

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, April 21, 2010

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

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

Absent: none

Also present: Mannette Minier, Zoning Administrator

#100421-01 – Agenda for April 21, 2010

Moved by Rebecca VanDenBerg, seconded by Del South, to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY.

#100421-02 - Minutes of the regular February 17, 2010 meeting

Moved by Ed Stasiak, seconded by Don Hebler, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#100421-03 – Preliminary Plat of Rolling Hills Estates No. 2 ([preliminary plat map](#), [application](#), [lot 61](#))

Todd Stuive, Exxel Engineering, represented the applicant and presented the request. He stated the following. This phase meets the approved layout of the preliminary plan. Two roadways were extended. They had attempted to eliminate the stub to the property to the east because they did not feel it was necessary since there were two other stubs; however, the church decided they wanted it. The applicant is opposed to the stub. The lots conform to the LDR district. Water and sewer are available to the lots and storm detention is handled. Seven lots remain unsold in phase 1.

The zoning administrator presented a review as follows.

REQUEST

The request is for preliminary plat approval for 28 lots in the second phase of Rolling Hills Estates. The public hearing for the overall plat was held by the Planning Commission on August 18, 2004. No further public hearing is necessary.

HISTORY

The Planning Commission reviewed the overall preliminary plan in August 2004. The Township Board granted preliminary plat approval of the overall layout and the first phase on August 23, 2004. The Board granted final preliminary plat approval of phase 1 on February 28, 2005 and final plat approval of phase 1 on July 25, 2005.

SUMMARY

The proposed layout of phase 2 matches the layout on the overall preliminary plat that was approved on August 23, 2004. Although [lot 61](#) appears to have a small building envelop, the applicant has provided a drawing showing that a house meeting the minimum ordinance requirements could fit on the lot. The applicant was informed that this is a self-created situation should anyone request a variance in the future for a house that does not fit within the building envelop on the lot.

There has been discussion regarding the stubbed street to the south to connect to the Fair Haven Church property. After conversations with representatives from the church, the determination was made that the stub street should remain as shown on the initial preliminary plat plan because the church is considering possibly selling the property for development in the future and wanted the stub to remain.

The following documents compliance with Township ordinances:

ID number		Date	4-7-2010
Name	Rolling Hills Estates No. 2		
Address			
Use	Preliminary Plat	SUP required	NA

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	
Signs, exterior lighting	X	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	

Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	required	

Greg Honderd said that there already are two stub streets to the vacant property.

Todd Stuiwe said that there was an illegal split which has resulted in a parcel with no street frontage. He said that there are two potential stubs to the church property.

Scott Blouw asked if the pond would be constructed with this phase.

Todd Stuiwe said that the pond was sized for the balance of the future phases and at this time they would just build enough to service this phase.

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

There was discussion regarding eliminating the stub as shown on the drawing.

Moved by Ed Stasiak, seconded by Del South, to recommend to the Township Board to grant tentative preliminary plat approval of Rolling Hills Estates No. 2 as shown on the drawing dated 3-19-10 REV PER TOWNSHIP with the stub street Sawgrass eliminated, on the basis that Township ordinances have been met.

MOTION CARRIED UNANIMOUSLY.

#100421-04 – Special Use Permit (SUP1003) Wellspring Church, 4466 Bauer Rd., is requesting to amend a special use permit for a church to have a driveway access to Meadowood, under Sec. 6.3(Q), in a (AG) Agriculture district, on a parcel of land described as P.P. # 70-14-07-300-012, located at 4466 Bauer Rd., Georgetown Township, Ottawa County, Michigan. ([site plan](#), [application](#), [narrative](#), [letter from Ottawa County Road Commission](#), previous [Planning Commission minutes](#) related to the history of approval of the church)

Josh Thurkettle represented the applicant and presented the request. He stated the following. Flooding occurs on the church property when there are heavy rains and thaws. Their first intent was to go east and they approached the land owners with an offer. The past years the adjacent property to the west was for sale, but they still would have to cross the creek. The third option was to attach to the stub street and extend the parking lot to the south. This is a possible solution to not have to relocate services if the entrance floods. They have not had to cancel Sunday morning services, but have had to cancel Sunday afternoon services. Two weeks ago on Tuesday,

the driveway flooded fast. They have worked with the Ottawa County Drain Commission and engineers. They have looked at bridges and enlarging the culvert. The main problem is that the bridge would be expensive because of the width of the water and a very long bridge would be necessary. A second option would be to enlarge the culvert and create a larger dam. The area is a natural low lying area. They could possibly create a larger retention area, but would need permits from the DEQ. This is not detrimental to the other properties because they take care of their grounds with nice landscaping.

The zoning administrator presented a review as follows.

REQUEST

Hold the public hearing. (SUP1003) Wellspring Community Church 4466 Bauer Rd., is requesting to revise a previously approved site plan for the addition of a driveway connection to Meadowood Dr. to the south of the church property and for a 15' by 25' (375 square foot) addition at the rear of the existing building for a proposed greenroom. The church has experienced problems with flooding that results in the inability to use the driveway entrance from Bauer Rd. (pictures were provided).

The applicant also provided pictures of other churches with secondary accesses to subdivision. However, most of the situations they submitted are not relevant.

1. The first picture is of an access from Chapel Pointe to Staci Dr. which connects to Pinehurst. After reviewing the minutes, the site plan that was signed and approved had the access removed from a previous version of the site plan. It was mentioned in the Planning Commission minutes of January 18, 2006 that the access had been removed and there would be no access here. This access appears to have been added without Township approval.
2. Holy Redeemer church has an access to an adjacent subdivision street and the gate is supposed to be closed expect during services.
3. The site plan for Georgetown Protestant Reformed Church was approved with the gated access shown to the adjacent subdivision street. No restrictions for use were stipulated in the minutes or noted on the plan.
4. The gated access shown on the picture of Holy Cross Lutheran Church is actually on Township property and is regulated by the Township. The gate is never open and is available only for emergency access.
5. Ridgewood is actually on a corner lot with access to both streets.
6. Bethel Church is actually on a corner lot with access to both streets.
7. Baldwin Street Christian Reformed Church is actually on a corner of Baldwin and an interior drive and the church has access to the interior drive (which is in effect similar to a corner lot).

HISTORY

In 2001, a special use permit was approved for the church and a site plan was approved for the first phase. In 2003, a site plan amendment was approved. In 2007, a site plan was approved for an addition to the existing church with three additional sections. At this time, a 20% parking reduction was approved. In 2008, a minor site plan revision was approved for an increase of 1,132 square feet from 34,752 to 35,884 square feet, a 3.3% increase. Also, an additional 8 parking spaces were approved. In 2009, a minor change was administratively approved for an additional principal building approved under Sec. 19.8B for an addition less than 5% and it was required to be architecturally similar to the main building. (See previous [Planning Commission minutes](#) related to the history of approval of the church)

The following was provided by the Road Commission in an email:

When Hidden Meadow No. 2 was developed, the end of Meadowood Drive was constructed with a temporary turnaround. The 10' strip provides room for Road Commission maintenance, and is part of the requirements during the platting process. This allows Meadowood Drive to be extended if the vacant parcel to the north is someday developed for residential housing. Wellspring Church now occupies that parcel which was vacant, and there is no opportunity for residential development.

If Wellspring Church wishes to access Meadowood Drive, the church would be responsible for constructing the turnaround to permanent standards and conveying the right-of-way needed to do so to the OCRC. The OCRC is neutral on allowing access. Georgetown Charter Township should review and determine if mixing commercial and residential access will be acceptable, and what limitations/requirements there would be to the access, if any.

If you have any questions, please feel free to contact me.

Thank you,
John Gutierrez
Ottawa County Road Commission

SUMMARY

- a. **What are the times and conditions under which the gate will be opened? Emergencies only? What would constitute an emergency? The Planning Commission should determine the conditions and times under which the gate will be allowed to be opened. A permit from the Ottawa County Road Commission is required for any work in the road ROW and must be submitted at the time an application for Zoning Compliance is submitted to the Township. Any construction must comply with Ottawa County Road Commission standards and requirements, including constructing the turnaround to permanent Ottawa County standards and conveying the right-of-way to do so to the OCRC. The church would be required to install sidewalks on their property adjacent to the turnaround.**
- b. **A Storm Water Drain Permit (written permission from the Road Commission) is required to be obtained from the Drain Commissioner's Office for the construction of the building addition and for the driveway to Meadowood. The permit must be submitted to the Township along with the Zoning Compliance application.**
- c. **Topo is required, but could be waived by the Planning Commission.**
- d. **SUP standards appear to be met as follows:**

Special Use**General Special Use Standards**

A narrative was supplied in the first packet detailing compliance with the general standards. All general and specific standards have been met and compliance is documented as follows:

- (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.

Appears to meet these standards as previously approved.

Specific Special Use Standards

Sec. 20.4 (E) Churches (in residential districts only-revised April 1998).

- (1) Minimum lot area shall be two (2) acres; plus an additional fifteen thousand (15,000) square feet for each one hundred (100) seating capacity or fraction thereof in excess of one hundred (100).
- (2) The property location shall be such that at least one (1) property line with a minimum lot width of two hundred (200) feet abuts and has access to a collector, major arterial, or minor arterial street. (revised 2-24-2003)

Appears to be met since the parcel is approximately 30 acres with over 300 feet of frontage on Bauer Rd.

The following documents compliance with Township ordinances:

ID number	SUP1003	Date	4/7/10
Name	Wellspring Community Church		
Address	4466 Bauer Rd.		
Use	Church driveway addition	SUP required	Already approved (SUP0104)
REQUIREMENT		PROVIDED	Needs or Comments
Date, north arrow, scale		X	
Name, address of preparer		X	
Name, address of property owner or petitioner		X	
Location sketch		X	
Legal description		X	
Size in acres of the property		X	
Property lines and required setbacks shown and dimensioned		X	
Location of existing structures, drives, parking areas within 100 ft of boundary		X	
Location and dimensions of existing and proposed structures		X	
Location of existing and proposed drives (dimensions and radii), circulation			a. gate/permit
Sidewalks, non-motorized paths-select streets, accel, decel lanes		X	
Signs, exterior lighting		X	
Curbing, parking areas, dimensions of typical space, number of parking spaces		X	

Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	All OK
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities		b. Storm Permit
Existing, proposed topo contours, max 5 ft intervals		c. topo
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific		d. sup standards
Residential development extra requirements-attached garages	NA	

Rebecca VanDenBerg said that she has mixed thoughts about the access because she could relate to the added access to a dead end road. She was not convinced that all other options have been exhausted and the cost of the other options should be compared to the cost of the Road Commission entrance.

Josh Thurkettle stated the following. They have extensively researched other options. He previously owned an excavating company and has worked extensively with the numbers since he has been in charge of the building process. There have had conversations with the Road Commission regarding relocating the cul-de-sac onto the church property. They have talked with the property owner to the east for five years and they are at a standstill. The property to the east sold and there are some creek issues. They have talked to the Ottawa County Drain Commissioner's office to clear out the creek downstream and there are some issues they are still working on. When the creek flooded, they talked to the Township and to the Ottawa County Drain Commissioner's office about potential options, but it is out of the church's hands.

Del South said that if the access was gated, it could be open for specific times, such as times when the front entrance was flooded.

Josh Thurkettle stated the following. They have talked to the leadership of the church and to Don Guta, president of the homeowners association. He asked who would deem what constituted an emergency. They would like the option to keep the access open on Sundays, but locked every night so that it was not used as a thoroughfare to the ice arena. The proposal is to only have it open during the week at times of flooding with a second option to also have it open Sunday mornings to Sunday evenings.

Del South said that even though the road is not a playground, it is a dead-end and kids play in the street. He said that it is a safety concern.

Josh Thurkettle stated the following. Wellspring Church had already owned the property when the plat was developed and when the temporary cul-de-sac was constructed. The potential always existed that the church property could be a large subdivision. The church is not a bad neighbor and the access would benefit the neighborhood as well as the church.

Del South said that they had to cut off the access so that the neighborhood would not have access all the way to Bauer Rd.

Josh Thurkettle stated that Joel Baar submitted a letter in support and there shouldn't be problems since 42nd Ave. is going to be paved this summer.

The chairman opened the public hearing. The following people made public comments: Chuck Vlieg, 4506 Oakmeadow Dr.; Steve Witte, 4336 Forest Way; Greg Assink, 7824 Meadowood Dr.; Don Guta, 7972 Oakmeadow Ct.; Blair Mandryk, 7993 Meadowood Dr.; Nathan Crawford, 4528 Oakmeadow Dr.; Joyce Leeth, 4249 Meadowood Ct.; David Miedema, 4365 Forestway Ct.; Jane Schrier, 4520 Oakmeadow Dr.; and Joe Landstra, 7981 Meadowood.

[Letters](#) were submitted, some in support and some in opposition. [Petitions](#) were submitted in opposition.

The chairman closed the public hearing.

Josh Thurkettle stated the following. The church is worried about safety. They received a waiver for the amount of parking spaces. There has been a lot of speculation about where the attendees live and drive. Many live in Allendale, Grand Haven and Holland. They are also worried about the safety of the attendees. The church will cover the cost of the concrete, sprinkling and lawns for the two adjacent properties that are affected by the temporary cul-de-sac. Last Sunday there were only about 202 cars in the parking lot. The cost would be \$7,000 to see what is needed to drill to have a bridge. They have extensively researched other option. They following Township standards with the application and people within 300 feet had been notified. The church bought the property in 1996, had an initial plan in 1998, and had the first approval in 2000 or 2001. The traffic impact on the neighborhood would only be for a short time.

Del South said that a gate could be put up and opened during time of flooding. He said the Fire Department would have access and that the money that would have to be spent on the cul de sac could be spent on other options.

Greg Honderd said that the access would benefit the subdivision too because the plat has only one access. He said that he was in favor of allowing emergency access.

Ed Stasiak asked if the church was willing to cover the costs that would be incurred as a result of the access.

Josh Thurkettle said yes for the two properties directly affected by the temporary cul de sac by removing the blacktop, reconstructing driveways, removing gravel, adding sod and adding sprinkling.

There was discussion as to what would constitute an emergency and who would be responsible to determine if an emergency existed.

Moved by Ed Stasiak, seconded by Scott Blouw, to recommend to the Township Board to approve Special Use Permit (SUP1003) Wellspring Church, 4466 Bauer Rd., to amend a special use permit for a church to have a driveway access to Meadowood, under Sec. 6.3(Q), in a (AG) Agriculture district, on a parcel of land described as P.P. # 70-14-07-300-012, located at 4466 Bauer Rd., Georgetown Township, Ottawa County, Michigan as shown on the [site plan](#) (which needs revisions to reflect the cul de sac on the church property) dated 3-16-10, [application](#) and [narrative](#); 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 specific special use standards in Sec. 20.4(E); and with the following conditions:

1. *The gate is to be opened only for emergency access with emergencies to be defined by Township staff;*
2. *A permit is obtained from the Ottawa County Road Commission for work in the right-of-way and is submitted to the Township at the time a Zoning Compliance application is submitted to the Township;*
3. *All construction within the road right-of-way must meet Ottawa County Road Commission standards and requirements;*
4. *The church is responsible for constructing the turnaround to permanent standards and conveying the right-of-way needed to do so to the Ottawa County Road Commission;*
5. *The church is responsible to construct permanent sidewalks as per Ottawa County Road Commission standards in areas where not already completed around the permanent cul-de-sac that are located on the church property.*

There was discussion regarding what constituted an emergency.

Greg Honderd said that he thought that an emergency would be determined by the Fire Department.

Rebecca VanDenBerg said that they have not had flooding on Sundays and only had flooding a few times. She said that they may not even use this as an option due to the increased expenses.

De l South said that the church would be able to open the gate if there was a flood.

Greg Honderd said that was not the case according to the way the motion was stated and that it would only be able to be opened by Township staff.

Cornelius Huizinga said that an emergency would be determined by Township staff.

Greg Honderd said that the Fire Department had a key for the locked gate for Georgetown condos and that was the only way that gate would be opened.

Cornelius Huizinga said that the church would not even have a key.

Yeas: Del South, Cornelius Huizinga, Scott Blouw, Greg Honderd, Ed Stasiak, Don Hebler
Nays: Rebecca VanDenBerg

MOTION CARRIED.

Moved by Rebecca VanDenBerg, seconded by Del South, to table the site plan.

In response to Josh Thurkettle's question about the building addition, Greg Honderd said that the small addition was less than 5% and could be administratively approved.

MOTION CARRIED UNANIMOUSLY.

#100421-05 – Ordinance Amendment-Ordinance No. 2010-05 - Sec. 26.3(I) In all districts, the Planning Commission shall determine driveway access to Chicago Dr. and streets listed in Chapter 24 ~~bi, bii, and biii~~.

The zoning administrator presented a review as follows.

SUMMARY

Hold the public hearing. The Planning Commission initiated a Zoning Ordinance Amendment to add Chicago Dr. to Sec. 26.3(I) to give the Planning Commission the authority to determine driveway access on Chicago Dr. The reason this was brought up is related to the following language added to the Future Land Use Plan under the heading of Chicago Dr. The ordinance change will allow the Planning Commission to use the recommendations in the CAMP study when reviewing site plans.

“Redevelopment or demolition of vacant buildings should be encouraged. At the southwest 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, prepared by URS Corporation, LSL Planning Inc., and Progressive AE, dated September 2009, is hereby adopted by reference.”

Also, the motion was for streets listed in Chapter 24 footnote b to be inclusive of all the additional footnotes currently including “bi, bii and biii.” In the future, more may be added and this way the ordinance covers all of footnote b.

The following is an excerpt of the February 17, 2010 Planning Commission minutes when the revision was initiated.

#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.

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

Moved by Rebecca VanDenBerg, seconded by Del South, to recommend to the Township Board to approve a Zoning Ordinance amendment, as follows:

Sec. 26.3(I)

In all districts, the Planning Commission shall determine driveway access to Chicago Dr. and streets listed in Chapter 24 b i, bii, and biii.

MOTION CARRIED UNANIMOUSLY.

#100421-06 – Master Plan (Land Use Plan and Future Land Use Map) Public Hearing (April 21, 2010 is past the 63 day time frame required in the law for the County and neighboring municipalities to return advisory comments after the distribution of the draft plan.) Draft Master Plan ([Future Land Use Plan, document detailing requirements](#) to be completed as per the Planning Enabling Act, [language](#) for consideration for revisions, [proposed language](#) changes from the City of Hudsonville as requested from neighboring communities-typoes have already been corrected)

The zoning administrator presented a review as follows. She also noted that the reason that the comments from the City of Hudsonville were included and others were emailed to the Planning Commissioners was because the Planning Enabling Act requires the Township to present a draft plan to neighboring communities and to accept advisory comments from them for a 63 day period prior to holding the public hearing and acting on the Master Plan. She said that the public hearing was to be held at the meeting to enable other public comments.

SUMMARY

Hold the public hearing. [Language](#) has been presented for consideration for revisions, including a [letter](#) from the City of Hudsonville (typos have already been corrected).

The following list provides the only elements remaining to be completed in the process of adoption of the Future Land Use Plan, as presented in the [document detailing requirements](#) to be completed as per the Planning Enabling Act:

- 17. Planning Commission votes on the plan and must approve the plan (even if the Board is the adopting authority). Must be approved by a majority of the Planning Commission membership

A statement recording the Planning Commission's approval of the master plan, signed by the chairperson or secretary of the Planning Commission, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.
- 18. Township Board must approve the plan by majority

A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.
- 19. If the Board rejects the plan, a statement of objections is submitted to the Planning Commission, who then is required to consider the objections and revise the plan to address the objections.

A. The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than a majority of the members of a township planning commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the master plan. A statement recording the planning commission's approval of the master plan, signed by the chairperson or secretary of the planning commission, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map. Following approval of the proposed master plan by the planning commission, the secretary of the planning commission shall submit a copy of the master plan to the legislative body.

B. Approval of the proposed master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan. A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.

C. If the legislative body rejects the proposed master plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the legislative body's objections and revise the proposed master plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until the legislative body approves the proposed master plan.

20. After the plan is approved by the Board, the final plan is distributed to the same list of municipalities, the county, and the registered public utilities.

A. Upon final adoption of the master plan, the secretary of the planning commission shall submit, in the manner provided in section 39(3), copies of the adopted master plan to the same entities to which copies of the proposed master plan were required to be submitted under section 41(2).

The next step in the process is for the Planning Commission to approve the plan by a majority of the membership of the Planning Commission. Then the Plan is presented to the Township Board who is the final adopting authority. The Plan does not become effective until approved by a majority of the Board members. If the Board rejects the plan, the Board must submit a statement of objections to the Planning Commission who shall review and address the objections. This process continues until the Plan is approved by both a majority of the Planning Commission and majority of the Board.

The chairman opened the public hearing. [Letters](#) were submitted.

Mike Dolce, 6801 Gettysburg, made public comments.

In regards to the discussion about 48th Ave., particularly at Baldwin, the Zoning Administrator explained the following. In 2004, the Township participated in a North-South Corridor Study that was prepared by URS Corporation and was prepared for Grand Valley Metro Council and the Ottawa County Planning Commission. Many of the neighboring municipalities also participated. At the August 23, 2004 meeting, the Township Board adopted a resolution to accept the findings and work toward the implementation of the recommended techniques and standards in the final report as a collaborative planning effort to assist the participating corridor communities in preserving natural features, maintaining and improving traffic efficiency and mobility, reducing congestion, improving safety, and mitigating proposed development along the north-south corridor. The Master Plan draft also adopts the study by reference. The study addresses the uses along this corridor with showing residential areas, along with only a few key commercial areas.

Mike Dolce proposed language changes to the Master Plan and submitted a letter.

Scott Blouw said that the Township would go along with the corridor study.

Greg Honderd said that he had to abstain from this discussion because he owned property across the street.

Cornelius Huizinga said that the area could be looked at.

Greg Honderd said that the Planning Commission was not finalizing the Master Plan at this time, but was only taking public input.

The following people made public comments and submitted [letters](#): Sheldon Cole, 3066 Park West Ct.; Nicole Geerts, 1679 Honeybrook; Brett Strick, 1973 Pinebrook; Cohn Cade, 7869 Parkside Dr.; Ron Emelander, 3025 Viewpoint; Jay Mol, 7638 Parkridge; Lloyd VanDuyn, 2929 Parkside; Donna Heuker, 4551 Bauer Rd.; and Larry Frantz, 2853 Parkside Dr.

The chairman closed the public hearing.

Del South stated that the Township Board initiated a rezoning of the corner of 28th Ave. and Baldwin back to LDR.

Don Hebeler said that action on the Master Plan should be postponed until the rezoning was considered.

Scott Blouw said that the Master Plan should be aligned with the zoning.

Cornelius Huizinga said that some language should be revised.

There was lengthy discussion regarding the impact, if any, the August election should have on the Master Plan in regard to the ballot language about the Family Fare PUD, especially since the applicants have withdrawn the applications. The consensus was that more information should be obtained.

Moved by Scott Blouw, seconded by Cornelius Huizinga, to table action on the Master Plan.

MOTION CARRIED UNANIMOUSLY.

#100421-07 – Adjournment

Moved by Ed Stasiak, seconded by Don Hebeler, to adjourn the meeting at 9:47 p.m.

MOTION CARRIED UNANIMOUSLY.