. The proposed PUD meets all the site plan requirements of Chapter 22.**
- f. The information as per Sec. 22.5 is provided.**
- g. The plan meets the ordinance requirements of Sec. 22.10.**

**And with the following conditions:**

- a. A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of building permit applications for this phase.**
- b. Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.**
- c. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
- d. Approval from the Ottawa County Water Resources Commission is required.**
- e. All other previous approvals not explicitly changed with this new approval remain in effect including the maintenance of open space by the developer and/or homeowner's association to include the 59' of open space that fronts along Bauer Road**

Tom Healy explained to Jason Miller, 8451 Twin Lakes Drive, that the Planning Commission hears his concerns, but the Road Commission are the experts on the matter when it comes to the roads and traffic.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Tom Healy, Gary Veldink

Nays: None

MOTION CARRIED.

**Moved by Gary Veldink, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve the final development plan for (PUD2101), West Michigan Development Company, Ottawa Land Investments LLC, to recommend to the Township Board to grant tentative preliminary plat approval of the overall Preliminary Plat of Lowing Woods No. 12, on the following parcels of land that are zoned PUD: P.P. # 70-14-04-300-030 located at 3024 Fillmore St. and P.P. # 70-14-05-400-041 located at Taylor St.; Georgetown Township, Ottawa County, Michigan:**

**As shown on the following:**

- a. **Proposed Amended PUD Plan, Sheet C-101, dated 3/31/2021;**
- b. **Amended PUD Limits, Sheet C-102, dated 3/31/2021;**
- c. **Future Proposed Grades Plan, Sheet C-103, dated 3/31/2021;**
- d. **Overall PUD Open Space Plan, Sheet C-104, dated 3/31/2021.**

**On the basis that the following are met:**

- a. **The proposed PUD complies with all qualifying conditions of Section 22.2.**
- b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.**
- c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.**
- d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.**
- e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.**
- f. **The plan meets the ordinance requirements of Sec. 22.10.**

**And with the following conditions:**

- a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of building permit applications for this phase.**
- b. **Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.**
- c. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with previous approvals and remain in effect.**

- d. Approval from the Ottawa County Water Resources Commission is required.**
- e. Open space shall be maintained by the developer and/or homeowner's association.**

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Gary Veldink, Tom Healy

Nays: None

MOTION CARRIED.

**#210421-06 – Public Hearing – The layout of the Preliminary Plat of Lowing Woods No. 12, P.P. # 70-14-04-300-030 located at 3024 Fillmore St., and P.P. # 70-14-05-400-041 located at Taylor St., zoned Planned Unit Development (PUD), Georgetown Township, Ottawa County, Michigan.**

Rick Pulaski, Nederveld, presented the request ([application](#), [site plan](#)).

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

The Chairperson opened the public hearing.

No one was present to make public comments.

The Chairperson closed the floor to public comments.

**Moved by Gary Veldink, seconded by Tom Healy, to adopt the staff report as finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of Lowing Woods No. 12, based on the findings that Township Ordinances have been met, as shown on the following documents;**

- a. Sheet C-101 dated 03.31.21,**
- b. Sheet C-102 dated 03.31.21,**
- c. Sheet C-103 dated 03.31.21,**

**And with the following conditions:**

- a. All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).**
- b. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.**
- c. Sidewalks will be constructed per applicable Township Ordinances.**
- d. All lighting shall be shielded from all adjacent properties.**
- e. Attached garages with a minimum of 400 square feet shall be provided.**

**#210421-07 – Public Comments**

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

**#210421-08 – Other Business**

There was no other business at this time.

**#210421-09 – Adjournment** - The meeting was adjourned at 9:00 p.m.

Yeas: Jessica Ulberg, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy

Nays: None

MOTION CARRIED.