

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, May 19, 2010

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

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

Absent: none

Also present: Cliff Bloom, Township Attorney; and Mannette Minier, Zoning Administrator

#100519-01 – Agenda for May 19, 2010

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

MOTION CARRIED UNANIMOUSLY.

#100519-02 - Minutes of the regular April 21, 2010 meeting

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

MOTION CARRIED UNANIMOUSLY.

#100519-03 – Unfinished Business (SUP1003) Wellspring Church, 4466 Bauer Rd.-site plan ONLY

The Zoning Administrator stated that at the April 21, 2010 meeting, the Planning Commission recommended approval of the special use permit and tabled the site plan for revisions to show the cul-de-sac on the church property. The Township Board approved the special use permit. At this time there is no new information and no revised plan has been submitted.

#100519-04 – Rezoning Family Fare PUD - Ordinance No. 2010-____. (REZ1001) To change from (PUD) Planned Unit Development to (LDR) Low Density Residential parcels of land described as P.P. # 70-14-16-100-066, -067, -069, -071, -072 and -073, located at 2845 Baldwin, 7800, 7691, 7683 and 7675 28th Ave., Georgetown Township, Ottawa County, Michigan

The Zoning Administrator presented a review as follows.

SUMMARY

The Township Board initiated the rezoning at the April 12, 2010 meeting with motion #100412-08 (see below).

Sec. 22.13 of the Zoning Ordinance states that if the PUD becomes null and void (which it has because the applicants have withdrawn the application).

- A. Should the PUD district become null and void, the Township Board has the right to rezone the property back to the prior zoning classification(s) or to rezone it to any other zoning classification(s). If the property is not rezoned, then the subject property remains zoned as a PUD, but the preliminary or final PUD plans previously approved become null and void. In order to

utilize the property as a PUD, an applicant would have to resubmit plans for preliminary and final PUD site plan approvals as stated in this Chapter, but would not require PUD rezoning action from the Board, unless the proposed PUD project includes different land uses than previous approved (i.e.- commercial versus residential).

Excerpt of the April 12, 2010 Township Board meeting:

#100412-08 - Initiate Rezoning Properties from Current PUD to Original Zoning-28th Ave./Baldwin

Moved by Chad Tuttle, seconded by Richard VanderKlok, to approve the initiation of an amendment to the Georgetown Township Zoning Ordinance and map as follows with the dates as follows:

Family Fare PUD - Ordinance No. 2010-_____

To change from (PUD) Planned Unit Development to (LDR) Low Density Residential parcels of land described as P.P. # 70-14-16-100-066, -067, -069, -071, -072 and -073, located at 2845 Baldwin, 7800, 7691, 7683 and 7675 28th Ave., Georgetown Township, Ottawa County, Michigan.

- April 12, 2010 Board initiation of the rezoning
- April 20, 2010 Publication of the notice and notices sent to property owners within 300 feet

- May 19, 2010 Planning Commission conducts a public hearing
- May 24, 2010 Township Board takes action on the rezoning

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

Cliff Bloom stated that he had submitted a [letter](#) detailing the reasons for rezoning the property back to LDR including that the PUD is now only a shell.

The chairman opened the public hearing. No one was present in the audience to speak at this time. The chairman closed the public hearing.

Moved by Del South, seconded by Don Hebler, to recommend to the Township Board to approve (REZ1001) Rezoning-Family Fare PUD - Ordinance No. 2010-_____, as follows to change from (PUD) Planned Unit Development to (LDR) Low Density Residential parcels of land described as P.P. # 70-14-16-100-066, -067, -069, -071, -072 and -073, located at 2845 Baldwin, 7800, 7691, 7683 and 7675 28th Ave., Georgetown Township, Ottawa County, Michigan, to rezone the property to the prior zoning designation:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP

THE CHARTER TOWNSHIP OF GEORGETOWN ORDAINS:

Section 1. The Georgetown Charter Township Zoning Ordinance, as amended, and the zoning map, which is a portion of that ordinance, are hereby formally amended to rezone the following property from the Planned Unit Development (PUD) zoning designation to the Low Density Residential (LDR) zoning designation:

The properties within Georgetown Charter Township know as Permanent Parcel Nos. P.P. # 70-14-16-100-066, -067, -069, -071, -072 and -073, and also commonly known as 2845 Baldwin and 7800, 7691, 7683 and 7675 28th Ave.

Section 2. This ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after a notice of adoption appears in the newspaper stating that the Georgetown Charter Township Board has approved this ordinance/ordinance amendment.

Section 3. This ordinance/ordinance amendment (or a summary thereof) shall be published in the newspaper after adoption as required by law.

Yeas: Brad Lyons, Don Hebler, Scott Blouw, Cornelius Huizinga, Greg Honderd, Rebecca VanDenBerg, Del South

Nays: none

MOTION CARRIED UNANIMOUSLY.

#100519-05 – Little League PUD – Ordinance No. 2010-_. (REZ1002) To change from (PUD) Planned Unit Development to (AG) Agriculture parcels of land described as P.P. # 70-14-07-100-003 and -014, located at 4577 and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The Zoning Administrator presented a review as follows.

<p><u>SUMMARY</u></p> <p>The Township Board initiated the rezoning at the April 12, 2010 meeting with motion #100412-08 (see below).</p> <p>Sec. 22.13 of the Zoning Ordinance states that if the PUD becomes null and void (which it has because the applicant’s have withdrawn the application).</p> <p>B. Should the PUD district become null and void, the Township Board has the right to rezone the property back to the prior zoning classification(s) or to rezone it to any other zoning classification(s). If the property is not rezoned, then the subject property remains zoned as a PUD, but the preliminary or final PUD plans previously approved become null and void. In order to utilize the property as a PUD, an applicant would have to resubmit plans for preliminary and final PUD site plan approvals as stated in this Chapter, but would not require PUD rezoning action from the Board, unless the proposed PUD project includes different land uses than previous approved (i.e.- commercial versus residential).</p>
<p>#100412-09 - Initiate Rezoning Properties from Current PUD to Original Zoning-Bauer Rd.</p> <p>Moved by Chad Tuttle, seconded by Richard VanderKlok, to approve the initiation of an amendment to the Georgetown Township Zoning Ordinance and map as follows with the dates as follows:</p> <p>Little League PUD – Ordinance No. 2010-_____</p>

To change from (PUD) Planned Unit Development to (AG) Agriculture parcels of land described as P.P. # 70-14-07-100-003 and -014, located at 4577 and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

April 12, 2010	Board initiation of the rezoning
April 20, 2010	Publication of the notice and notices sent to property owners within 300 feet
May 19, 2010	Planning Commission conducts a public hearing
May 24, 2010	Township Board takes action on the rezoning

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

Cliff Bloom stated that he had submitted a [letter](#) detailing the reasons for rezoning the property back to AG including that the PUD is now only a shell.

The chairman opened the public hearing. No one was present in the audience to speak at this time. The chairman closed the public hearing.

Moved by Don Hebler, seconded by Rebecca VanDenBerg, to recommend to the Township Board to approve (REZ1002) Rezoning-Little League PUD - Ordinance No. 2010-___ as follows to change from (PUD) Planned Unit Development to (AG) Agriculture parcels of land described as P.P. # 70-14-07-100-003 and -014, located at 4577 and 4471 Bauer Rd., Georgetown Township, Ottawa County, Michigan, to rezone the property to the prior zoning designation:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP

THE CHARTER TOWNSHIP OF GEORGETOWN ORDAINS:

Section 1. The Georgetown Charter Township Zoning Ordinance, as amended, and the zoning map, which is a portion of that ordinance, are hereby formally amended to rezone the following property from the Planned Unit Development (PUD) zoning designation to the Agriculture (AG) zoning designation:

The properties within Georgetown Charter Township know as Permanent Parcel Nos. P.P. # 70-14-07-100-003 and -014, located at 4577 and 4471 Bauer Rd.

Section 2. This ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after a notice of adoption appears in the newspaper stating that the Georgetown Charter Township Board has approved this ordinance/ordinance amendment.

Section 3. This ordinance/ordinance amendment (or a summary thereof) shall be published in the newspaper after adoption as required by law.

Yeas: Brad Lyons, Don Hebler, Scott Blouw, Cornelius Huizinga, Greg Honderd, Rebecca VanDenBerg, Del South

Nays: none

MOTION CARRIED UNANIMOUSLY.

#100519-06 – Special Use Permit (SUP1002) Water of Life Church, 1294 Chicago Dr., is requesting to have a daycare center under Sec. 16.3(R); in a (HS) Highway Service Commercial district, on a parcel of land described as P.P. # 70-14-23-100-054, located at 1294 Chicago Dr., Georgetown Township, Ottawa County, Michigan. ([site plan](#), [letters](#), [application](#))

Steve Witte, Nederveld Associates, represented the applicant and presented the request. He noted that even though the notes conflict and state they are requesting approval for 69 children, the maximum they will have is 50 children.

The Zoning Administrator presented a review as follows.

REQUEST

The applicant is proposing to have the use of a daycare center at a church site in a HS district. The site must be brought up to current ordinance standards. In addition, the general and specific special use permit standards must be met.

HISTORY

The Zoning Ordinance has recently been amended to permit the use in the HS district with a special use permit. The site has had commercial and industrial uses in the past and is currently used as a church, which is permitted by right in the HS district under Sec. 15.2(D) and Sec. 16.2(A). The Water of Life Community Church is seeking to add the use of a daycare facility which is a good companion use since they basically operate at different times.

At the April 28, 2010 meeting, the ZBA granted a variance to allow 5,000 square feet of outdoor recreation area for 50 children, which must be fenced.

SUMMARY

- a. The pavement width of Chicago Dr. has not been provided; the ROW width has been provided. The Planning Commission has the authority to waive this requirement if they so choose.
- b. No Storm Water Drain Permit is necessary since no impervious surfaces are being added.
- c. **See the following special use standards. A conflict exists in the General Notes: Number 13 states that the “ultimate/eventual licensing goal of 69 children,” and Number 18 states that 50 children is the potential maximum the day care will have. The parking requirements in Number 3 are calculated on the number of 69 children. This amount should be clarified.**
- d. **A special use permit and a Zoning Compliance Certificate is required to be obtained prior to occupancy.**

General Special Use Standards

- (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. **Appears to be met.**

- (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. **Appears to be met.**
- (3) Not create excessive additional requirements at public cost for public facilities and services. **Appears to be met.**
- (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 be met.**

Specific Special Use Standards (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. **Variance obtained for 100 square feet per child with 5,000 square feet required for 50 children. This amount is met now with the 5025 square feet to be provided.**
- (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. **Appears to be met.**
- (3) In addition to required off-street parking, off-street pick-up and drop-off areas shall also be provided. **Appears to be met.**
- (4) The facility shall comply with all applicable State licensing requirements. **Appears to be met.**

Criteria used for the site plan review:

ID number	SUP1002	Date	5/6//2010
Name	Water of Life Community Church		
Address	1294 Chicago Dr.		
Use	Daycare facility	SUP required	Yes-Sec. 16.3(R)

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	meets
Location, pavement width, ROW of all abutting roads, easements		a. pavement
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	NA	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	meets
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	NA	b. NA
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	X	c. standards
Residential development extra requirements-attached garages	NA	

Del South asked if there would be a conflict with drop-offs and pick-ups.

Steve Witte said that the times are spread out and there are two driveways.

The chairman opened the public hearing. No one was present in the audience to speak 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 Special Use Permit (SUP1002) Water of Life Church, 1294 Chicago Dr., to have a daycare center under Sec. 16.3(R); in a (HS) Highway Service Commercial district, on a parcel of land described as P.P. # 70-14-23-100-054, located at 1294 Chicago Dr., Georgetown Township, Ottawa County, Michigan, 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(K), with the following conditions:

1. **The GENERAL NOTES on the site plan dated 4/29/10 are revised to reflect that the maximum amount of children will be 50 rather than 69 as listed.**
2. **The outdoor fenced recreation area is at least 100 square feet for every child with 5,000 square feet for 50 children.**

MOTION CARRIED UNANIMOUSLY.

Moved by Scott Blouw, seconded by Rebecca VanDenBerg, to approve the site plan dated 04/29/10, as presented based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

1. **A Zoning Compliance Certificate application is submitted to the Township and approved prior to the use commencing;**

2. **Approved sign permits must be obtained prior to any sign changes;**
3. **The GENERAL NOTES on the site plan dated 4/29/10 are revised to reflect that the maximum amount of children will be 50 rather than 69 as listed.**

MOTION CARRIED UNANIMOUSLY.

#100519-07 – Master Plan (Land Use Plan and Future Land Use Map) (Draft [Future Land Use Plan](#))

The zoning administrator presented a review as follows.

SUMMARY

The public hearing was held on April 21, 2010. [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.

Cliff Bloom stated that even though the public hearing was held on April 21, 2010, the Open Meetings required that public comments be taken at meetings and the floor should be opened to public comments.

The Planning Commission discussed [revisions to the draft plan](#) on the following pages: 23, 24, 25, 26, 27, 28, 34, 35, 38 and 40. There was discussion as follows.

Rebecca VanDenBerg said that references to 28th Ave. and Baldwin should be removed from the commercial areas.

Don Hebler said that the Planning Commission should consider what use would be good for the corner of 28th Ave. and Baldwin if the Little League was no longer there.

Brad Lyons stated the following. References to *possible* commercial uses in that area should be kept in the plan for the following reasons. That is a major intersection. The Little League is obviously willing to sell the property and a developer had been willing to develop the property. The language should be moved to a different paragraph. The language, as written, was mostly noncommittal with the word "*possible*."

Del South said that references to 28th Ave. and Baldwin as commercial should be removed because there were already areas on Baldwin with commercial uses, including 28th Ave., 36th Ave., 20th Ave. and Main Street. He said that residential uses should be maintained in between those existing commercial areas.

Greg Honderd stated the following. Although he agreed that the area could possibly be developed with commercial uses sometime in the future, the scope of the plan was for five years and time will make a difference. The Planning Commission could wait to see what happens to the existing commercial areas within the next five years. By then the Bend in the River Plan may be complete

with a park which may be a good location for the Little League to relocate to. The Master Plan will be reviewed again in five years and the Planning Commission could reevaluate at that time.

The consensus of the Planning Commission was to accept the revisions and to remove references to commercial uses at the Baldwin and 28th Ave. area.

The suggestions from the City of Hudsonville were presented and discussed. The consensus of the Planning Commission was to accept the suggested revisions as follows:

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NC-Neighborhood Commercial

Neighborhood Commercial uses are intended to serve the convenience commercial needs of the immediate area. As such, there are a very limited number of areas where land is provided for these uses. Neighborhood commercial centers are typically small in size, in the range of two to six acres. A neighborhood commercial center should be small in size and scale, typically being no greater than 20,000 square feet in total floor area. This category is not intended to provide for uses which serve the community-at-large, or which compete with existing commercial centers in the Township and the City of Hudsonville. Examples of neighborhood commercial uses include convenience retail stores, small sit-down or carry-out restaurants not having drive-through service windows, bank branch offices, dry cleaners and other personal services. A full-service supermarket, **or other big boxes uses such as hardware stores or department stores**, which typically would include a minimum of 40,000 square feet of floor area, would not be considered consistent with the purpose of this land use category.

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North of Hudsonville

The Plan encourages residential infill. As stated in the Plan goals and policies, infill development is needed to make more cost-effective use of the Township's investment in water and sewer facilities. Heavy clay soils and elevation limits are a constraint on development in this area, but can be overcome. Future plans include an elevated water storage facility located behind the Fire Station on Baldwin and 36th Ave which would help service this area.

Any specific proposals for rezoning to the neighborhood commercial district in this area should be evaluated based on proper land use planning considerations, including the following:

- whether the property proposed for rezoning has physical and environment characteristics which are suited for the proposed zoning;
- compatibility with uses of adjoining properties;
- the availability of public utility services, which should be required for commercial use;
- **whether there is a need for more commercial area.**

The chairman opened the floor to public comments and the following people made public comments:

Larry Frantz, 2853 Parkside Dr.; Jay Mol, 7638 Parkridge Dr.; Phil Strick, 2876 Parkside Dr.

Brad Lyons explained the developer's side of a project and why it is difficult for a project to be completed if there are financial difficulties.

Greg Honderd stated that landscaping and other site amenities could be required to be completed prior to occupancy; however, if the economy takes a turn for the worse, it would be difficult to require a developer to continue to construct since there may not be financing.

Cliff Bloom said that all municipalities are facing similar difficult issues and those types of things are better handled in the Zoning Ordinance rather than the Master Plan.

The following people made public comments: Lloyd VanDuyn, 2949 Parkside Dr.; and Brett Strick, 1973 Pinegrove; Sheldon Cole, 3066 Parkwest Ct.

The chairman closed the floor to public comments.

Moved by Cornelius Huizinga, seconded by Don Hebler, to approve accepting the changes and revisions as discussed.

MOTION CARRIED UNANIMOUSLY.

Moved by Don Hebler, seconded by Scott Blouw, to approve and accept the [Future Land Use Plan](#) and Future Land Use Map as presented with revisions as adopted, and to forward the Plan and Map to the Township Board since the Board is the approving authority.

Yeas: Brad Lyons, Don Hebler, Scott Blouw, Cornelius Huizinga, Greg Honderd, Rebecca VanDenBerg, Del South

Nays: none

MOTION CARRIED UNANIMOUSLY.

#100519-08 – Elect Vice-Chairperson

Moved by Don Hebler, seconded by Del South, to appoint Scott Blouw as Vice-Chairperson.

MOTION CARRIED UNANIMOUSLY.

#100519-09 – Other Business

Greg Honderd said that there may be justification for reducing the size requirements in the Zoning Ordinance for outdoor play areas for daycare facilities, such as requiring a minimum of 2,000 or 3,000 square feet at 150 square feet per client and after that maybe only 50 square feet per child because once the number of children becomes larger, they go out in shifts.

The consensus of the Planning Commission was to have the Zoning Administrator draft some optional language to discuss at a future meeting.

#100519-10 – Adjournment

Moved by Del South, seconded by Rebecca VanDenBerg, to adjourn the meeting at 8:35 p.m.

MOTION CARRIED UNANIMOUSLY.