

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, November 20, 2019**

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

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

Absent: None

Also present: Mannette Minier, Zoning Administrator

#191120-01 – Agenda for November 20, 2019

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#191120-02 – Minutes of the October 16, 2019 meeting

Moved by Richard VanderKlok, seconded by Josiah Samy, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#191120-03 – Public Hearing – (SUP1905) Justin Hyma, 8220 48th Ave., is requesting to have an agricultural operation, under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-07-300-047, located at 8220 48th Ave., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI ([submittal materials](#))

Justin Hyma, 8228 48th Ave., presented the request.

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

Richard VanderKlok stated that the application meets the standards of the ordinance and that the drawing was acceptable. He said that the conditions were good.

Jeannine Bolhouse said that everything was in order and the site plan was acceptable.

Tim Smit noted that no animals were requested and in the future if he wants animals, he would have to submit another application requesting animals. He said that the site plan was acceptable.

The chairman opened the public hearing. No one was present to make public comments. The chairman closed the public hearing.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve Special Use Permit (SUP1905) Justin Hyma, 8220 48th Ave., to have an agricultural operation (72 by 64 foot barn only for the AG use), under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-07-300-047, located at 8220 48th Ave., in a (RR) Rural Residential district, Georgetown Township, Ottawa County, MI; based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the standards in Sec. 7.3(C); and to accept the site plan as provided; and with the following conditions of approval:

1. **The property and building shall be maintained in a safe manner.**
2. **A Zoning Compliance Certificate is required for the construction of an agricultural building and no building permit is required, as per the Building Code. If electricity is being brought to the barn, a service permit must be obtained. (Note that any house construction requires a building permit.)**
3. **A completed and notarized affidavit of AG Use shall be submitted along with the Zoning Compliance application.**
4. **No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line.**
5. **No farm animals are requested and no farm animals are approved as part of this application.**
6. **The area of the access driveway from the pavement of the road to a spot 33 feet from the centerline of the road shall be hard-surfaced.**

MOTION CARRIED UNANIMOUSLY.

#191120-04 – Public Hearing – (REZ1905) Ordinance 2019-06 To change from (RR) Rural Residential to (LMR) Low/Medium Density Residential a parcel of land described as P.P. # 70-14-09-300-006, located at 8225 28th Ave., Georgetown Township, Ottawa County, Michigan ([submittal materials](#)).

Doug Stalsonburg, Exxel Engineering, represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#) and noted that at this point the only request was to rezone the property, not for approval of the plat layout.

Richard VanderKlok stated that the request is in line with the Master Plan and meets the standards in the ordinance for a rezoning.

Tom Healy said that he agrees and it is a perfect fit being surrounded by houses.

The chairman opened the public hearing.

Tom VanSluyters, 2885 Hunters Dr., asked about traffic.

Tim Smit stated that traffic concerns would be discussed when the applicant came back with a submittal of a drawing for plat review and it was not a topic for this rezoning.

Aaron Vis, 2854 Fox Hill Dr., stated the following. He lived here for twelve years and had known all along that this land would be developed. However, the request for LMR doesn't meet the standards because LMR would reduce the width of the frontage and the square footage of the lot. It may be consistent with the Master Plan, but it is not consistent with the adjoining lots. It should be rezoned to LDR instead.

Jill Grung, 2871 Hunters, stated concerns with animals being displaced and negative impacts, including ground water, and doesn't know her recourse.

Matt Becker, 2899 Hunters, said he preferred LDR.

Jon Cade, 7869 Hunters, said that he had looked at buying the property and would have done LDR, not smaller lot. He said that it will hurt the neighboring properties to put up the smaller lots.

Kyle VanderStel, 3516 City Ridge Ct., said that they should have the same size lots.

Barb DeYoung, builder, said that there are not many lots available and the ones that are available are at a premium. She said they are looking to build mid-range quality homes and many people want to live in Georgetown.

Rob Wolters, 2859 Hunters Dr., stated the following. He prefers the land to be rezoned to LDR. They all knew the day would come when this property would be developed and they would have neighbors in their backyards. Even though there are no plat plans at this time, he is concerned with traffic. They have water problems because of the Hagerview development and they didn't end up with a drainage easement. H would like to be notified when this comes back.

The chairman closed the public hearing.

Doug Stalsonburg said that the intent was to come for the rezoning and then to come back with the preliminary plat showing lot sizes and street layout. He said that this is a small parcel.

Tim Smit said that the neighbors would be notified again when they come back for plat approval; however, the Ottawa County Water Resources Commission handles the drainage issues and the Ottawa County Road Commission handles traffic and street issues.

Doug Stalsonburg said that there is a process when they submit the preliminary plat to the Township, and the second step for the construction plan is when the Ottawa County Water Resources Commission handles drainage and the Road Commission handles traffic.

Tim Smit said that he remember when the whole area was not developed with animals that lived in the area and they were displaced with the existing houses were constructed.

Doug Stalsonburg stated the following. Land is expensive which is why this land sat undeveloped for so long. Development is all about money and this site lays out better with LMR. Even though this is not the time to talk about the plat layout, there will be 15 lots and only four rectangular lots will be at 70 feet of width. The rest will all be larger. So four out of the fifteen will be LMR size and the rest will be 80 feet wide.

Tim Smit said that it was the Planning Commission's job to approve or deny the request based on the ordinance standards and they can't make stipulations about how nice the houses will be. They can talk about traffic when they come for plat review.

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. 2019-06)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2019 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 Master plan and the Future Land Use Map for the area; the area is **capable** of sustaining the uses within the LMR district without addition public funds; the uses allowed within the LMR 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:

(REZ1905) Ordinance 2019-06 To change from (RR) Rural Residential to (LMR) Low/Medium Density Residential a parcel of land described as P.P. # 70-14-09-300-006, located at 8225 28th 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 said that she understands the people’s concerns over LDR versus LMR but the builders will do the best to get the most value.

Josiah Samy said that he understand the “not in our backyard” situation, but he is aware that builders come in and he sees quality construction in Georgetown.

Tim Smit said that he appreciates the neighbors’ comments and they can come back when the layout is discussed. He said that Georgetown is an awesome place to live and land values are high.

MOTION CARRIED UNANIMOUSLY.

#191120-05 – Other Business

The Zoning Administrator noted that a revision to the Bed and Breakfast ordinance had been submitted to the Planning Commission for review and that discussion could take place at a future meeting since they had a second meeting tonight for mining.

#191120-06 – Public Comment

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

#191120-07 – Adjournment

The meeting was adjourned at 7:35 p.m.