

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, January 6, 2010**

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

Present: Greg Honderd, Scott Blouw, Cornelius Huizinga, Don Hebler, Ed Stasiak, Del South
Also present: Mannette Minier, Zoning Administrator
Absent: Rebecca VanDenBerg

#100106-01 - Minutes of the regular December 16, 2009 meeting

Moved by Blouw, seconded by Stasiak, to approve the minutes of December 16, 2009 as presented.

MOTION CARRIED UNANIMOUSLY.

#100106-02 – Draft Future Land Use Map Discussion

The draft Land Use Plan and Future Land Use Map were discussed, including, but not limited to, the following areas:

1. Sec.31-100
2. Sec. 5-400-LDR
3. Sec. 17-100-PUD
4. Sec. 16-100-PUD
5. New exit area
6. M-6 area
7. Corner of 8th Ave. and 44th St.-PUD
8. Two parcels on the south corner of the intersection of Chicago Dr. and 18th Ave.; MP-I, rezoned to HS;
9. Chicago Dr. and 18th Ave.-DeWent property;
10. Waterford PUD along Chicago Dr.;
11. Allow mixed uses in PUD such as commercial and residential;
12. Baldwin and 36th Ave. PUD;
13. Chicago Dr. and 12th Ave. (south of Chicago Dr. including Kerkstra property);
14. Jenison core mixed use PUD; Baldwin east to connector to I-196;
15. Bend in the River-adopt plan by reference;
16. 8th Ave. to M-6, no water and sewer;
17. Water tower north of Bauer will last many years;
18. Georgetown Shores is completed;
19. Ice arena area;
20. Site condos;
21. Grand Valley and 42nd Ave. area;
22. Maier property behind Target;
23. Southwest corner of 8th Ave./44th St. PUD commercial area;
24. Aukeman property/Harrison Rd. off Port Sheldon;
25. Baldwin/28th Ave.- Little League field (Sec. 16-100);
26. Improvement-Chicago Dr. corridor (study);
27. 48th Ave. Corridor Plan;

28. 48th Ave. Cooperative Study (done by LSL);
29. Luce and 42nd Ave. rezoned to eliminate the triangle;
30. Sec. 5-400, Sec. 4-200, Sec. 9-100, Eastbrook PUD;
31. Southwest corner of Baldwin and 36th Ave. (currently zoned OS and MP OS);
32. Pine Grove estates currently zoned HDR, MP MDR, Sec. 15-400;
33. Sec. 14-300; four parcels with duplexes zoned LDR and MP LDR; MDR?
34. Sec. 13-300; to west of Meijer site (and part of the site)-MP CC-should be NC?
35. Cottonwood-Allen Springs PUD;
36. Click, two parcels on Cottonwood to the north of HDR-MP LDR-zoned OS, MP OS
37. Sec. 2-400 zoned RR, MP LDR;
38. South of Chicago Dr. around Cottonwood;
39. Sec. 24-100 and 200, zoned MDR, MP LDR; change to MDR;
40. Lee Dykema PUD-Sec. 24-300;
41. Northwest corner of Rosewood and 12th Ave., 2 parcels zoned OS, MP-I; change to OS (P.P.# 70-14-23-100-015, -016);
42. Southeast corner of Sec. 22, MP-LDR; zoned MDR;
43. Sec. 27-100, north of Edson, south of Chicago Dr. (south of HS on Chicago Dr.); MP-HC, zoned MDR and LDR;
44. PUD on Port Sheldon north of 28th Ave. (4 parcels-Appletree PUD);
45. Northeast corner of Port Sheldon and 28th Ave. (Rite Aid); MP-CC; zoned NS;
46. Property northeast of corner of Port Sheldon and 28th Ave. (several single family properties-currently zoned and MP-LDR; other use maybe?
47. Sec. 31-300, 2 parcels zoned I, MP-Rural/AG and LDR;
48. P.P. # 70-10-31-200-017, 10081 42nd Ave. rezoned from MDR to HDR not consistent with MP;
49. P.P. # 70-14-31-200-067, 5565 40th Ave. rezoned from I to LDR not consistent with MP;
50. P.P. # 70-14-22-450-016, 1720 Chicago Dr. rezoned from I to HS not consistent with MP;
51. P.P. # 70-14-22-450-017, 1720 Chicago Dr. rezoned form I to HS not consistent with MP;
52. P.P. # 70-14-13-100-043, -035, 7813 Cottonwood rezoned from LDR to OS not consistent with MP;
53. P.P. # 70-14-21-400-085, -080, 2594, 2556 Port Sheldon rezoned from I to CS not consistent with MP;
54. Meijer PUD;

#100106-03 – Corner of Baldwin and 28th Ave.

Moved by Huizinga, seconded by Blouw, to leave page 28 and 35 as written in the draft.

Yeas: Huizinga, Blouw

Nays: Hebler, South, Stasiak, Honderd

Absent: VanDenBerg

MOTION DEFEATED.

#100106-04 – Corner of Baldwin and 28th Ave.

Moved by South, seconded by Hebler, to change the text on page 28 and 35 to restrict the possible commercial to the northwest corner of Baldwin and 28th Ave., as follows:

The area of 28th Ave. and Baldwin St. could possibly be developed as a commercial center because of its central geographic location within the current and future population mapping, if the plan is confined only to the northwest corner and extra effort is put into making the PUD unique and also functional as a community gathering place.

The Jenison commercial core and the small clusters of commercial and office service uses near 20th Ave., west of 12th Ave., at the northwest corner of Baldwin and 36th Ave. and possibly at the northwest corner of Baldwin and 28th Ave. should be maintained.

Yeas: Huizinga, Hebler, South, Stasiak, Honderd

Nays: Blouw

Absent: VanDenBerg

MOTION CARRIED.

#100106-05 – Presentation of the Draft Land Use Plan (Master Plan) to the Township Board

Moved by Blouw, seconded by South, to approve the presentation of the final [Draft Land Use Plan](#) (Master Plan) including the final draft [Future Land Use Map](#) to the Township Board for review and approval for distribution.

MOTION CARRIED UNANIMOUSLY.

#100106-06 – Open the Floor for Public Comments

Moved by Hebler, seconded by Stasiak, to open the floor to public comments.

MOTION CARRIED UNANIMOUSLY.

The following people made public comments: Tim Irwin, 7644 28th Ave.; Phil Strick, 2876 Parkside; Brett Strick, 1973 Pinegrove Dr.; and Lloyd VanDuyn, 2949 Parkside Dr.

The public comment period was closed.

#100106-07 – Election of Officers

Moved by South, seconded by Blouw, to keep the officers the same, which are: Greg Honderd, chairman; Ed Stasiak, vice-chairman; and Cornelius Huizinga, secretary.

MOTION CARRIED UNANIMOUSLY.

#100106-08 – Adjournment

Moved by South, seconded by Hebler, to adjourn the meeting at 9:50 p.m.

MOTION CARRIED UNANIMOUSLY.