

**UNAPPROVED  
MINUTES**

JAMESTOWN CHARTER TOWNSHIP PLANNING COMMISSION

April 16, 2013

Call to Order: 7:00pm Chairperson Larabel called the meeting to order

Present: Larabel, Dykstra, Keppel, Webster, Woltjer, and Tacoma

Absent w/Notice: DeHaan

Invocation: Jim Keppel

Approval/Minutes for 3/19/2013: Dykstra made a motion to approve the March 2013 minutes.  
Webster seconded the motion.  
Motion carried.

Approval/Agenda: Keppel made a motion to approve the April 2013 Agenda.  
Dykstra seconded the motion.  
Motion carried.

General Citizen Comments: None

New Business:

**\*Preliminary Plat Reviews for Bridlewood East and West**

Planner, Greg Ransford, gave a summary of the proposed Plat: 2 cul de sacs, 17 lots instead of the original 13, zoning in place, and the 1 item of note - Section 3.2.1b22 of the JCTSO indicates that trees whose trunks are over 6" in diameter must be shown on the Plan, but only when required by the Planning Commission. This is entirely at the discretion of the Planning Commission.

Dale VanKooten commented that he saw no problems with the proposed Plat for Bridlewood East and West.  
Kurt Suidinsky explained the conservation easement to the Planning Commission - this was the reason for the reduction of the original 17 lots down to 13.

Larabel emphasized that this was simply a preliminary and tentative approval.

Planner Ransford explained the process to the final plan.

Chairperson Larabel brought up the Development and Frontage fees for the Bike Path and requested information on if and when it was paid.

Ransford responded that he would check and affirm the the fee had been paid.

Chairperson commented on the reduction of lot sizes and the benefit of plenty of access to open spaces.

Discussion ensued, including reduction of easements, future phases, the need for the Road Commission to check planned future access, and the only concern regarding tree trunks over 6" in diameter being possible interference with the Bike Path.

Dykstra made a motion to recommend to the Township Board tentative approval of the Preliminary Plat Reviews, dependent on the trees not interfering with the Bike Path.

Webster seconded the motion.

Motion was carried.

Old Business:

**\*32nd Avenue /M-6 Corridor Overlay Zoning District**

Planner Ransford clarified that this issue simply came down to aesthetics. He checked with the Michigan Planners Commission and found there is no specific rule. It must be decided by the Jamestown Planning Commission on the basis of a consensus and preference.

Woltjer commented that it made sense, for the sake of simplicity, to have the standard be consistent - perhaps from the center of the road.

Discussion ensued including: the City of Hudsonville's high commercial standards and excellent results, right of way, set back lines, consistent language, landscaping, fencing, and architecture.

Webster and Larabel asked for clarification from Planner Ransford.

Ransford explained that that is what the Overlay and Map are for and offered to bring a diagram to the next Planning Commission Meeting.

Planners discussed in detail the Section 15.2 wording, the need to notify all property owners involved, the fact that agricultural and single family dwellings are exempt, and poured over maps and memorandum regarding 32nd Avenue/M-6 Corridor Overlay Zoning District.

Woltjer commented the this was not to be imposed on exitsting properties, this is for future commercial development only.

Planner Ransford mentioned the need for a future Public Hearing.

Chairperson Larabel suggested the wisdom of taking the coming month to mull the information over, while reminding the Commission that the purpose of the zoning was to protect Jamestown Township in the future, and to remember the importance of following the Master Plan.

Dykstra made a motion to table the 32nd Avenue/M-6 Corridor Overlay Zoning District until the Planning Commission's next meeting.

Keppel seconded the motion.

Motion carried.

**\*Cemeteries**

After a brief discussion, the Planners came to a consensus and approved the proposed text amendments to the Jamestown Charter Township Zoning Ordinance to regulate private internments for cemetery use.

A Public Hearing will be scheduled for next month.

Extended Public Comments Regarding Agenda Items: None

Correspondence: None

Planning Commission Member Comments: Tacoma expressed deep appreciation for his fellow Planners.

Adjournment:

Keppel made a motion to adjourn. 8:05pm  
Woltjer seconded the motion.  
Motion was carried.

MINUTES SUBMITTED BY:

Sandra Van Antwerp