

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
August 21, 2018**

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

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

INVOCATION: Commissioner Woltjer opened with the invocation.

APPROVAL OF MINUTES FROM July 17, 2018: Motion made by Commissioner Dykstra, 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 Zomerlei. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Kyle Windemuller of 350 24th Avenue asked why the ordinance is still in place that a property owner must have 200 feet of road frontage, excluding the road right of way; also, why a 2 acre minimum is required. He would like to see smart growth. He also said that a successful business needs to be proactive rather than reactive.

Kirk Sharphorn with PCI brought up the abundance of Special Use Permits that Jamestown Charter Township has on the books at present and how we can help them be in compliance. Most are zoned AG and are usually in an outside accessory building. As the township grows, there have been some complaints about businesses that are on the main roads. It is tough for them to meet all 19 requirements in the zoning law. Giving the township the flexibility to deal with them case by case as they come up is a possible first step. Kirk also mentioned that the sign ordinance for Jamestown is in need of review.

Chairman Smith noted that this is something we need to pursue.

Ron Koroleski of 2967 8th Avenue does not want to limit small businesses by over regulating them.

Kevin Wiersema of 2615 Kenowa asked for clearer direction for businesses in written form. Sometimes they feel they are guessing at what is allowed, which causes them to be fearful to invest more into their business not knowing if something will change with new neighbors or the law.

Chairman Smith said that our township has been complaint driven.

Planner Ransford added that we need clearer standards for a basis for each of the uses as well as a list of some that are prohibited in the township. He also thinks it is a good idea to require an exit strategy in case the business grows too large for the current property.

Commissioner Tacoma said that it is freeing to know your limits.

Chairman Smith said that the Commissioners should have time to talk about these issues along with the Master Plan, and requested Planner Ransford bring some sample language for the Commissioners to review during a winter meeting.

NEW BUSINESS:

- **Public Hearing for Text Amendments**
 - Section 2.65 – Lot Line, Front
 - Section 2.100 – Street, Private
 - Section 3.18 – Required Right-of-Way

Commissioner Tacoma made a motion to open the public hearing, Commissioner Dykstra seconded the motion. Motion carried unanimously. No public comments. Commissioner Ymker made a motion to close the public hearing, Commissioner Gilliam seconded it. Motion carried unanimously.

Discussion followed. Chairman Smith explained that the majority of the changes were redefining the language to clarify and make the wording easier to understand.

Commissioner Tacoma made a motion to recommend to the Township Board adoption of these Text Amendments as written. The motion was seconded by Commissioner Zomerlei. Motion passed unanimously.

- **Master Plan – Public Engagement Discussion**

Discussion followed. Planner Ransford commented that the survey was very useful and that it will be available on line and in paper form until August 31.

Commissioner Ymker would like to use the survey to know what topics to dive into with more detail, once that is finalized.

Planner Ransford said that these open community workshops are designed as small table discussion groups with a moderator in the room and possibly at each table. This will be purposely designed to be more interactive and not as formal as Township meetings; a much more hands on discussion with the citizens of Jamestown. The attendees will talk around their table, not into a microphone.

Chairman Smith and the other Commissioners agreed that they will begin with two workshops for the public, focusing on what comes out of the survey. He said that we want the public to be involved as much as possible, so signage is very important a week or so before and on line.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Tacoma mentioned that someone would like to take the former Pater farm and turn it into a park. He also would like to see more zoning for business condos and said that our township needs more commercial property.

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 7:58 p.m.

MINUTES SUBMITTED BY: Tina Ymker