

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, August 19, 2020**

Governor Whitmer's Executive Order 2020-75 provides temporary changes to the Open Meeting Act, allowing a meeting of a public body to be held electronically, including by telephonic conferencing or video conferencing, in a manner in which both the general public and the members of the public body may participate by electronic means.

Due to these Executive Orders, the following Planning Commission members were present via video conferencing: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Josiah Samy, Donna Ferguson and Richard VanderKlok. Mannette Minier, Zoning Administrator, and Rod Weersing, Assistant Superintendent, were also present via video conferencing, and 25 members of the public were also present in the audience via video conferencing.

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

Present: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy,
Richard VanderKlok

Absent: None

Also present: Mannette Minier, Zoning Administrator

#200819-01 – Agenda for August 19, 2020

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy,
Richard VanderKlok

Nays: None

MOTION CARRIED UNANIMOUSLY.

#200819-02 – Minutes of the July 1, 2020 meeting

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to approve the minutes as presented.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy,
Richard VanderKlok

Nays: None

MOTION CARRIED UNANIMOUSLY.

#200819-03 – (REZ2004) Ordinance 2020-05 To change from (CS) Community Service Commercial to (I) Industrial, a parcel of land described as P.P. # 70-14-13-427-011, located at 7560 River Ave., Georgetown Township, Ottawa County, Michigan ([submittal material](#))

Greg Ransford, Fresh Coast Planning, represented the applicant and presented the request.

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

The chairman opened the public hearing. No one was present to speak on this topic. The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Josiah Samy, 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. 2020-05)**

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 Industrial district without addition public funds; the uses allowed within the Industrial district are **compatible** with the neighboring uses, 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:

(REZ2004) Ordinance 2020-05 To change from (CS) Community Service Commercial to (I) Industrial a parcel of land described as P.P. # 70-14-13-427-011, located at 7560 River 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

Jeannine Bolhouse noted that the request meets the standards in the ordinance, but expressed a concern that a more intense use could go in there by rezoning the property to Industrial.

Josiah Samy said that he supports the rezoning because the property is mostly surrounded by Industrial zoning and allows this use.

Donna Ferguson stated that it meets the standards in the ordinance for a rezoning.

Tom Healy stated the following. This may increase the intensity, but the site is surrounded by Industrial and it fits in the area. There has been no movement to rezone the entire area to PUD and he supports the rezoning.

Tim Smit noted that the kennel would be allowed by right.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Richard VanderKlok

Nays: None

MOTION CARRIED UNANIMOUSLY.

#200819-04 – Other Business

A request was received from Rebekah Milito, 7351 12th Ave, for the Planning Commission to consider amending the Zoning Ordinance to allow the use of commercial swimming lessons in the LDR district. The Zoning Administrator explained the use, noting that the Township had received numerous complaints from neighbors regarding the large amount of traffic, vehicles parking in the area and the noise in this LDR district. She explained the use did not meet ordinance standards for a home occupation and didn't comply with the uses allowed in the LDR district.

Although three of the commissioners were opposed to revising the ordinance to allow this use in LDR, all were in favor of looking at possible revisions. There was discussion and comments included the following:

- The Zoning Ordinance should not be amended to allow the intense commercial use in a residential district.
- It would be possible to look at amending the ordinance, but the changes that could be acceptable might still not help to allow this resident to have this use.
- The ordinance could be review; however, this site might not fit with any proposed revisions.
- The issue is respecting the rights of the neighbors.
- Some commissioners were in favor of revisiting the ordinance for revisions.
- Direction was given to see what Grandville did for the same circumstance.
- This use does not fit in a neighborhood, but they could still entertain ideas.
- The Planning Commission could be open to looking into this and look for ways to address concerns of the neighbors.
- The standards in the ordinance would have to be changed for a home occupation in order for this site to comply with the standards because as it currently exists, the site does not comply with the standards for a home occupation.
- The use could possibly be allowed with a special use permit with the establishment of minimum standards and guidelines for noise, parking and those types of issues. However, this location may still not be able to comply. But it is worthy of a look.
- No one is opposed to the use and everyone recognizes the value of the swimming lessons, as long as the site is in the correct location. However, this site is clearly in violation of Township ordinances and the rights of the neighbors have not been taken into consideration. Who would want to live next door to this operation.
- It is a heavy use and even with special use standards, this site might not be able to comply.
- There is no reason to pursue this if this site wouldn't comply with any revised standards because no one else is experiencing any of the same types of issues in the Township
- Living next to a home occupation of a beauty salon, one commissioner said that she can only image the negative impacts from this intense use. This use needs to be located in an appropriate district where it won't negatively impact a residential neighborhood.
- The Zoning Ordinance currently has good standards that effectively regulate home occupations and uses allowed in a residential district.
- They can look to see if there is a way to allow the use but still protect the neighbors.
- In response to a question, it was noted that there are no other similar violations that the Township is aware of, which means if anyone else has the same use, it is being conducted respectfully without negative impacts to the neighbors. That also means that if regulations are adopted, the result may be that anyone else conducting the same use who is not negatively impacting the neighbors may have to cease operating if they don't meet the new ordinance.

#200819-05 – Recess the Planning Commission meeting and table the discussion

Moved by Tom Healy, seconded by Jeannine Bolhouse, to table any more discussion on this topic and to table the public comments until after the scheduled Mining Board meeting is completed, and then to resume this meeting, due to the fact that there are applications that were submitted to be on the mining agenda.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Richard VanderKlok

Nays: None

MOTION CARRIED UNANIMOUSLY.

The Mineral Mining Board meeting was held and completed. Then the Planning Commission meeting was resumed.

#200819-06 – Reopen the Planning Commission meeting.

Moved by Josiah Samy, seconded by Richard VanderKlok, to reopen the Planning Commission meeting and take the item off the table.

Yeas: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Richard VanderKlok

Nays: None

MOTION CARRIED UNANIMOUSLY.

#200819-07 – Public Comment

The chairman opened the floor to public comments.

Six members of the audience made public comments at this time explaining the values of the swimming lessons and asking for the use to be allowed to continue.

The chairman closed the public comment period.

#200819-08 – Adjournment

The meeting was adjourned at 9:35 p.m.