

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2025-08)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2025, beginning at 7:00 p.m. and after the second public hearing was held, Township Board Member \_\_\_\_\_ 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 \_\_\_\_\_  
\_\_\_\_\_:

**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:

**(PUD2501) (Ordinance No. 2025-08) Rubicon, LLC, to approve (rezoning from LDR to PUD) a preliminary planned unit development for 44<sup>th</sup> St. & 8<sup>th</sup> Ave. PUD, a mixed use PUD with residential, commercial and office uses, on 12.11 acres, on parcels of land described as P.P. # 70-14-25- 100-051 and #70-14-25-100-052, located at 6124 and 6110 8<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan.**

**As shown on the following documents:**

1. Application dated 9-25-2025 and narrative dated rev 9-30-25;
2. Nederveld Site Plan Proj. No. 24201810 dated 9-30-25;
3. Elevations and floor plans provided for the townhomes, multi-family building, and commercial buildings.
4. Separate sheet to be provided to Zoning Administrator with additional greenbelt/existing garage information as stipulated.

**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 information as per Sec. 22.5 is provided.
2. 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.
3. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviations shall result in a higher quality of development than would be possible using conventional zoning standards. Deviations are as follows:
  - The site is 12.11 acres, and the application is for a mixed use PUD which is required to have a minimum of 20 acres per the qualifying conditions in Sec. 22.2 (A).
  - Keep the existing 546 SF garage located in the southeast corner of the lot, provided it will be updated to match the architectural theme of the PUD.

**And with the following conditions:**

1. **As per Sec. 22.2(B), the site shall be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works. Approval of the utility plans shall be obtained by the DPW and the \$15,000 escrow fee shall be provided to the township prior to the submission of any building permit applications.**

2. **A Storm Water Drain Permit (written approval by the Water Resource's office) shall be submitted to the Township prior to the submission of any building permit applications.**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of any building permit applications.**
4. **Approved permits are required for all signs and all signs shall meet ordinance standards if one is applied for in the future.**
5. **Approval from the Ottawa County Road Commission, along with any necessary permits, shall be obtained and submitted prior to the submission of any building permit applications.**
6. **The parcels 70-14-25-100-051 and 70-14-25-100-052 must be combined prior to the submission of any building permit applications.**
7. **The residential and commercial buildings shall provide for coordinated and innovative visually appealing architectural styles, building forms, and building relationships.**
8. **No deviation is requested for the elimination of the garage requirement because garages have been provided. There is a minimum of 200 SF attached garages on the residential units.**
9. **The PUD shall hold the zoning of NS, Neighborhood Service Commercial and uses in the NS district are allowed excluding: assembly buildings, vehicle service stations, mortuaries and funeral homes, outdoor storage, and drive-through facilities.**
10. **The existing garage in the southeast corner of the property may remain where it is built, so long as it is updated to become architecturally similar to the new development.**
11. **A greenbelt buffer shall be planted and maintained with the idea that its purpose is to block light and sound pollution from neighboring lots year-round with evergreen trees along the south property line.**

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.

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.

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:

Nays:

Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

#### CERTIFICATION OF ORDINANCE ADOPTION

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.

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.

I hereby certify that notice of this ordinance was published in the Grand Rapids Press on November 4, 2025 and on \_\_\_\_\_ . *(Fill in the 2 dates of publication)*

I further certify that the votes for adoption of the foregoing resolution were as follows:

Yeas:

Nays:

Absent:

Abstained:

Respectfully submitted,

By: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Jim Wierenga, Georgetown Charter Township Supervisor

By: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Kelly Kuiper, Georgetown Charter Township Clerk