



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

July 21, 2021, 7:00 p.m.

1. NOTICE OF PUBLIC MEETING

Notice is Hereby Given, that in accordance with Act 184 of Public Act of 1943, as amended, the Georgetown Township Mineral Mining Board will hold a public meeting on Wednesday, July 21, 2021, at 7:00 p.m., or after, at the Georgetown Township Office.

The meeting is called to complete the license approval for ML2103, Grand Rapids Gravel.

Written comments will be received at the Township Office during regular office hours prior to the date of the meeting.

Signed: Ryan Kidd, Clerk

Georgetown Charter Township

2. Call To Order

3. Roll Call

4. Approval Of The Agenda

5. Public Comment On Agenda Items (Maximum Of Three Minutes Per Person)

6. Approval Of The Minutes Of The Previous Meeting

7. Old Business

7.I. Master Plan Discussion

7.I.I. Southeast Corner Of 44th Street SW & 8th Avenue

Documents:

[PROPOSED TEXT REVISIONS DRAFT 3.PDF](#)
[ROAD COMMISSION COMMENTS.PDF](#)

8. New Business

9. Communications, Letters And Reports

10. Public Comments
11. Other Business
12. Commissioner/Staff Comments
13. Adjournment

44th St. Corridor

The future land use recommendation for the land in the vicinity of 44th St. between Kenowa and Chicago Dr. has been established as a pattern, including the following:

- providing for commercial uses only at the extreme ends of the corridor, at Kenowa Ave. and near the Chicago Dr./Port Sheldon Rd. intersection, and at the 8th Ave. intersection, mid-way through the corridor. **The southeast corner of 44th St. and 8th Ave. may be developed as a PUD with low intense commercial or residential uses such as those listed in the OS and NS districts if the development complies with the following: 1) adequate buffering is provided to the adjacent neighboring LDR district; 2) the site is serviced by public water and sanitary sewer; and 3) the site is developed in accordance with the results of a traffic study in regard to allowable driveway locations, driveway design and configuration, road improvements such as right turn lanes, intersection signal improvements and/or timing changes, or other improvements.**
- providing for a mix of low-to-medium density residential uses along the corridor, with site design which minimizes access driveways onto 44th St.

Approximately ten acres of land, located within the Fairway Estates PUD, are provided for neighborhood commercial use, along with possible residential/mixed uses. **Some construction has already taken place.**

Kenowa should remain residential on the west side of the street, other than near 44th St.

Good access management practices should be utilized to minimize access to this road and to encourage the movement of vehicular traffic along this corridor.

Victor Vuong

From: John Gutierrez <JGutierrez@ottawacorc.com>
Sent: Thursday, June 10, 2021 9:31 AM
To: Joe Christopher
Subject: RE: Potential Commercial Development - SEC 44th Street SW & 8th Avenue

Joe,

Thank you for your call this morning. I did not find any recorded restrictions for this parcel as I did for other parcels to the east. However, this is a high traffic corridor for both roads. A traffic study would be needed prior to plan review of any development, and should also be done prior to any approved parcel split. The results of the study will impact allowable driveway locations; driveway design and configuration; road improvements such as right turn lanes, intersection signal improvements and/or timing changes; or other improvements.

Let me know if you have any further questions.

John Gutierrez, PE
Special Services Engineer
Ottawa County Road Commission
616-842-5400

From: Joe Christopher <jchristopher@atwell-group.com>
Sent: Thursday, June 3, 2021 2:36 PM
To: John Gutierrez <JGutierrez@ottawacorc.com>
Subject: Potential Commercial Development - SEC 44th Street SW & 8th Avenue

Good afternoon John,

We are the engineering consultant for a client that is interested in developing a parcel at the southeast corner of 44th Street SW & 8th Avenue (6124 8th Avenue). I would like to know if there are any access restrictions at this location. Specifically, if access from 44th Street would be permissible.

Thank you,

Joe Christopher
Engineer
ATWELL, LLC
586.786.9800 Tel
248.447.2038 Direct
12745 23 Mile Road | Suite 200 | Shelby Township, MI 48315
www.atwell-group.com

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system. Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.