

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 16, 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; also Planner Ransford.

INVOCATION-

Commissioner Ymker gave the invocation.

APPROVE MINUTES FROM APRIL 18, 2017 MEETING-

One correction - change the name Mike VanDyk to Mark VanDyk.

Motion to approve the April 18, 2017 minutes by Tacoma, supported by Zomerlei.

MOTION CARRIED UNANIMOUSLY.

APPROVAL OF AGENDA-

Motion provided by Ymker, supported by Zomerlei to approve the agenda.

Motion carried unanimously.

NEW BUSINESS-

*Site Plan Review

-Valley Vista Planned Development - Phase 3

The Planner, Greg Ransford, gave history and overview.

Randy Feenstra, engineer, led a discussion about water retention and drainage.

Koetje will check and clean sediment from culvert.

Motion to approve made by Ymker, supported by Zomerlei, with the condition to maintain proper cleaning of the 40" culvert and annually check as well as meet the content of the Vriesman and Korhorn letter.

MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS-

*Special Use Application

Montague, 3964 48th Ave.

Seeking to locate a pole barn in front of dwelling.

Motion made to open public hearing by Ymker, supported by Tacoma.

MOTION CARRIED UNANIMOUSLY.

Discussion followed: no location behind and it will be used for storage and ATV for snowplowing.

Motion was made to close the public hearing by Gilliam, supported by Zomerlei.

MOTION CARRIED UNANIMOUSLY.

Motion by Ymker, supported by Zomerlei, to approve location of pole barn.

MOTION CARRIED UNANIMOUSLY.

*Planned Developments

Preliminary Development Plan - Bridlewood Condominiums

Motion made to open public hearing by Dykstra, supported by Ymker.

MOTION CARRIED UNANIMOUSLY.

Presentation was made by Mike McGraw of Eastbrook Builders. Property characteristics plan lay out seem to line up with existing land, with private roads, trees, and ravine.

Several residents expressed concern that they do not want a road to be opened from the cul-de-sac on Equestrian Drive.

Motion to close the public hearings was made by Ymker, supported by Gilliam.

MOTION CARRIED UNANIMOUSLY

Motion was made by Tacoma, supported by Zomerlei to resolve to move forward with the site plan subject to the Ottawa County Road Commission decision, with two conditions:

- Payment in lieu of bike path
- Comply with the content of Vriesman-Korhorn letter.

MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS-

*Proposed Text Amendments

- Pathways - basically to change the language from "shall" to "may"; the word "and" replaced by "or"
- Building Heights - change the language of building heights for commercial and industrial buildings.

The Planner will schedule a public hearing for the ordinance change.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA AND NON-AGENDA ITEMS-

- Pat Deemter, 3596 -16th Ave -Encouraged people to come to township meetings and be involved. Had questions about how members were selected to fill vacancies on committees and was told they were chosen by recommendations. Wishes openings would be posted for the public.
- Ron Koroleski, 2967 - 8th Ave -Said appointments are "not what you know, but who you know".
- Melissa Sytsema, 2277 Bridlewood -wants to know who maintains the bike paths?
- Mark VanDyk, 2059 - 40th Ave -thanked the Planning Commission for their work on behalf of Zutphen Christian Reformed Church.

CORRESPONDENCE - NONE

PLANNING COMMISSIONER MEMBER COMMENT-

Woltjer questioned how verification is obtained on zoning status of a property when a question is raised. Ordinance application must be consistent with zoning.

ADJOURNMENT-

Motion to adjourn the meeting was made by Tacoma, supported by Dykstra.

MOTION CARRIED UNANIMOUSLY

TIME - 8:40

MINUTES SUBMITTED BY -

Mary Woltjer