

MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP BOARD HELD MARCH 26, 2018.

The meeting was called to order by Chairman Jim Wierenga at 7:30 p.m.

Prayer for guidance by Jim Wierenga

Pledge of Allegiance to the Flag

Roll Call

Members present: Jim Wierenga, Richard VanderKlok, Carol Scholma, Michael Bosch, Jason Minier, John Schwalm

Also present: Daniel Carlton, Township Superintendent

Absent: Becky Steele

#180326-01 - Agenda as presented for March 26, 2018

Moved by Richard VanderKlok, seconded by Carol Scholma, to approve the agenda as presented for March 26, 2018.

MOTION CARRIED UNANIMOUSLY.

State of the Township Presentation

#180326-02 - Communications, letters and reports: Received for information, to be filed:

- a. [March 21, 2018](#) Finance Committee meeting minutes
- b. [March 12, 2018](#) Finance Committee special meeting minutes
- c. [March 12, 2018](#) Utilities Committee meeting minutes
- d. [March 21, 2018](#) Planning Commission meeting minutes
- e. [February 2018](#) Sheriff's Department Report
- f. [GL Report](#) and [Balance Sheet](#)

#180326-03 – Public Comments for items on the agenda

There were no public comments.

#180326-04 - Consent agenda

Moved by Richard VanderKlok, seconded by Carol Scholma, to grant the following.

- a. Approval of minutes of the previous board meeting on March 12, 2018 meeting.
- b. Approval of the regular monthly bills for [March 26, 2018](#)
- c. Approval of Cedar Lake Estates No. 13, to adopt the staff report as finding of facts and to grant tentative preliminary plat approval of Cedar Lake No. 13, P.P. # 70-14-04-400-007 and part of P.P. # 70-14-04-400-002, located at 2600 Fillmore and 8900 24th Ave., zoned LDR, Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1/26/2018 ([plat map](#), [staff report](#)), as recommended by the Planning Commission, and with the following conditions:

1. 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 drainage easements. These situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.
 2. As noted on the plan, lot 231 has no driveway access to Fillmore.
 3. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
 4. If there is to be a plat entry sign, some type of legal instrument must be submitted for the maintenance of the sign.
 5. Attached garages with a minimum of 400 square feet shall be provided.
 6. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- d. Approval of Eagles Ridge No. 2, to adopt the staff report as findings of fact and to grant tentative preliminary plat approval of the layout of the Preliminary Plat of Eagles Ridge No. 2, part of P.P. # 70-14-08-400-025, located at 3358 Bauer Rd., zoned LDR, Georgetown Township, Ottawa County, Michigan, Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1/30/18 ([overall map](#), [plat map](#), [constructability of lots 61, 64 and 65](#), [staff report](#)), and with the following conditions, as recommended by the Planning Commission:
1. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Lots 46 and 71 have no driveway access to Bauer Rd. and the front yard setbacks from the centerline of Bauer Rd. are 100 feet. Lots 61, 64 and 65 appear to have small building envelopes. A drawing was provided showing how a house with a minimum of 1,000 square feet in area (the minimum allowed in Chapter 24) and a minimum of a 400 square foot attached garage (the minimum allowed in Sec. 3.6(I)) could fit on those lots. Some of the lots are affected by drainage easements. All these situations are noted to be self-created by the developer and would not, therefore, qualify to meet the standard in the ordinance regarding self-created situations should any time in the future a variance be requested based on those circumstances.
 2. A note on the plan indicates that the developer will install the sidewalk adjacent to Bauer Rd. at the time of plat construction.
 3. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
 4. If there is to be a plat entry sign on Bauer, some type of legal instrument must be submitted for the maintenance of the sign.
 5. Attached garages with a minimum of 400 square feet shall be provided.
 6. Sidewalks will be provided by the individual property owner at the time a house is constructed.
 7. A note on the plan indicates that the property owners of lots 46 and 71 will maintain the detention ponds and the parkway along Bauer Rd.

MOTION CARRIED UNANIMOUSLY.

#180326-05 – (REZ1804) Ordinance 2018-09 To change from (AG) Agriculture to (LDR) Low Density Residential part of a parcel of land described as P.P. # 70-14-11-300-017, located at 1300 Maplewood Dr., Georgetown Township, Ottawa County, Michigan. ([Application with survey](#), [staff report](#))

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2018-04)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on March 26, 2018, beginning at 7:30 p.m., Township Board Member **Richard VanderKlok** 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 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 **John Schwalm**, as recommended by the Planning Commission:

**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:

(REZ1804) Ordinance 2018-09 To change from (AG) Agriculture to (LDR) Low Density Residential part of a parcel of land described as P.P. # 70-14-11-300-017, located at 1300 Maplewood Dr., 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: Jim Wierenga, Richard VanderKlok, Carol Scholma, Jason Minier, Michael Bosch, John Schwalm
Nays: None
Absent: Becky Steele

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: _____, 2018

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

#180326-06 – Resolution to Approve Amendment No. 4 in the Articles of Incorporation of the Grand Valley Metro Council

Moved by Carol Scholma, seconded by Richard VanderKlok, to approve the [resolution](#), as [requested](#), as recommended by the Finance Committee.

Yeas: Jim Wierenga, Richard VanderKlok, Carol Scholma, Jason Minier, Michael Bosch, John Schwalm
Nays: None
Absent: Becky Steele

MOTION CARRIED UNANIMOUSLY.

#180326-07 – Cell Tower Lease

Moved by Richard VanderKlok, seconded by Carol Scholma, to approve the attached [letter of intent](#) and to authorize the Superintendent to sign any and all documents/agreements to facilitate the sale of cell tower leases in accordance with the attached letter of intent, as recommended by the Finance Committee.

Yeas: Jim Wierenga, Richard VanderKlok, Carol Scholma, Jason Minier, John Schwalm
Nays: Michael Bosch
Absent: Becky Steele

MOTION CARRIED.

#180326-08 – Sidewalk Waiver Request for Fusions Properties, 1826 Chicago Dr.

Moved by Richard VanderKlok, seconded by John Schwalm, to deny the sidewalk waiver [request](#) from Fusion Properties, 1826 Chicago Dr., as recommended by the Utilities Committee.

Note: The applicant has requested site plan approval for the construction of a building on the site, which triggers the requirement to install sidewalks.

Note: [Sidewalks have already been installed in some parts of this area.](#)

Yeas: Jim Wierenga, Richard VanderKlok, Carol Scholma, Jason Minier, John Schwalm

Nays: Michael Bosch

Absent: Becky Steele

MOTION CARRIED.

#180326-09 – Public Comment

There were public comments.

#180326-10 – Discussion and General information

There was discussion.

#180326-11 - Meeting Adjourned

Moved by Richard VanderKlok, seconded by Carol Scholma, to adjourn the meeting at 9:04 p.m.

Yeas: Jim Wierenga, Richard VanderKlok, Carol Scholma, Jason Minier, John Schwalm

Nays: Michael Bosch

Absent: Becky Steele

MOTION CARRIED.

Jim Wierenga, Supervisor

Richard VanderKlok, Clerk