

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, April 20, 2022**

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

Present: Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg, Michael Moores, Kelly Kuiper

Absent: Jeannine Bolhouse

Also present: Rob Blitchok, Township Superintendent; Victor Vuong, Zoning Administrator

**#220420-01 – Planning Commission Agenda for April 20, 2022**

Moved by Gary Veldink, seconded by Michael Moores, to approve the agenda as submitted.

Yeas: Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg, Michael Moores, Kelly Kuiper

Nays: None

MOTION CARRIED UNANIMOUSLY.

**#220420-02 – Minutes of the March 3, 2022 Planning Commission Meeting**

Moved by Tom Healy, seconded by Jessica Ulberg, to approve the minutes as presented.

Yeas: Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg, Michael Moores, Kelly Kuiper

Nays: None

MOTION CARRIED UNANIMOUSLY.

**#220420-03 – Public Hearing – The layout of the Preliminary Plat of Hidden Lake West No. 2, part of P.P. # 70-14-18-100-001 located at 7900 48<sup>th</sup> Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.**

Todd Stuve of Exxel Engineering, represented the applicant and presented the request ([application](#), [plan](#)) with the following comments:

- This is the second phase of Hidden Lake West. Phase 1 is currently under construction. The sewer is in and they've been doing the lake excavation. Phase 1 will be paved mid to late summer. They have a lift station to build. They're seeking preliminary approval of Phase 2 to get started in the fall. There will be a cul-de-sac on the north side of the lake and everything complies with LDR zoning.

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

The Planning Commission did not have any questions or comments.

The Chairperson opened the public hearing.

No members of the public were present, and no public comments were made.

The Chairperson closed the public hearing.

**Moved by Michael Moores, seconded by Gary Veldink, to adopt the staff report as finding of facts and to recommend to the Township Board to grant tentative preliminary plat approval of Hidden Lake West No. 2, part of P.P. # 70-14-18-100-001, located at 7900 48<sup>th</sup> Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the site plan dated 3/8/2022, and with the following conditions:**

- a. Building envelopes meet ordinance requirements, but will be reviewed for exactness at the time building permit applications are submitted. Lots affected by a drainage easement are situations noted to be created by the developer and would be considered a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.**
- c. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.**
- d. Attached garages with a minimum of 400 square feet shall be provided.**
- e. Sidewalks will be provided by the individual property owner at the time a house is constructed.**

Yeas: Tom Healy, Gary Veldink, Josiah Samy, Jessica Ulberg, Michael Moores, Kelly Kuiper

Nays: None

MOTION CARRIED UNANIMOUSLY.

#### **#220420-04 – Public Comments**

No members of the public were present, and no public comments were made.

#### **#220420-05 – Other Business**

There was discussion about possibly amending Section 3.4 of the Township’s Zoning Ordinance to allow the size of accessory buildings to be proportionate to a lot’s square footage/acreage. The Planning Commission directed the Zoning Administrator to research the Zoning Ordinance of other municipalities to see how they are permitted elsewhere.

#### **#220420-06 – Adjournment** – The meeting was adjourned at 7:16 p.m.

MOTION CARRIED UNANIMOUSLY.