

MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS HELD MARCH 22, 2017

The meeting was called to order at 7:30 p.m. by Chairperson Tom Healy.

Members Present: Tom Healy, Joyce Weise, Greg Honderd, Kendall Grable, Michael Bosch  
Members Absent: None  
Others Present: Mannette Minier, Secretary and Zoning Administrator

**#170322-01 – Approval of the minutes**

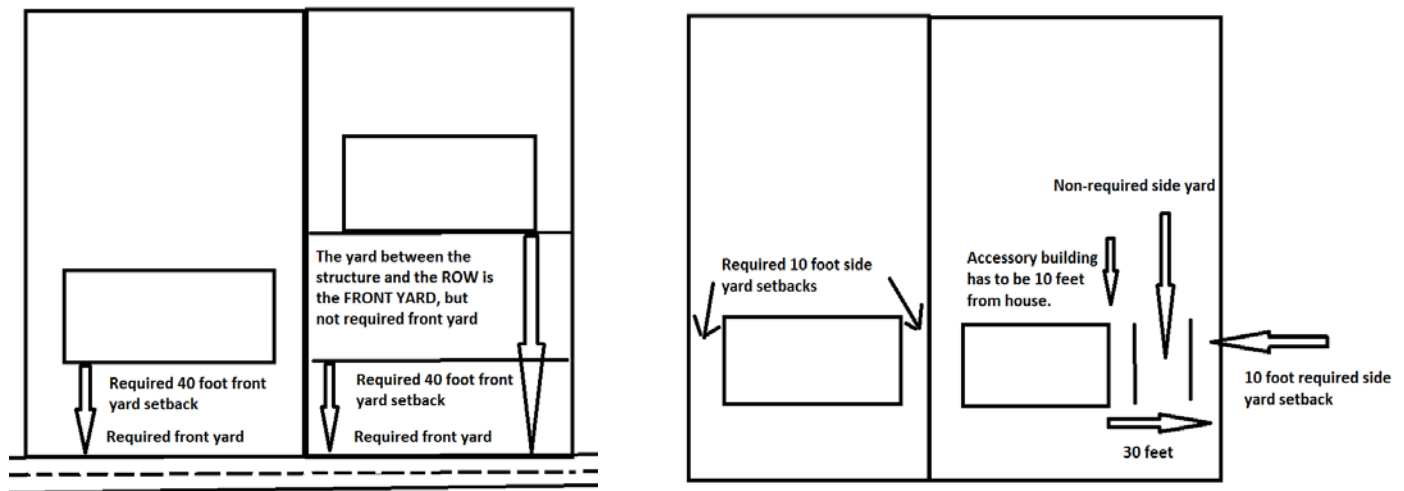
The minutes of the regular meeting held on February 22, 2017 were presented.

**Moved by Joyce Weise, seconded by Greg Honderd, to approve the minutes as presented.**

**MOTION CARRIED UNANIMOUSLY.**

**#170322-02 – (VAR1702) Todd and Sara Cozolino, 2025 Jackson St.,** are requesting to locate an accessory building in the front yard, a variance from Sec. 3.4(A) which states that accessory buildings and uses shall not be erected in any front or required side yard and from Sec. 3.4(F) which states in residential districts, a detached accessory building shall be located in the rear yard or non-required side yard of the lot; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-34-300-028, located at 2025 Jackson St., Georgetown Township, Ottawa County, Michigan; ([submittal materials, plans](#))

The zoning administrator presented a [staff report](#) and explained a front yard, required front yard, side yard and required side yard as follows. She noted the request was to locate the accessory building in the front yard, but NOT the required front yard.



Todd Cozolino, 2025 Jackson St., applicant, presented the request and noted the following. Placing the accessory building in the rear yard would be difficult because of the elevation changes, trees, and no vehicle access. He was looking forward to removing the other accessory buildings and to just have one.

Greg Honderd stated the following. This was pretty straight-forward. The Planning Commission looked at drafting language to allow accessory buildings in the front yard under certain circumstances such as these when the lot is large, there are elevation changes, the building would be located a great distance off

the road, and the lot is heavily wooded. However, it was cumbersome to write language that includes all of those situations. So the Planning Commission determined that these situations would be best handled by the ZBA to review each circumstance.

The chairman opened the public hearing. No one was present to speak at the public hearing. The chairman closed the public hearing.

**Moved by Greg Honderd, seconded by Tom Healy, to adopt the staff report as findings of fact and to approve variance (VAR1702) Todd and Sara Cozolino, 2025 Jackson St., to locate an accessory building in the front yard, a variance from Sec. 3.4(A) which states that accessory buildings and uses shall not be erected in any front or required side yard and from Sec. 3.4(F) which states in residential districts, a detached accessory building shall be located in the rear yard or non-required side yard of the lot; in a (RR) Rural Residential district, on a parcel of land described as P.P. # 70-14-34-300-028, located at 2025 Jackson St., Georgetown Township, Ottawa County, Michigan; based on the finding that the request meets the seven standards of the ordinance as detailed in the staff report. In addition, standard 3 and 5 were met because of the unique topography and most residents in the vicinity have homes a great distance off the road with the accessory buildings in front of the homes. Also, there are many ravines making it impossible for vehicle access. For standard 5, others have accessory buildings in the front yards, but not the required front yard and not in the required site yard.**

with the following conditions:

- 1) **The accessory building shall meet all other ordinance requirements, including size, height, location on the lot (other than it may be in the front yard) and shall be at least 200 feet from the centerline of Jackson.**
- 2) **All other accessory buildings and structures (regulated by Sec. 3.4(I)) shall be removed from the site prior to the issuance of the Certificate of Occupancy.**
- 3) **The accessory building shall contain no residential use and no home occupation.**

**MOTION CARRIED UNANIMOUSLY.**

**#170322-03 – (VAR1703) MedExpress, 1001 Consol Energy Dr., Canonsburg, PA, is requesting the following variances:**

1. To have parking within the front yard setback on Baldwin and Riverview, a variance from Chapter 24 footnote (l) which states that except for necessary drives and walks, the required front yard setback shall be landscaped and not used for parking;
2. To have a front yard setback of 52.5 feet from the centerline of Baldwin for parking, a variance of 37.5 feet from 90 feet from the centerline of Baldwin required in Chapter 24;
3. To have a front yard setback of 13.9 feet from the right-of-way line of Riverview for parking, a variance of 16.1 feet from the 30 feet required in Chapter 24;;

in a (CS) Community Service Commercial district, on a parcel of land described as P.P. # 70-14-13-266-012, located at 345 Baldwin, Georgetown Township, Ottawa County, Michigan ([existing site plan](#), [proposed site plan](#), [application](#))

The zoning administrator presented a [staff report](#).

Greg Kowalski, 8851 Kind Dr., Pittsburg, PA, represented the applicant and presented the request. He noted the following. If they could not have parking in the front yard, they would lose seventeen parking spaces, making the site unusable. Landscaping will meet ordinance requirements.

Greg Honderd asked the hours of operation and was told 8:00 a.m. to 8:00 p.m. Monday through Friday.

Bob Basile, 230 Nelson Rd., Farmington, represented MedExpress and said that they were an urgent care facility and they would send patients to the emergency room if necessary.

Greg Honderd asked about traffic in the area.

Greg Kowalski said that they would have a right-in only on Baldwin for traffic coming from the east.

The Zoning Administrator stated that she had talked to John Gutierrez at the Ottawa County Road Commission who said that the right-in only entrance on Baldwin was acceptable.

There was discussion about the entrance.

The chairman opened the public hearing.

Glen Hop, 546 24<sup>th</sup> Ave., Hudsonville, said that he owns the plaza with Ida's Donut Shop and encouraged the ZBA to be amenable to granting the variance because this building has been vacant for four years and it would help downtown Jenison. He said that it would be a positive addition.

The chairman closed the public hearing.

**Moved by Joyce Weise, seconded by Tom Healy, to adopt the staff report as findings of fact and to approve variance (VAR1703) MedExpress, 1001 Consol Energy Dr., Canonsburg, PA, to have the following variances:**

- 1. To have parking within the front yard setback on Baldwin and Riverview, a variance from Chapter 24 footnote (I) which states that except for necessary drives and walks, the required front yard setback shall be landscaped and not used for parking;**
- 2. To have a front yard setback of 52.5 feet from the centerline of Baldwin for parking, a variance of 37.5 feet from 90 feet from the centerline of Baldwin required in Chapter 24;**
- 3. To have a front yard setback of 13.9 feet from the right-of-way line of Riverview for parking, a variance of 16.1 feet from the 30 feet required in Chapter 24;;**

**in a (CS) Community Service Commercial district, on a parcel of land described as P.P. # 70-14-13-266-012, located at 345 Baldwin, Georgetown Township, Ottawa County, Michigan; based on the finding that the request meets the seven standards of the ordinance as detailed in the staff report and that standard 7 is met because the owner did not do anything to initiate the necessity for the variance due to the fact that this is an existing site; and with the condition that the entrance on Baldwin is a right-turn in only.**

**MOTION CARRIED UNANIMOUSLY.**

**#170322-04 – Public Comments**

**#170322-05 – Other Business**

**#170322-06 - Adjournment**

**Moved by Joyce Weise, seconded by Kendall Grable, to adjourn the meeting at 8:07 p.m.**

**MOTION CARRIED UNANIMOUSLY.**