

Proposed Master Plan text revisions:

Chapter 1 Introduction to remain the same.

Chapter 2 Snapshot of the Past and Present to all be updated with current information.

Chapter 3 Natural Features to remain the same.

Chapter 4 Public Utilities

Page 21 - The text is still accurate and will remain the same.

Page 22 – The sewer map has been updated to the 2020 version.

Page 23 – The water map has been updated to the 2020 version.

Page 24 – The Sanitary Sewer Master Plan dated May 2015 is still accurate and will remain the same.

Page 25 – The Ottawa County Water Resources map of drains and culverts in the Township has been added.

Chapter 5 Traffic and Vehicular Circulation

Page 27 – The text is still accurate and will remain the same.

Chapter 6 Goals and Policies

Pages 29 and 30 are still accurate and will remain.

Page 31 – There should be discussion about removing the line because it is unlikely that the funding needed for such an endeavor would provide a good return for the investment, which would have to be ongoing:

- To prepare and protect options for alternate means of mass transit.

Page 32 – Chicago Dr. should be added as a major road because it is not listed in Chapter 24) – “Access to major roads (**Chicago Dr. and** those listed in the Zoning Ordinance)...”

Pages 29 and 30 are still accurate and will remain.

Chapter 7 Future Land Use

Page 36 – There will be a new date for the revised Future Land Use Map after it is completed and printed by Ottawa County GIS.

Other than that, the rest of the pages containing descriptions of the zoning designations are still accurate and will remain the same.

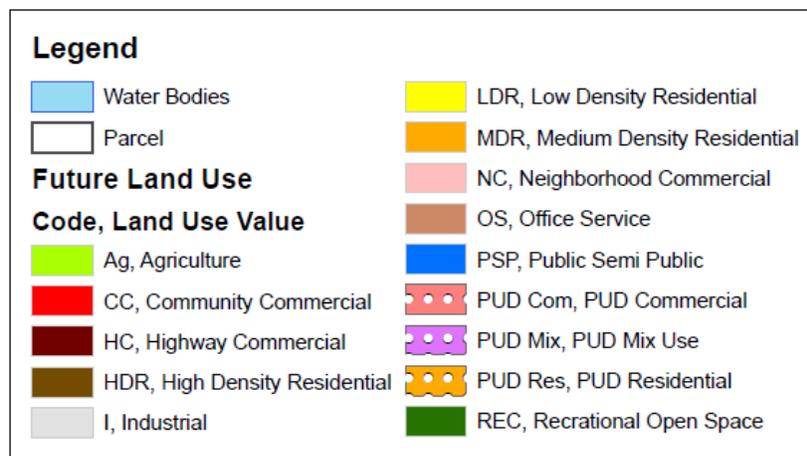
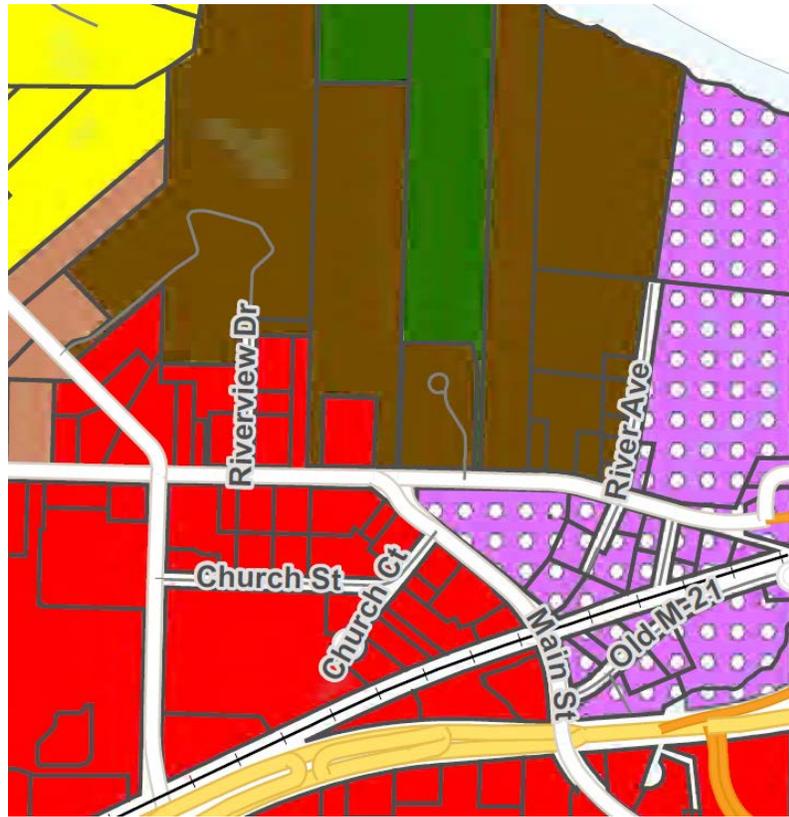
Chapter 8 Rationale and Highlights of the Future Land Use Map

Page 41 – Leave this language in the Master Plan text; however, change the Future Land Use Map south of Baldwin to (CC) Community Commercial, like the surrounding property, and north of Baldwin, the land owned by the Township and Ottawa County to REC and the eastern two parcels to REC as well because they are affected by a creek, floodplain and wetlands. A rezoning of the property to a high density designation could be considered to be consistent with the Master Plan because there is HDR near and the FLUM is not supposed to be parcel-specific. A rezoning to a high density use could also be considered to be compatible with the surrounding area because it is near other HDR.

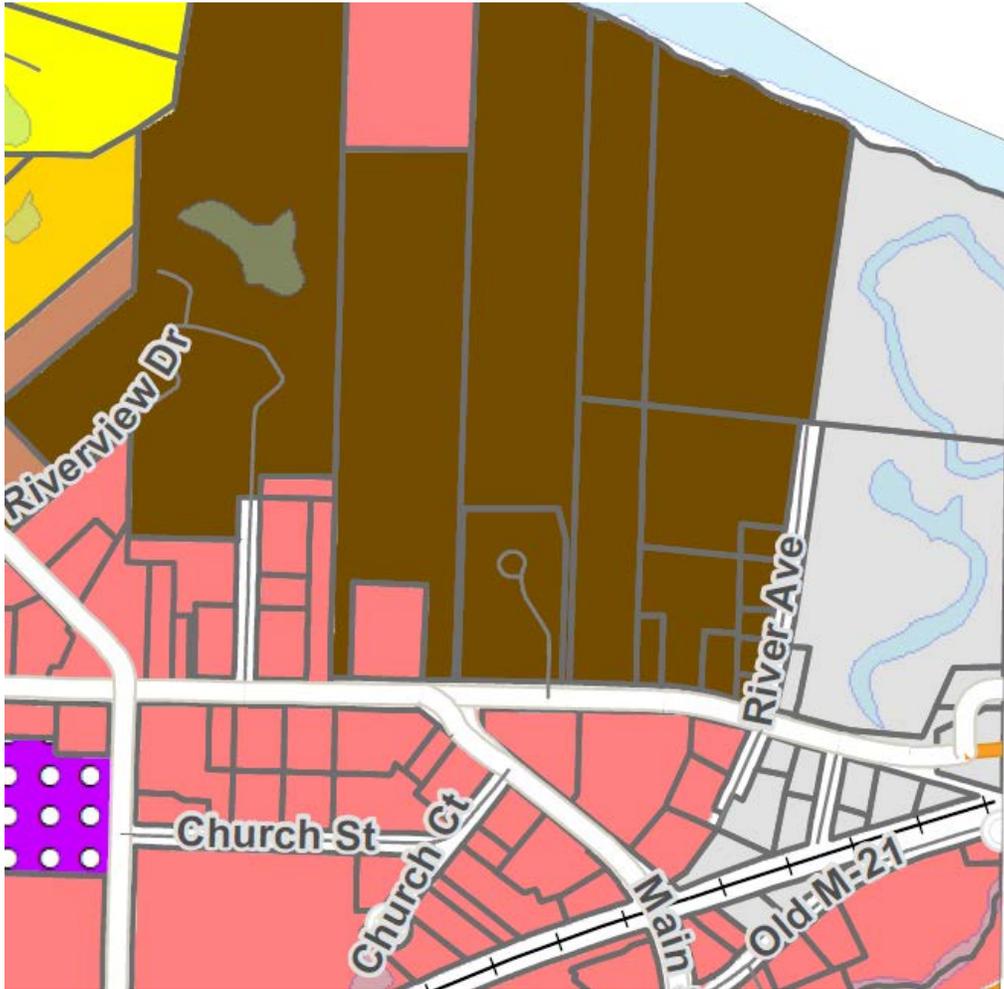
“Land on the east end of Baldwin St. near the access to I-196 including the land to Chicago Dr. could be redeveloped with mostly low intensity commercial use such as Office Service, with limited access, and possibly higher density residential uses. Consideration should be given for the area to

be a single development, or as much as possible, with very limited access to the main roads and with most accesses to interior roadways only. Consideration should be given for connection to bike trails or mass transit. However, the Grand River and Rush Creek floodplains, as well as the nearby City of Grandville waste treatment facility may impose limits on the extent of any new development along the east end of Main St. In addition, any development in this area should have special attention paid to aesthetics such as landscaping and identifying signage since this is one of the major gateways to the community.”

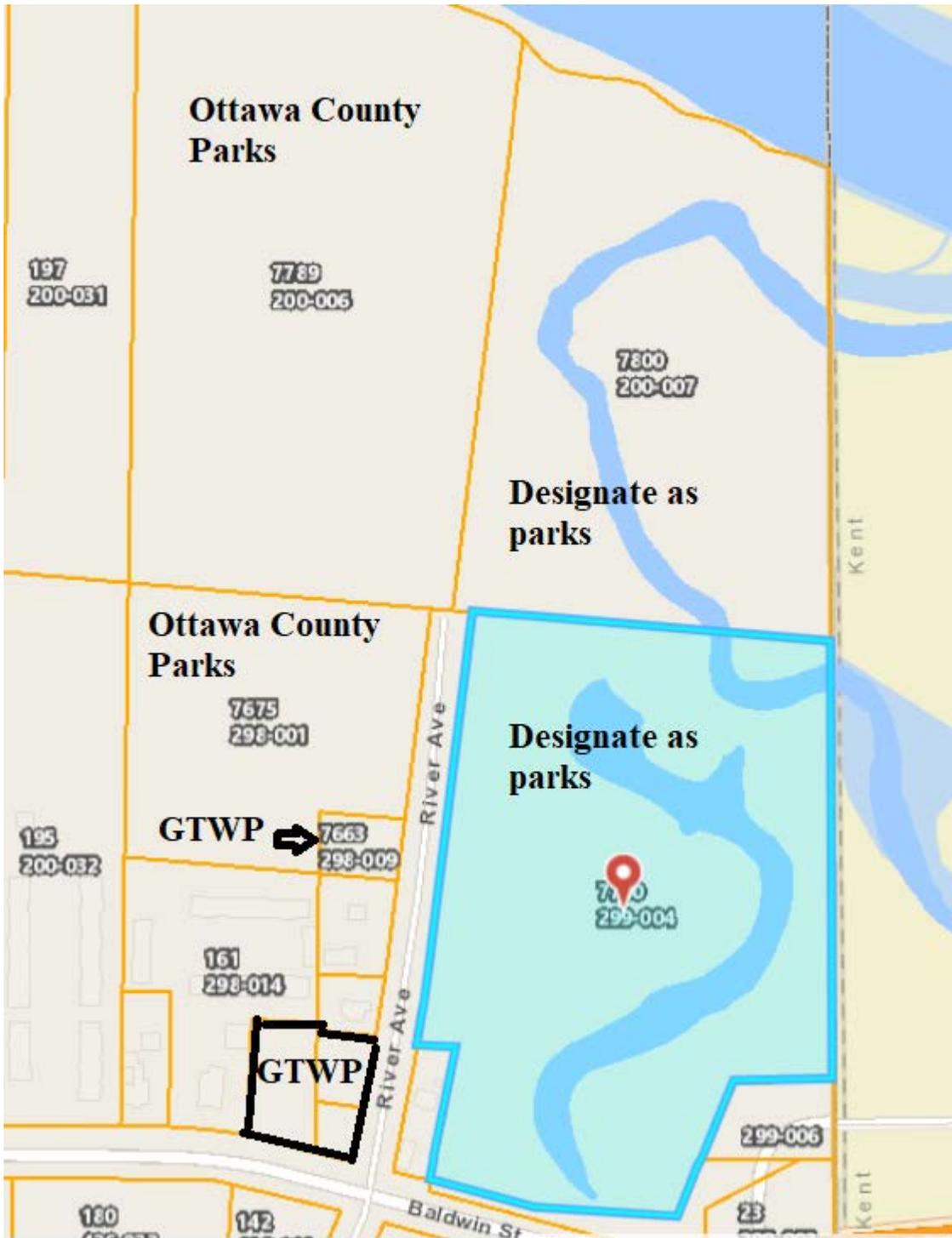
Future Land Use Map



Zoning Map



Legend	
	Parcel
	Water Bodies
Zoning	
Standardized Code, Zoning Class and Code	
	Neighborhood (NS)
	Community (CS)
	Highway Service Commercial HS
	Rural Residential (RR)
	Industrial (I)
	High Density (HDR)
	MHP, Mobile (MHP)
	OS A, Office (OS)
	RR A, Agricultural (AG)
	SFR A, Low Density (LD)
	SFR B, Low Medium (LMR)
	SMR A, Medium (MDR)
	SMR B, Medium High (MHR)
	Planned Unit Development (PUD)



Page 42 – Revised to reflect what currently exists. Office uses are allowed with commercial uses anyway.

“A major goal of the Plan that has been established and continues to be important is to maintain a residential living environment along Baldwin St. frontage, where non-residential uses have not already been established. The Jenison commercial core and the small clusters of commercial and office service uses near 20th Ave., west of 12th Ave. and at the northwest corner of Baldwin and 36th

Ave. should be maintained. The PUD at the northwest corner of 36th Ave. and Baldwin **may contain either contains** residential **or office services** uses along with the commercial uses.”

“The area at the east end of Baldwin St. near the I-196 connection to Chicago Dr. should be developed with some type of overall plan **containing and could contain mixed uses including uses of a low intense commercial nature and possibly some higher density residential uses**. The area at the east end of the Township near the Grand River should be left in a natural state. Consideration should be given for access to mass transit and to paths. Development in this area should be mindful and consistent with the trail system along the river.

Extensive sand and gravel mining activity continues in this area. A reclamation plan has been adopted by the Township Board and by Ottawa County, titled Bend Area Park Site, A Planned Mining and Reclamation Program, dated **September 2000 2010**, prepared by Bauer-Ford Reclamation Design. The plan is adopted within this plan by reference. The plan encompasses approximately 1,000 acres, bordered on the north and east by the Grand River; on the south by the golf course, Taylor Street, residential properties and Fillmore Street; and on the west by 22nd Ave. This may be a good area for the development of athletic fields.

Page 43 – New 2010 Bend in the River cover added.

Page 44 – Delete references to mining because it is complete and the water storage tank has been constructed.

Edson Dr./VanBuren Area.

The area east of the Hudsonville City limits **is still dominated by gravel extraction and agricultural uses. However, completion of mining activities will eventually produce reclaimed land with water amenities that will be has been** reclaimed for residential development, such as the completed plats of Georgetown Shores **and mining operations have been completed**. The area between Edson Dr. and VanBuren St. is expected to develop for residential use, while the area south of VanBuren extending to I-196 is projected to remain as agricultural, with very low intensity uses.

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. **Long term future plans include an elevated water storage facility has been constructed on 36th Ave. north of Baldwin and will located behind the Fire Station on Baldwin and 36th Ave which would** help service this area.

Page 45 – The Bricks Gas Station has been completed.

44th St. Corridor

The future land use recommendation for the land in the vicinity of 44th St. between Kenowa and Chicago Dr. has been established as a pattern, including the following:

- providing for commercial uses only at the extreme ends of the corridor, at Kenowa Ave. and near the Chicago Dr./Port Sheldon Rd. intersection, and at the 8th Ave. intersection, mid-way through the corridor.

- providing for a mix of low-to-medium density residential uses along the corridor, with site design which minimizes access driveways onto 44th St.

Approximately ten acres of land, located within the Fairway Estates PUD, are provided for neighborhood commercial use, along with possible residential/mixed uses. **Some construction has already taken place.**

Page 46 – The Township no longer owns the ice rink. Also, construction is completed on a Veteran’s Plaza at the corner of Main St. and Baldwin, waterfall identification sign at the corner of Main St. and Chicago Dr. and an identification sign on the south side of Baldwin near the off-ramp of I-196 at the east end of Baldwin.

The Township has built an ice rink at the corner of Bauer and 48th Ave. **and has sold the property to a private company.** The area near this site could be developed with neighborhood commercial uses near 48th Ave. and attached and detached single family residential uses to the east. Special consideration should be given to good access management along this corridor, as well as to larger setbacks. Commercial uses are located west of 48th Ave. in this area in Blendon Township. No neighborhood commercial uses should expand to the south of the intersection of Bauer Rd. and 48th Ave.

Gateways to the Community

Gateways to the community have been identified as those main roads providing ports of entry into Georgetown Township, including, but not necessarily limited to, Chicago Dr. (east and west), Baldwin St. (east and west), Port Sheldon Rd. (east and west), 8th Ave. (south), Fillmore St. (west), Bauer R. (west) and 44th St. (east). Especially important areas of concern **are were identified as** the east end of Baldwin where the on and off ramps connect to I-196, as well as east Chicago Dr. near the Main St. intersection and west Chicago Dr. near the City of Hudsonville boundary.

Goals noted that When possible, the Township should encourage ways to provide identification of municipal boundaries so those entering the area recognize the community of Georgetown Township. In addition, special attention should be given to the aesthetics of development and redevelopment in areas on and near the gateways. Vital, innovative and creative signage, landscaping and other exterior aesthetic elements that help define the community and entrance into the community should be encouraged.

Based on these goals as stated in the previous Master Plan, the Township has constructed the following: a Veteran’s Plaza at the corner of Baldwin and Main St.; a large identifying sign on the south side of Baldwin near the I-196 off ramp; and an identifying waterfall sign at the corner of Chicago Dr. and Main St.