



## Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

### Zoning Board of Appeals Meeting Agenda

May 26, 2021, 7:00 p.m.

1. Call To Order
2. Approval Of The Minutes
  - 2.I. Approval Of The Minutes Of The April 28, 2021 Zoning Board Of Appeals Meeting

Documents:

[ZBA MINUTES 210428.PDF](#)

3. Public Hearings
  - 3.I. (VAR2105) Nate Heyboer (Z Land Properties), 4475 8th Ave.

Is requesting to have a 20-foot front yard setback from both Chicago Drive and Rosewood Street, a variance of 10 feet from the 30 feet required in Chapter 24 in a Highway Service (HS) Commercial district, and to allow parking and building within the 30-foot required front yard setback, a variance from Chapter 24 Footnote K which states except for necessary drives and walks the required front yard for a depth of thirty (30) feet shall be landscaped and shall not be used for parking, loading, or accessory structures and required off-street loading areas shall not be provided in the front yard and from Sec. 26.3(D) which states when a required non-residential parking lot is situated on a parcel which adjoins a Residential District, abutting directly or across a roadway, the respective yard in which said parking is located shall contain a minimum setback of twenty-five (25) feet excluding any parking or drives, and to have a total of 10 feet in side yard setbacks, a variance of 15 feet from the 25 total feet required for side yard setbacks in Chapter 24, on parcels of land described as P.P. # 70-14-23-250-060 and P.P. # 70-14-23-250-061, located at 1078-1100 Chicago Dr., Georgetown Township, Ottawa County, Michigan.

Documents:

[VARIANCE APPLICATION.PDF](#)  
[2021.04.21.COMBINEDPLANS.PDF](#)  
[\(VAR2105\) 1078-1100 CHICAGO DR STAFF REPORT.PDF](#)

- 3.II. (VAR2106) Marty And Karol Schaner, 1424 Oakwood Dr.  
Is requesting to have a 1.5-foot rear yard setback and 2-foot side yard setback for an accessory building, a variance of 3.5 feet for the rear property line and 3 feet for the side property line from the 5 feet that is required in Sec. 3.4(C) which

states the eave line (which could be a maximum of three (3) feet) of an accessory building shall not be located closer than five (5) feet to any side or rear lot line; in a Low Density Residential (LDR) district, on a parcel of land described as P.P. # 70-14-11-322-008, located at 1424 Oakwood Dr., Georgetown Township, Ottawa County, Michigan.

Documents:

[VARIANCE APPLICATION.PDF](#)  
[ACCESSORY BUILDING.PDF](#)  
[TRUSS.PDF](#)  
[MATERIALS.PDF](#)  
[LETTER FROM 1423 BEECHWOOD DR.PDF](#)  
[LETTER FROM 1440 OAKWOOD DR.PDF](#)  
[\(VAR2106\) 1424 OAKWOOD DR STAFF REPORT.PDF](#)  
[2015 SEPTIC TANK AND DRAIN FIELD INSPECTION.PDF](#)  
[2002 VARIANCE FILE FOR NEIGHBOR.PDF](#)

3.III. (VAR2107) Gary Nienhuis, 6460 Wrenwood Dr.

Is requesting to have a 38-foot rear yard setback, a variance of 2 feet from the 40 feet required in Chapter 24 in a Low Density Residential (LDR) district, on a parcel of land described as P.P. # 70-14-23-471-007, located at 6460 Wrenwood Dr., Georgetown Township, Ottawa County, Michigan.

Documents:

[VARIANCE APPLICATION.PDF](#)  
[6460 WRENWOOD - SITE PLAN.PDF](#)  
[\(VAR2107\) 6460 WRENWOOD DR STAFF REPORT.PDF](#)

4. Public Comment
5. Other Business
6. Adjournment