

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
APRIL 18, 2017
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 Gilliam were present, as well as Planner Ransford. Chairperson Smith specifically welcomed new member, Kevin Gilliam, to his first meeting.

INVOCATION –

Commissioner Dykstra gave the invocation.

APPROVE MINUTES FROM THE MARCH 21, 2017 REGULAR MEETING -

Commissioner Tacoma provided the motion to approve the March 21, 2017 Minutes, supported by Commissioner Ymker.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF AGENDA -

Commissioner Dykstra provided the motion, supported by Commissioner Zomerlei, to approve the evening's agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Ron Koroleski, 2967 8th Avenue, expressed his support of the township's churches, particularly reflecting on last month's meeting in regards to Zutphen Christian Reformed Church. Mr. Koroleski stated that he hoped the Bike Path requirement would be bypassed in this case, commenting on the church's phenomenal charity.

Pat Deemter, 3596 16th Avenue, remarked that she thought Sandy Van Antwerp, did a great job as recording secretary and had proved it, especially after last month's extended meeting. She inquired how new members of the Planning Commission are selected, commenting on the current all male membership.

Chairperson Smith explained that the township supervisor, Ken Bergwerff, appoints all the Planning Commissioners, out of the pool of people who have expressed an interest in the post.

Mrs. Deemter thanked the Planning Commission for their fine work, as well.

NEW BUSINESS -

*Proposed Text Amendments -

**Pathways - Section 3.24 Bicycle Paths (Also Non-motorized Pathways), Section 19.16 Bicycle Paths -

Chairperson Smith and Planner Ransford briefly outlined the benefits to rewording these sections of the Jamestown Charter Township Zoning Ordinance (JCTZO), the need to have some guiding standards, and its affects on the future.

Commissioner discussion ensued, including: Zutphen Christian Reformed Church; operating with common sense; the 2012 text; the properties affected that come before the Zoning Board of Appeals (ZBA); sidewalks versus bike paths; the great need for as much flexibility as possible, in cases such as Waterton Station; backtracking from wording that is set in stone; the benefit of being able to look at things on a case by case basis; expenditure of the bike path money, where and how the money is kept by the Board, and concern of residents regarding this issue; following a deliberative process with due diligence; the Board's goals regarding bike paths; and DT Storage receiving an exemption from the ZBA.

Consensus was to have Planner Greg Ransford draft new wording for Sections 3.24 and 19.16 of the JCTZO, which would blend old language with the new, include the phrase, "either/or", and include an

exemption for the cases where there is an existing bike path across the street.

****Commercial and Industrial Height Maximum -**

Section 3.23 – Building Height, Section 10.4E, Section 11.4A, Section 12.4D, Section 13.5D (Development Requirements), and Section 14.5 (Area, Height, Bulk and Placement Requirements) -

Commissioners discussed other village's maximum heights, excluding cupolas, steeples, etc.; various districts within the JCTZO; exemptions; pitch roofs; which language to strike to order to get the desired result; the reasons to change the wording in these sections; when going to the Zoning Board of Appeals is appropriate; B-1 and I-2 Districts changing to a 50' maximum and possibly the C-3 District, as well, while all other Districts stay the same; and the C-3 District's purpose being the servicing of motorized traffic.

Chairperson Smith instructed Planner Ransford to schedule Public Hearings to present the new proposed language for Pathways - Section 3.24 Bicycle Paths (Also Non-motorized Pathways) and Section 19.16 Bicycle Paths; as well as Commercial and Industrial Height Maximum Section 3.23 – Building Height, Section 10.4E, Section 11.4A, Section 12.4D, Section 13.5D (Development Requirements), and Section 14.5 (Area Height, Bulk and Placement Requirements).

***Discussion Items -**

Text Amendments - Requirement for only LED street lights -

Mr. Ransford explained that being proposed was all traffic lights in the future being replaced with LED street lights.

Consensus of the Commissioners was to leave the JCTZO alone, this would be micro-managing, new technology could come tomorrow, there was nothing in the JCTZO stating the street lights could not be changed to LED, and to let free enterprise preside.

OLD BUSINESS -

***Resolution for Jamestown Meadows -**

The Planning Commissioners briefly reviewed the proposed resolution.

Commissioner Zomerlei provided the motion, supported by Commissioner Dykstra to approve the resolution for Jamestown Meadows.

MOTION CARRIED - UNANIMOUSLY.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Pat Deemter inquired about Bike Path expenses possibly being taken care of by following the City of Holland's example by widening the roads and painting a yellow line to designate a biker's lane.

Chairperson Smith commented that all changes such as that must go through the Ottawa County Road Commission.

Commissioner Woltjer pointed out that one difference between Jamestown and Holland was the speed limit being 55mph and 35mph, respectively, for non-posted areas.

Mike Vandyke, 2059 40th Avenue, inquired about paving certain roads and how it is decided.

Chairperson Smith noted the township's limit of paving one mile, every other year, reflecting the question was excellent. He stated he did not know if it was based on the cheapest, most level, or most easily engineered.

Commissioner Ymker asserted that he had seen private funding for paving existing roads work very well in some townships.

Mike Vandyke raised the question regarding the process for making changes to the JCTZO.

Chairperson Smith stated that Mr. Ransford would bring the proposed language before the Planning Commission next month, there would be a scheduled Public Hearing the following month, then the Commissioners would make a recommendation to the Board, who would have two readings in successive months.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner Dykstra explained he had a resident asking about the sign ordinance and its enforcement, complaining that whenever the resident posted a sign, it was taken down.

Consensus of Commissioners was the resident needed to take his problem to Township Supervisor, Ken Bergwerff.

ADJOURNMENT -

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

MOTION CARRIED - UNANIMOUSLY.

TIME - 8:02 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp