

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
AUGUST 20, 2013
7:00PM

**UNAPPROVED
MINUTES**

CALL TO ORDER -

Members discussed the fact that Kyle DeHaan has stepped down from serving on the Jamestown Charter Township Planning Commission. Also, Tom Larabel will be absent for the next two (2) months.

Tacoma moved and Keppel seconded that Christine Webster serve as Co-Chairperson until the end of the year, 2013.

MOTION CARRIED – UNANIMOUSLY.

ROLL CALL -

Keppel, Webster, Woltjer, Tacoma, and Planner Ransford were present.
Dykstra, Larabel, and DeHaan were absent.

INVOCATION -

Webster gave the invocation.

APPROVAL OF MINUTES FOR JULY 16, 2013 -

Tacoma moved and Woltjer seconded that the minutes from the July 16, 2013 meeting of the Planning Commission be approved.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF AUGUST 20, 2013 AGENDA -

Tacoma moved and Keppel seconded that the Agenda for the August 20, 2013 meeting be approved.

MOTION CARRIED – UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Ron Koroleski, of 2967 8th Avenue, stated that he believes ordinances that make state rules stricter represents too much government involvement in private lives.

NEW BUSINESS -

- * Tentative Preliminary Plat Application
- * Spring Grove Farms Plat, Phase III

Mike Berg, of 1730 Three Mile Road, Grand Rapids, representing Dykema Excavating, explained why their company was in accordance with Preliminary Plat Application Regulations. He also commented that Dykema Excavating would like to start on Spring Grove Farms this fall.

Webster asked Mr. Berg about the plans for sidewalks. She is concerned that Phase III, as well as Ottawa County Road specifications, allows for sidewalks on only one side of the street, in some cases.

Planner Ransford confirmed that Spring Grove Farms, Phase III, is in accordance with the Tentative Preliminary Plat Application.

Mr. Berg projected that it was possible that Mary Beth Lane, Springhill Drive, and Spring Lane

may connect some day.

Webster made the comment that she was concerned that the Planning Commissioners would not have the opportunity to review this plan again.

Planner Ransford explained that the ordinances require another final approval from the Jamestown Charter Township Planning Commission.

Mr. Berg commented that it was not their intent to deviate from what was previously reviewed.

Planner Ransford stated that he had just received final review from the engineer.

Tacoma asked if Mary Beth Lane is, at this time, a through street.

Mr. Berg replied that Mary Beth Lane goes through to 22nd Avenue. He stated that some residents will be pleased, as this allows for school bus access.

Webster requested further thoughts or questions from the Commissioners. There were none.

Webster then moved and Tacoma seconded that public comments be closed.

MOTION CARRIED – UNANIMOUSLY.

Woltjer moved and Keppel seconded that the Tentative Preliminary Plat Application for Spring Grove Farms, Phase III, be approved.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

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

Webster asked Planner Ransford to comment.

Ransford stated that the proposed revision of the wording in the current 32nd Avenue/M-6 Corridor Overlay Zoning District regulations was to correct ambiguity. He remarked that this would complete the entire revision of the document. He also explained that Section 15.3, sub-section D-4 needs to cite the manual given by the traffic engineer. The current document does not.

Tacoma requested clarification regarding Section 15.4 G.

Ransford was unsure if the wording was repetitive but stated that he could find out.

Woltjer commented that it seemed that the original intent of the 32nd Avenue/M-6 Corridor Overlay Zoning District was less involved than it seems is now evolving. He believes the regulations were meant to impact aesthetics only.

Ransford explained that this is the original text as it stands.

Woltjer made the observation that he did not recall voting on this wording.

Webster commented on her concern regarding the access mentioned Section 15.4 D, but thought this did not apply to what the Commissioners were discussing tonight. She hypothesized that the Planning Commissioners did not have the authority for these changes.

Ransford stated that the Commissioners did have the authority to recommend changes.

Woltjer asked if access locations were governed by the Ottawa Road Commission.

Ransford replied that yes, to a certain extent, they are.

Webster asked for further comment from the Planning Commissioners.

Tacoma commented that he would like to take more time to review this document and the proposed changes.

Webster reminded the Commissioners that the changes had been reviewed by the Jamestown Township lawyer and that these changes had been suggested simply to clarify the language.

Tacoma asked Commissioners to consider if they were sure this was the "law of the land". He stated that he felt that certain requirements are overly aggressive.

Webster asked if it was reasonable to take more time to look it over.

Ransford agreed that it was and stated that it may be wise to wait and allow a decision to be made when there are more Commissioners present.

Keppel suggested tabling a decision for now.

Recommendation was made to Ransford by consensus of all Commissioners that this issue be

re-submitted on the October, 2013 meeting agenda.

Woltjer made a motion and Keppel seconded that changes to the 32nd/M-6 Corridor Overlay District be tabled and be placed on the October, 2013 meeting agenda.

MOTION CARRIED – UNANIMOUSLY.

*** Keeping of Animals, Poultry**

Keppel asked, regarding the memorandum distributed to Commissioners showing comparisons with other Townships, why Zeeland had not been included.

Ransford replied that he felt Tallmadge was almost an exact reflection of Jamestown Township.

Commissioners discussed: differentiating between residential and industrial districts, resident Tina Hules' concerns (who was present at the July 16, 2013 meeting), young people keeping 4-H animals, and concerns regarding roosters and neighbors.

Webster asked for a consensus of the Commissioners.

Keppel and Woltjer stated they saw no need to change the ordinance at this time.

Webster pointed out that as there will be, in the future, more urban farming, there would likely be more challenges with this issue.

Tacoma suggested not making it an issue for the Township to decide, but leaving the decision up to individual subdivisions to place in their by-laws.

Webster asked if this seemed good to the Commissioners.

Woltjer moved and Tacoma seconded that there be no change in the Township's regulations regarding the keeping of animals/poultry at this time.

MOTION CARRIED – UNANIMOUSLY.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Ron Koroleski stated that he believed that the largest expense of the Township was upkeep of the roads. It is his opinion that construction traffic eats up tax money that is continually needed to repair roads after heavy use by cement trucks, etc. He wondered if construction companies involved in projects such as Spring Grove Farms should be held responsible for road damage, instead of tax payers.

Webster commented that it was a good point.

CORRESPONDENCE -

Ransford stated that a letter he received from the Township attorneys applauded the Commissioners and Board of Trustees for their wise guidance of Jamestown Charter Township.

Webster thanked Ransford.

PLANNING COMMISSION MEMBER COMMENT -

Commissioners discussed fracking and the importance of considering the environment, as well as the need for greatly improved monitoring.

ADJOURNMENT -

Woltjer moved and Kessel seconded that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 8:05.

MINUTES SUBMITTED BY:

Sandra VanAntwerp