

MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS HELD JULY 26, 2023

The meeting was called to order at 7:01 p.m. by Chairperson Kendall Grable.

Members Present: Kendall Grable, Tom Healy, Michael Bosch, Kevin Kelly, Susan Ouellette
Members Absent: None
Others Present: Kevin Austin, Secretary and Zoning Administrator (ZA)

#230726-01 – Approval of the Minutes of the July 26, 2023 Zoning Board of Appeals Meeting

The minutes of the regular meeting held on [June 28, 2023](#) were presented.

Moved by Tom Healy, seconded by Michael Bosch, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#230726-02 – Public Hearing – (VAR2302) Alrasm Holdings, LLC, 597 Baldwin St, Jenison, MI and Romeo Rental Properties, LLC, 2260 Saginaw Drive SE, Grand Rapids, are requesting the following variances:

- a. To have parking and drives within the front yard setback along Baldwin St., a variance from Chapter 24 footnote (L) which states that except for necessary drives and walks, the required front yard setback shall be landscaped and not used for parking, loading, or accessory structures.
- b. To have a front yard setback of 60.6 feet from the centerline of Baldwin St., a variance of 29.4 feet from the 90 feet required in Chapter 24 footnote b.

in an Office Service (OS) Commercial district, on parcels of land described as follows:

P.P. # 70-14-13-100-041, located at 583 Baldwin St.
P.P. # 70-14-13-178-005, located at 597 Baldwin St.
P.P. # 70-14-13-178-001, located at 597 Baldwin St.
P.P. # 70-14-13-178-002, located at 603 Baldwin St.
P.P. # 70-14-13-178-003, located at 601 Baldwin St.
P.P. # 70-14-13-178-004, located at 597 Baldwin St.

Georgetown Township, Ottawa County, Michigan.

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

Kendall Grable asked the (ZA) if someone who does not have ownership of the parcel can request a variance for it.

ZA stated that if there is a purchase agreement in place for the parcel in question between the applicant and the property owner then the applicant can apply for a variance on the property. The current ownership must also provide written support for the variance, which they have.

Doug Stalsonburg, Exxel Engineering, presented the variance request for the applicant.

Susan Ouellette expressed concerns over the intended streetscape and how it will obscure sight lines for vehicles turning off of and on to Baldwin. She stated that the signage for the business may be additionally obscured by the streetscape and be difficult for wayfinding for patrons unless moved or updated.

Doug Stalsonburg stated that typically a type of tree is selected in locations near the road that does not grow to large heights or thick foliage and that is what would be applied in the site plan. He also stated that the type of customer navigating to the office would be repeat patients of the doctor so they would likely know the location.

Tom Healy questioned if the parcels will be combined after the approval and if that means that there will be less parcel numbers associated with the new site.

ZA stated that the organization of the business condo development created the multiple parcel numbers which are associated with the one building site. All numbers had to be included in the application because all of them will be impacted by site plan development. The ZA placed parcel combination as a condition of approval so that a site plan revision could be conducted on a singular legal parcel. He stated that the area of the parcel will encompass the combination of the two parcels, however, the numbers associated may still be split up subject to the terms of a new master deed between the ownership.

Doug Stalsonburg explained that the intended ownership structure will be 3 separate parcel numbers for three separate business condominiums and then the master deed will incorporate the area of the combined parcel.

Kendall Grable asked whether or not the engineering and the applicant evaluated access to the proposed addition around the building, not necessitating a variance.

Doug Stalsonburg mentioned that they did evaluate that, however, business visibility, consistency, and efficient traffic navigation caused them to seek the current layout which necessitated the variance.

The applicant, Dr. Allen Smith, reiterated that safety and efficiency through the parking lot caused them to pursue this current layout.

Kendall Grable asked if there are any side yard setbacks for the rest of the lot to be concerned with for the intended development.

The ZA stated that Chapter 24 allows no side yard setback between other OS parcels.

Tom Healy noted that he does see the benefit if the entire site had a circular traffic rotation around the building, however, he understands that is not currently proposed. He believes that to enforce the current setbacks on this parcel when it is connecting to the adjacent business would be inconsistent and strange in the layout.

Kendall Grable wanted to address the concern over the streetscape and stated that if the applicant engages in Site Plan Approval, there are ordinances to allow for tree selection and location to reduce sight obscuration to the lot entrance. He stated that to maintain continuity with the commercial area that this variance seems necessary.

Mike Bosch stated that if the current setbacks were enforced and the business had to change their layout, then the business would likely be requesting a variance to allow for additional signage so that patrons could locate the building toward the rear of the lot.

Chairman Grable opened the public comment.

Dan Kroll, 7666 Thomas Ave, stated that he likes the idea of redevelopment and beautification of this site, however, reduced visibility for traffic on the corner is a great concern to him.

Mike Bradford, 7694 Thomas Ave, stated that he likes the beautification opportunity for this site and the stretch along Baldwin because he believes it is the ugliest street walk on Baldwin. He supports the variance if it means the old house will be removed and hopes that similar businesses in the area will follow suit with beautification and redevelopment.

Chairman Grable closed Public Comment.

Kendall Grable reminded both the board and residents present that the ZBA is not deliberating the streetscape requirement for this development but is instead deliberating on the request for a reduced setback for parking and drive aisles.

Mike Bosch questioned whether or not the Road Commission will require a deceleration lane to access this property.

Doug Stalsonburg stated that this will likely not be a requirement from them given that the presence of multiple lanes typically reduces the evaluated need for a deceleration lane in the eyes of the traffic management authority.

The ZA provided options for motion.

Kendall Grable asked for discussion on the standards.

All of the ZBA concurred with the staff report that all of the required standards for a variance have been met.

Kendall Grable remarked that the township has an interest in seeing these types of non-conforming properties in this location removed to make a more consistent OS commercial district.

Moved by Tom Healy, seconded by Mike Bosch, to adopt the staff report as finding of fact and to approve the variance for (VAR2302) Alrasm Holdings, LLC, 597 Baldwin St, Jenison, MI and Romeo Rental Properties, LLC, 2260 Saginaw Drive SE, Grand Rapids, are requesting the following variances:

- a. To have parking and drives within the front yard setback along Baldwin St., a variance from Chapter 24 footnote (L) which states that except for necessary drives and walks, the required front yard setback shall be landscaped and not used for parking, loading, or accessory structures.**
- b. To have a front yard setback of 60.6 feet from the centerline of Baldwin St., a variance of 29.4 feet from the 90 feet required in Chapter 24 footnote b.**

in a (OS) Community Service Commercial district, on parcels of land described as P.P. # 70-14-13-100-041, located at 583 Baldwin St. and:

**P.P. # 70-14-13-178-005, located at 597 Baldwin St.
P.P. # 70-14-13-178-001, located at 597 Baldwin St.
P.P. # 70-14-13-178-002, located at 603 Baldwin St.
P.P. # 70-14-13-178-003, located at 601 Baldwin St.
P.P. # 70-14-13-178-004, located at 597 Baldwin St.**

Georgetown Township, Ottawa County; based on the finding that the request meets the seven standards of the ordinance. Specifically, standards 1-7 have been met and the reasons are detailed in Staff Report (VAR2302). Also, approval is contingent upon the following conditions:

- 1. The setback variances and dimensions are to be applied as shown on the site plan named Preliminary Site Plan Lifetime Eye Care 597, dated 7/6/2023 Baldwin St. (although it is understood that the site plan may vary slightly from this one).**
- 2. The eastern driveway access from Baldwin St. is eliminated and the site is serviced by only 1 access.**
- 3. The two parcels are combined and a new deed is recorded for the combined parcel.**

Yeas: Tom Healy, Kendall Grable, Michael Bosch, Susan Ouellette, Kevin Kelly
Nays: None

MOTION CARRIED UNANIMOUSLY.

#230726-03 – Public Comments

Members of the public were present but made no public comments.

#230726-04 – Other Business

There was no other business at this time.

#230726-05 – Adjournment

Moved by Kevin Kelly, seconded by Mike Bosch, to adjourn the meeting at 7:58 p.m.

MOTION CARRIED UNANIMOUSLY.