

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
July 17, 2018

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

ROLL CALL: Commissioners Jeff Dykstra, Doug Ymker, Dean Smith, Ted Woltjer, and Tim Tacoma present; also Planner Greg Ransford present. Commissioners Randy Zomerlei and Kevin Gilliam were absent with notice.

INVOCATION: Chairman Smith opened with the invocation.

APPROVAL OF MINUTES FROM JUNE 19, 2018, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- **Public Hearings**
 - **Planned Development of Spring Grove Village—Riley Street and 16th Avenue**
Seeking 85 single-family lots

Randy Feenstra from Feenstra and Associates presented. The development will include 61.77 acres with 13.13 acres of open space along with two detention areas and a lot for the Bosma family. They plan to preserve all the trees, build the roads to county specs and build the development in three phases.

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

Luke and Angela Rodenhouse of 1873 Riley St. inquired about how possible water issues would affect them and if there would be a berm between their house and the new development.

Brandon Winkel of 1881 Riley St. inquired about the water way behind his house. He also questioned if this new development could affect the spring at Spring Grove Park.

Mike Vanhaar of 300 Perry Street representing Jamestown Christian Reformed Church asked for clarification on any potential water issues this development might cause the church.

Mr. Feenstra told him that they should not have any problems and that the new development would work with them.

Ron Koroleski of 2967 8th Avenue mentioned that he does not want the tax payer to be saddled with the expense and upkeep of more roads and sidewalks.

Jonathan Langerak of 2000 Greenly Street said the stub street for this development will be very close to his property/barn which will restrict future development of his own property.

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

Discussion covered traffic, the sewer hookup, using open space to make the lots larger, screening for existing homes and the dust ordinance for work projects.

The Planning Commissioners consensus was to direct the applicant to revise the plan for final review by:

1. Adding screening for existing houses along the South and West property lines
2. Having larger lots or less density
3. Possibly delaying the sewer hook-up at the road

The Commissioners request rationale for the water main to North to cut across Greenly Street.

Is it enough for them to bring it to road right of way?

- **Special Use Permit request for J&H Oil Company/Tim Horton's – 4475 8th Avenue**
They are requesting it for a gas station, related convenience store and drive-thru restaurant.

Joe Grochowalski of Omega Architects presented.

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

Pat DeYoung of 525 Ransom Street is not opposed to the gas station coming but is extremely concerned about the additional traffic it will bring to the area that is already congested.

Ron Koroleski of 2967 8th Avenue said that it is a congested traffic area in the morning.

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

Discussion among the Commissioners followed.

Commissioner Tacoma had a problem with rezoning this property before the utilities are in and also with the traffic issues. He believes the traffic study is very serious. He does not think this should be approved. He also said that we do not need to hurry to make this decision.

Commissioner Dykstra said that since this is one of our overlay districts, it could alleviate some pressure from 32nd Avenue.

Chairman Smith said that the intent for the overlay was that it would follow not preclude the utilities.

Commissioner Tacoma made a motion to table this Special Use for J&H Oil in order to get the traffic study; Commissioner Ymker seconded it. Motion passed unanimously.

- **Text Amendment for Section 3.29 – Private Roads**

Commissioner Tacoma moved to open the public hearing; Commissioner Ymker seconded the motion. Motion carried unanimously.

Ron Koroleski of 2967 8th Avenue shared thoughts on private vs. public roads.

Jeff Paauwe of 2120 Greenly Street inquired about putting an additional driveway on his property in order to sell his back two acres.

Commissioner Ymker moved to close the public hearing; Commissioner Dykstra seconded it. Motion carried unanimously. Discussion followed.

Commissioner Dykstra made a motion to recommend to the Township Board adoption of Text Amendment for Section 3.29/Private Roads with these three changes:

1. A4c – Include the width of the road to be 20 feet
2. A17 – Revise per legal counsel
3. A18 – Change to only one sidewalk necessary for the private road

Commissioner Ymker seconded the motion. Motion carried unanimously.

- **Master Plan**

Planner Ransford shared that there has been a good response to the Master Plan Survey. He is using Facebook to remind people of the survey. It will be available through the summer.

Language was added to explain to the reader how to use the document; also, the Community Profile and Agricultural Chapters were updated. It was stated that the Master Plan is a road map or guide book, not law.

A consensus was reached regarding the proposed language as presented.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8th Avenue does not feel that Jamestown needs another gas station.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn; Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 9:06 p.m.

MINUTES SUBMITTED BY: Tina Ymker