

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
JULY 15, 2014
7:00 PM

MINUTES

**UNAPPROVED
MINUTES**

CALL TO ORDER-

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

ROLL CALL -

Keppel, Larabel, Woltjer, Smith, and Tacoma were present.
Dykstra and Webster were absent with notice.
Planner Ransford was also present.

INVOCATION –

Larabel gave the invocation.

APPROVAL OF THE JUNE 17, 2014 SPECIAL MEETING MINUTES -

Commissioner Woltjer asserted that the word “special” should be included in the title of said Minutes.

The motion was made by Keppel and supported by Smith to approve the Minutes of the June 17, 2014 Special Meeting Minutes, with the addition of the word “Special” in the title thereof.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

The motion was made by Smith and was supported by Woltjer to approve the July 15, 2014 Agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

None.

OLD BUSINESS -

*Zoning Text Change Amendment Ordinance -

-Section 2.51 – Home Occupations -

Chairperson Larabel asked for Commissioners' comments regarding the proposed changes in the Ordinance, and there were none.

-Section 3.2I – Accessory Buildings, Structures and Uses, Detached Residential Accessory Buildings Not Classified As Garages, Limitations -

Again, there were no comments on these proposed changes by Commissioners.

-Section 3.4 -Home Occupation -

Larabel expressed his opinion that there would be many questions regarding Medical

Marihuana at the Public Hearing in August and he felt confident the issue had been covered well.

Planner Ransford emphasized the provision for a caregiver in the building as well as a locked, enclosed facility.

Tacoma mentioned that he had heard from Holland Township that there must be two locked doors.

Larabel pointed out that this must mean an interior as well as an exterior door. He then asked Commissioners for any further questions or comments.

Smith noted that he believed the ordinance had been made as airtight as they could make it.

Section 3.24 – Bicycle Paths (Also Non-motorized Pathways) -

Keppel observed that in well-populated areas, it may be best to have bicycle paths on both sides of the street, so it would be safer for children to cross.

Larabel pointed out that, at one time, the custom was narrow sidewalks on both sides of the streets, but that now the thought tended toward much wider paths on only one side of the street.

Smith asked if Larabel knew the approximate cost per foot of the wider bike path.

Larabel replied that he thought it was about thirty dollars per foot, without bridges, etc.

Ransford suggested the idea that bike paths could be recommended on the basis of population and use.

Section 17.1D – Site Plan Review, Review Procedure and Authorization -

Larabel pointed out that there had only been one sentence changed in this section.

Ransford mentioned the quorum language change.

Section 19.16C - Bicycle Paths -

Mr. Ransford briefly summarized Sections 3.24 and 19.16C.

Larabel opined that these had been mulled over enough, then asked Planner Ransford his opinion on the Medical Marihuana part of Section 3.4 – Home Occupations.

Ransford reflected that this section had been looked over carefully by the attorneys, and was, in his opinion, as good as it gets.

Larabel affirmed that the Commissioners could accurately state the regulations reflected the regulations in a majority of Ottawa County Townships.

Smith expressed agreement, and stated that the language had not been dreamed up, but was taken from a multitude of other townships.

*Mineral and Soil Removal Ordinance -

Commissioners discussed in detail: tipping fees and fair, reasonable amounts charged by other townships and what was done if there was a surplus; the safety of various slopes; ponds on private property; end uses; involving the Department of Environmental Quality versus leaving environmental studies to the discretion of the Planning Commission; and the desirability to add a notice in the newspaper, as well as the Public Hearing required by the M.S.R.O., when dealing with a significant land use, such as a mining operation.

Mr. Ransford stated that he would check that the language reflected the Commissioners concerns.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Mr. Ron Koroleski, of 2967 8th Avenue, expressed his concerns regarding over-imposing restrictions in the Mineral and Soil Removal Ordinance, mentioning: increased fees (once increased not ever coming down, as with car licenses), his hope that Commissioners guard against slope regulations on private property being excessive, and also that he felt some governmental agencies “regulated to death” - citing the E.P.A. He then sincerely thanked the Commissioners for listening to him.

CORRESPONDENCE -
None.

PLANNING COMMISSION MEMBER COMMENT -
None.

ADJOURNMENT -
The motion was made by Smith and supported by Keppel to adjourn.
MOTION CARRIED - UNANIMOUSLY.

TIME- 7:40 pm.

MINUTES SUBMITTED BY -
Sandy VanAntwerp