

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, January 5, 2022**

Meeting called to order by Chairperson Samy at 7:00 p.m.

Present: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Absent: Kelly Kuiper, Michael Moores

Also present: Victor Vuong, Zoning Administrator

#220105-01 – Planning Commission Agenda for January 5, 2022

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the agenda as submitted.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

#220105-02 – Minutes of the December 1, 2021 Planning Commission Meeting

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the minutes as presented.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

#220105-03 – Public Hearing – (REZ2201) (Ordinance 2022-01): To change from Medium/High Density Residential (MHR) to Neighborhood Service Commercial (NS) part of a parcel of land (resulting in the entire parcel becoming NS) described as P.P. # 70-14-21-400-092, located at 2739 Port Sheldon St., Georgetown Township, Ottawa County, Michigan.

Tom Healy declared a potential conflict of interest due to the fact that he lives in the adjacent condo development and is on the board of the condo association, but specified that his condo is on the northernmost portion of the development and he does not stand to benefit from this application.

The Planning Commission unanimously decided a conflict of interest does not exist because Tom Healy does not stand to benefit from this application.

Randy Nagelkirk, brother of the applicant, Vonda Van Til, presented the [request](#) with the following comments:

- They are requesting to rezone the property to the same zoning designation as the drug store next door. Commercial zoning is already in the surrounding area.

The Zoning Administrator presented the [staff report](#).

Gary Veldink asked what is the zoning of the parcel to the east of the applicant's parcel?

The Zoning Administrator said Industrial.

The Chairperson opened the public hearing.

Scott Wagner, 6674 Cedar Grove East, said he lives in the adjacent condo development. He said he’s not on the board of the condo association, he is not representing anyone and he is just an interested neighbor. He said it’s impossible to turn left onto Port Sheldon Street if you’re coming out of the driveway between Rite Aid and the applicant’s property any time after 3:00 p.m. on a weekday. He said the property is not very far from the light. He asked what limitations can be placed on this property in the future to address those traffic concerns.

The Chairperson closed the public hearing.

Josiah Samy said he agrees traffic does get busy on Port Sheldon Street, but those concerns are not part of this application, therefore, the Planning Commission can’t address those concerns at the moment. The uses that can go on the property are limited to the permitted uses in the NS district and if it fits all other zoning requirements. The driveway and traffic is under the jurisdiction of the Ottawa County Road Commission and they are able to hear his concerns. The rezoning is only the first step of the process if the property is to be developed for a commercial use.

Moved by Jeannine Bolhouse, seconded by Gary Veldink, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Chapter Township
Ottawa County, Michigan
(Ordinance No. 2022-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2022, beginning at 7:00 p.m., Township Board Member _____ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the Master plan and the Future Land Use Map for the area; the area is **capable** of sustaining the uses within the NS district without additional public funds; the uses allowed within the NS district are **compatible** with the neighboring uses and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member _____:

**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:

(REZ2201) (Ordinance 2022-01): To change from Medium/High Density Residential (MHR) to Neighborhood Service Commercial (NS) part of a parcel of land (resulting in the entire parcel becoming NS) described as P.P. # 70-14-21-400-092, located 2739 Port Sheldon St., Georgetown Township, Ottawa County, Michigan.

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 after the adoption 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:
Nays:
Absent:

MOTION CARRIED UNANIMOUSLY 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: _____, 2022

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Tom Healy said he understands Scott Wagner’s concerns. He said he personally turns onto 28th Avenue to get to Port Sheldon Street.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

#220105-04 – Public Hearing – (REZ2202) Ordinance 2022-02: Ordinance Amendment to Chapter 20.

The Zoning Administrator presented the [staff report](#).

The Planning Commission did not have any comments or questions.

The Chairperson opened the public hearing.

No one was present to make public comments at this time.

The Chairperson closed the public hearing.

Moved by Gary Veldink, seconded by Jeannine Bolhouse, to recommend to the Township Board to approve the following resolution:

**GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2022-02)**

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2022, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____, upon recommendation from the Planning Commission:

**AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE CHAPTER 20**

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

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 20 as follows:

Sec. 20.4 Site Design Standards; (U) K-12 Schools

- (1) ~~Minimum site size for elementary schools shall be 20 acres, middle schools shall be 30 acres, and high schools shall be 40 acres. Where a combination exists, the greater land area shall apply.~~ **Minimum site size for schools shall be 5 acres.**

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

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of

competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

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

Respectfully submitted,

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

#220105-05 – Election of Officers

Moved by Tom Healy, seconded by Gary Veldink, to re-elect Josiah Samy as Chairperson.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

Moved by Tom Healy, seconded by Gary Veldink, to re-elect Jeannine Bolhouse as Vice-Chairperson.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

Moved by Gary Veldink, seconded by Tom Healy, to elect Kelly Kuiper as Secretary on the condition that she accepts the position at the next Planning Commission meeting.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.

#220105-06 – Public Comments

No one was present to make public comments at this time.

#220105-07 – Other Business

There was no other business at this time.

#220105-08 – Adjournment - The meeting was adjourned at 7:33 p.m.

Yeas: Jeannine Bolhouse, Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg

Nays: None

MOTION CARRIED UNANIMOUSLY.