

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, February 17, 2010

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

Present: Greg Honderd, Scott Blouw, Cornelius Huizinga, Don Hebler, Del South, Rebecca VanDenBerg

Absent: Ed Stasiak

Also present: Mannette Minier, Zoning Administrator

#100217-01 – Agenda for February 17, 2010

Moved by Don Hebler, seconded by Rebecca VanDenBerg, to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY.

#100217-02 - Minutes of the regular January 6, 2010 meeting

Moved by Scott Blouw, seconded by Don Hebler, to approve the minutes of January 6, 2009 as presented.

MOTION CARRIED UNANIMOUSLY.

#100217-03 – Ordinance Amendment-Daycare Use-Sec. 16.3(R) Daycare centers.

The zoning administrator presented a review as follows.

REQUEST

The request is to consider a Zoning Ordinance amendment to allow the use of a daycare in the HS district with a special use permit by adding Sec. 16.3(R) Daycare centers to Chapter 16.

Rob Holland, pastor of Water of Life Church, 1294 Chicago Dr., requested to add the use of a daycare facility at the church which is located in the HS district. Currently, the Zoning Ordinance [allows the use of a daycare](#) (always **only** with a special use permit) in all residential districts except Agriculture and Mobile Home Park, and in all commercial districts except for Highway Service Commercial and Industrial. In all districts where allowed, approval of a special use permit is required and can only be granted when compliance with [four general standards and four specific standards](#) is demonstrated. A [written request](#) was made to the Township Board to initiate a Zoning Ordinance amendment to allow the use in the HS district.

HISTORY

At the January 11, 2010 meeting, the Township Board initiated the Zoning Ordinance amendment and the notice for the public hearing was published (excerpt of the minutes follows).

#100111-06 - Initiate Zoning Ordinance Amendment for Daycare Use

Moved by Del South, seconded by Richard VanderKlok, to initiate a Zoning Ordinance amendment to allow the use of a daycare in the HS district with a special use permit, as follows:

Sec. 16.3(R) Daycare centers.

Note: As recommended by the Finance Committee.

MOTION CARRIED UNANIMOUSLY.

SUMMARY

Use of day care centers as currently allowed in the Zoning Ordinance:

AG-not allowed

RR-allowed with a special use permit-Sec. 7.3(B) and Sec. 8.4(N)

LDR-allowed with a special use permit-Sec. 8.4(N)

LMR-allowed with a special use permit-Sec.8-A.3(A) and Sec. 8.4(N)

MDR-allowed with a special use permit-Sec. 9.3(H)

MHR-allowed with a special use permit-Sec. 10.3(A) and Sec. 9.3(H)

HDR-allowed with a special use permit-Sec. 11.3(A) and Sec. 9.3(H)

MHP (mobile home park)-not allowed

OS-allowed with a special use permit-Sec. 13.3(H)

NS-allowed with a special use permit-Sec. 14.3(F)

CS-allowed with a special use permit-Sec. 15.3(L)

HS-not allowed

I-not allowed

General special use standards in Sec. 20.3:

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.
- (3) Not create excessive additional requirements at public cost for public facilities and services.
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Specific special use standards in Sec. 20.4:

(K) Day care centers.

- (1) There shall be provided, equipped and maintained, on the premises, a minimum of one hundred and fifty (150) square feet of usable outdoor recreation area for each client of the facility.
- (2) The outdoor recreation area shall be fenced and screened from any abutting residential district by a greenbelt, in accordance with the requirements of Section 3.11.
- (3) In addition to required off-street parking, off-street pick-up and drop-off areas shall also be provided.
- (4) The facility shall comply with all applicable State licensing requirements.

Rebecca VanDenBerg asked what zoning districts churches were permitted in.

Cornelius Huizinga asked why the use had not been initially allowed in the HS district and thought it may have to do with traffic issues.

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

Moved by Scott Blouw, seconded by Rebecca VanDenBerg, to recommend to the Township Board to approve a Zoning Ordinance amendment to allow the use of a daycare in the HS district with a special use permit, as follows:

Sec. 16.3(R) Daycare centers.

MOTION CARRIED UNANIMOUSLY.

#100217-04 – Schedule Master Plan (Land Use Plan and Future Land Use Map) Public Hearing

The zoning administrator stated that April 21, 2010 is past the 63 day minimum time frame required in the law for the County and neighboring municipalities to return advisory comments after the distribution of the draft plan.

Moved by Cornelius Huizinga, seconded by Rebecca VanDenBerg, to schedule a the public hearing for the Master Plan (Land Use Plan and Future Land Use Map) for April 21, 2010 because the date meets the Michigan Planning Enabling Act requirement of waiting a minimum of a 63 day period for advisory comments from the county and neighboring municipalities after the distribution of the draft plan.

MOTION CARRIED UNANIMOUSLY.

#100217-05 – Discussion and Review of Model Wind Ordinance (as requested by the Township Board)

Since the Township Board asked the Planning Commission to review a wind ordinance, there was discussion regarding the [County Model Ordinance](#), including the following: possibly it should only be allowed in the AG district by right as part of a farming operation and then with a special use permit in the AG, RR, commercial and industrial districts (when not a part of a farm operation); maybe the Township should wait a year or so for technological advances and to find out what other problems other municipalities are having with them; it should possibly be allowed in all zoning districts since this is good for conserving energy; and this is a complicated ordinance which may be hard to enforce since it regulates such things as flicker and noise.

The following people made public comments: Phil Strick, 2876 Parkside Dr.; and Donna Heuker, 4551 Bauer Rd.

The consensus of the Planning Commission to obtain more information.

#100217-06 – Add Chicago Dr. to Sec. 26.3(I)

Moved by Don Hebler, seconded by Rebecca VanDenBerg, initiate a Zoning Ordinance amendment to Sec. 26.3(I) as follows:

- (I) In all districts, the Planning Commission shall determine driveway access to Chicago Drive and streets listed in Chapter 24 b i, ~~bii, and biii~~ in order to give the Planning Commission more authority to administer the MDOT M-121 Chicago Drive corridor Access Management Plan, which will be adopted by reference in the Master Plan (Future Land Use Plan) and to publish the notice the next time another notice is published.

MOTION CARRIED UNANIMOUSLY.

#100217-07 - MDOT M-121 Chicago Drive corridor Access Management Plan

1. [Plan](#)
2. [Draft Master Plan Amendment text](#) (to add to Land Use Plan)
3. Maps ([map 31](#), [map 32](#), [map 33](#), [map 34](#), [map 35](#), [map 36](#), [map 37](#), [map 38](#), [map 39](#), [map 40](#), [map 41](#), [map 42](#), [map 43](#), [map 44](#), [map 45](#))

There was discussion regarding the plan. The consensus of the Planning Commission was to adopt the plan by reference in the Master Plan rather than to adopt it as an ordinance.

Moved by Don Hebler, seconded by Rebecca VanDenBerg, to revise page 35 of the Master Plan (Future Land Use Plan) under “Chicago Dr. Corridor” as follows:

Redevelopment or demolition of vacant buildings should be encouraged. At the southeast end of the Township, the area south of Chicago Dr. is designated for Highway Commercial and the land along New Holland and 40th Ave. is designated for LDR. The M-121 (Chicago Drive) Corridor Access Management Plan, prepared for MDOT, dated September 2009, is hereby adopted by reference.

MOTION CARRIED UNANIMOUSLY.

#100217-08 - [Letter](#) from Water of Life Church requesting Zoning Ordinance amendment

The letter from Rob Holland, pastor of Water of Life Church, was presented with the request to amend the Zoning Ordinance as follows:

- (K) **Day care centers.**
- (1) There shall be provided, equipped and maintained, on the premises, a ~~minimum of one hundred and fifty (150) square feet of usable outdoor recreation area for each client of the facility~~ outdoor recreation area with a size as required by State licensing requirements.
 - (2) The outdoor recreation area shall be fenced and screened from any abutting residential district by a greenbelt, in accordance with the requirements of Section 3.11.
 - (3) In addition to required off-street parking, off-street pick-up and drop-off areas shall also be provided.
 - (4) The facility shall comply with all applicable State licensing requirements.

There was discussion that the Township has the authority to require more recreation area than the State and that other daycare facilities provided the outdoor recreation area. It was noted that the church has the opportunity to apply for a variance if they do not have enough land to provide the area.

The following people made public comments: Phil Strick, 2876 Parkside Dr.; and Donna Heuker, 4551 Bauer Rd.

Moved by Scott Blouw, seconded by Rebecca VanDenBerg, to not change the requirement for recreation area in the ordinance and to not amend the Zoning Ordinance with this change.

MOTION CARRIED UNANIMOUSLY.

#100217-09 – Public Comments

The following people made public comments: Erin Jean, 7642 Teal Pond Ct.; Lloyd VanDuin, 2949 Parkside Dr.

#100217-10 – Adjournment

Moved by Rebecca VanDenBerg, seconded by Del South, to adjourn the meeting at 8:55 p.m.

MOTION CARRIED UNANIMOUSLY.