

PERMIT NUMBER: **REZ 2602**

APPLICATION FOR REZONING

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME:	Paramount Development Corporation	PHONE:	[REDACTED]
APPLICANT NAME:	Michael McGraw		
ADDRESS:	1188 East Paris Ave SE, Ste 100	CITY / STATE / ZIP:	Grand Rapids, MI 49546

PROPERTY INFORMATION See attached sheet - 3 parcels

COMPANY NAME:		PHONE:	
OWNER / AGENT NAME:		TITLE:	
ADDRESS:		CITY / STATE / ZIP:	
PARCEL NUMBER:		ZONING DISTRICT:	
LEGAL DESCRIPTION:			

PROJECT INFORMATION

PROPOSED USE: **Detached, single-family residential platted subdivision**

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

See attached sheet

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:		DATE:	1/7/2026
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FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	1/16/26	DATE OF PLANNING COMMISSION MEETING:	2/4/26
DATE OF TOWNSHIP BOARD MEETING:	2/23/26	DATE NOTICE PUBLISHED:	1/20/26
		DATE PROPERTY NOTICES WERE SENT:	1/20/26



January 7, 2026

Mr. Ryan Schab
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429-0769

RE: LDR Rezone Request
2769 and (a portion of) 2721 Bauer Road
70-14-09-100-006, 70-14-09-200-001, and 70-14-09-200-002

Dear Ms. Schab:

Enclosed please find the following items being submitted to support a request to rezone three (3) parcels from Rural Residential zoning to Low Density Residential zoning. Included are the following:

1. Application
2. Property Descriptions
3. Zoning and Future Land Use Map Exhibit
4. Narrative

These items are being submitted for the February 4, 2026 regular Planning Commission meeting. If you have any questions or require additional information, please do not hesitate to contact me at [REDACTED]

Sincerely,

Michael McGraw
President

Property Descriptions

Parcel 1

Company Name: Tall Oaks Properties LLC
Owner/Agent Name:
Address: 2769 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-100-006
Zoning District: RR

Legal Description (to be rezoned):

E 18 RDS OF NW 1/4, EXC E 165 FT OF S 132 FT, EXC S 50 FT FOR RD. SEC 9 T6N R13W

Parcel 2

Company Name: Tall Oaks Properties LLC
Owner/Agent Name:
Address: 2769 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-200-001
Zoning District: RR

Legal Description (to be rezoned):

W 10 A OF NE 1/4 SEC 9 T6N R13W 10 A

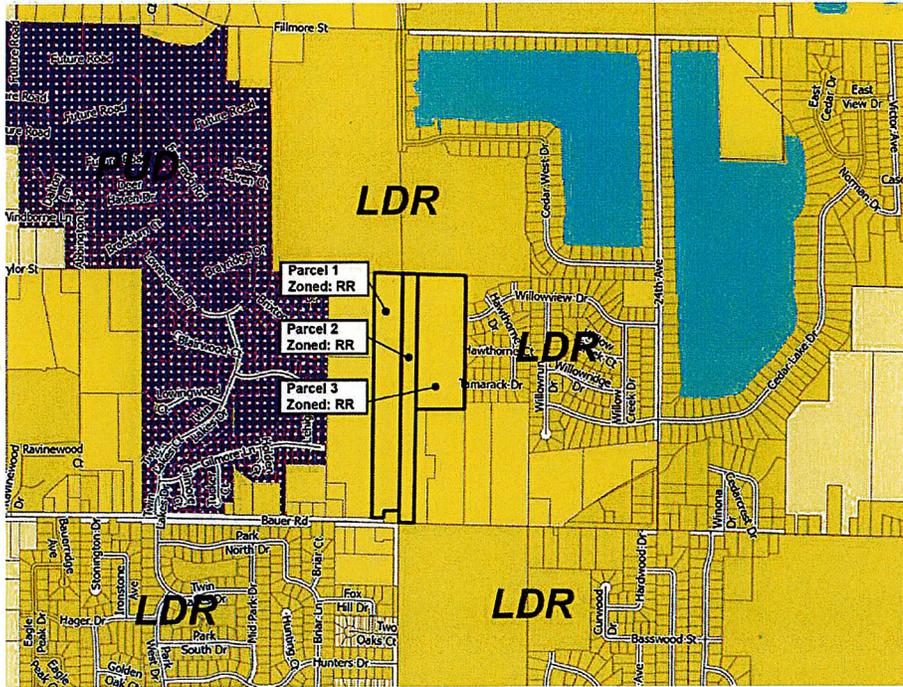
Parcel 3 (a portion of)

Company Name: NA
Owner/Agent Name: Gordon VanSingel 
Address: 2721 Bauer Road, Jenison, MI 49428
Parcel Number: 70-14-09-2001-002
Zoning District: RR

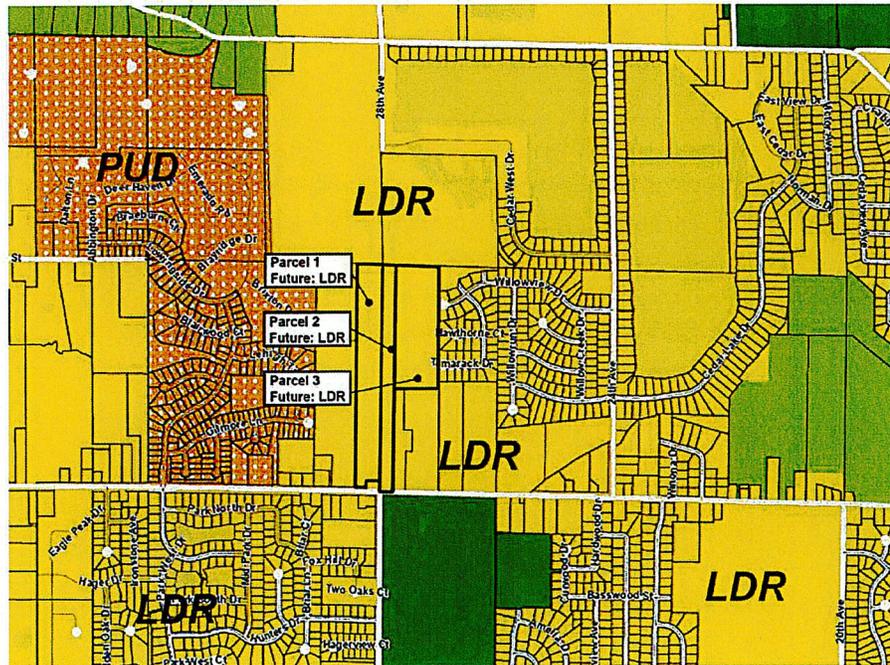
Legal Description (to be rezoned):

Part of the west 1/2 of the west 1/2 of the northeast 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the center of said section 9; thence S89°45'52"E 694.11 feet along the south line of said NE 1/4; thence N00°48'03"W 1218.51 feet along the east line of the west 1/2 of the west 1/2 of said NE 1/4 to the point of beginning; thence N89°45'52" W 494.99 feet; thence N00°48'03"W 1441.45 feet; thence S89°36'31"E 495.00 feet along the north line of said NE 1/4; thence S00°48'03"E 1440.11 feet along the east line of the west 1/2 of the west 1/2 of said NE 1/4 to the point of beginning. Parcel (portion of) contains 16.37 acres.

Zoning and Future Land Use Map Exhibit



ZONING MAP



FUTURE LAND USE MAP

Narrative Statement

1. Is the proposed zoning and all of its permitted uses consistent with the recommendations of the Georgetown Township Master Plan?

The proposed rezone is consistent with the Georgetown Township Master Plan Future Land Use Map that indicates this property to be LDR – Low Density Residential. This zoning district would allow the preferred land use goals to be met as well as best practice tools and strategies would be able to be utilized with future zoning approvals.

2. Is the proposed district and the uses allowed compatible with the surrounding area?

The proposed district's uses are compatible with the site and the surrounding area. The adjacent land to the north, east and south is zoned LDR, and the Willow Creek plat features four (4) stub streets into the subject property, while the Cedar Lake subdivision would also become interconnected. In addition, there is other single family residential neighborhoods to the south (Hager Pointe) and west (Loving Woods).

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

Yes, the site can currently be used for uses within the rural residential zoning district, but it would not be considered the highest and best use of the property.

4. Will the rezoning require an inordinate expenditure of public funds to make the development feasible?

The rezone will not require inordinate public funds. The development of the site will be financed through private 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?

No, the rezoning will not cause development to “leap frog” other undeveloped areas since development currently exists on all sides of the subject parcels, and this request would more appropriately be considered infill of current development patterns. In addition, public utilities already exist ready to serve future development to the subject parcels.

6. Is there sufficient vacant land already zoned in a specific category?

While there are significant areas already zoned LDR within the Township, there is not much vacant and for-sale low density residential land.

7. Is the rezoning more likely to be granted if conditions could be attached?

No, the rezoning would not require any conditions or special considerations.