

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
SEPTEMBER 15, 2015

MINUTES

UNAPPROVED
MINUTES

CALL TO ORDER -

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

ROLL CALL -

Commissioners Dykstra, Keppel, Smith, Woltjer, and Tacoma were present, as well as Planner Ransford. Commissioners Webster and DeHoog were absent.

INVOCATION -

Commissioner Keppel gave the invocation.

APPROVE MINUTES FROM AUGUST 18, 2015 REGULAR MEETING -

Commissioner Dykstra made the motion, supported by Commissioner Keppel, to approve the August 18, 2015 Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVE AGENDA -

Commissioner Woltjer made the motion, supported by Commissioner Tacoma, to approve the evening's agenda.

MOTION CARRIED – UNANIMOUSLY.

NEW BUSINESS -

*Public hearing -

**Map Amendment (Rezoning) – Henry Bosma – 1910 Greenly Street – 70-18-10-400-017 – Requesting rezoning from AR/Agricultural-Rural Residential to R-1/ Residential -

Commissioner Tacoma made the motion, supported by Commissioner Dykstra, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Dave Rozeboom, 1959 Riley Street, requested information regarding the reason and plans for this change in zoning.

Chairperson Smith asked Mr. Bosma to address this.

Henry Bosma, of 1910 Greenly Street, explained that he owned 14 acres of land with 387 feet of frontage, and according to the Jamestown Charter Township Zoning Ordinance (JCTZO), he needed 400 feet of frontage in order to do what he hopes to – build one (1) building on the back of his property. He explained that he was not even sure what he would use the building for, thinking that he would check into rezoning first.

Pat Deemter, of 3596 16th Avenue, pointed out that he was only lacking 13 feet to fulfill the requirements of the JCTZO.

Discussion followed that included how Mr. Bosma's renter accessed his property; the desirability of rezoning, rather than using a variance; and the fact that the water and sewer lines, even after they are extended in the future, will be far to the west of this property.

At this time, Commissioner Tacoma made the motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Woltjer made the motion, supported by Commissioner Keppel, to recommend to the Township Board the approval of Mr. Henry Bosma's application for a zoning map amendment to rezone 1910 Greenly Street, parcel number 70-18-10-400-017 from the AR/ Agricultural-Rural Residential District to the R-1 /Residential Zoning District, according to Section 31.5 of the JCTZO (Jamestown Charter Township Zoning Ordinance).

MOTION CARRIED – UNANIMOUSLY.

*Site Plans -

**Soundoff Signal – 3900 Central Parkway – 70-18-08-231-003 and 70-18-08-231-004 – Requesting Landscape Waiver (modification) to previously approved site plan -

Mike Hansen, representing Soundoff Signal, outlined the reasons for requesting this minor amendment approval, informing commissioners that the pile of top soil and clay would be used or disposed of quickly.

Commissioners requested information regarding timing, and securing the dirt so it no longer blows across the street when it is windy.

Mr. Hansen assured the Planning Commission as to the timing and asserted that the pile had already been secured by being seeded late last week.

Commissioner Dykstra made the motion, supported by Commissioner Woltjer, to approve the Revised Landscape Waiver for 3900 Central Parkway, Soundoff Signal, in accordance with Section 26.5M of the JCTZO (Jamestown Charter Township Zoning Ordinance), provided it be completed by 2019 and the hill of topsoil and clay be seeded to protect against erosion.

MOTION CARRIED – UNANIMOUSLY.

**Action Water Sports – Hudson Trail – 70-18-05-300-013, 70-18-05-300-019, and 70-18-05-300-026 – Requesting Landscape Waiver (modification) to the previously approved Site Plan with minor change -

Chairperson Smith briefly outlined Action Water Sports' request to reduce the east buffer yard landscaping by approximately 20 trees, commenting on the water level of the pond and the neighbors enjoyment of it.

Discussion ensued, including: requiring the trees to be placed as a buffer for the highway, concerns pertaining to distractions for drivers on 196, the amount of highway frontage, perspective from the highway, the existing foliage and vegetation remaining undisturbed, and the number and type of trees optimum for the situation.

At this time, Commissioner Tacoma made the motion, supported by Commissioner Keppel, to grant the Landscaping Waiver for Action Water Sports, in accordance with Section 26.5 M of the JCTZO (Jamestown Charter Township Zoning Ordinance), with the condition that the 20 (twenty) trees that were originally to be planted on the east border of the property be planted instead to screen the north side of the property along 196, thereby taking the place of the vegetation that was originally not to be removed.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS-

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Pat Deemter asked about the size of the trees just previously discussed, referring to some trees she had recently observed that could not be seen because the surrounding weeds were much larger.

Chairperson Smith noted that the Ordinance required a minimum of 4 feet.

Mrs. Deemter then expressed an interest in the many new developments in Jamestown Charter Township, reflecting that she would like to see a map that would show the names of said developments.

Commissioner Smith explained that there was no map, to his knowledge, with the individual development's names clearly marked.

CORRESPONDENCE -

Commissioners discussed a new ordinance in Hopkins, Michigan, permitting off-road vehicles (ORV), and the operation of such on the far right side of village streets. Consensus after discussion was to not approach this on a local basis, as it seemed to be a county issue, as well as recognizing the wisdom of letting the township police officers handle the situation on an "as-needed" basis.

PLANNING COMMISSION MEMBER COMMENT -

Led by Commissioner Tacoma, the Planning Commission examined the concerns regarding the greatly needed future fire barn. Items of consideration included: Zeeland's new fire barn and the cost, the Fire Chief's continued search for grants and funding, a possible millage, and including a millage on August of 2016's ballot.

ADJOURNMENT -

Commissioner Keppel made the motion, supported by Commissioner Woltjer, to adjourn the meeting.

MOTION CARRIED – UNANIMOUSLY.

Time - 8:10 pm.

MINUTES SUBMITTED BY -

Sandy VanAntwerp