

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 4, 2020**

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

Present: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson

Absent: Josiah Samy, Richard VanderKlok

Also present: Mannette Minier, Zoning Administrator

#200304-01 – Agenda for March 4, 2020

Moved by Jessica Ulberg, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#200304-02 – Minutes of the February 19, 2020 meeting

Moved by Jessica Ulberg, seconded by Donna Ferguson, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#200304-03 – (REZ2001) Ordinance 2020-01 To change from (LDR) Low Density Residential to (RR) Rural Residential part of a parcel of land described as P.P. # 70-14-07-400-019, located at 8100 42nd Ave., Georgetown Township, Ottawa County, Michigan ([rezone site plan](#), [application](#) and narrative).

Rick Pulaski, Nederveld, represented the applicant and presented the request.

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

Jeannine Bolhouse asked if more houses, other than the one proposed to be built on this rezoned portion of the parcel, could be built on the parcel.

The Zoning Administrator stated the following. The ordinance allows only one principal use on a parcel and that meant one house. The only way any more houses could be built on this property was if it was platted or land was split. Although the end use should not be considered for a rezoning, the applicant intends to plat the remainder of the parcel that was zoned LDR. Their intention was to have their son build a house on the RR portion.

Donna Ferguson said that the request meets the standards in the ordinance for a rezoning.

Tom Healy said that there was no road access back to this RR portion.

Rick Pulaski said that the developer intends to build a road and plat the rest of the land; however, until that happens, this will be one parcel.

Tom Healy said that it would be a good buffer between the two zoning districts, LDR and AG, and the request meets the standards for a rezoning.

The chairman opened the public hearing.

Chris Smith, 8266 42nd Ave., stated that she lived north of the subject site and expressed concerns with water and flooding.

Tim Smit said that the Planning Commission was only considering the rezoning at this time.

Rick Pulaski stated that they understood there were drainage issues and they had been in contact with the Ottawa County Water Resources Commission to work out a plan.

The chairman closed the public hearing.

Moved by Donna Ferguson, seconded by Jessica Ulberg, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2020-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2020 beginning at 7:00 p.m., Township Board Member _____ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the language of the Master Plan; the area is **capable** of sustaining the uses within the RR district without addition public funds; the uses allowed within the RR district are **compatible** with the neighboring uses including both the surrounding LDR and the surrounding AG, as recommended by the Planning Commission, and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member _____:

**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:

(REZ2001) Ordinance 2020-01 To change from (LDR) Low Density Residential to (RR) Rural Residential part of a parcel of land described as P.P. # 70-14-07-400-019, located at 8100 42nd Ave., 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 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:

Nays:

Absent:

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: _____, 2019

By _____
Richard VanderKlok
Georgetown Charter Township Clerk

Tom Healy stated that concerns about water drainage were handled by the Ottawa County Water Resources Commission and not the Township.

MOTION CARRIED UNANIMOUSLY.

#200304-04 – Public Comment

No one was present to make public comments at this time.

#200304-05 – Other Business

#200304-06 – Adjournment - The meeting was adjourned at 7:35 p.m.