

MINUTES OF THE REGULAR MEETING OF THE GEORGETOWN CHARTER TOWNSHIP BOARD HELD DECEMBER 14, 2020.

The meeting was called to order by Chairman Jim Wierenga at 7:00 p.m.

Prayer for guidance by Jim Wierenga

Pledge of Allegiance to the Flag

Roll Call

Members present: Jim Wierenga, Ryan Kidd, Katherine Henry, Gary Veldink, Becky Steele, Michael Bosch

Also present: Daniel Carlton, Township Superintendent

Absent: John Schwalm

#201214-01 - Agenda as presented for December 14, 2020

Moved by Gary Veldink, seconded by Becky Steele, to approve the agenda as presented.

Moved by Katherine Henry, seconded by Michael Bosch, to amend the motion to remove two items from the consent agenda, minutes and the bills, and to add an item onto the agenda for the process for obtaining the packets for the meeting, and to add an action item for 1300 Maplewood, and to add an item for setting a goal setting meeting.

MOTION CARRIED UNANIMOUSLY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

#201214-02 – Zoning Presentation

#201214-03 - Communications, letters and reports: Received for information, to be filed:

- a. [December 2, 2020](#) Planning Commission meeting minutes
- b. [November 2020](#) Sheriff's Report
- c. [December 9, 2020](#) Finance Committee meeting minutes
- d. [December 8, 2020](#) Utilities Committee meeting minutes
- e. [December 10, 2020](#) Services Committee meeting minutes

#201214-04 – Public Hearing – (PUD2005) (Ordinance No. 2020-06) Wolverine Building Group, 4045 Barden Dr. SE, Grand Rapids, MI 49512, is requesting preliminary planned unit development approval (rezoning from CS to PUD) for Rush Creek Crossings and for final development plan approval of phase 1 which includes the Dunkin' Donuts (ST1920) that has been administratively approved and is currently under construction and the site at the southwest corner, on parcels of land described as P.P. # 70-14-13-457-001 & #70-14-13-457-002, located at 200 & 306 Chicago Dr., Georgetown Township, Ottawa County, Michigan. ([existing layout](#), [PUD proposed layout](#), [phase 1 development plan](#), [elevations](#), [presentation site plan](#), [application](#), [narrative](#), [sign](#), [staff report](#))

Moved by Gary Veldink, seconded by Becky Steele, to open the public hearing.

MOTION CARRIED UNANIMOUSLY.

No one was present to speak at the public hearing.

Moved by Gary Veldink, seconded by Becky Steele, to close the public hearing.

MOTION CARRIED UNANIMOUSLY.

Michael Houseman, 4045 Barden Dr. SE, Wolverine Building Group, presented the request.

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2020-06)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on December 14, 2020, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member Gary Veldink made a motion to adopt the staff report as finding of fact and to adopt this Ordinance, as recommended by the Planning Commission, which motion was seconded by Township Board Member Michael Bosch:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD2005) (Ordinance No. 2020-06) Wolverine Building Group, 4045 Barden Dr. SE, Grand Rapids, MI 49512, to have preliminary planned unit development approval (rezoning from CS to PUD) for Rush Creek Crossings and for final development plan approval of phase 1 which includes the Dunkin’ Donuts (ST1920) that has been administratively approved and is currently under construction, and the site at the southwest corner, on parcels of land described as P.P. # 70-14-13-457-001 & #70-14-13-457-002, located at 200 & 306 Chicago Dr., Georgetown Township, Ottawa County, Michigan: as shown on the following:

- (A) Preliminary PUD Proposed Layout and Phase 1 Development Plans dated 11/10/2020
- (B) Application and narrative

Based on the determinations that:

1. The proposal is consistent with the Master Plan.
2. The proposal meets the ordinance requirement for pedestrian walkways.
3. The proposal meets the ordinance requirement for architecture.
4. The proposal meets the ordinance requirement for traffic.
5. The proposal meets the ordinance requirement for open space.
6. The proposal meets the ordinance requirement for uses that are allowed.

7. The proposal meets the standards of approval.

Based on the findings that:

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
 - a. The qualifying conditions in Sec. 22.2 are met;
 - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
 - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
 - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
 - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
 - f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards, with deviations as follows:
 - **Hotels.** The current zoning of the two parcels in the proposed development is CS. The CS district allows certain commercial uses along with any use permitted in the NS and OS districts. Neither of these districts allow the use of hotels. **Per the Zoning Ordinance, hotels are only permitted in the HS district,** which means the hotel has to be approved as part of a PUD to be developed on this property. The hotel is proposed to be 13,000 square feet with 104 rooms and accessory use. All other proposed uses are permitted in the CS, NS, and OS districts.
 - **Building Height.** With the current CS zoning, the maximum building height is 35 feet. The deviation table and site plan shows the hotel's height is 48' to the top of the parapet.
 - **Parking.** A table was provided showing the developer's parking calculations. The table in the staff report showed the parking requirements. Section 26.9(B) says, "When units or measurements determining number of required parking spaces result in requirement of a fractional space, the fraction shall be considered one (1) required parking space. Some calculations were rounded down on the table provided by the developer. **The plan provides 361 parking spaces while staff calculations require 420 parking spaces.**
 - **Front Setback.** According to Footnote L in Chapter 24, uses in the CS district, except for necessary drives and walks, the required front yard setback shall be landscaped and shall not be used for parking, loading, or accessory structures. There is proposed landscaping in the front yard setback, but there are also parking spaces in the front yard setback of Dunkin' Donuts. The requested deviation is to use the area within the front yard setback as parking for Dunkin' Donuts. **This deviation was required to be included on the Deviation Table even though it has been determined that the parking spots are non-conforming.**
 - **Rear Setback.** According to Footnote M in Chapter 24, "Where a side and/or rear yard abuts a Residential District, there shall be a minimum yard of not less than twenty five (25) feet, exclusive of parking and drives. Such yard shall contain a greenbelt which meets the minimum standards of Section 3.11." The rear yard of the proposed property abuts residential property that is zoned MHR

and labeled in the Future Land Use Plan as MDR. The deviation requested is to utilize Rush Creek's natural features and existing landscape, while providing foot paths and benches for the enjoyment of this natural feature.

And with the following conditions:

- 1. As per Sec. 22.9(B), a bond for the pedestrian/bike path on the south side of the site along Rush Creek will be included in the PUD agreement and is to be provided in Phase 1 prior to the issuance of occupancy and final zoning approval for the Dunkin' Donuts, the existing building on the southwest location of the site, and designating Rush Creek Drive as a private street.**
- 2. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) for all buildings and structures shall be submitted to the Township prior to the submission of the first building permit application.**
- 3. Utilities are to be coordinated with the DPW and Drain Commissioner's office.**
- 4. As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application or the land split application for the site at the southwest location, whichever comes first.**
- 5. Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**
- 6. The approval of the final development plan is contingent upon the Board approving the preliminary plan with rezoning. The approval of the final development plan is effective upon the effective date of the rezoning.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas: Jim Wierenga, Ryan Kidd, Gary Veldink, Becky Steele, Michael Bosch
 Nays: Katherine Henry
 Absent: John Schwalm

MOTION CARRIED AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2020

By _____
 Ryan Kidd
 Georgetown Charter Township Clerk

#201214-05 – Public Comments for items remaining on the agenda

There were members of the public in attendance, but there were no public comments.

#201214-06 - Consent agenda

Moved by Becky Steele, seconded by Ryan Kidd, to grant the following.

- a. Approval of the purchase of the Impact Wrench and the conversation of the service truck, as recommended by the Utilities Committee. Note the following: Necessary conversion to service truck for approximately \$5,500.00; and Purchase of Impact Wrench approximately \$8,000.00. ([IW-24](#), and [Hydrant Saver attachment currently in use](#))

MOTION CARRIED UNANIMOUSLY.

#201214-07 – Unfinished Business - Amended Michigan Mutual Aid Box Alarm System Association Agreement

Moved by Becky Steele, seconded by Ryan Kidd, to remove the item from the table.

MOTION CARRIED UNANIMOUSLY.

Moved by Becky Steele, seconded by Gary Veldink, to approve the [agreement](#).

Yeas: Jim Wierenga, Ryan Kidd, Gary Veldink, Becky Steele, Michael Bosch
 Nays: Katherine Henry
 Absent: John Schwalm

MOTION CARRIED.

#201214-08 – Unfinished Business - Proposed Secondary and Subdivision Resurfacing for 2021

Moved by Gary Veldink, seconded by Becky Steele, to remove the item from the table.

MOTION CARRIED UNANIMOUSLY.

Moved by Jim Wierenga, seconded by Becky Steele, to approve the Township staff proposal.

Moved by Katherine Henry, seconded by Ryan Kidd, to withdraw the previous motion and to substitute it with a motion to approve [Katherine Henry Proposed-By Age 1 option](#), as recommended by the Utilities Committee.

Yeas: Ryan Kidd, Gary Veldink, Michael Bosch, Katherine Henry
Nays: Becky Steele, Jim Wierenga
Absent: John Schwalm

MOTION TO AMEND CARRIED.

Other options:

[Township staff proposal](#)

[KH by age 2](#)

[KH by cost 1](#)

[KH by cost 2](#)

[KH T rating 1](#)

[KH T rating 2](#)

Yeas: Ryan Kidd, Gary Veldink, Michael Bosch, Katherine Henry
Nays: Becky Steele, Jim Wierenga
Absent: John Schwalm

MOTION AS AMENDED CARRIED.

#201214-09 – Consolidate Border Utility Agreements with the City of Hudsonville

Moved by Gary Veldink, seconded by Ryan Kidd, to approve the [Border Sanitary Sewer and Water Service Agreement](#)., as recommended by the Utilities Committee.

Yeas: Becky Steele, Jim Wierenga, Ryan Kidd, Gary Veldink,
Nays: Michael Bosch, Katherine Henry
Absent: John Schwalm

MOTION CARRIED.

#201214-10 – Cottonwood Drive Re-Construction

Moved by Gary Veldink, seconded by Ryan Kidd, to authorize the installation of sidewalk on Cottonwood Dr. from Bauer Rd. to Taylor St., to be constructed by the Ottawa County Road

Commission as part of the Cottonwood Drive re-construction project, as recommended by the Utilities Committee.

Moved by Katherine Henry, seconded by Gary Veldink, to amend the motion to add the words “in lieu of the paved shoulders.”

MOTION TO AMEND CARRIED UNANIMOUSLY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

#201214-11 – Discussion 1300 Maplewood Drive

Moved by Michael Bosch, seconded by Katherine Henry, to have additional environmental tests for 1300 Maplewood.

Michael Bosch and Katherine Henry withdrew the motion.

Moved by Gary Veldink, seconded by Katherine Henry, to request a \$20,000 retainage from the seller to be paid after June 21, 2021, if the property is cleaned up, because as a result of the environmental report it was noted that the items need to be cleaned up.

Yeas: Becky Steele, Ryan Kidd, Gary Veldink, Michael Bosch, Katherine Henry
Nays: Jim Wierenga
Absent: John Schwalm

MOTION CARRIED.

#201214-12 – Request to Extend the Use Agreement for the 44th Ave. Soccer Field

Moved by Becky Steele, seconded by Ryan Kidd, to approve a one year extension of the use [Agreement](#), as recommended by the Services Committee.

Moved by Michael Bosch, seconded by Katherine Henry to, amend the motion to make it a three year extension agreement.

MOTION TO AMEND CARRIED UNANIMOUSLY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

#201214-13 – Leasing 1300 Maplewood Dr.

Moved by Becky Steele, seconded by Gary Veldink, to table the item.

MOTION CARRIED UNANIMOUSLY.

#201214-14 – Public Notice for Senior Transportation Program

Moved by Becky Steele, seconded by Jim Wierenga, to approve the publication of the [notice](#) which is part of the process to pursue obtaining the transportation grants, as recommended by the Services Committee.

Yeas: Becky Steele, Ryan Kidd, Gary Veldink, Katherine Henry, Jim Wierenga
Nays: Michael Bosch
Absent: John Schwalm

MOTION CARRIED.

#201214-15 – Approval of the November 30, 2020 Township Board Meeting Minutes

Moved by Katherine Henry, seconded by Gary Veldink, to approve the minutes of November 30, 2020 with the correction to motion #201130-10, to show Katherine Henry as a “no” vote.

MOTION CARRIED UNANIMOUSLY.

#201214-16 – Approval of the Bills

Moved by Becky Steele, seconded by Ryan Kidd, to approve the regular monthly bills for [December 14, 2020](#), the [visa bills](#) and the [utility bills](#).

MOTION CARRIED UNANIMOUSLY.

#201214-17 – Fire Department LUCAS Device Request

Moved by Becky Steele, seconded by Ryan Kidd, to approve the [Quote](#) to purchase three LUCAS devices, as recommended by the Services Committee.

MOTION CARRIED UNANIMOUSLY.

#201214-18 – Goal Setting Session

Moved by Michael Bosch, seconded by Katherine Henry, to set a goal setting meeting in January.

Moved by Katherine Henry, seconded by Becky Steele, to amend the motion to schedule a goal setting session in early spring in the second quarter, as in April or May.

MOTION TO AMEND CARRIED UNANIMOUSLY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

#201214-19 – Board Meeting Packets

Moved by Katherine Henry, seconded by Michael Bosch, to have all the board and committee meeting agenda/attachments and packets presented to the members and on the website for the public at least seven days prior to the meeting to which it pertains.

Yeas: Michael Bosch, Ryan Kidd, Gary Veldink, Katherine Henry
Nays: Becky Steele, Jim Wierenga
Absent: John Schwalm

MOTION CARRIED.

#201214-20 – Public Comment

There were no public comments.

#201214-21 – Discussion and General information

There was board discussion.

#201214-22 - Meeting Adjourned

Moved by Gary Veldink, seconded by Becky Steele, to adjourn the meeting at 11:12 p.m.

MOTION CARRIED UNANIMOUSLY.

Jim Wierenga, Supervisor

Ryan Kidd, Clerk