

**MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP BOARD HELD APRIL 23, 2018.**

The meeting was called to order by Chairman Jim Wierenga at 7:30 p.m.

Prayer for guidance by John Schwalm

Pledge of Allegiance to the Flag

Roll Call

Members present: Jim Wierenga, Carol Scholma, Michael Bosch, Jason Minier, Becky Steele, John Schwalm

Also present: Daniel Carlton, Township Superintendent

Absent: Richard VanderKlok

**#180423-01 - Agenda as presented for April 23, 2018**

Moved by Carol Scholma, seconded by John Schwalm, to approve the agenda as presented for April 23, 2018.

**MOTION CARRIED UNANIMOUSLY.**

**#180423-02 - Communications, letters and reports: Received for information, to be filed:**

- a. [April 18, 2018](#) Finance Committee meeting minutes
- b. [April 18, 2018](#) Planning Commission meeting minutes
- c. [April 9, 2018](#) Utilities Committee meeting minutes
- d. [April 9, 2018](#) Election Commission meeting minutes
- e. [April 2018](#) JHA Newsletter
- f. [April 2018](#) Investment Report
- g. [Balance Sheet](#) and [GL Report](#)

**#180423-03 – Public Hearing (PUD1801) Ordinance No. 2018-11** To change from (PUD) Planned Unit Development to Revised (PUD) Planned Unit Development, and for preliminary development, rezoning, and final development plan approval for the uses of an animal hospital, daycare facility, Office Services uses, medium/high density uses and retail establishments, under Chapter 22 , on parcels of land described as P.P. # 70-14-21-300-018, -080, -126, and -127, located at 2887, 2903 2917, and 2935 Port Sheldon St., Georgetown Township, Ottawa County, Michigan. ([plans](#), [application](#), [narrative](#), [staff report](#))

**Moved by Carol Scholma, seconded by Becky Steele, to open the public hearing.**

**MOTION CARRIED UNANIMOUSLY.**

There were public comments and questions. The architect was present and answered questions.

**Moved by Carol Scholma, seconded by Becky Steele, to close the public hearing.**

**MOTION CARRIED UNANIMOUSLY.**

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2018-11)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on April 23, 2018, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member John Schwalm made a motion to adopt this Ordinance, which motion was seconded by Township Board Member Becky Steele to adopt the staff report as finding of fact and to approve the resolution, as recommended by the Planning Commission:

**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:

**(PUD1801) Ordinance No. 2018-11 To change from (PUD) Planned Unit Development to Revised (PUD) Planned Unit Development, and for preliminary development, rezoning, and final development plan approval for the uses of an animal hospital, daycare facility, Office Services uses, medium/high density uses and retail establishments, under Chapter 22 , on parcels of land described as P.P. # 70-14-21-300-018, -080, -126, and -127, located at 2887, 2903 2917, and 2935 Port Sheldon St., Georgetown Township, Ottawa County, Michigan, as shown on the following:**

- **Preliminary and Final Development Plans (sheet 100 dated 03/16/18 and sheets 203, 205, 300, 500 all dated 03/15/18),**
- **Applications dated 3-13-18,**
- **Narrative,**
- **Letter dated March 16, 2018**

**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.

**And with the following conditions:**

1. **A Storm Water Drain Permit (written approval by the Water Resources Commissioner's office) shall be submitted to the Township prior to the submission of the building permit application.**
2. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
3. **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.**
4. **Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**
5. **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.**
6. **A demolition permit is required to be obtained for the demolition of the existing house.**
7. **One more tree is required to be added to the streetscape. Sec. 3.11 requires one tree for each 25 feet, or fraction thereof, of width. The width of the lot is  $155/25 = 7$  trees required and only 6 provided.**

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

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: \_\_\_\_\_, 2016

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

**#180423-04 – Public Comments for items remaining on the agenda**

There were no public comments.

**#180423-05 - Consent agenda**

Moved by Carol Scholma, seconded by Becky Steele, to grant the following.

- a. Approval of minutes of the previous board meeting on April 9, 2018 meeting.
- b. Approval of the regular monthly bills for [April 23, 2018](#)
- c. Approval to participate with the [request from MTA](#) for \$1,000, as recommended by the Finance Committee.

MOTION CARRIED UNANIMOUSLY.

**#180423-06 – Public Comment**

There were public comments.

**#180423-07 – Discussion and General information**

There was discussion.

**#180423-08 – Additional 2018 Road Resurfacing**

Moved by John Schwalm, seconded by Becky Steele, to include the following in the 2018 Road Resurfacing since the bid came in lower than anticipated.

Wallin Dr	Cottonwood Dr to Golfside Dr	982	\$	43,176.65	7	\$	195,309.40
Maplewood Dr	Maplewood Dr West to Cul-de-sac	1599	\$	70,681.05	7	\$	284,263.65
Golfside Dr	10 <sup>th</sup> Ave to Cul-de-sac	2251	\$	97,557.35	6.5	\$	302,973.00

MOTION CARRIED UNANIMOUSLY.

**#180423-09 – Town Hall on the Initial Library Concept Drawings**

**#180423-10 - Meeting Adjourned**

The meeting was adjourned at 8:45 p.m.

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Jim Wierenga, Supervisor

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Richard VanderKlok, Clerk