

Tom Healy stated that another option would be to contact your local congressman and express safety concerns to them. Regarding development in general, the Master Plan that is currently in progress is turning toward preserving more green space and farmland. He emphasized how critical it is that residents participate in the Master Plan process.

Chairman Samy reiterated that the Planning Commission doesn't have any more authority or sway with the Road Commission than residents do. He stated that strength in numbers would be a more effective plan to affect any change to the roadways.

#251119-06 – (PUD2101-04) Final Development Plan for the Preliminary Plat of Lowing Woods No. 15

Nevada Creek Development Company and Ottawa Land Investments LLC, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

The ZA presented the [Staff Report](#).

Moved by Chairman Samy, seconded by Geoff Brown, to adopt the staff report as finding of fact and to approve the final development plan for (PUD2101-04) Final Development Plan for the Preliminary Plat of Lowing Woods No. 15, Nevada Creek Development Company and Ottawa Land Investments LLC, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan.

As shown on the following documents:

- a. Sheet C-101 dated 10.22.25,
- b. Sheet C-102 dated 10.22.25,
- c. Sheet C-103 dated 10.22.25,
- d. Sheet C-104 dated 10.22.25

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 including Section 22.8, D.**
- f. **The plan meets the ordinance requirements of Sec. 22.10.**

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 for this phase.**

- b. **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 \$23,000 escrow fee shall be provided to the township prior to the submission of any building permit applications for this phase.**
- c. **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 (other than signs approved by the Road Commission for use in 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.**
- d. **The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with previous approvals and remain in effect.**
- e. **Approval from the Ottawa County Water Resources Commission is required.**
- f. **The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25-foot front, 25-foot rear, and 7-foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site. All the lots in this phase meet the PUD's required minimum lot width of 65 feet.**
- g. **Open space shall be maintained by the developer and/or homeowner's association.**
- h. **All outstanding fees shall be paid prior to any building permits being issued.**

MOTION CARRIED UNANIMOUSLY

#251119-07 – (PUD2502) (Ordinance No. 2025-09) Nevada Creek Development, Ottawa Land Investments LLC, 1188 East Paris Ave., is requesting 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.

Michael McGraw, applicant and president of Eastbrook Homes, presented the application to the Township and made himself available to any questions from the Planning Commission.

The ZA presented the [Staff Report](#).

Tom Healy asked if there would be street parking anywhere along the private roads for the detached condos/terrace/courtyard homes [not the alleys, but the roads].

Michael McGraw stated he believed you could park on those roads, so long as driveways aren't blocked.

Tom Healy asked about parking along Deer Haven Drive and Hollace Drive.

#251208-07 – Supervisor Comments regarding Public Comments

Jim Weirenga stated the following. They were not prepared to answer questions about specifically where this should go from here. He brought up some of his concerns to the Zoning Administrator and they get more specific when a decision needs to be made, like they just did. He used the work “opinion” but subsequently changed it to “judgment” because they are exercising their sound discretion and judgement in their positions as Board members charged with the duty and empowered by the ordinance to make the judgements that they did. He doesn’t want it to be seen as merely one’s opinion. He asked each Board member, for the purposes of this meeting, did each of the Township Board members vote on his very specific motion that sited very specific provisions of the ordinance or did they vote based on their personal preference, whether it be about density or otherwise. He asked if they voted on personal preferences.

Kevin Kelly said no.

Gary Veldink said no.

Amy Grasman said no.

John Schwalm said no.

#251208-08 – Public Comments for Items Remaining on the Agenda Resumed.

Members of the public were present; comments were made by the following:

- Pam Westen, 640 44th St
- Jerry Johnson, 668 44th St.
- Pete Plowman, 6877 Creekridge Ct.
- Michael Bosch, 3245 Golden Oak Ct.

#251208-09 – Consent Agenda

Moved by Gary Veldink, seconded by Amy Grasman, to grant the following:

- [Approval of the Bills for November 24, 2025](#)
- [Approval of the Bills for December 08, 2025](#)
- [Approval of the Minutes of the Previous Meeting on November 10, 2025](#)

MOTION CARRIED UNANIMOUSLY

#251208-10 – Preliminary Plat of Lowing Woods No. 15

As per the motion at the beginning of the meeting, Kelly Kuiper recused herself due to a conflict of interest related to employment.

Moved by Jim Weirenga, seconded by Amy Grasman, to grant approval of the layout of the Preliminary Plat of Lowing Woods No. 15, on the following parcels of land that are zoned PUD: P.P. # 70-14-05-400-050, P.P. # 70-14-05-400-052, P.P. # 70-14-05-400-053 and part of P.P. # 70-14-05-400-022 located north of Taylor St., Georgetown Township, Ottawa County, Michigan, as recommended by the Planning Commission, based on the findings that Township Ordinances have been met, as shown on the following documents:

- Sheet C-101 dated 10.22.25,
- Sheet C-102 dated 10.22.25,
- Sheet C-103 dated 10.22.25,
- Sheet C-104 dated 10.22.25
- And with the following conditions:
 - All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).
 - The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.
 - Sidewalks will be constructed per applicable Township Ordinances.
 - Attached garages with a minimum of 400 square feet shall be provided.
 - The open space shall be maintained by the developer and/or an association.
- Attachments:
 - [PC Minutes 251119](#)
 - [Staff Report Lowing Woods No. 15](#)
 - [Site Plan](#)
 - [Application](#)
 - [Fee Paid](#)
 - [Nevada Creek Letter](#)
 - [Narrative](#)
 - [Sidewalk compliance Letter](#)
 - [Street Light Petition](#)
 - [Survey of LW 15](#)
 - [LW 15 Association Documents](#)
 - [Property Notice](#)

Yeas: John Schwalm, Jim Weirenga, Amy Grasman, Gary Veldink, Gene DeWitt and Kevin Kelly
 Nays: None
 Absent: None
 Abstained: Kelly Kuiper

MOTION CARRIED.

#251208-11 – Love Your Neighbor Resolution

Two members from Love Your Neighbor gave a presentation about what they are and what they do.

**GEORGETOWN CHARTER TOWNSHIP
 OTTAWA COUNTY, Michigan
 (Resolution No. 251208-11)**

At a regular meeting of the Township Board for the Charter Township of Georgetown (the “Township”) held at the Georgetown Township office on Monday, December 08, 2025 at 7:00 p.m., this Resolution was offered for adoption by Township Board Member Amy Grasman and was seconded by Township Board Member Gary Veldink, as recommended by the Finance Committee.