

Jamestown Charter Township Planning Commission  
May 21, 2013

UNAPPROVED  
MINUTES

Call to Order: 7:00 pm Chairperson Larabel called the meeting to order  
Present: Larabel, Dykstra, Webster, Woltjer, and Tacoma  
Absent w/notice: Keppel and DeHaan  
Planner: Ransford  
Invocation: Jeff Dykstra  
Approval/Minutes: Dykstra/Webster made a motion to approve the April 16, 2013 Minutes Carried  
Approval/Agenda: Webster/Dykstra made a motion to approve the May Meeting Agenda Carried  
Public Comments: None

New Business:

\*Public Hearing - Special Use:

\*Darin DeHaan - 252 Byron Road - requesting relief pursuant to Section 3.2F

Tacoma moved and Dykstra seconded to open the Public Hearing. Carried

Planner Ransford summarized the Special Use Application from Darin DeHaan, of 252 Byron Road, to locate an accessory building closer to the front property line than the face of the existing single-family dwelling. Darin DeHaan commented on the site as the most logical dry spot on the property and referred to his submitted sketches.

Webster asked Mr. DeHaan for clarification on the landscaping. Mr. DeHaan replied that the landscaping had been properly considered.

Larabel asked for any further public comment. There was none.

Dykstra made a motion and Webster seconded it that the Public Hearing be closed.

Carried

Dykstra made a motion and Webster seconded it that the Planning Commission approve Darin DeHaan's request.

Carried

\*Owen Sabin II - 3030 16th Avenue - requesting relief pursuant to Section 3.2F.

Dykstra made a motion and Webster seconded to open the Public Hearing. Carried

Planner Ransford summarized the Special Use Application from Owen Sabin II, of 3070 16th Avenue, to locate an accessory building closer to the front property line than the face of the existing single-family dwelling.

Mr. Sabin explained the situation of the house and barn and his reasons for this request, stating the Health Department's recommendation.

Todd Ikerd of 3060 16th Avenue, a neighbor to Mr. Sabin, gave his opinion that this request was wholly reasonable and mentioned Mr. Sabin's consistent concern for his neighbors.

Webster made a motion and Dykstra seconded to close the Public Hearing.

Carried

Discussion ensued regarding the timing of approval, landscaping, and the need for the house to be 10% complete before building the barn.

Dykstra and Larabel mentioned their drive by the property and the reasonableness of this request.

Dykstra moved and Woltjer seconded that the Commission approve Owen Sabin II's request.

Carried

\*Site Plan Review

\*All Phase Hydraulics - 3909 Central Parkway - requesting 21,600 square foot facility

Planner Ransford gave a brief summary and stated that the plan was worthy of approval.

Cal Becksvoort, representing All Phase Hydraulics, reiterated Planner Ransford's explanation.

Larabel asked Planner Ransford to keep a file on all details, including permits and the Township Engineer's recommendations.

Woltjer made the comment that it all looked very good. Webster agreed.

Dykstra requested information regarding an extra hydrant.

Mr. Becksvoort went over the submitted diagram in reply, stating that the plan already provided for an extra hydrant.

Webster made a motion and Tacoma seconded that the Site Plan be approved.

Carried

**\*Preliminary Plat Review**

**\*Final Preliminary Plat - Spring Grove Farms Phase 2**

Webster was asked to preside as vice-chair for this decision.

Webster asked Planner Ransford for clarification for the sake of the public attending the meeting.

Planner Ransford briefly reviewed the information in the Planning Department Memorandum pursuant to the Jamestown Charter Township Subdivision Ordinance, and stated that everything seemed to be in order and recommended approval.

Larabel requested public comment.

Mike Berg, representing Dykema Excavators, summarized and clarified regarding the Plat.

Webster stated that she had driven by the proposed site and gave her opinion that the plans were in order.

Dykstra commented that he saw no problem with it.

Dykstra moved and Woltjer seconded to approve the Final Preliminary Plat for Spring Grove Farms Phase 2.

Carried

**\*Public Hearing - Text Amendment**

**\*Section 3.36 and Section 6.4 - Private Internments**

Tacoma made the motion and Webster seconded to open the Public Hearing.

Carried

Larabel asked Planner Ransford for a brief explanation.

Planner Ransford summarized the information in the Planning Department Memorandum that he had provided the Planning Commission.

Larabel asked for public comment.

Cornetta Camenga, of 899 Woodbridge Street, read her written opinion that a 50' setback is a potential waste of good farm land. Mrs. Camenga also stated that most Townships do not require a 50' setback and that it could increase the potential for vandalism. She is interested in having a family cemetery on land that her father would like to donate for that purpose.

Webster made a motion and Dykstra seconded to close the Public Hearing.

Carried

Planning Commission discussed in detail the various concerns including: different setbacks, landscaping, fencing, water and sewer, impact on neighbors, in-ground internments vs. mausoleums, right of way, intersections, agricultural zoning, and safety issues.

Various possibilities regarding re-wording were examined in detail.

Tacoma made a motion and Webster seconded to bring the new wording to the board with the revisions and text changes discussed.

Carried

**\*Discussion Items**

**\*Section 3.5 - Keeping of Animals**

Planner Ransford suggested a change of wording in Section 3.5 regarding 5 acres being required for chickens. He suspected the original intent was for 1 acre being required for chickens.

Commission Members discussed in detail pros and cons for the township, concern for neighbors, number of animals per acre, and various types of livestock.

Webster stated that the current wording of Section 3.5 is not clear.

Larabel pointed out the definite need to clear up the wording.

Planning Commission discussed and worked on best possible solutions to the wording.

Consensus was: Land owners of 2 or more acres are permitted to have 10 chickens, with 5 more chickens permitted for every succeeding 1/2 acre owned.

Planner Ransford suggested the possibility of a Public Hearing regarding Section 3.5.

**\*Medical Marijuana**

Planner Ransford summarized the current law and situation.

Woltjer stated that this was discussed 2 years ago and it had been decided that it was best to do nothing.

Larabel suggested that this law will be sorted out through case laws in larger cities.



Planner Ransford said that this law is not that poorly worded and explained why most districts have chosen to leave it alone, stating that at this time changing the wording is not a priority, and that exclusionary zoning is illegal and could subject the Township to lawsuits. Discussion ensued with regard to number of care givers, Grand Rapids' rulings, growth of plants, prevalence of medical marijuana, and compassion clubs. Woltjer reiterated the difficulty in regulating medical marijuana and the possibility of lawsuits. Consensus of the Planning Commission was to leave it as it is, at this time.

#### Old Business

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

Planner Ransford displayed 2 large wall maps for the Planning Commission to inspect and gave a brief summary. Members studied the maps and comparisons were made to 8th Avenue/M-6 Overlay. Discussion ensued regarding the importance of aesthetics, design and façade requirements, signs, landscaping, the Master Plan, and the fact that Riley Street is a border for the Overlay District being discussed. Webster asked for clarification to assure understanding of recommended wording. Planner Ransford re-read the recommended wording. Larabel suggested clarification of wording for the intersection at Quincey. Woltjer expressed concern that the wording and requirements could discourage the type of development the Township is looking for. Webster stated the importance and necessity to keep standards up for consistency. Larabel said the requirements were not excessive when compared to other townships and re-emphasized the importance of aesthetics. He expressed his desire to keep the Overlay District 1/2 mile but his willingness to compromise at 1/4 mile. Planner Ransford completed the discussion with a request for the Commission to come to a consensus for the final wording.

#### Extended Public Comments regarding Agenda Items Only

\*None

#### Correspondence

\*None

#### Planning Commission Member Comment

Tacoma reported concern regarding Bridlewood, having listened to home owner's questions recently. Members discussed this thoroughly, highlighting the neighborhood's situation with Eastbrook, differing covenants, PUD, draining information, water main size, bike path payment for frontage, flag lots, and the fact of there being 87 lots with just 1 entrance. Full board passed on preliminary approval. Planner Ransford asked if the Township lawyer was concerned regarding the differing covenants. Tacoma responded that they have the right to different covenants.

Webster made a motion and Dykstra seconded to adjourn.  
9:15pm

Minutes submitted by:  
Sandra VanAntwerp