

A member of the Planning Commission said that the overall layout of the entire area had been approved and showed the development in a certain manner.

Terry Meyer said that the area had been designed for three exits and one had been eliminated by the nursing home.

Rodney Campbell, 6144 Sunningdale Dr., asked for the applicant to orient him to the area on the map.

Julie Wynalda, 6183 Heathcross, said that she was concerned with more traffic and the development of additional homes with only two exits. She asked about emergency issues and asked that additional exits be considered now. She asked about clean-up issues and if there would be modular homes.

Kevin McKenna, 6177 Heathcross, said that he is nervous about what is going on and said that his quality of life was being threatened. He was concerned about traffic levels and asked when there would be another exit.

The chairman said that developers need to tie into utilities and that directed what area would be developed first.

The consultant explained the procedures for plat approvals and that the reason for public hearings was for the public to let the Planning Commission know about issues such as traffic problems. It was also noted that plats had to meet the ordinance requirement to be approved.

Rodney Campbell said that the development of the nursing home eliminated one of the proposed exits.

The chairman closed the floor to public comments.

The applicant said that it would be hard to determine when other phases with the through-streets would be developed.

Moved by Poskey, seconded by Jansma, to recommend to the Township Board tentative approval of the preliminary plat for Sheldon Oaks Estates No. 1, between Sunningdale Dr. and 48th Ave., as shown on the drawing dated May 13, 1999, as submitted, with the condition that a construction drive be provided to 48th Ave. from the development, and that the developer investigate the possibility of making a permanent connection to 48th Ave. from the layout from phase I to phase II.

MOTION CARRIED.

#990707-03 - Private Street (PRST9901) Don Johnson Construction, Inc., 580 Ransom, is requesting permission to have a private street, under section 3.26, on a parcel of land described as 70-14-36-400-019, in a (RR) Rural Residential District, located at 5101 Kenowa

Steve Smit, Focus Engineering, represented the applicant and said that the applicant was trying to minimize the impact to the property by locating the road over the existing gravel drive.

It was noted that although the applicant meets the ordinance standards and is working with the wooded area, it appears that the applicant is just trying to get around the subdivision act.

The chairman opened the floor to public comments.

Mike Ritsma, 5748 Christie, said that he is concerned with trees and if this is approved, he would like to propose the same thing for his piece of land.

Janice Tompkins, 154 Barry St., said that she lived there a long time and had to watch Rush Creek go to an open storm sewer. She was concerned with setting a precedent and traffic. She discussed planning issues and distributed literature regarding planning.

Roberta Stickland, 96 Barry St., asked about the ownership of the property.

Kelly Knight, 54 Barry St., asked if swing set and pools could be on the other side of the road, since the road would divide each parcel.

The chairman said that the Township has standards and accessory buildings are only permitted in the rear yard.

It was noted that the master plan designates the area as AG/RR and the lack of utilities limits development.

A letter was submitted in opposition to the proposal.

Janice Tompkins said that she would like asphalt-walking paths on Barry and Kenowa.

Lois Tompkins, 180 Barry St., said that traffic was never consider on 4th Ave. and they have to put up with traffic.

The chairman closed the floor to public comments.

The applicant said that the request meets the ordinance requirements.

Moved by Poskey, seconded by Noe, to remove the item from the table.

MOTION CARRIED.

It was noted that the intention of the private street ordinance was to provide for unique pieces of property and there was nothing unique with this piece other than trees. It was also noted that the

request is not consistent with the intention of the private street ordinance, specifically Section 3.26(A)(2) which states that "the proposed private streets will not adversely affect the long term development policies of Georgetown Charter Township," and to approve it would set a precedent.

Moved by Poskey, seconded by Noe, to recommend to the Township Board denial of Private Street (PRST9901) Don Johnson Construction, Inc., 580 Ransom, for permission to have a private street, under section 3.26, on a parcel of land described as 70-14-36-400-019, in a (RR) Rural Residential District, located at 5101 Kenowa, Georgetown Township, Ottawa County, Michigan.

Jansma abstained from discussion and voting.

MOTION CARRIED.

Jansma noted that the request complies with the direction of the Township Engineer and Attorney, which was more than the ordinance required. He requested that the ordinance be reviewed.

IV. New Business

A. Site Plans

1. **(ST9914) Youth for Christ-Andy McDaniel-7096 8th Ave.**

The applicant said that they wanted to separate the parcel between the senior building and youth building. Some information on the plan is incorrect including zoning information; it is located on 8th Ave., not 84th Ave.; a property line cannot go through a building; and setback lines for the existing building is missing. It was noted that the Planning Commission did not want to create an illegal situation. There does not appear to be access to parcel 3 and the ordinance requires one. More information is necessary for review. No easement agreements were provided. An illegal nonconforming lot can not be created.

2. **(ST9915) Adoption Association-1338 Baldwin St.**

Doug Stalsonberg, Exxel Engineering, represented the applicant and said that he would like to move the building to the west 20 feet. He said there would be a 700 square foot addition. Many items that are required are not shown; however, this is an existing site and some items may be waived. Missing items include: legal description, parcel size in acres, building setback lines, all street dimensions, dimensions of parking spaces, if the area is in the flood plain, land use of the parcel to the east, landscaping, fences and dimensions of drives and sidewalks. The applicant said that there would be no new signs.

The applicant said that a church was a tenant and would occupy the space only one more year. It was noted that the drive behind the building accessed building C for the church to load tables and chairs.

It was the consensus of the Planning Commission to waive missing items except for setback line.

3. **(ST9916) Priority Construction-1915 Georgetown Center Dr.**

Jerry Feenstra, Feenstra & Assoc., represented the applicant and presented the request. He addressed the Planning Commission issue of a construction access across the water to 48th Ave. and said it could be done. He also said that the issue was raised at the Planning Commission about traffic routed through Sunningdale and the possibility of a permanent access to 48th Ave. He said that a permanent access connecting to 48th Ave. would be part of future development.

Moved by Stanley Sterk, seconded by Bernard Mackus, to grant tentative approval of the preliminary plat for Sheldon Oaks Estates No. 1, between Sunningdale Dr. and 48th Ave., as shown on the drawing dated May 13, 1999, as submitted, with the condition that a construction drive be provided to 48th Ave. from the development.

Note: The Planning Commission recommended approval

MOTION CARRIED.

**#990712-07 - Unfinished Business-Private Street (PRST9901) Don Johnson
Construction-5101 Kenowa**

Steve Smit, Focus Engineering, represented the applicant and presented the request. He explained that the drive would be paved over the existing gravel to minimize the impact and save as many trees as possible. He read his application and explained how the plan met the ordinance requirements.

Moved by James Holtvluwer, seconded by R. J. Poel, to remove Motion # 990628-12 from the table.

MOTION CARRIED.

Moved by James Holtvluwer, seconded by Del South, to deny Private Street (PRST9901) Don Johnson Construction, Inc., 580 Ransom, to have a private street, under section 3.26, on a parcel of land described as 70-14-36-400-019, in a (RR) Rural Residential District, located at 5101 Kenowa Ave.

Note1: The Planning Commission recommended denial because the intention of the private street ordinance was to provide for unique pieces of property and there was nothing unique with this piece other than trees. It was also noted that the request is not consistent with the intention of the private street ordinance, specifically Section 3.26(A)(2) which states that "the proposed private street will not adversely affect the long term development policies of Georgetown Charter Township," and to approve it would set a precedent.

Note2: Roadway Maintenance Agreement and Declaration of Covenants, Restrictions and Conditions have been signed and submitted

Yeas: Del South, James Holtvluwer, R. J. Poel, Henry Hilbrand
Nays: Bernard Mackus, Stanley Sterk, Daniel Carlton

MOTION CARRIED.

#990712-08 - Vertical Partners Proposal

There was discussion as to the benefits to Georgetown Township.

Moved by James Holtvluwer, seconded by R. J. Poel, to approve the letter of intent as presented.

Note: The committee recommended approval

Yeas: Del South, Bernard Mackus, James Holtvluwer, R. J. Poel, Henry Hilbrand
Nays: Stanley Sterk, Daniel Carlton

MOTION CARRIED.

#990712-09 - Purchase Assessing Software

Moved by Daniel Carlton, seconded by James Holtvluwer, to approve the purchase of the Equalizer software program, two additional PC to replace two aging terminals, and the required training, for a total estimated cost of \$16,000.00

Note: As recommended by the Utilities/Roads/Facilities Committee

MOTION CARRIED.

#990712-10 - Final Plat of Mallard Estates No. 3

Moved by James Holtvluwer, seconded by Bernard Mackus, to grant final plat approval for Mallard Estates No. 3, Part of the NE 1/4, Section 18, T6N, R13W, Georgetown Township, Ottawa County, Michigan, Richard Voorhies, 1388 Baldwin St., Jenison, MI 49428, provided all state, county and local ordinances comply & all fees are paid.

Note: Letter of credit, application, and Declaration of Building and Use Restrictions and Protective Covenants were received and are on file in the office. Street light petition signed and received. All fees are paid to date.

MOTION CARRIED.

#000110-08 - Don Johnson Private Street Reconsideration

Jeffrey Ammon, attorney from Miller, Johnson, Snell & Cummiskey, P.L.C., represented Don Johnson and presented the request. He submitted documents to the Board members with copies of the Township Planner's comments.

Don Johnson commented that he would like to do more work in the Township.

Mike Wood, Township Planner, was questioned as to whether or not the private street request meets the ordinance requirement in regard to length. He answered that it does.

Moved by Henry Hilbrand, seconded by James Holtvluwer, to make specific findings of fact regarding the private street meeting the approval standards in Section 3.26(G)(1) in the Zoning Ordinance, and for the following reasons the Board determines that:

- A. The proposed private street will be detrimental to the public health, safety or general welfare because the development of a cul-de-sac street without connecting to other streets would not serve the long-range development goals for the Township.
- B. That the proposed private street will adversely affect the use of land since it does not serve the best interest for future development of the Township.
- C. That the private street is designed and will be constructed with width, surface and grade to ensure safe passage and maneuverability of private and safety vehicles since the revised plan met the design standards of the Zoning Ordinance, Section 3.26(F).
- D. That the private street will be constructed so as to protect against or minimize soil erosion and prevent damage to the lakes, streams, wetlands, and natural environment of the Township since the site is flat and there are no streams or wetlands on or near the parcel.
- E. That it will be practical to construct a public street by reason of steep slopes, excessive cul-de-sac length or other non-financial constraints since the site is flat and free of any constraints that would unnecessarily inhibit the construction of a public street.

Therefore, it is further moved to reaffirm the previous denial because the request does not meet the approval standards of A., B., and E.

Note1: The attorney gave the opinion that the Board may not approve the request unless all of the approval standards are determined to be true.

Yeas: Del South, Bernard Mackus, James Holtvluwer, R. J. Poel, Henry Hilbrand
Nays: Stanley Sterk, Daniel Carlton

MOTION CARRIED.

#000110-09 - Announcement of any scheduled meeting of interest to board members

Henry Hilbrand stated that on Wednesday, January 12, 2000, GVMC will meet at the Township Office. Also, on February 9, 2000 MDOT has scheduled a meeting relative to the Baldwin Street exit process.

#000110-10 - Reports from Standing Committees

R. J. Poel reported that new sound system equipment had been ordered.

#000110-11 - Monthly Bills

Moved by R. J. Poel, seconded by Daniel Carlton, to approve payment of bills in the amount of \$3,903,470.74, of which \$3,250,934.82 is taxes collected for other units.

MOTION CARRIED.

#000110-12 - Meeting adjourned at 7:57 p.m.

Henry Hilbrand, Supervisor

R. J. Poel, Clerk