

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2025-09)**

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:

(PUD2502) (Ordinance No. 2025-09) Nevada Creek Development, Ottawa Land Investments LLC, 1188 East Paris Ave., is approved to change from PUD to REVISED (PUD) Planned Unit Development zoning for the Lowing Woods PUD for single-family detached home sites, townhomes, ranch condominiums, villa units, terrace units, clubhouse, open spaces and other amenities on the following parcels of land: P.P.# 70-14-05-400-050, P.P. # 70-14-05-400-051, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 P.P. # 70-14-05-400-055, P.P. # 70-14-05-445-013, P.P. # 70-14-05-445-014, P.P. # 70-14-04-300-043, P.P. # 70-14-04-300-041 and P.P. # 70-14-05-400-022, located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

As shown on the following documents:

1. Application and narrative dated 9-8-2025.
2. Nederveld Site Plan Proj. No. 25201449 dated rev 10-23-25;
3. The Architectural Pattern Book provided by Eastbrook Homes.
4. Separate sheet to be provided to Zoning Administrator with clarification on the front yard vs. rear yard determination.

On the basis that the following are met:

- a. The proposed PUD complies with all qualifying conditions of Section 22.2.**
- 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.**
- f. The information as per Sec. 22.5 is provided.**
- g. The plan meets the ordinance requirements of Sec. 22.10.**
- h. 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:**

- 1. Detached garages.** To allow for detached garages for the 43 future “Terrace Units” and the 32 future “Rear-Loaded Townhome Units” located in the future northwest corner of the PUD. The applicant states that the proposed layout would provide a further variety of housing styles and price points, and would provide private, rear courtyard space. This is unique to the rear loaded detached garages as it allows for a 6’ privacy fence to be installed between the garage and the townhome creating a private backyard that is not typically enjoyed by traditional front-loaded garage townhome or condo owners. The proposed revision reduces the number of units in the PUD from 829 to 782; the PUD allows for up to 852 units. However, 75 of the proposed 782 units would have detached garages.
- 2. Setback revisions to detached single family condo units.**
 - a. Front yard setback to allow for 25’ to edge of pavement from the currently approved 26’.
 - b. Side yard setback to allow for 12’ of building separation from the currently approved 14’.
- 3. Setback revisions to Townhome units.**
 - a. Front yard setback to allow for 22’ to edge of private street from the currently approved 26’.
 - b. Side yard setback to allow for 10’ of building separation from the currently approved 14’ for the garages.

4. **Setback revisions to Terrace units.**
 - a. Front yard setback to allow for 22' to edge of private street from the currently approved 26'.
 - b. Side yard setback to allow for 10' of building separation from the currently approved 14' for the garages and units.

5. **Locate Accessory Buildings and six-foot high fence in the "Front yard."**
 - a. For all Terrace and Townhome Units with detached garages, the garages are located in what the Zoning Administrator has determined to be the front yard. Note that the applicant's plan has switched front and rear yard due to the orientation of the homes. For zoning purposes, the front yard is the side adjacent to the street.

And with the following conditions:

- a. **A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of building permit applications.**
- b. **Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.**
- c. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.**
- d. **Approval from the Ottawa County Water Resources Commission is required.**
- e. **All other previous approvals not explicitly changed with this new approval remain in effect including the maintenance of open space by the developer and/or homeowner's association to include the 59' of open space that fronts along Bauer Road.**
- f. **All units within the development are required to meet the International Fire Code (IFC) as approved by the Township's Fire Inspector.**
- g. **The Terrace Units and Townhouse Units building height cannot exceed 30' to the eaves from the mean grade.**
- h. **A revised plan is submitted listing the front yard and rear setbacks as per the Zoning Ordinance definitions.**
- i. **Although sidewalks are not shown on the plan for these areas, sidewalks are required to be provided adjacent to all private alleys and private roads A, B and C, unless waived by the Township Board, even though the Planning Commission agreed the sidewalks as shown on the plan dated 10-23-2025 are sufficient.**

- j. **Streetlights adjacent to the private roads and alleys are the responsibility of the property owners and not the Township.**

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.

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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