

JAMESTOWN CHARTER TOWNSHIP

PLANNING COMMISSION

REGULAR MEETING

October 17, 2017

CALL TO ORDER: Chairman Smith called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners Dykstra, Ymker, Zomerlei, Smith, Woltjer, Gilliam and Tacoma present; also Planner Ransford.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVE MINUTES FROM October 10, 2017 SPECIAL MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Zomerlei to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Motion provided by Commissioner Ymker to approve the agenda, supported by Commissioner Woltjer. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

Public Hearings:

- Special Use Application
Vierzen—1854 Perry Street, parcel number 70-18-27-200-027
Seeking to locate accessory building in front of the dwelling

Motion made by Commissioner Tacoma to open Public Hearing, Commissioner Dykstra seconded it. Motion carried unanimously.

No public comment. Motion made to close public hearing by Commissioner Tacoma, seconded by Commissioner Ymker. Motion carried unanimously.

Commissioner Ymker made a motion to approve the Special Use Application with the following conditions:

- Building will be for personal use only
- West side yard setback will be a minimum of 20 feet
- Landscaping on North side of building will match the front of the house

Motion was seconded by Commissioner Dykstra and carried unanimously.

- Riley Crossings Phase 2 Tentative Preliminary Plat Application

Commissioner Gilliam made a motion to open public hearing, seconded by Commissioner Zomerlei. Motion passed unanimously.

Public comments: Tammy Rozeboom of 1959 Riley Street asked if there would be only one entrance and exit and if the developers were actively pursuing more property. They said they are not at present.

Roswell Stilwill IV of 2864 Greenly Street was interested in seeing the Plat Map.

Motion to close public hearing made by Commissioner Ymker, seconded by Commissioner Tacoma. Motion passed unanimously.

Commissioner Woltjer made a motion to recommend to the Township Board Riley Crossings Tentative Preliminary Plat Phase 2 with the following provision: Comply with the Vriesman and Korhorn letter.

Commissioner Tacoma seconded the motion. Motion carried unanimously.

- Rolling Meadows Phase 4 Tentative Preliminary Plat Application

Commissioner Ymker made a motion to open the public hearing, Commissioner Gilliam seconded it. Motion carried unanimously.

Public Comments: Ron Koroleski of 2967 8th Avenue made comments about the easements and Township finances.

Commissioner Tacoma made a motion to close the public hearing, Commissioner Ymker seconded it. Motion carried unanimously.

Commissioner Dykstra made a motion to make a recommendation that the Township Board approve the Rolling Meadows Phase 4 Tentative Preliminary Plat Application with the following conditions:

Complete the Bike path along Quincy Street and the sidewalk along Whaler Drive
Comply with Vriesman and Korhorn letter dated October 5, 2017

Commissioner Ymker seconded the motion. Motion carried unanimously.

- Rolling Meadows Phase 5 Tentative Preliminary Plat Application

Motion made by Commissioner Ymker to open the public hearing, seconded by Commissioner Gilliam. Motion carried unanimously.

Public Comment: Pam Lubbers of 2641 Angling Road asked about the number of lots and asked for a plat map to see if Phase 5 would touch their property.

Motion to close the public hearing was made by Commissioner Ymker and seconded by Commissioner Dykstra. Motion carried unanimously.

Commissioner Gilliam made a motion to recommend to the Township Board Phase 5 of Rolling Meadows Tentative Preliminary Plat with the following conditions:

- Comply with the Vriesman and Korhorn letter dated October 5, 2017
- Execution of the appropriate amendment or legal process to the Bridlewood Estates Plat to acquire additional lots 125-128
- Completion of PUD

Commissioner Woltjer seconded the motion. Motion carried unanimously.

Planned Developments

Final Plan for Trillium Ridge Condominiums

After discussion, Commissioner Dykstra made a motion to recommend to the Township Board to grant final plan approval to Trillium Ridge Condominiums and adopt the Trillium Ridge Condominiums Planned Development Ordinance with these conditions:

- Satisfy content of Vriesman and Korhorn letter
- Payment in lieu of bike path
- Conflicting lot numbers are corrected

Commissioner Ymker supported. Motion passed unanimously.

EXTENDED PUBLIC COMMENTS: Ron Koroleski of 2967 8th Avenue had a follow-up comment on Rolling Meadows stating that maybe the township should ask more of the developers, ie donating land like this easement for water and sewer lines.

Commissioner Tacoma responded that we are investing in our infrastructure.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Dykstra made motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 8:05 pm.

MINUTES SUBMITTED BY: Tina Ymker