

GEORGETOWN TOWNSHIP
ZONING DEPARTMENT

Application for Special Land Use

APPLICANT INFORMATION

COMPANY NAME	7537 20th Ave, LLC
APPLICANT NAME	Matthew VanWoerkom
ADDRESS	5445 32nd Ave Ste 120, Hudsonville, MI 49426
PHONE	[REDACTED]
EMAIL	[REDACTED]

PROPERTY INFORMATION

PARCEL NUMBER	70-14-15-327-024
ADDRESS	7537 20th Ave, Jenison, MI 49428
OWNER NAME	7537 20th Ave, LLC
OWNER PHONE	[REDACTED]

USE INFORMATION

PROPOSED USE	Multi-tenant office / medical with one sit down / dinning restaurant.
--------------	---

IS THIS REQUEST BEING SUBMITTED IN CONJUNCTION WITH ANY OTHER REQUEST? IF YES, EXPLAIN.

No

STATE THE REASON WHY A SPECIAL LAND USE APPROVAL IS BEING REQUESTED AT THIS PROPERTY.

The property is zoned OS. As per section 13.3.B, a special land use approval is required for a restaurant.

SEC. 20.3(A) OF THE GEORGETOWN ZONING ORDINANCE ESTABLISHES FOUR GENERAL STANDARDS THAT ALL SPECIAL LAND USES MUST MEET (STARTING ON PAGE 4 OF THIS APPLICATION). PLEASE STATE HOW THIS REQUEST CONFORMS TO EACH OF THE FOUR REVIEW STANDARDS.

See Attachment 1.

SHORT-TERM RENTAL/BED & BREAKFAST USES

SHORT-TERM RENTALS/B&Bs ARE WHEN A RENTER OCCUPIES THE PROPERTY FOR A MONTH OR LESS AT A TIME.

IS THE PROPERTY THE OWNER'S PRINCIPAL RESIDENCE? (DO THEY LIVE THERE FULLTIME?)

Not Applicable

ARE YOU AWARE OF ANY OTHER SHORT-TERM RENTALS WITHIN 750FT OF YOUR PROPERTY?

Not Applicable

SIGNATURE

SIGNATURE:



TODAY'S DATE: 04/01/25

Attachment 1

1. Be designed, constructed, operated, and maintained so as to be harmonious and of appropriate appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

7573 20th Ave received final site plan approval from Georgetown Township in 2024. The building being constructed on the property has an attractive façade that will aligns with the standards required by Georgetown Township. Including a restaurant as a tenant will not have an impact on the site plan, façade of the building or character of the area.

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

7573 20th Ave is currently adequately served by essential public facilities and services, as determined during the site plan approval process. Having a restaurant as a tenant will not have a significant impact on public facilities and services.

3. Not create additional requirements at public cost for public facilities and services.

7537 20th Ave is maintained by the property owner and there will be no additional cost to the public. A restaurant may use water than a typical office / medical user, but this cost will be paid by the tenant and / or landlord.

4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by any reason of excessive production of traffic, noise, smoke, fumes, flare, or odors.

Besides any smells that may be associated with a restaurant, there will be no impact or disturbance to neighboring properties. A restaurant may bring additional traffic, but considering the location of the property is near the 20th Ave and Baldwin St, it is unlikely to have a significant impact.

