

Jamestown Township Planning Commission

June 18, 2013  
Minutes

**UNAPPROVED  
MINUTES**

CALL TO ORDER:

7:00 pm Chairperson Larabel called the meeting to order.

ROLL CALL:

Present - Larabel, Dykstra, Keppel, Webster, Woltjer, and Tacoma  
Present - Planner Ransford  
Absent - De Haan

INVOCATION:

Ted Woltjer gave the invocation.

APPROVAL OF MINUTES:

Webster suggested that in the future all motions in the Planning Commission Minutes be in bold type, for ease in future review.

Larabel requested that it be specified when a motion is carried unanimously or if the vote was split and the numbers noted.

Planner Ransford proposed additions to the minutes for the May 21, 2013.

**MOTION:** Tacoma moved and Dykstra seconded that the May 21, 2013 Minutes be approved with proposed additions. Motion carried unanimously.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS:

None

NEW BUSINESS:

None

OLD BUSINESS:

**\*32nd STREET / M-6 CORRIDOR OVERLAY ZONING DISTRICT**

Planner Ransford briefly reviewed the maps for the 32nd Street / M-6 Corridor Overlay Zoning District and suggested changes in wording for SECTION 15.2 APPLICABILITY,

previously mailed to Planning Commission Members for their perusal.

Keppel requested information regarding extending the District up to 8th Avenue.

Larabel explained that he could foresee it expanding, once sewers were in place, possibly even to Jackson Street.

Ransford commented that extending to Jackson Street would bring different challenges.

Commission Members discussed: the Master Plan, paving the unpaved portion of Jackson Street in the future, the flow of traffic, development being forestalled until sewer is in place, and the wording proposed by Planner Ransford, in detail.

**MOTION:** Webster moved and Dykstra seconded that the Commission -

a) accept changes proposed in SECTION 15.2 as described by Planner

Ransford

b) extend to Jackson Street on Overlay Zoning District

c) have a Public Hearing at a future Planning Commission Meeting

Motion carried unanimously.

#### EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY

None

#### CORRESPONDENCE

None

#### PLANNING COMMISSION MEMBER COMMENT

Planner Ransford brought up the 4 to 1 ratio in land division and thought it might be worth reviewing and discussing, stating that the Planning Commission

has the authority to craft those standards. He mentioned cases have come up with topography and wetland concerns.

Larabel commented that the issue of land division would open up the proverbial "can of worms".

Planning Commission Members discussed: assessor's latitude being no greater than 4 to 1 ratio, minimum lot size for agricultural lots being 200' and 2 acres, the complexity of land division, precedent, taking each case on individually, empowering the land assessor to have some leeway, individuals vs developers, and that beautifying the township is always looked on with favor.

Planner Ransford commented that either doing something or not doing something - either is fine. He reiterated that it is up to the Planning Commission.

Webster asked if there was a specific case involved and if so, stated that the Planners could look at it, on its own individual merits. Otherwise, she stated that she felt the 4 to 1 ratio had served the Township well and should be kept in place.

Larabel requested that Ransford talk to the assessor, in order for the Planning Commission Members to have a clearer understanding of the situation.

Keppel brought up the Master Plan status.

Members discussed the annual fee for the maps and the maps status as of now, with Larabel mentioning that Ottawa County is responsible for all maps.

Brief general discussion and comments ensued.

ADJOURNMENT 7:50 P.M.

**MOTION:** Dykstra made a motion and Tacoma seconded that the meeting adjourn. Motion carried unanimously.

Minutes submitted by: Sandra VanAntwerp