

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

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

Present: Tom Healy, Josiah Samy, Jeannine Bolhouse, Kelly Kuiper, Jessica Ulberg, Gary Veldink, Geoff Brown

Absent: None

Also present: Kevin Austin, Zoning Administrator (ZA)

#230719-01 – Planning Commission Agenda for July 19, 2023

Moved by Gary Veldink, seconded by Kelly Kuiper, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#230719-02 – Minutes of the [April 19, 2023](#) Planning Commission Meeting

Moved by Kelly Kuiper, seconded by Geoff Brown, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#230719-03 – Public Hearing for (REZ2304) Ordinance 2023-06 to change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-08-200-067, located at 3405 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The ZA asked the commission to annotate that the parcel number in the staff report is an older one for the parcel and not the current parcel number, however, the address is accurate to the site of the request. Wherever any parcel number is referenced for the rezoning request, it shall be corrected to **P.P. #70-14-08-200-070**. The Zoning Enabling Act states that addresses shall be used to specify sites under action so the publication and materials are still compliant with the Zoning Enabling Act.

Todd Stuve, Exxel Engineering, presented the request for the applicant. He recounted the rezoning history of the property and detailed the intent of the applicant following this rezoning action to be the construction of a 55 unit condominium development.

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

Gary Veldink inquired to the applicant about the possible road connection at the North East side of the lot.

Todd Stuve stated that the roads within the development would be private and that a future connection to another housing development to the north would be possible, however, access through would be restricted to residents only.

Geoff Brown asked whether the 55 was the intended age of the target demographic for the development or if it was the total number of units intended.

Todd Stuve stated that 55 was the total number of units currently intended for the condo development.

The Chairman opened public comment.

Ted Lirones, 3467 Bauer Road, expressed concern over the impact that a large condo development will have on the drainage in the area. He also stated that previous projects were inhibited by sewer concerns, so he assumed the issue was still present at the site.

Moved by Josiah Samy, seconded by Geoff Brown, to close public comment,

MOTION CARRIED UNANIMOUSLY.

Todd Stuve stated that the development will be serviced by a large detention pond that is subject to approval by the Ottawa County Water Resource Commission (OCWRC). The township requires OCWRC approval for all plans prior to building permits being approved. Previous developments were cancelled due to costs projected in navigating the ravines, however, currently this developer has assessed the project as feasible while meeting all utility requirements. He stated that tree coverage along the parcel boundary is planned to remain as much as possible.

Gary Veldink asked if the development will run sewer lines to the end of their parcel boundary on Long Leaf Drive.

Todd Stuve stated that the sewer will run to the parcel boundary along that road to provide for future connection.

The ZA provided options for motions.

Kelly Kuiper wanted to briefly explain to the residents present that the request for rezoning is not an approval of the site plan. Site Plan Approval will be handled by the zoning administrator who requires that all site plan requirements are met along with approvals from the OCWRC for drainage and storm water, as well as the Ottawa County Road Commission for access management.

Moved by Gary Veldink, seconded by Kelly Kuiper, to adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2023-06)**

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 (evidence was provided that the site will be serviced by public water and sanitary sewer); the area is **capable** of sustaining the uses within the LDR district without addition 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:

(REZ2304) Ordinance 2023-06 to change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-08-200-070, located at 3405 Bauer Rd., 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: _____, 2023

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Josiah Samy, Jeanine Bolhouse, Kelly Kuiper, Tom Healy, Jessica Ulberg, Gary Veldink, Geoff Brown.

Nays: None

MOTION CARRIED UNANIMOUSLY

#230719-04 – Communications, Letters and Reports

The ZA provided an amended copy of the Blendon Township Master Plan that was submitted to the Planning Commission for comments.

Josiah Samy stated that it appeared changes to their plan included date changes and that there were very few impactful changes made.

#230719-05 – Public Comments

None were made.

#230719-06 – Other Business – Initiate Zoning Ordinance Amendments

The ZA presented ordinance amendments for discussion and initiation of the amendment to be published for a public hearing with another agenda item. The amendment included removing the queuing space requirement for Day Care Centers in our Table of Off-Street Parking Requirements and modifying our definitions for Open and Enclosed Porches.

Gary Veldink brought attention to the trend of people filling in the areas under their deck to create additional storage space. And questioned whether or not the definition change impacts this.

The ZA stated that framing in that space to the degree that it becomes an addition to the home would be impacted by the rear yard setback and whether or not the home had the additional space to do that. Porches have roof connections with the principal home that these types of additions don't necessarily have.

Jessica Ulberg stated that she knows of many residents in the township with these types of porches and that a clarification of the enclosure definition in this circumstance is useful.

Kelly Kuiper stated that in the past Screens have been considered enclosures, however, in this situation to provide for seasonal implements makes sense and that whether or not they are

permanent is a good delineating characteristic. She reiterated that not meeting the unenclosed definition, regards a deck as an addition and thus part of the principal structure.

The ZA described the considerations in providing for seasonal/retractable screening. The implements are not designed to withstand the year-round elements, therefore they are less reinforced and not as significant an installation as a 4-season addition.

Jeannine Bolhouse stated that she is supportive of removing the queuing space requirement to conform to standard operating practice, however, she finds the language and structure of the two porch definitions to be very confusing and poorly written. She agrees with the intent of the definition change, yet believes the grammar doesn't adequately express the requirements in the definition and should be restructured.

The Planning Commission and the ZA restructured the provided definitions to adequately meet the intent of the definition and communicate clearly.

Moved by Jeannine Bolhouse, seconded by Gary Veldink, to initiate the Zoning Ordinance Amendments provided as follows:

1.

USE	PARKING SPACE PER UNIT OF MEASUREMENT AS FOLLOWS:	
INSTITUTIONAL		
Day care center	1	Per each four (4) persons based on licensed capacity, plus
	6	off-street queuing spaces

2. PORCH, ENCLOSED.

Previous:

Sec. 2.80 PORCH, ENCLOSED.

A covered entrance to a building or structure which is totally enclosed, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached.

Proposed:

Sec. 2.80 PORCH, ENCLOSED.

A covered entrance, **attached** to a building or structure, which is **partially or** totally enclosed, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached. **For the purposes of this section, an Enclosed Porch excludes railings and temporary/seasonal screening such as retractable blinds and detachable screens.**

To read as follows:

Sec. 2.80 PORCH, ENCLOSED.

A covered entrance, attached to a building or structure, which is partially or totally enclosed, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached. For the purposes of this section, an Enclosed Porch excludes railings and temporary/seasonal screening such as retractable blinds and detachable screens.

3. **PORCH, OPEN.**

Previous:

Sec. 2.81a PORCH, OPEN.

A covered entrance to a building or structure which is unenclosed except for columns supporting the porch roof, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached.

Proposed:

Sec. 2.81a PORCH, OPEN.

A covered entrance, **attached** to a building or structure, which is **totally** unenclosed **except for columns supporting the porch roof**, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached. **For the purposes of this section, an Open Porch includes columns supporting the porch roof and/or railings, temporary/seasonal screening such as retractable blinds and detachable screens.**

To read as follows:

Sec. 2.81a PORCH, OPEN.

A covered entrance, attached to a building or structure, which is totally unenclosed and projects out from the main wall of said building or structure. For the purposes of this section, an Open Porch includes columns supporting the porch roof and/or railings, temporary/seasonal screening such as retractable blinds and detachable screens.

Yeas: Josiah Samy, Jeanine Bolhouse, Kelly Kuiper, Tom Healy, Jessica Ulberg, Gary Veldink, Geoff Brown.

Nays: None

MOTION CARRIED UNANIMOUSLY

Gary Veldink raised the question if the Planning Commission had made any progress on an amendment to not restrict door height on accessory buildings. He stated in a previous meeting the commission discussed that the 12' door height restriction was unneeded but there had been no initiation for an amendment. He stated that if the Planning Commission is still in favor of it, he would like to initiate the amendment to bring language to them for the change at the next meeting.

The ZA stated that he would draft an amendment to be initiated at the next meeting.

Kelly Kuiper questioned how the township was currently administering any applications for alternative energy installations. She believes that we may need to draft language now to be prepared for an increase in applications for installations on personal property.

The ZA stated that the township requires only a Zoning Compliance and electrical permit for roof installations of solar arrays that line the roof line of the home. If they enter the backyard then they are considered an accessory use and are subject to our ordinance on accessory uses. Commercial Buildings have installed many solar arrays that have no zoning concerns.

Jeannine Bolhouse stated that we may need additional requirements for alternative energy installations that limit the amount that can be installed on the roof or noise ordinance for wind turbines.

Tom Healey asked if the providing companies offer any guidelines.

Kelly Kuiper stated if they did they would be biased towards profit motives.

Josiah Samy stated that he would like to highlight this topic for further discussion and review of possible ordinance at the next meeting, along with the accessory building door height.

#230719-07 – Adjournment – The meeting was adjourned at 8:27 p.m.