

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
March 20, 2018

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 present.

INVOCATION: Commissioner Woltjer opened with the invocation.

APPROVAL OF MINUTES FROM FEBRUARY 20, 2018, REGULAR MEETING: Motion made by Commissioner Zomerlei, supported by Commissioner Ymker 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:

Pat Deemter of 3596 16th Avenue asked a question as to why there was a Special Meeting scheduled for April 3. Chairman Smith answered that due to a time sensitive issue, this party was willing to pay extra to have a special meeting before the next regularly scheduled planning commission meeting.

NEW BUSINESS:

▪ **Public Hearing for Valley Vista Phase 4 Planned Development – Major Amendment**

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

Randy Feenstra presented, mentioning that they have added the easement as requested.

Public comment:

Ron Koroleski of 2967 8th Avenue, voiced concern that the planning commission decisions are made way too fast before the public has a full understanding of the business in question.

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

Chairman Smith responded that Valley Vista was here today wanting to change building plans due to the topography in one area of their original plan.

Discussion ensued.

The Planning Commission's recommendations to Valley Vista Developers are as follows:

- We would like to see less than 66 units in that small of a location.
- Or, we would like to see the plans redrawn or left as approved in 2003. The buildings are too compacted; it is best to keep it spread out as originally drawn.

- **Rolling Meadows Phase 4 Final Preliminary Plat Review**

Greg Holwerda presented. Discussion followed.

Commissioner Tacoma recommended approval to the Township Board with the conditions that the master deed and or restrictive covenants adequately address care of the sidewalk and lawn within the Consumers Energy's easement and that the tree on the south end of Lot 95 is eliminated. Commissioner Dykstra seconded it. Motion carried unanimously.

- **Text Amendment Discussions**

- Private Roads

Presently, two houses are allowed on one driveway if there is enough road frontage. If there are more than two houses on one driveway, then it defaults to County specs.

The Commission would like a good long-term solution with thick asphalt of 2-3' minimum and a good drainage plan. They have asked Planner Ransford to prepare a draft of possible changes.

- Planned Development lot design, open space, etc.

The Commission reviewed potential modification requirements for a minimum open space/community space. They raised the question of who maintains the designated green space. Consensus is they see the need to increase lot size and at the same time evaluate the set back requirements. Discussion will continue at a future meeting.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Pat Deemter of 3596 16th Avenue said she wished she had a chance to ask a question after she understood more of the details.

Ron Koroleski of 2967 8th Avenue said that he applauded the commission's apprehension on moving forward with the clustering of the proposed Valley Vista Apartments. He also said that maybe it's time to say no to more development and look to tomorrow, not just today.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

Discussed upcoming activity: possible apartments on 32nd Street on the east side of the road, half mile South of Sunchase. Chairman Smith stated that he thought the Valley Vista apartments fulfilled our requirement for apartments in Jamestown.

Jason Roberts, resident of 3414 Jamesfield Court, spoke up on the possibility of apartments coming to 32nd Street between Quincy and Riley behind his house saying that he would recommend more owned housing rather than more rental units because, in his opinion, owners tend to take better care of their own property. He also said that he agrees fully with Chairman Smith's comments.

The Commission decided that a review of Jamestown's Master Plan is in order, evaluating it based on current traffic concerns and density.

ADJOURNMENT: Commissioner Tacoma made a motion to adjourn, Commissioner Woltjer seconded it. Motion carried unanimously. Meeting closed at 8:48 p.m.

MINUTES SUBMITTED BY: Tina Ymker