

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 17, 2017
REGULAR MEETING

7:00 PM

CALL TO ORDER-

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

ROLL CALL -

Commissioners Dykstra, Zomerlei, Ymker, Smith, Woltjer, Tacoma, and DeHoog were present, as well as Planner Ransford.

SWEARING IN OF MEMBERS FOR 2017 -

Candy DeHaan, Jamestown Charter Township Clerk, swore in all Planning Commission members, for the year of 2017.

INVOCATION -

Commissioner Smith gave the invocation.

APPROVE MINUTES FROM THE DECEMBER 20, 2016 REGULAR MEETING -

Commissioner Dykstra provided the motion to approve the December 20, 2016 Minutes, supported by Commissioner Zomerlei.

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF AGENDA -

Commissioner Tacoma asked why Chapel Cup and Cone was not included on the Agenda. Chairperson Smith asserted that no further information had been turned in from the owners.

Commissioner Tacoma provided the motion, supported by Commissioner DeHoog to approve the evening's agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

*Election of Officers -

Chairperson Smith opened the floor for nominations.

Commissioner Dykstra provided the motion, supported by Commissioner Tacoma, to nominate Dean Smith for Chairperson.

Commissioner DeHoog provided the motion, supported by Commissioner Tacoma, to nominate Jeff Dykstra for Vice-Chairperson.

Commissioner Woltjer provided the motion, supported by Commissioner DeHoog, to nominate Tim Tacoma for Secretary.

Commissioner Zomerlei, supported by Commissioner Ymker, provided the motion to close the nominations.

MOTION CARRIED - UNANIMOUSLY.

As there were no further nominations for officers for the year 2017, officers were nominated and elected, as follows: Dean Smith for Chairperson, Jeff Dykstra for Vice-Chairperson, and Tim Tacoma for Secretary.

*Public Hearings –

**Map Amendment (Rezoning) – DHE Plumbing and Mechanical – 70-18-02-200-037 PT-
Requesting C-3 and B/I Zoning District -

Chairperson Smith reviewed the memorandum, written for the Planning Commission by Planner Ransford and dated January 4th of this year, outlining the main points of the Master Plan and Zoning Ordinance considerations, for this case. Some of these were: the importance adequate land be planned to at least replace the amount consumed by Meijer; the Township provide for a more traveling population; the subject property be located within a targeted 40 acre area for future commercial development; there be adequate police and fire protection; the subject property is easily accessible to major transportation facilities and avoids emerging residential areas; the limitation of public utilities at this time; the surrounding properties are all zoned AR or R-1 Zoning District; and the M-6 right-of-way abuts approximately one-half of the property.

Commissioner Zomerlei provided the motion, supported by Commissioner Ymker, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Developer Nate Heyboer, of DHE Plumbing and Mechanical, explained that he and his family had started in Jamestown Charter Township and desired to move back. Mr. Heyboer stated that this is the heart and soul of why they wanted to invest in this property, and prepare it for future use with a hybrid rezoning which meets the provisions of Chapter 5 of the Master Plan. As the elevation of part of the property is not economical for septic, water, and sewer, they are proposing this area, which is approximately 10 acres, located on 8th Avenue, north of M-6, be rezoned as follows: the east 2.37 acres which is located within the AR (Agricultural-Rural Residential Zoning District) be rezoned to the C-3 Zoning District (Interchange Commercial Zoning District) and the west 7.69 acres within the B/I (Business and Industrial Zoning District). He asserted that this zoning map amendment had been discussed, including with Action Wake Park.

Evart Helms, of 4585 8th Avenue, asked about the utilities and where water and sewer, specifically, were going to come from.

Mr. Heyboer replied that his guess would be Wyoming but noted that this was not settled yet.

As there were no further questions or comments, Commissioner DeHoog provided the motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Discussion and questions ensued, including: concerns regarding Chapters 5, 6, and 11 of the Master Plan; the ideal situation of the property; the possibility of adding a contingency plan because the infrastructure was not in place yet; adding utilities by Special Use; the number of office employees currently at DHE Plumbing and Mechanical (15); if the acreage perked (yes); easements being a possible issue; the fact the law states there must be adequate water and sewer; and Ottawa County not letting the parcel develop beyond what the utilities would allow, providing a safeguard.

Commissioner Dykstra asked Nate Heyboer about timing for the project.

Mr. Heyboer reflected that it would be approximately 20 years before they would start any building.

Chairperson Smith pointed out that the Planning Commission's role was to simply make a recommendation to the Township Board.

Commissioner Tacoma asserted that he lives close by and felt it would be a very convenient location to have a business.

At this time, Commissioner Dykstra provided the motion, supported by Commissioner Tacoma, to recommend to the Township Board to approve the Map Amendment (Zoning) Application for DHE Plumbing and Mechanical, requesting the property which is currently zoned AR (Agricultural-Rural Residential Zoning District), as part of parcel number 70-18-02-200-037 PT - located at approximately 4475 8th Avenue, north of M-6, be rezoned as follows: the east 2.37 acres be rezoned to within the C-3 Zoning District (Interchange Commercial Zoning District) and the west 7.69 acres to within the B/I (Business and Industrial Zoning District), according to provisions set out by the Jamestown Charter Township Zoning Ordinance (JCTZO).

MOTION CARRIED – UNANIMOUSLY.

**Text Amendment – Section 3.2J – Accessory Buildings, Structures and Uses, Eaves Height -

Commissioner Tacoma provided the motion, supported by Commissioner Zomerlei, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Chairperson Smith read the proposed Text Amendment to Section 3.2J of the Jamestown Charter Township Zoning Ordinance from the Memorandum dated January 2, 2017, provided by Planner Ransford.

Mr. Ron Koroleski, of 2967 8th Avenue, asked about current eaves heights allowed and the provisions for motor homes, expressing concern that this change in the working of the JCTZO would increase government involvement.

Chairperson Smith informed him that buildings within the R-1, R-2, and R-3 District are permitted to have eaves heights of 10 feet, and the AR and AP Districts, eaves heights of 14 feet. He then advised that there is a Special Permit process for situations such as motor homes and that this new proposed wording would actually decrease local government involvement, allowing for variance procedures to be provided for through the Zoning Board of Appeals.

As there were no further questions or comments, Commissioner Ymker provided a motion, supported by Commissioner Dykstra, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Chairperson Smith clarified since the AP District no longer exists, that could be taken out of the wording for Section 3.2J, as well.

Commissioner Dykstra expressed approval of this change, stating that it cleans the wording up well.

As this seemed to be the consensus of all, Commissioner Tacoma provided the motion, supported by Commissioner Zomerlei, to approve the proposed changes to Section 3.2J of the JCTZO, with the exclusion of the words, “and AP”, to read as follows:

J. Eaves Height: Detached garages and other residential or non-residential accessory buildings within the R-1, R-2, R-3 District are permitted to have an eave height of ten(10) feet and a building height of sixteen (16) feet. Within the AR District an eave height of fourteen (14) feet and a building height of twenty (20) is permitted by right. The provisions of Section 3.23 shall govern the height of non-residential accessory buildings located in all C, B/I and I-2 Districts, as applicable.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Chairperson Smith noted the training available to the Planning Commissioners on February 7, 2017, from 6:30 to 9:30 pm, at the Fillmore Street Complex, in the Main Conference Room. Mr. Smith then asked Mr. Ransford about the February agenda.

Planner Ransford remarked that most likely Action Water Sports, as well as Chapel Cup and Cone would be on the agenda.

ADJOURNMENT -

Commissioner Dykstra provided the motion, supported by Commissioner Ymker, that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

TIME - 7:34 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp