

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, June 16, 2021**

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

Present: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Absent: Jessica Ulberg, Tom Healy, Gary Veldink

Also present: Victor Vuong, Zoning Administrator

**#210616-01 – Planning Commission Agenda for June 16, 2021**

Moved by Donna Ferguson, seconded by Jeannine Bolhouse, to approve the agenda as submitted.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

MOTION CARRIED.

**#210616-02 – Minutes of the June 2, 2021 Planning Commission Meeting**

Moved by Donna Ferguson, seconded by Michael Moores, to approve the minutes as presented.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

MOTION CARRIED.

**#210616-03 – Public Hearing – The layout of the Preliminary Plat of Schepers Farm, part of P.P. # 70-14-07-400-019, located at 8100 42<sup>nd</sup> Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.**

Kelly Kuiper presented the request ([application](#), [site plan](#)) on behalf of the applicant Jeff Brewer of Grand Valley Investment Company. Kelly said this is the first step in the process. They are showing their intention of the site to the Township before seeking approval from other entities. The plan has platted property and some unplatted property as well.

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

Jeannine Bolhouse asked is the road frontage for lots A and B the internal road that goes through the plat?

Kelly Kuiper said yes.

The Chairperson opened the public hearing.

Robert Dornbos, 8295 42<sup>nd</sup> Avenue, asked what's the plan for the berm next to 42<sup>nd</sup> Avenue? What are the plans for the lots on the northwest part of the property? His concern is that extra driveways will become a safety issue. He thinks all access drives should be within the plat.

The Chairperson closed the public hearing.

Kelly Kuiper said the part where the berm is will be 5 lots and all driveways will be on 42<sup>nd</sup> Avenue. She said the Road Commission has jurisdiction over driveways coming onto 42<sup>nd</sup> Avenue.

The Zoning Administrator said he previously talked to the Road Commission regarding driveways on 42<sup>nd</sup> Avenue and was told there are no restrictions from the Road Commission from having driveways onto 42<sup>nd</sup> Avenue.

**Moved by Donna Ferguson, seconded by Michael Moores, to adopt the staff report as finding of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall Preliminary Plat of Schepers Farm, part of P.P. # 70-14-07-400-019, located at 8100 42<sup>nd</sup> Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 5/17/21, and with the following conditions:**

- a. Building envelopes meet ordinance requirements, but will be reviewed for exactness at the time building permit applications are submitted. Some lots are affected by a drainage easement or detention pond. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- c. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.
- d. Attached garages with a minimum of 400 square feet shall be provided.
- e. Sidewalks will be provided by the individual property owner at the time a house is constructed.

Donna Ferguson said she understands traffic is a concern for the residents, but the Planning Commission's hands are tied because as long as a plan meets ordinance requirements, they have to approve it. The Road Commission has jurisdiction over the traffic.

Josiah Samy said more concerns from the public to the Road Commission could go a long way, but the plan itself looks good to him.

Jeannine Bolhouse said she does agree that the traffic could be a concern especially having curb cuts on 42<sup>nd</sup> Avenue, but unfortunately from the Planning Commission's standpoint, they only look at the Township ordinances and whether or not it meets those ordinances and we rely on the County when it comes to traffic.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

MOTION CARRIED.

**#210616-04 – Public Hearing – (SUP2104) Flik Properties LLC, 2120 Chicago Dr., is requesting to have a vehicle repair establishment, under Sec. 16.3(A), on a parcel of land described as P.P. # 70-**

**14-27-100-065, located at 2120 Chicago Dr., in a Highway Service (HS) Commercial district, Georgetown Township, Ottawa County, Michigan.**

Steve Flikkema, Flik Properties LLC (Parkway Auto Sales LLC) at 2120 Chicago Dr., presented the request ([application](#), [site plan](#)). Steve said what he's asking for has been going on for a while. The service that is going on is very limited. You could maybe squeak 4 cars in the back building. The business is not part of his; he rents out the back building. The most cars they would do is maybe 15-20 cars a year. Most are high-end restorations, so it's not a high volume. He said he understands there are some places where sidewalks have to be and he'd be happy to put in sidewalk if there was already sidewalk there, but there isn't so it would be out of place. He looks forward to adding on to the empty parcel next door for the sales portion in the future, not the service.

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

Michael Moores said there's been reasonable attempts to meet the Zoning Ordinance because the language of the Master Plan says "if possible and if practical".

Donna Ferguson said the Special Land Use makes sense in that area and it goes with the property and adjoining properties in that area. She said the site plan makes sense too. They shouldn't have to put trees in the front because it would block the vehicles they're trying to sell.

Josiah Samy said the property looks great, it's very well-kept, and he's keeping his property value up because of it.

Jeannine Bolhouse asked where the sidewalk would go.

Zoning Administrator said in the right-of-way where the grassy area is. The applicant would have to reach out to MDOT to get their approval.

Jeannine Bolhouse said she echoes everything her fellow Planning Commissioners have said. She said 15-20 cars a year is a very low volume. She said the Special Land Use stays with the land, so in the instance the property owner leaves, someone else could use it as well.

Steve Flikkema showed a picture of the interior of the southern building.

Josiah Samy asked does he own the property to the east?

Steve Flikkema said yes. He said maybe 5 years from now, both buildings could be leveled and a new plan could go on there.

Jeannine Bolhouse asked what will happen to the Special Land Use if the two properties are combined.

The Zoning Administrator said they would have to come back for a Special Land Use for the entire property.

The Chairperson opened the public hearing.

No one was present to make public comments.

The Chairperson closed the public hearing.

**Moved by Jeannine Bolhouse, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve Special Use Permit (SUP2104) Flik Properties LLC, 2120 Chicago Dr., to have a vehicle repair establishment, under Sec. 16.3(A), on a parcel of land described as P.P. # 70-14-27-100-065, located at 2120 Chicago Dr., in a Highway Service (HS) Commercial district, Georgetown Township, Ottawa County, Michigan; based on the findings that all applicable standards of the ordinance have been met including the General Special Land Use Standards in Sec. 20.3 and the Specific Special Land Use Standards in Sec. 20.4(AD), with the following conditions based on the Special Land Use Standards:**

1. All buildings, structures, and equipment shall be located not less than fifty (50) feet from any right-of-way line and not less than fifty (50) feet from any side or rear lot line abutting residentially zoned property. Due to the current location of the buildings on the parcel as shown on the site plan dated 5/26/2021 for Project No. 210188.01, the Special Land Use only applies to the southern building.
2. All lubrication equipment, hydraulic hoists, and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifty (50) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or over-hanging any public sidewalk, street or right-of-way.
3. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot sight-obscuring wall or fence. No such outside storage area shall exceed an area of two hundred (200) sq. ft. Outside parking of disabled, wrecked, or partially dismantled vehicles not to exceed a maximum of five (5) such vehicles shall not be permitted for a period exceeding ten (10) days.
4. The rental of trucks, trailers, and any other vehicles on the premises is expressly prohibited since specific approval by the Planning Commission was not requested.
5. Where applicable, vehicle queuing spaces shall be provided in front of each service bay for at least two (2) vehicles.
6. A Storm Water Drain Permit (or written approval or written acknowledgement that one is not needed) from the Ottawa County Water Resources Commission.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

**MOTION CARRIED.**

Jeannine Bolhouse said if the sidewalk waiver is not granted, she would like to waive the evergreen shrubs.

Josiah Samy said if the sidewalk waiver is not granted, the evergreen shrubs should be waived.

Donna Ferguson said based on this business, the evergreen shrubs could block the applicant's business of selling cars. She doesn't believe the location presented on the site plan makes sense.

Steve Flikkema said he doesn't mind planting the shrubs.

Michael Moores said he has no issues with the site plan.

The Planning Commission reached a consensus on the evergreen shrubs because the applicant stated he does not mind planting the shrubs.

It was determined by the Planning Commission that a revised site plan showing 21 parking spaces and replacing the evergreen shrubs with sidewalk (if the sidewalk waiver request is denied) shall be submitted to the Zoning Administrator for administrative approval.

**Moved by Jeannine Bolhouse, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve the site plan dated 5/26/2021 for Project No. 210188.01, as presented, and with the following conditions:**

1. Any new signs require a sign permit application and being granted approval prior to sign construction.
2. A Zoning Compliance Certificate is required to be obtained (should have been prior to occupancy).
3. All buildings, structures, and equipment shall be located not less than fifty (50) feet from any right-of-way line and not less than fifty (50) feet from any side or rear lot line abutting residentially zoned property. Due to the current location of the buildings on the parcel as shown on the site plan dated 5/26/2021 for Project No. 210188.01, the Special Land Use only applies to the southern building.
4. All lubrication equipment, hydraulic hoists, and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifty (50) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or over-hanging any public sidewalk, street or right-of-way.
5. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot sight-obscuring wall or fence. No such outside storage area shall exceed an area of two hundred (200) sq. ft. Outside parking of disabled, wrecked, or partially dismantled vehicles not to exceed a maximum of five (5) such vehicles shall not be permitted for a period exceed ten (10) days.
6. The rental of trucks, trailers, and any other vehicles on the premises is expressly prohibited since specific approval by the Planning Commission was not requested.
7. Where applicable, vehicle queuing spaces shall be provided in front of each service bay for at least two (2) vehicles.
8. A Storm Water Drain Permit (or written approval or written acknowledgement that one is not needed) from the Ottawa County Water Resources Commission.
9. A revised site plan showing 21 parking spaces that meet parking requirements shall be submitted to the Zoning Administrator for administrative approval.
10. If the sidewalk waiver request is denied by the Township Board, a revised site plan showing sidewalks will be constructed per applicable Township Ordinances shall be submitted to the Zoning Administrator for administrative approval.
11. If the sidewalk waiver request is denied by the Township Board, the evergreen shrubs will not be planted as shown on the site plan, but if the sidewalk waiver is granted then the evergreen shrubs shall be planted as shown on the site plan because the presented landscaping is determined to be adequate by the Planning Commission based on the language of the Master Plan.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

MOTION CARRIED.

**#210616-05 – Public Comments**

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

**#210616-06 – Other Business**

There was no other business at this time.

**#210616-07 – Adjournment** - The meeting was adjourned at 8:15 p.m.

Yeas: Josiah Samy, Jeannine Bolhouse, Donna Ferguson, Michael Moores

Nays: None

MOTION CARRIED.