

MINUTES OF THE REGULAR MEETING OF THE **GEORGETOWN CHARTER TOWNSHIP BOARD** HELD MARCH 11, 2019.

The meeting was called to order by Chairman Jim Wierenga at 7:00 p.m.

Prayer for guidance by Richard VanderKlok

Pledge of Allegiance to the Flag

Roll Call

Members present: Jim Wierenga, Richard VanderKlok, Michael Bosch, Jason Minier, Becky Steele, John Schwalm

Also present: Daniel Carlton, Township Superintendent

Absent: Carol Scholma

**#190311-01 - Agenda as presented for March 11, 2019**

Moved by Richard VanderKlok, seconded by Becky Steele, to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY.

**#190311-02 - Communications, letters and reports: Received for information, to be filed:**

- a. [February 11, 2019](#) Utilities Committee meeting minutes
- b. [February 20, 2019](#) Planning Commission meeting minutes
- c. [Balance Sheet](#) and [GL Report](#)
- d. [February 27, 2019](#) Finance Committee meeting minutes
- e. [February 27, 2019](#) Zoning Board of Appeals meeting minutes
- f. [Email](#) from Maggie Hummel

**#190311-03 – Public Hearing - (PUD1901) (Ordinance No. 2019-01) L&V Development Co., 3373 Busch Dr., is requesting (rezoning from LDR to PUD) preliminary planned unit development approval for Sheldon Crossings, for attached condominiums, and for final development plan approval for phase 1, on a parcel of land described as P.P. # 70-14-21-300-002, located at 3045 Port Sheldon St., Georgetown Township, Ottawa County, Michigan ([application and narrative](#), [preliminary and final development plan](#), [grading plan](#), [utility plan](#), [triplex](#), [duplex](#)).**

Moved by Richard VanderKlok, seconded by Becky Steele, to open the public hearing.

MOTION CARRIED UNANIMOUSLY.

No one was present to speak at the public hearing.

Moved by Richard VanderKlok, seconded by Becky Steele, to close the public hearing.

MOTION CARRIED UNANIMOUSLY.

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2019-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on March 11, 2019, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member Richard VanderKlok made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, which motion was seconded by Township Board Member Becky Steele:

**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:

**(PUD1901) (Ordinance No. 2019-01)** L&V Development Co., 3373 Busch Dr., preliminary planned unit development approval (rezoning from LDR to PUD) for Sheldon Crossings, for attached condominiums, and for final development plan approval for phase 1, on a parcel of land described as P.P. # 70-14-21-300-002, located at 3045 Port Sheldon St., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. Preliminary and Final Development Plans dated 1/16/2019
2. Application and narrative

**Based on the determinations that:**

1. The proposal is consistent with the Master Plan.
2. The proposal meets the ordinance requirement for pedestrian walkways.
3. The proposal meets the ordinance requirement for architecture.
4. The proposal meets the ordinance requirement for traffic.
5. The proposal meets the ordinance requirement for open space.
6. The proposal meets the ordinance requirement for uses that are allowed.
7. The proposal meets the standards of approval.

**Based on the findings that:**

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
  - a. The qualifying conditions in Sec. 22.2 are met;
  - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
  - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
  - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;

- e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, with deviations as follows:
- **Attached dwellings.** In the current LDR zoning, single family houses are allowed and attached dwelling units are not allowed. They are allowed in the higher density residential districts only (unless in a PUD). The plan proposes 30 condominium buildings with a total of 71 total units. Of the 21.5 acres, 7 acres is proposed to be open space, which exceeds the 20% minimum. For the 21.5 acres used in the density computation, with 3 units allowed per acre as per the Master Plan, 64 total units are allowed and the plan proposes 71. That is 7 more units than allowed per the Master Plan density. However, the narrative notes this area is a transition from the LDR to the west and the medium/high density residential area. Note also that the Master Plan is not intended to be parcel specific, but rather the lines should be considered to be wider. The Planning Commission will have to determine if the 11% additional units meet the intention of the Master Plan and if they should be allowed.
  - **Distance between buildings.** Footnote (j), which is applicable to the MHR district in Chapter 24, requires a minimum of 25 feet between contiguous buildings. The plan proposes a minimum of 18 feet, which is 7 less than the regulatory 25 feet.
  - **Setbacks.** With the current LDR zoning, a minimum front yard setback of 40 feet is required and is to be measured from a point 60 feet from the centerline of Port Sheldon. This is met along Port Sheldon. The plan proposes a minimum of a 35 foot front yard setback north and south of Meadowview Dr. This is 5 feet less than the 40 feet required for the conventional LDR zoning. Side yards are proposed to be a minimum of 50 feet which exceeds the 10 foot required in LDR. The rear along the northern property line is proposed to be 40 feet which meets the current LDR standard.
  - **Sign.** Sec. 25.2(L) defines a plat entry sign as a sign placed as a road entrance to a subdivision, mobile home park or multiple-family development. Since this is a multiple-family development, the plat entry sign is what would be allowed. Sec. 25.6(A)(5) allows plat entry signs as follows: two per road entrance each not exceeding a total area of 64 square feet in area nor 3 feet in height, and setback a minimum of at least 10 feet from 60 feet from the centerline of Port Sheldon (total of 70 feet from the centerline). Only one sign is proposed and is shown as 5.5 feet high (**a deviation of 2.5 feet from the maximum of 3 feet**) and to have 46.75 square feet in area (less than the maximum of 64 square feet allow). The sign is proposed to be located 58 feet from the centerline (**a deviation of 12 feet from the minimum of 70 feet from the centerline**).

**And with the following conditions:**

- 1. Each unit shall be a minimum of 1,150 square feet in area with a minimum of 400 square foot attached garage.**
- 2. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of the first building permit application.**
- 3. Utilities are to be coordinated with the DPW and Drain Commissioner's office.**

- 4. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application, as noted on the plan.**
- 5. **Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**
- 6. **As per language noted on the plan, the developer is voluntarily providing the deceleration taper lane to be constructed as per Ottawa County Road Commission standards.**
- 7. **The approval of the final development plan is contingent upon the Board approving the preliminary plan with rezoning. The approval of the final development plan is effective upon the effective date of the rezoning.**
- 8. **A demolition permit is required for the demolition of the existing.**

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

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.

Dated: \_\_\_\_\_, 2019

Respectfully submitted,

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk

#### **#190311-04 – Public Comments for items remaining on the agenda**

There were public comments.

#### **#190311-05 - Consent agenda**

Moved by Richard VanderKlok, seconded by Becky Steele, to grant the following.

- a. Approval of minutes of the previous board meeting on February 11, 2019.
- b. Approval of the regular monthly bills for [February 25, 2019](#), and [March 11, 2018](#) and [utility bills](#).
- c. Approval of the extension of utilities for [South Blendon Vista](#), as recommended by the Utilities Committee
- d. Approval of the Supervisor's replacement appointments as follows, as recommended by the Finance Committee:

**Tom Healy to the Planning Commission to fill a vacated position, term to expire 12/31/2021;**

**Tom Healy's term on the ZBA to change from expiring 12/31/2019 to being the Planning Commission Representative;**

**Brock Nanninga (current alternate) to a regular member of the Zoning Board of Appeals to replace Tom Healy's vacated position, term to expire 12/31/2019;**

**Trevor Petroelje to the ZBA to fill the vacated position of alternate, term to expire 12/31/2020.**

- e. Approval of the final preliminary (construction) plat of Eagles Ridge No. 2 ([plat map](#), [construction plans](#), [OCDC recommendation letter](#), [OCDC approval](#), [OCRC approval](#), [plat board approval](#), [application](#)).
- f. Approval of the final preliminary (construction) plat of Timber Woods ([plat map](#), [submittal application and approvals](#)).

MOTION CARRIED UNANIMOUSLY.

#### **#190311-06 – SCADA for Township Water System**

Moved by Becky Steele, seconded by John Schwalm, to approve the [quote](#) from Kennedy Industries for the SCADA for the Township Water System, as recommended by the Utilities Committee.

MOTION CARRIED UNANIMOUSLY.

**#190311-07 – Sewer System Capacity Study**

Moved by John Schwalm, seconded by Becky Steele, to approve option 2 of the [proposal from Prein&Newhof](#) for the sewer system capacity study, as recommended by the Utilities Committee.

MOTION CARRIED UNANIMOUSLY.

**#190311-08 – Resolution of Necessity - Biofilter Property**

Moved by Richard VanderKlok, seconded by Becky Steele, to approve the [Resolution of Necessity - Biofilter Property](#), at the request of the Ottawa County Road Commission.

There was discussion.

Moved by John Schwalm, seconded by Michael Bosch, to postpone action until the next scheduled meeting.

Yeas: Michael Bosch, Jason Minier, Jim Wierenga, John Schwalm

Nays: Richard VanderKlok, Becky Steele

Absent: Carol Scholma

MOTION CARRIED.

**#190311-09 – Public Comment**

There were public comments.

**#190311-10 – Discussion and General information**

**#190311-11 - Meeting Adjourned**

Moved by Richard VanderKlok, seconded by Becky Steele, to adjourn the meeting at 8:08 p.m.

MOTION CARRIED UNANIMOUSLY.

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Jim Wierenga, Supervisor

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Richard VanderKlok, Clerk