

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held
Wednesday, August 1, 2018**

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

Present: Greg Honderd, Richard VanderKlok, Jessica Ulberg, Donna Ferguson, Jeannine Bolhouse,
Josiah Samy

Absent: Tim Smit

Also present: Mannette Minier, Zoning Administrator

#180801-01 – Agenda for August 1, 2018

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

MOTION CARRIED UNANIMOUSLY.

#180801-02 – Minutes of the regular July 18, 2018 meeting

Moved by Richard VanderKlok, seconded by Josiah Samy, to approve the minutes as presented, with the minutes to be corrected to state that Donna Ferguson was absent.

MOTION CARRIED UNANIMOUSLY.

#180801-03 – (SUP1807) Dwight Prince, Prince Motors, 3460 Chicago Dr., is requesting to have an open air business, under Sec. 16.3€ on parcels of land described as P.P. # 70-14-31-400-059 and 70-14-31-400-024, located at 4223 New Holland St., in as (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI. ([plans](#), [front elevations](#), [office concept](#)).

Kyle Wilson, Nederveld, represented the applicant and presented the request. Dwight Prince was also present.

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

The chairperson opened the public hearing.

Jerry Brower, 4117 New Holland, stated the following. He is located next door and the business will be a good neighbor. However, he had concerns with the lights and possible future complaints from them regarding the dust that is produced from his farming operation. It happened to the turkey farm when development located near them and they were protected by the Right to Farm Act. There is also a concern about drainage.

Kyle Wilson said that there will only be two lights along Chicago Dr. which will be only directed toward the lot and he explained the drainage management.

Greg Honderd said that the business also had to comply with the requirements of the Ottawa County Water Resources Commission.

Kyle Wilson said that he had met with the Ottawa County Water Resources Commission and they would meet their standards.

Greg Honderd asked about the hours of operation.

Dwight Prince stated the following. They would be open a couple hours after five and the lights would go off on a timer between 8:00 or 9:00 p.m. He said that they would be open from 9:00 a.m. to 6:00 p.m. and they typically would be open during daylight hours. The winds normally come from the west, so the dust should be okay.

There was discussion about additional berming or screening.

Greg Honderd said that the Planning Commission was okay with what was shown on the plan and more could be add just if the applicant wanted it.

Jerry Brower said that he has already been approached by people wanting to buy his property.

Shannon Paul, 4211 New Holland, stated a concern with flooding and drainage. She also asked what the future plans were for the adjacent land.

Greg Honderd said that they don't know what the future plans are for the adjacent property and the Planning Commission only reviews what was submitted with the application.

Kyle Wilson explained the storm water drain management plan.

Greg Honderd asked Mr. Wierenga what the plans were for the adjacent property and he responded that he didn't know at this time.

Gene Brower, 4133 New Holland, stated a concern with hearing phones at night with outdoor ringing and with seeing the trash can.

It was clarified that his concern was really with outdoors loudspeakers and the applicant noted that there would be none because they all use cell phones.

Kyle Wilson stated that the dumpster would be screened and the evergreens would be a minimum of five feet tall at the time of planting.

The chairperson closed the public hearing.

Moved by Richard VanderKlok, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to approve Special Use Permit (SUP1807) Dwight Prince, Prince Motors, 3460 Chicago Dr., to have an open air business, under Sec. 16.3(E), on parcels of land described as P.P. # 70-14-31-400-059 and 70-14-31-400-024, located at 4223 New Holland St., in as (HS) Highway Service Commercial district, Georgetown Township, Ottawa County, MI, based on the findings all applicable standards of the ordinance have been met (with the conditions as noted) including the general special use standards in Sec. 20.3 and the specific special use standards in Sec. 20.4(Z), with the following condition:

- 1) All signs require permits and shall meet ordinance standards.**
- 2) Sidewalks shall be provided unless waived by the Township Board.**
- 3) A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit application.**

- 4) Approval of the special use permit does not imply approval of the property line adjustment. A complete application and fee for a property line adjustment shall be submitted to the Township and reviewed for compliance with ordinances at the time. Approval from the Township will be issued only if the proposal complies with all ordinances and approval shall be obtained prior to the submission of a building permit application.**

MOTION CARRIED UNANIMOUSLY.

Moved by Richard VanderKlok, seconded by Josiah Samy, to adopt the staff report as finding of fact and to approve the site plan dated 7/10/18, as presented based on the findings that the applicable standards of the ordinance have been met, and with the following conditions:

- 1. All signs require permits and shall meet ordinance standards.**
- 2. Sidewalks shall be provided unless waived by the Township Board.**
- 3. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) shall be submitted to the Township prior to the submission of a building permit.**
- 4. Approval of the site plan does not imply approval of the property line adjustment. A complete application and fee for a property line adjustment shall be submitted to the Township and reviewed for compliance with ordinances at the time. Approval from the Township will be issued only if the proposal complies with all ordinances and approval shall be obtained prior to the submission of a building permit application.**

Donna Ferguson said that she appreciated the neighbors coming to state their concerns with respect and accepting the new business.

MOTION CARRIED UNANIMOUSLY.

#180801-04 – Other Business

There was discussion about amending Section 3.4(Q) of the Zoning Ordinance to allow ducks along with chickens as long as the specific standards are met. The consensus of the Planning Commission was to not change the ordinance at this time.

#180801-05 – Public Comments

#180801-06 – Adjournment

The meeting was adjourned at 8:00 p.m.