

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, October 16, 2019**

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

Present: Jessica Ulberg, Tim Smit, Josiah Samy, Tom Healy, Jeannine Bolhouse, Richard VanderKlok

Absent: Donna Ferguson

Also present: Mannette Minier, Zoning Administrator

#191016-01 – Agenda for October 16, 2019

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#191016-02 – Minutes of the October 2, 2019 meeting

Moved by Richard VanderKlok, seconded by Josiah Samy, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#191016-03 – Public Hearing – The layout of the **Preliminary Plat of Sugar Maple Estates**, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan ([plat map](#), [deed restriction Ottawa County](#), [additional zoning information](#))

Justin Brink, Exxel Engineering, represented the applicant and presented the request.

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

The chairman read the letter from the Fire Chief stating that the connection of the road would help with emergency responses and that the Fire Chief was in favor of the connection.

The chairman opened the public hearing.

Dave Whitesell, 3128 Maplepond, stated a concern with the large number of cars that will use the road if connected.

Ken Straley, 3115 Maplepond, stated a concern about water and drainage because his property is wet.

Chad VandenBos, 7146 Crimson Ct., asked if a traffic study was done and if the home values would be reevaluated because their property value would go down if the road connection goes in.

Lynette VandenBos, 7146 Crimson Ct., asked why the road has to connect.

Jason Johnson, 3102 Oakmont, stated that he lives on the corner and was concerned with drainage and asked if the tree line would remain. He said that he was told that nothing could be built there and he was concerned with speeding and people cutting through.

The chairman closed the public hearing.

Tim Smit asked about the detention pond.

The applicant stated the following. The pond was an Ottawa County detention pond. The Ottawa County Road Commission required the streets to connect and it is good because of fire protection issues as well.

Tim Smit stated the following. The detention was reviewed and approved by the Ottawa County Water Resources Commission. Both Ottawa County and the Township want to see the roads connected. This was the same situation when Rosewood connected to the west and people didn't want to see the connection. However, the plans were made twenty years ago for the streets to connect. What the neighbor was told about nothing being built adjacent to his property is different than reality. If there are speeding issues, the Ottawa County Sheriff's Department would have to handle it.

The applicant said that the sidewalk would be required to be installed as the houses were constructed.

Josiah Samy said that the Ottawa County Water Resources handles drainage issues.

Moved by Richard VanderKlok, 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 the overall Preliminary Plat of Sugar Maple Estates, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 06/04/19, and with the following conditions:

- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Some lots are affected by a drainage easement or a detention basin and those are situations noted to be created by the developer and would be considered to be a self-created situation in case any variance requests are submitted in the future.**
- b. There shall be no plat entry sign.**
- c. Attached garages with a minimum of 400 square feet shall be provided.**
- d. Sidewalks will be provided by the individual property owner at the time a house is constructed.**

MOTION CARRIED UNANIMOUSLY.

#191016-04 – Public Comments

There were no public comments.

#191016-05 – Other Business

#191016-06 – Adjournment

The meeting was adjourned at 7:23 p.m.