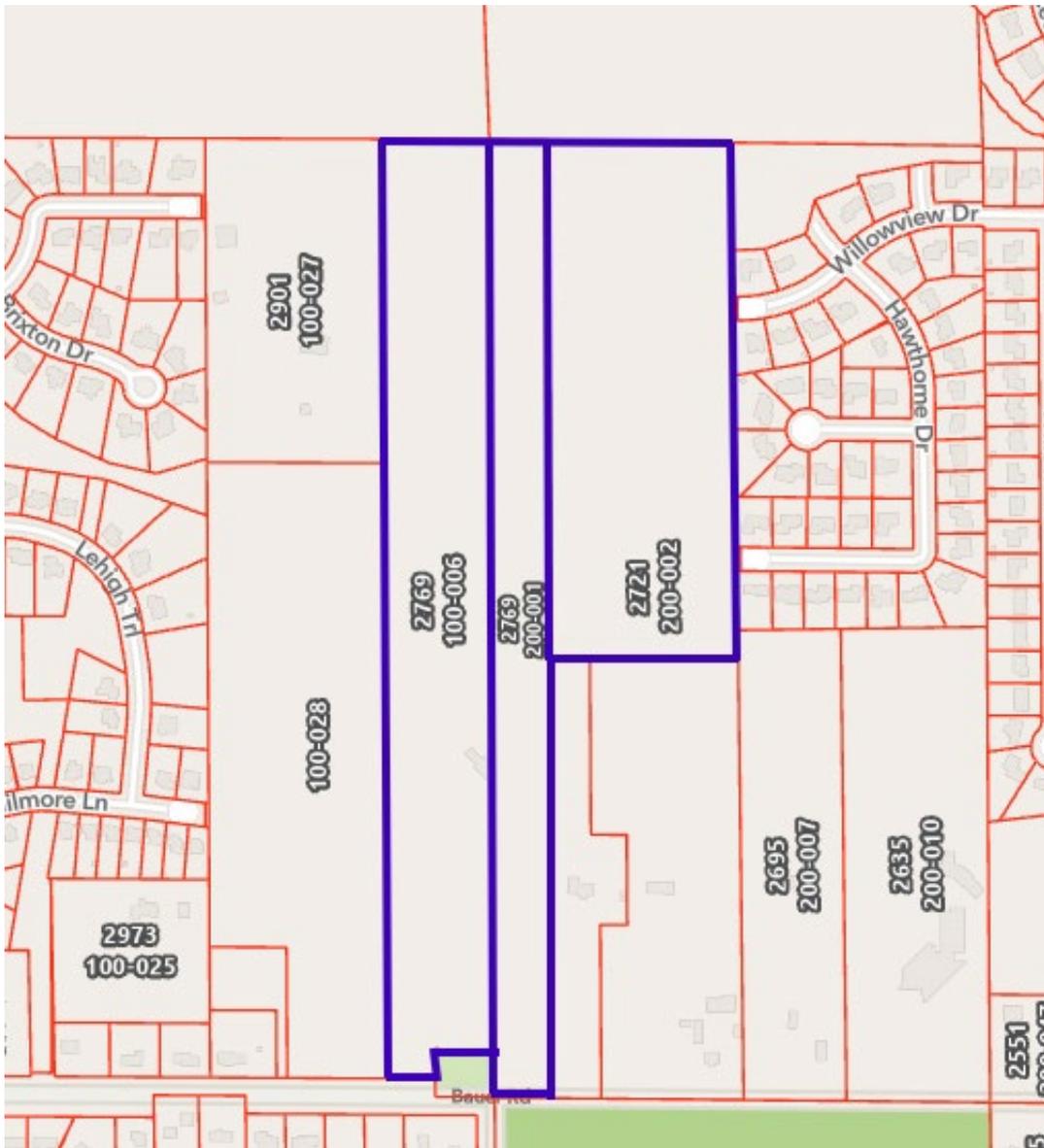


REQUEST

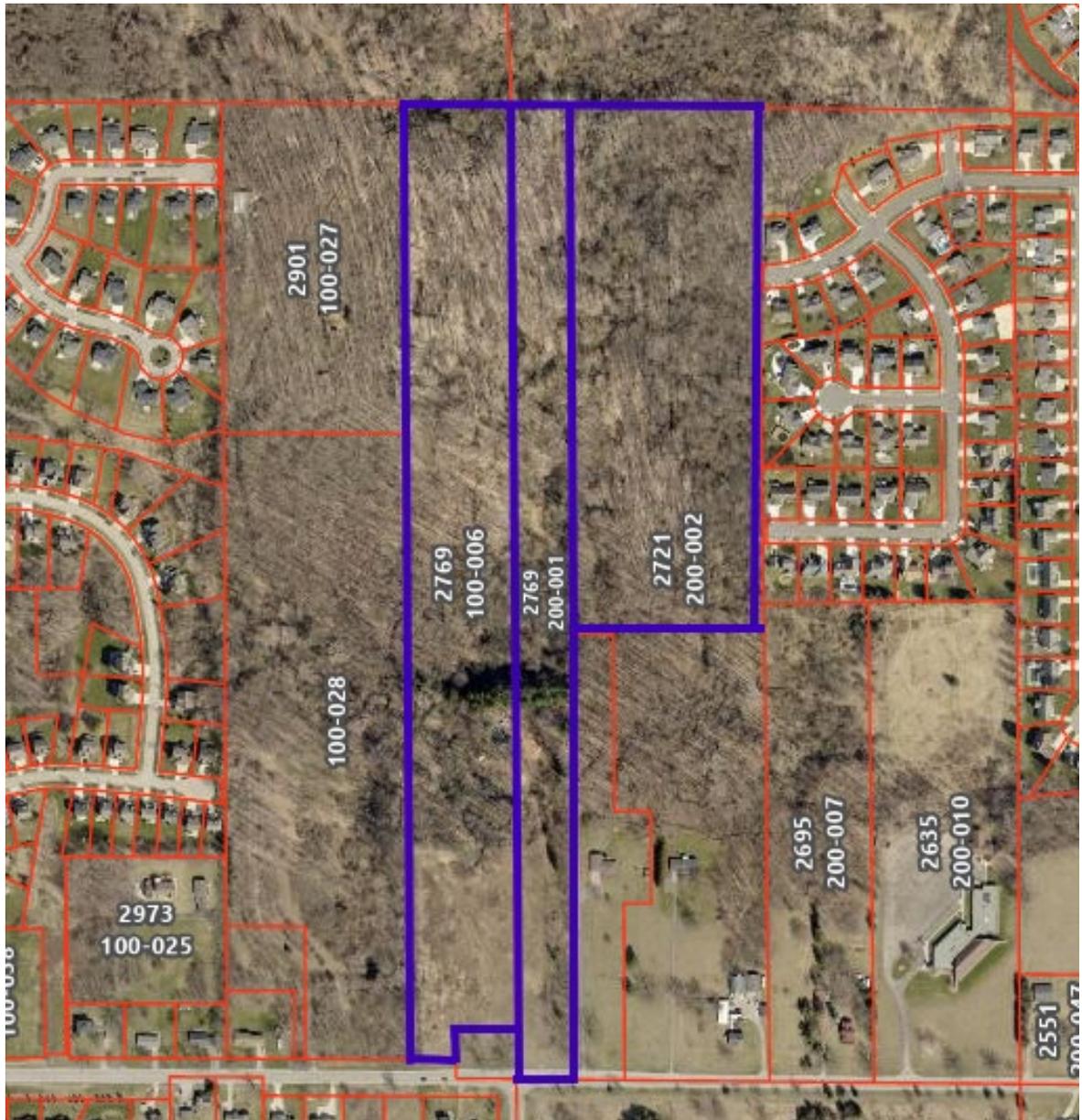
(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 Bauer Rd., Georgetown Township, Ottawa County, Michigan.

The applicant is requesting to rezone a 17.48-acre parcel, a 10.07-acre parcel, and a 16.37-acre portion of another parcel from Rural Residential (RR) to Low Density Residential (LDR) to develop the land with LDR lots. In LDR, lots are allowed to have a minimum width of 85 feet and minimum area of 11,475 square feet. Also, minimum setbacks in feet LDR are: front 40; sides 10 each; rear 40.

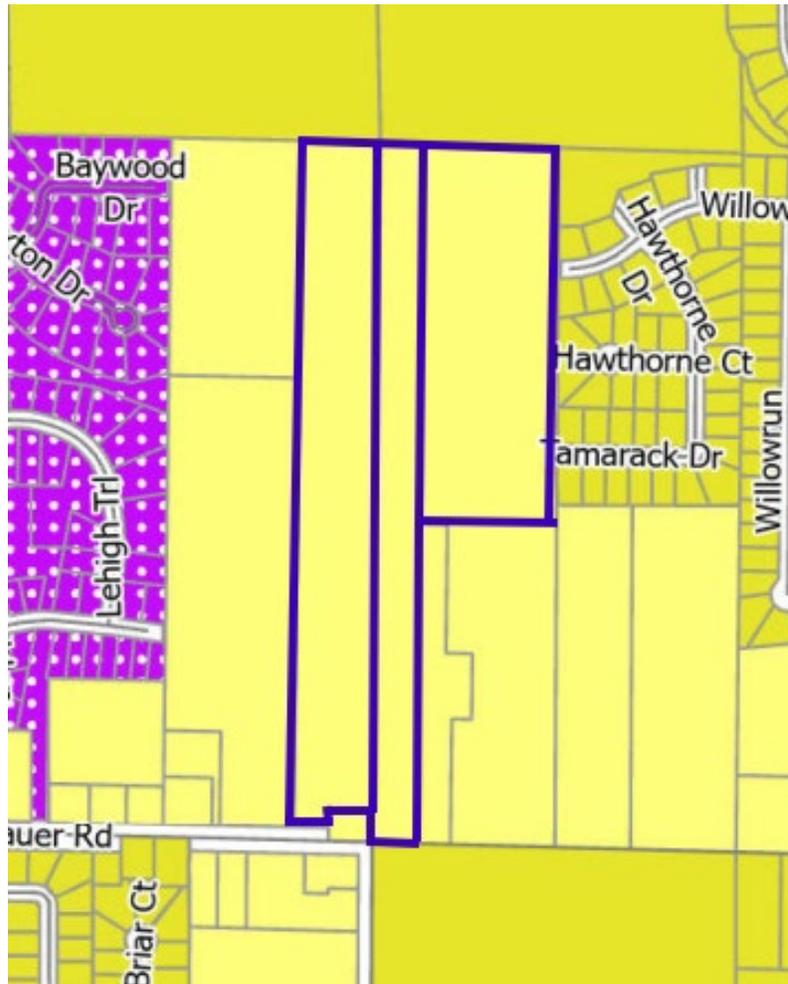
Street View



Aerial View



Zoning Map and Legend (currently zoned RR)



Legend

- | | |
|-------------------------------|--------------------------------|
| Parcels | High Density (HDR) |
| Water Bodied | Mobile (MHP) |
| Zoning | Office (OS) |
| Zoning Class and Code | Agricultural (AG) |
| Neighborhood (NS) | Low Density (LDR) |
| Community (CS) | Low Medium (LMR) |
| Highway Service Commercial HS | Medium (MDR) |
| Rural Residential (RR) | Medium High (MHR) |
| Industrial (I) | Planned Unit Development (PUD) |

Future Land Use Map and Legend



Legend

 Water Bodies

 Parcel

Future Land Use

Code, Land Use Value

 Ag, Agriculture

 CC, Community Commercial

 HC, Highway Commercial

 HDR, High Density Residential

 I, Industrial

 LDR, Low Density Residential

 MDR, Medium Density Residential

 NC, Neighborhood Commercial

 OS, Office Service

 PSP, Public Semi Public

 PUD Com, PUD Commercial

 PUD Mix, PUD Mix Use

 PUD Res, PUD Residential

 REC, Recreational Open Space

MASTER PLAN

Page 32 of the Master Plan states:

Residential Land Use Policies:

New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.

- The parcels in question are located near a developed residential PUD located to the west and another LDR subdivision to the east. Public utilities will be available at this location according to the Township's Department of Public Works Director.

Page 35 of the Master Plan states:

LDR-Low Density Residential

This category includes land primarily developed for detached single-family residential use in the LDR and LMR zoning districts. Residential development in this land use category is intended to be served by public water and sewer services.

Since the Future Land Use Map anticipates future urban growth in areas not currently served by public utilities, it is recognized that this growth will be contingent on expansion of utility services through main extensions.

- The applicant's intent is to develop this land with detached single-family residential housing which meets the definition of LDR. Public water and sanitary sewer are available in this area.

REVIEW STANDARDS

Rezoning goes with the land, not the property owner or use. Therefore, once a parcel is zoned to a particular classification, the zoning is permanent unless changed by a subsequent rezoning action. Zoning cannot be conditional and a parcel cannot be rezoned for one specific use. Any use permitted within the zoning district is permitted on the property, provided the other applicable regulations of the Zoning Ordinance (lot sizes, setbacks, etc.) are met.

The following standards are used for consideration by the Planning Commission and Township Board in their review of the rezoning request.

1. **Consistency:** Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Township Land Use Plan?

Yes. The Future Land Use Map shows the area as LDR. It is in the same vicinity as an existing developed residential PUD and subdivision. The language in the Master Plan states that to be zoned LDR, utilities (including water and sewer) shall be provided, and they are available to be provided. Public water and sanitary sewer are available in this location.

In order to be rezoned to LDR, page 32 of the Master Plan states: “New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.”

In order to be rezoned to LDR, page 35 of the Master Plan states: “This category includes land primarily developed for detached single-family residential use in the LDR and LMR zoning districts. Residential development in this land use category is intended to be served by public water and sewer services.”

2. **Compatibility:** Is the proposed district and all of its allowed uses compatible with the surrounding area?

Yes. The surrounding land is zoned RR, LDR, and residential PUD. The uses allowed within LDR are also allowed within the RR district, except that the RR district allows for customary AG operations as a special land use. The rezoning to LDR would restrict the property owner from applying for a customary AG operation special land use and the special land uses allowed in the AG district which are not permitted in LDR. The developed lots will be smaller, but the uses will still be compatible with the surrounding RR homes as they share many of the same available uses. A complete list of available uses is below.

Chapter 8 LDR – LOW DENSITY RESIDENTIAL

Sec 8.2 PERMITTED USES

Land and/or buildings in this District may be used for the following purposes by right:

- A. Detached single-family dwellings.
- B. Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- C. Family Day Care Homes.
- D. Accessory buildings and uses as defined in Chapter II.
- E. Customary Home Occupations as defined in Chapter II, Section 2.47.
- F. Adult Foster Care Family Home. (revised 5-24-04)
- G. Foster Family Home. (revised 5-24-04)
- H. State Licensed Residential Family Facility. (revised 5-24-04)

Sec 8.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

1. Churches.
2. Municipal buildings not requiring outdoor storage of materials or vehicles.
3. Public utility or service buildings not requiring outdoor storage of materials.
4. Hospitals, clinics, convalescent homes, and housing for the elderly but not institutions for mentally retarded, epileptic, drug or alcoholic patients or correctional institutions of any type.
5. Group Day Care Homes.
6. Private non-commercial recreation.
7. Golf courses or country clubs.
8. K-12 schools, provided such schools are not operated as commercial enterprises.
9. Cemeteries.

10. The growing and harvesting of crops for resale, provided that this shall exclude the raising of animals and the retail sale of products on the premises, except for roadside stands, and subject to the following restrictions.
 1. No storage of manure or odor or dust producing materials or use shall be permitted within one hundred fifty (150) feet of any adjoining lot line.
 2. No accessory buildings shall be located closer than seventy-five (75) feet of any lot line.
11. (deleted June 1995)
12. Commercial soil removal.
13. Bed and breakfast establishments.
14. Day care centers. (Revised August 1996)
15. Commercial wireless communication towers. (Revised November 1997)
16. Foster Family Group Home (revised 5-24-04)
17. Adult Foster Care Small Group Home (revised 5-24-04)
18. Adult Foster Care Large Group Home (revised 5-24-04)
19. Adult Foster Care Congregate Facility (revised 5-24-04)
20. State Licensed Residential Group Facility (revised 5-24-04)

Chapter 7 RR – RURAL RESIDENTIAL

Sec 7.2 PERMITTED USES

Land and/or buildings in this district may be used for the following purposes by right:

1. Any permitted use in the LDR District.

Sec 7.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

1. Any Special Land Use permitted in the AG District.
2. Any Special Land Use permitted in the LDR District.
3. Customary Agricultural Operations including general farming, truck farming, fruit orchards, nurseries, greenhouses and usual buildings subject to the following restrictions:
 1. No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line.
 2. No farm buildings shall be located closer than fifty (50) feet to any lot line, with the exception of roadside stands.
 3. Farm animals are permitted as follows:
 1. raising and keeping of livestock and poultry including horses, cattle, sheep, chickens, and similar animals (but excluding hogs), provided that the minimum area upon which one (1) animal may be kept shall be three (3) acres, and one (1) additional animal may be kept for each additional acre over three (3) acres.
 2. on parcels of land in excess of five (5) acres, the Planning Commission may waive the limitation on the number of animals, provided it is determined that due to the size of the parcel, natural features, or other similar conditions there will be no negative impact upon the neighboring property owners. (revised 3/28/16)

Chapter 6 AG – AGRICULTURE

Sec 6.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- A. Country clubs, golf courses.

- B. Recreational camps of a private non-commercial character.
- C. Kennels and veterinary hospitals.
- D. Raising of fur bearing animals or game birds.
- E. Migratory labor housing associated with agricultural enterprises and constructed in conformance with applicable State and Federal Regulations.
- F. Airports and landing fields.
- G. Riding stables, breeding stables.
- H. (deleted 2-10-03)
- I. Radio or television broadcast facilities, including towers, studios, and ancillary facilities, but not including outdoor storage areas. (revised 1/23/95)
- J. Hospitals.
- K. Commercial camp grounds.
- L. Commercial soil removal.
- M. Drive-in theaters, race tracks, miniature golf courses, and golf driving ranges.
- N. Group Day Care Homes.
- O. Bed and breakfast establishment.
- P. Public utility or service buildings not requiring outdoor storage of materials.
- Q. Churches.
- R. Cemeteries.
- S. K-12 Schools.
- T. Marinas.
- U. Commercial wireless communication towers. (Revised November 1997)
- V. Processing of agricultural products, not raised or grown on the property, for use finishing, or assembly off-site; provided this shall not include: canneries, slaughterhouses, or tanneries. (Revised November 1997)
- W. Foster Family Group Home (revised 5-24-04)
- X. Adult Foster Care Small Group Home (revised 5-24-04)
- Y. State Licensed Residential Group Facility (revised 5-24-04)
- Z. Community Fair. (revised 4/24/17)

3. **Capability:** Is the property capable of being used for a use permitted within the existing zoning district?

Yes, it is capable of supporting the uses allowed in the LDR district. Public water and sanitary sewer is available in this location.

4. **Other considerations:** Will the rezoning require an inordinate expenditure of public funds (road improvements, utility extension, etc.) to make the development feasible?

No. Public water and sanitary sewer are available at this location. The developer will be required to pay for the installation of the utilities when they develop this land and any utility upgrades that are required to service their area. Additional utility upgrades may be necessary to service the entire area according to the DPW Director Joel Hanenburg, but the developer will be responsible for upgrades needed for their development.

5. **Will the rezoning cause development to “leap frog” other undeveloped areas in the same zoning district and necessitate premature extensions of services to rural areas of the Township?**

Not necessarily, the residential PUD and subdivision in the same vicinity and the fact that public utilities are already available at this parcel lend credence to the argument that development is not “leap frogging.”

6. Is there sufficient vacant land already zoned in a specific category (e.g., industrial, multi-family, commercial)?

Not necessarily.

7. Is the rezoning more likely to be granted if conditions could be attached (rezonings cannot be conditional)?

No.

SUMMARY

The proposed zoning designation is **determined to be consistent** with the Master plan. The area is **determined to be capable** of sustaining the uses within the LDR district. The uses allowed within the LDR district are **compatible** with the neighboring uses.

OPTION FOR MOTION

If the Planning Commission determines that the property should be rezoned to LDR the following motion is provided.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution:

Georgetown Charter
Township Ottawa County,
Michigan (Ordinance No.
2026-02)

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on February 23, 2026, 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 LDR district without additional public funds; the uses allowed within the LDR 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:

(REZ2602) (Ordinance 2026-02): To change from Rural Residential (RR) to Low Density Residential (LDR) parcels of land described as P.P. # 70-14-09-100-006, 70-14-09-200-001 and a portion of P.P. # 70-14-09-200-002, located 2769 Bauer Rd. and 2721 Bauer Rd., 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.

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 3. 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 _____ 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: _____
Jim Wierenga, Georgetown Charter Township Supervisor

Dated: _____

By: _____
Kelly Kuiper, Georgetown Charter Township Clerk

Dated: _____