

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 3, 2021**

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

Present: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Gary Veldink

Absent: Donna Ferguson

Also present: Victor Vuong, Zoning Administrator; Mannette Minier

#210303-01 – Agenda for March 3, 2021

Moved by Jeannine Bolhouse, seconded by Gary Veldink, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy,
Gary Veldink

Nays: None

MOTION CARRIED.

#210303-02 – Minutes of the February 17, 2020 meeting

Moved by Jeannie Bolhouse, seconded by Gary Veldink, to approve the minutes as presented.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy,
Gary Veldink

Nays: None

MOTION CARRIED.

#210303-03 – Township Public Utilities Presentation

Joel Hanenburg, DPW Director, gave a presentation on Georgetown Township's public utilities.

#210303-04 – Master Plan Discussion

Discussion took place regarding proposed text revisions to the Master Plan.

[Master Plan 2021 Draft 1](#)

[Proposed Text Revisions](#)

[Future Land Use Map Proposed Revisions](#)

The Planning Commission agreed with the following Master Plan text revisions:

- Chapter 1, introduction will remain the same.
- Chapter 2, will be updated with current information. Staff is currently working on this.
- Chapter 3, natural features will remain the same.
- Chapter 4, the text is still accurate and will remain the same. The 2020 version of the sewer map and water map will be added. The 2015 Sanitary Sewer Master Plan is still accurate

and will remain the same. The Ottawa County Water Resources map of drains and culverts will be added.

- Chapter 5, the text on traffic and vehicular circulation is still accurate and will remain the same.
- Chapter 6, update the following:
 - Remove language from page 31 that currently says, “To prepare and protect options for alternate means of mass transit.”
 - Add Chicago Dr. as a major road.
- Chapter 7, update the following:
 - Change the date of the Future Land Use Map on page 36, after it is completed and printed by Ottawa County GIS.
- Chapter 8, update the following:
 - Remove “mass transit” from the following paragraph on page 41 but keep the rest of the language, “Land on the east end of Baldwin St. near the access to I-196 including the land to Chicago Dr. could be redeveloped with mostly low intensity commercial use such as Office Service, with limited access, and possibly higher density residential uses. Consideration should be given for the area to be a single development, or as much as possible, with very limited access to the main roads and with most accesses to interior roadways only. Consideration should be given for connection to bike trails ~~or mass transit~~. However, the Grand River and Rush Creek floodplains, as well as the nearby City of Grandville waste treatment facility may impose limits on the extent of any new development along the east end of Main St. In addition, any development in this area should have special attention paid to aesthetics such as landscaping and identifying signage since this is one of the major gateways to the community.”
 - Although the paragraph’s language stays the same, change the Future Land Use Map south of Baldwin to (CC) Community Commercial, like the surrounding property, and north of Baldwin, the land owned by the Township and Ottawa County to REC and the eastern two parcels to REC as well because they are affected by a creek, floodplain and wetlands. A rezoning of the property to a high density designation could be considered to be consistent with the Master Plan because there is HDR near and the FLUM is not supposed to be parcel-specific. A rezoning to a high density use could also be considered to be compatible with the surrounding area because it is near other HDR.
 - Revise page 42 to reflect what currently exists by changing the following sentences:
 - Under the Baldwin St. Corridor section, “The PUD at the northwest corner of 36th Ave. and Baldwin ~~may contain either~~ contains residential ~~or office services~~ uses along with the commercial uses.”
 - Under the Baldwin St. Corridor section, “The area at the east end of Baldwin St. near the I-196 connection to Chicago Dr. should be developed with some type of overall plan containing and could contain mixed uses including uses of a low intense commercial nature and possibly some higher density residential uses.”
 - Change the date of the Bend Area Park Site to 2010.
 - Add the new cover for the 2010 Bend Area Mining Site Master Plan Report on page 43.

- Delete references to mining on page 44 under the Edson Dr./VanBuren Area paragraph because it is complete and the water storage tank has been constructed. ~~“The area east of the Hudsonville City limits is still dominated by gravel extraction and agricultural uses. However, completion of mining activities will eventually produce reclaimed land with water amenities that will be~~ has been reclaimed for residential development, such as the completed plats of Georgetown Shores and mining operations have been completed.”
- Update this sentence on page 44 under the North of Hudsonville paragraph, ~~“Long term future plans include an elevated water storage facility has been constructed on 36th Ave. north of Baldwin and will located behind the Fire Station on Baldwin and 36th Ave which would~~ help service this area.”
- The Bricks Gas Station has been completed.
- Add the sentence regarding the Fairway Estates PUD under the 44th St. Corridor, “Some construction has already taken place.”
- Page 46, revise the text within the 48th Ave. Corridor to say, “The area near the ice rink could be developed with neighborhood commercial uses near 48th Ave., and attached and detached single family residential uses to the east.”
- Page 46, Gateways to the Community, update the following sentences:
 - ~~“Especially important areas of concern are~~ were identified as the east end of Baldwin where the on and off ramps connect to I-196, as well as east Chicago Dr. near the Main St. intersection and west Chicago Dr. near the City of Hudsonville boundary.”
 - “Goals noted that when possible, the Township should encourage ways to provide identification of municipal boundaries so those entering the area recognize the community of Georgetown Township.”
 - “Based on these goals as stated in the previous Master Plan, the Township has constructed the following: a Veteran’s Plaza at the corner of Baldwin and Main St.; a large identifying sign on the south side of Baldwin near the I-196 off ramp; and an identifying waterfall sign at the corner of Chicago Dr. and Main St.”
- Chapter 10, update with the correct dates.
- Add text in the Master Plan to address circumstances where the natural environment may hinder development by stating that plans with proper engineering that mitigates those issues may be presented.
- Discussion on the Future Land Use Map will take place at the next available meeting.

#210303-05 – Public Comment

The Chairperson opened the floor to public comments.

Michael Bosch, 3245 Golden Oak Ct., thanked the Planning Commission for their hard work. Michael shared his suggestions for development at Baldwin St. and 48th Ave, and Port Sheldon St. and 48th Ave.

The Chairperson closed the floor to public comments.

#210303-06 – Other Business

There was no other business at this time.

#210303-07 – Adjournment - The meeting was adjourned at 9:07 p.m.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy,
Gary Veldink

Nays: None

MOTION CARRIED.