

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held  
Wednesday, July 18, 2018**

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

Present: Greg Honderd, Richard VanderKlok, Jessica Ulberg, ~~Donna Ferguson~~ (mm), Tim Smit,  
Jeannine Bolhouse, Josiah Samy

Absent: ~~None~~ Donna Ferguson (mm)

Also present: Mannette Minier, Zoning Administrator

**#180718-01 – Agenda for July 18, 2018**

Moved by Richard VanderKlok, seconded by Jessica Ulberg, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

**#180718-02 – Minutes of the regular June 20, 2018 meeting**

Moved by Richard VanderKlok, seconded by Josiah Samy, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

**#180718-03 – (PUD1802) Bauer Crossings PUD.** The request is for revised preliminary development plan and revised final development approval for condominiums and assisted living, along with various amenities, on parcels of land described as **P.P. # 70-14-07-100-018 and 70-14-07-115-000**, located at 48<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan ([submittal including plans, submittal supplement](#)).

Rob Berens, Nederveld and Associates, represented the applicant and presented the request.

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

Richard VanderKlok said that he had no issues with the proposal, it is consistent with the Master Plan, and the proposal meets all ordinance requirements.

Jeannine Bolhouse said that this was very thorough and after reviewing the information she determined that the proposal meets ordinance requirements.

Greg Honderd said that it would be good to make the assisted living bigger or to move it to the other side with the more intense use by the ice arena.

David Stebbins, the developer with Redstone Homes, stated the following. They reviewed the property and found that it fits well the way it is proposed. The four-plex units show walkouts but would be slab-on-grade for easier access. They looked at the architecture and determined there would be a common look from the independent to assisted living. The Townhouses would be to the rear. The entranceway would be the first floor.

Greg Honderd said that it was good to eliminate the stairs.

There was discussion about the changes to the dwellings to eliminate the stairs and to have zero gravity front entries. Also it was noted that the assisted living could expand to the north.

David Stebbins stated that they would either be the owners or the owner/operator.

Josiah Samy stated that he loved the architecture, liked the open space and they did a nice job. He was concerned with the open space, particularly the south end, because he wanted to be sure there was enough screening to obscure the ice arena.

Tim Smit said that the power lines were on the east side and he loves the landscaping.

David Stebbins stated the following. They intend to start with the landscaping at the front end and the entrance in order to make a big splash. They want to put it in and have it look nice. Then they will work on the 6-plexes.

Tim Smit asked about phase one.

David Stebbins said that they may change phase 4 and now just showed the box to fit the space.

Tim Smit asked about the existing building.

David Stebbins said that they went through it and see a value there. He said they are working with the building inspectors.

Tim Smit says that he appreciates the other buildings.

The applicant said it was a blend.

Tim Smit said that it is a good density.

The chairperson opened the floor to public comments. No one was present to make public comments. The chairperson closed the floor to public comments.

The consensus of the Planning Commission was:

- 1. The proposal is consistent with the Master Plan.**
- 2. The proposal meets the ordinance requirement for pedestrian walkways.**
- 3. The proposal meets the ordinance requirement for architecture.**
- 4. The proposal meets the ordinance requirement for traffic.**
- 5. The proposal meets the ordinance requirement for open space.**
- 6. The proposal meets the ordinance requirement for uses that are allowed.**
- 7. The proposal meets the standards of approval.**

**Moved by Richard VanderKlok, seconded by Josiah Samy, to adopt the staff report as finding of fact and to approve the revised preliminary development plan for (PUD1802) Bauer Crossings PUD, for condominiums and assisted living, along with various amenities, on parcels of land described as P.P. # 70-14-07-100-018 and 70-14-07-115-000, located at 48<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:**

- 1. Application and narrative dated June 22, 2018;**
- 2. Sheet No. C-205, Site plan dated 06.13.18 (except for the location of the sign);**

3. **Sheet No. C-300, Grading & Utility plan dated 06.13.18 (except for the location of the sign);**
4. **Sheet No. C-901, Open Space plan dated 06.13.18 (except for the location of the sign);**
5. **Sheet No. L-201, Landscape plan dated 06.13.18 (except for the location of the sign);**
6. **Elevations as shown on the drawings dated June 22, 2018;**
7. **Sign as shown on the drawing dated June 26, 2018.**

**Based on the determinations that:**

1. **The proposal is consistent with the Master Plan.**
2. **The proposal meets the ordinance requirement for pedestrian walkways.**
3. **The proposal meets the ordinance requirement for architecture.**
4. **The proposal meets the ordinance requirement for traffic.**
5. **The proposal meets the ordinance requirement for open space.**
6. **The proposal meets the ordinance requirement for uses that are allowed.**
7. **The proposal meets the standards of approval.**

**Based on the findings that:**

1. **The qualifying conditions in Sec. 22.2 are met:**
2. **The information as per Sec. 22.5 is provided, and**
3. **The plan meets the ordinance requirements of Sec. 22.10 as follows:**
  - a. **The qualifying conditions in Sec. 22.2 are met;**
  - b. **The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;**
  - c. **The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;**
  - d. **The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;**
  - e. **The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.**
  - f. **The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Deviations are as follows:**
    - **the uses of the attached dwellings rather than single family homes;**
    - **interior private streets which are only allowed in a PUD;**
    - **the ordinance requires a minimum distance of 25 feet between contiguous buildings and the proposal is for a minimum of 20 feet.**
    - **Density is proposed to be 4.45 rather than the previously approved 4.41 and the overall density of 3.5;**
    - **Signage is proposed to be 120 square feet rather than 75.**

**And with the following conditions:**

1. **As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
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 any building permit applications.**
3. **As per Sec. 22.11, a recorded PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the submission of any building permit applications.**
4. **Approved permits are required for all signs and all signs shall be a minimum of 70 feet from the centerline of 48<sup>th</sup> Ave.**
5. **Each dwelling unit shall be provided with a minimum 200 square feet of attached garage.**

Josiah Samy said that that the greenery as presented was acceptable because he knows that they will do a good job.

Greg Honderd said that it was okay as presented and if the residents want more screening they can work it out with the association.

#### **MOTION CARRIED UNANIMOUSLY.**

**Moved by Richard VanderKlok, seconded by Tim Smit, to adopt the staff report as finding of fact and to approve the final development plan for (PUD1802) Bauer Crossings PUD, based on compliance with ordinance standards, as shown on the following documents:**

1. **Application and narrative dated June 22, 2018;**
2. **Sheet No. C-205, Site plan dated 06.13.18 (except for the location of the sign);**
3. **Sheet No. C-300, Grading & Utility plan dated 06.13.18 (except for the location of the sign);**
4. **Sheet No. C-901, Open Space plan dated 06.13.18 (except for the location of the sign);**
5. **Sheet No. L-201, Landscape plan dated 06.13.18 (except for the location of the sign);**
6. **Elevations as shown on the drawings dated June 22, 2018;**
7. **Sign as shown on the drawing dated June 26, 2018.**

**With the following conditions:**

1. **As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
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5. **Each dwelling unit shall be provided with a minimum 200 square feet of attached garage.**

#### **MOTION CARRIED UNANIMOUSLY.**

**#180718-04 – Other Business**

**#180718-05 – Public Comments**

**#180718-06 – Adjournment**

The meeting was adjourned at 7:50 p.m.