

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, July 6, 2016**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Richard VanderKlok, Don Hebler, Donna Ferguson, Tim Smit, Jeannine Bolhouse

Absent: Steve Hall

Also present: Mannelle Minier, Zoning Administrator

#160706-01 – Agenda for July 6, 2016

Moved by Richard VanderKlok, seconded by Tim Smit, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#160706-02 – Minutes of the regular [April 20, 2016](#) meeting

Moved by Richard VanderKlok, seconded by Tim Smit, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#160706-03 – (PUD1202-51) Final Development Plan No. 2 for condos for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan.

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

No one was present to make public comments.

Moved by Richard VanderKlok, seconded by Don Hebler, to adopt the staff report as **finding of facts and to approve (PUD1202-52) Final Development Plan for phase 52 (Condo No. 2) for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan, as shown on the following:**

- a. [Sheet C-101](#) dated 06.01.16,
- b. [Sheet C-102](#) dated 06.01.16,
- c. [Sheet C-103](#) dated 06.01.16,

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**
- 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.**

And with the following conditions:

1. A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.
2. All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).
3. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.
4. Approval from the Ottawa County Water Resources Commission is required.
5. A demolition permit is required for the demolition of the vacant house.
6. A cul de sac shall be added to the end of the street as per Fire Code standards, as stipulated by the Fire Department.

MOTION CARRIED UNANIMOUSLY.

#160706-04 - (PUD1202-10) Final Development Plan No. 10 for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor St., Georgetown Township, Ottawa County, Michigan.

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

No one was present to make public comments.

Moved by Tim Smit, seconded by Donna Ferguson, to adopt the staff report as finding of facts and to approve (PUD1202-10) Final Development Plan for phase 10 for Ottawa Land Investments LLC, P.P. # 70-14-09-100-054, and 70-14-04-300-018, located at 3067 Lowingside and 3203 Taylor St., Georgetown Township, Ottawa County, Michigan, as shown on the following:

- a. Sheet [C-101](#) dated 06.01.16,
- b. Sheet [C-102](#) dated 06.01.16,
- c. Sheet [C-103](#) dated 06.01.16,

On the basis that the following are met:

- a. **Qualifying conditions in Sec. 22.2.**
- 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.**

And with the following conditions:

- a. A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.

- b. All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).**
- c. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
- d. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site. The lots in this phase were required to have a width of 65 feet, as shown in the approved preliminary development plan.**
- e. Approval is obtained from the Ottawa County Water Resources Commission.**
- f. All outstanding fees are paid prior to any building permits being issued.**

MOTION CARRIED UNANIMOUSLY.

#160706-05 – The layout of the Preliminary Plat of Lowing Woods No. 10, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan.

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

No one was present to make public comments.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of facts and recommend to the Township Board to grant tentative preliminary plat approval of Lowing Woods No. 10, based on the findings that Township Ordinances have been met, as shown on the following documents;

- a. Sheet [C-101](#) dated 06.01.16,
- b. Sheet [C-102](#) dated 06.01.16,
- c. Sheet [C-103](#) dated 06.01.16,

And to recommend to the Township Board to approve a variance of 2,157 feet for the 2757 foot cul de sac because the Township Board has already approved this layout with the approval of the Preliminary PUD plan and based on the stub streets to be provided both to the east and to the west of this cul de sac for further connections, and because Taylor St. has been paved to provide future access for these lots.

and with the following conditions:

- a. All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).**
- b. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.**

MOTION CARRIED UNANIMOUSLY.

#160706-06 – Initiate Zoning Ordinance Amendment

Moved by Richard VanderKlok, seconded by Don Hebler, to initiate a Zoning Ordinance amendments as follows:

Chapter 24

- (r) Except for necessary drives and walks, the front yard, for a depth of thirty (30) feet, shall be landscaped and shall not be used for parking. Loading, storage and accessory structures shall not be permitted in any front yard. Side or rear yards may be used for parking and loading. Outdoor storage may be permitted, if located in the rear yard **or non-required side yard** and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.

It was noted that it would be included with a future public notice.

MOTION CARRIED UNANIMOUSLY.

#160706-07 – Other Business

#160706-08 – Public Comments

#160706-09 – Adjournment

The meeting was adjourned at 8:15 p.m.