

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, March 17, 2021**

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

Present: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy,
Gary Veldink

Absent: None

Also present: Victor Vuong, Zoning Administrator

#210317-01 – Agenda for March 17, 2021

Moved by Gary Veldink, seconded by Donna Ferguson, to approve the agenda as submitted.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy,
Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.

#210317-02 – Minutes of the March 3, 2021 meeting

Moved by Gary Veldink, seconded by Jessica Ulberg, to approve the minutes as presented.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy,
Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.

#210317-03 – (Public Hearing) The layout of the **Preliminary Plat of Sugar Maple Estates**, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan.

Robert Lamer of Exxel Engineering Inc., 5252 Clyde Park SW, presented the request ([application](#), [site plan](#)). He said tentative preliminary plat approval was granted in 2019. He said he is basically asking for the approval again. He will submit final preliminary along with it. He said they are waiting for paving plants to open and the utilities are already in. They just need plat approval.

The Zoning Administrator presented the [staff report](#) and said it is the same exact plan that was approved in 2019.

Tom Healy asked if the self-created situation of the detention pond will be researched if a variance is sought in the future.

The Zoning Administrator said yes.

Tim Smit asked why the applicant is reapplying.

The Zoning Administrator explained although it is the same exact plan that was approved in 2019, the developer had to reapply because tentative preliminary plat approvals expire after 1 year if an application for final preliminary plat is not submitted and an extension is not granted.

The Chairperson opened the floor to public comments.

No one was present to make public comments.

The Chairperson closed the floor to public comments.

Moved by Tim Smit, seconded by Gary Veldink, to adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall Preliminary Plat of Sugar Maple Estates, P.P. # 70-14-21-100-095, located at Sugar Maple Dr., zoned LDR, Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 06/04/19, and with the following conditions:

- 1. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted. Some lots are affected by a drainage easement or a detention basin and those are situations noted to be created by the developer and would be considered to be a self-created situation in case any variance requests are submitted in the future.**
- 2. There shall be no plat entry sign. If one is proposed in the future, a legal instrument detailing responsibility for ownership and maintenance shall be provided.**
- 3. Attached garages with a minimum of 400 square feet shall be provided.**
- 4. Sidewalks will be provided by the individual property owner at the time a house is constructed.**

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy, Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.

#210317-04 – (Public Hearing) (SUP2102) Doug Feenstra, 5026 12th Ave., is requesting to have an agricultural operation, under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-35-400-020, located at 5026 12th Ave., in a Rural Residential (RR) district, Georgetown Township, Ottawa County, MI.

Doug Feenstra, 5026 12th Ave., presented the request ([application and plan](#)). He said he is seeking approval for a special land use for a 36' x 48' barn for agricultural use. He said the justification for a barn that size is to use with his small hobby garden and fruit trees.

The Zoning Administrator presented the [staff report](#).

Gary Veldink said in his experience as a builder, most building failures happen to agricultural buildings because no building permits are required. He said he just wants the applicant to be aware of that so it is constructed in a safe manner.

Josiah Samy said he thinks it's a good idea to add the condition to have the building be maintained in a safe manner.

Jeannine Bolhouse said she believes the gravel road is adequate and asked if electricity will be provided.

Doug Feenstra said electricity will be provided.

Tom Healy said this application meets the standards of Section 20.3 and agrees with Jeannine Bolhouse that the gravel road is adequate. He said the standards of Section 7.3(C) are all met.

The Chairperson opened the floor to public comments.

Thomas Walters, 5010 12th Ave., said he lives directly south of Doug Feenstra. He thinks it's a great idea. He said he wants to commend the Planning Commission for sending out notices for things like this so that people are aware of what's going on. He said Doug is a good neighbor.

The Chairperson closed the floor to public comments.

Moved by Donna Ferguson, seconded by Tim Smit, to adopt the staff report as finding of fact and to approve Special Use Permit (SUP2102) Doug Feenstra, 5026 12th Ave., to have an agricultural operation (36' x 48' barn only for the AG use), under Sec. 7.3(C), on a parcel of land described as P.P. # 70-14-35-400-020, located at 5026 12th Ave., in a Rural Residential (RR) district, Georgetown Township, Ottawa County, MI; based on the findings that all applicable standards of the ordinance have been met including the general Special Land Use standards in Sec. 20.3 and the standards in Sec. 7.3(C); and to accept the site plan as provided; and with the following conditions of approval:

- 1. The property and building shall be maintained in a safe manner.**
- 2. A Zoning Compliance Certificate is required for the construction of an agricultural building and no building permit is required, as per the Building Code. If electricity is being brought to the barn, an electrical service permit must be obtained.**
- 3. A completed and notarized affidavit of AG Use shall be submitted along with the Building Zoning Compliance application.**
- 4. No storage of manure or odor or dust producing materials or use shall be permitted within fifty (50) feet of any adjoining lot line.**
- 5. No farm animals are requested and no farm animals are approved as part of this application.**

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy, Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.

#210317-05 – Consideration of the 2020 Planning Commission Annual Report

Moved by Gary Veldink, seconded by Donna Ferguson, to approve the 2020 Planning Commission Annual Report and forward it to the Township Board as submitted.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy,
Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.

#210317-06 – Public Comment

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

#210317-07 – Other Business

There was no other business at this time.

#210317-08 – Adjournment - The meeting was adjourned at 7:46 p.m.

Yeas: Jessica Ulberg, Tim Smit, Jeannine Bolhouse, Donna Ferguson, Josiah Samy, Tom Healy,
Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY.