Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, October 7, 2020

Meeting called to order by Chairman Smit at 7:00 p.m.

Present: Jessica Ulberg, Tim Smit, Tom Healy, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Richard VanderKlok
Absent: None
Also present: Victor Vuong, Zoning Administrator

#201007-01 – Agenda for October 7, 2020

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#201007-02 – Minutes of the September 2, 2020 meeting

Moved by Richard VanderKlok, seconded by Donna Ferguson, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#201007-03 – (PUD1901-02) Sheldon Crossing Phase 2 Final Development Plan, L&V Development Co., 3373 Busch Dr., is requesting final development plan approval for phase 2, on a parcel of land described as P.P. # 70-14-21-300-132, located at 3045 Port Sheldon St., Georgetown Township, Ottawa County, Michigan. (NO public hearing)

Jon Male, 5252 Clyde Park SW, Exxel Engineering Inc., represented the applicant and presented the request.

The Zoning Administrator presented a staff report.

Richard VanderKlok stated the following:

- Layout looks good.

Jeannine Bolhouse stated the following:

- Would like to see the architectural design of this phase to be consistent with Phase 1. Jon Male confirmed it will be consistent.

Josiah Samy stated the following:

- Likes the Phase 2 proposal and had no questions.

Tim Smit stated the following:

- Landscaping of Phase 1 looks great and would like to see that carried onto Phase 2.
- Wanted to clarify who would be responsible for maintenance of the right-of-way on the north and south sides of Meadowview Dr. Jon Male stated this will be the responsibility of the condo association.

Donna Ferguson had no comments.

Jessica Ulberg had no comments.

Tom Healy stated the following:

- The proposal looks good.

There was no further discussion.

The chairman opened the floor to public comments. No one was present to make public comments at this time. The chairman closed the floor to public comments.

Moved by Richard VanderKlok, seconded by Josiah Samy, to adopt the staff report as finding of fact and to approve the final development plan with the previously approved deviations, and with the following conditions:

1. **Each unit shall be a minimum of 1,150 square feet in area with a minimum of 400 square foot attached garage.**

2. **A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the submission of the first building permit application.**

3. **Utilities are to be coordinated with the DPW and Drain Commissioner's office.**

4. **As per Sec. 22.11, a recorded PUD agreement shall be submitted to the Township prior to the submission of the first building permit application, as noted on the plan.**

5. **Approved permits are required for all signs and all signs shall meet the details listed in the submittal documents or in the ordinance standards.**

6. **If not already installed, as per language noted on the plan, the developer is voluntarily providing the deceleration taper lane to be constructed as per Ottawa County Road Commission standards.**

7. **The right-of-way along Meadowview Dr., outside of the pavement of the road, shall be maintained by the condo associated and related language shall be included in the PUD agreement.**

MOTION CARRIED UNANIMOUSLY.

#201007-04 – Public Comment

No one was present to make public comments at this time.

#201007-05 – Other Business

There was no other business at this time.

#201007-06 – Adjournment - The meeting was adjourned at 7:32 p.m.