

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
June 18, 2019**

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, Diane Pater, Kevin Gilliam and Tim Tacoma present; also Planner Greg Ransford and Jamestown Township attorney Mark Nettleton present.

INVOCATION: Commissioner Ymker opened with the invocation.

APPROVAL OF MINUTES FROM May 21, 2019, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

APPROVAL OF MINUTES FROM JUNE 13, 2019, SPECIAL MEETING: Motion made by Commissioner Ymker, supported by Commissioner Zomerlei. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- **Public Hearings**
 - Map Amendment (Rezoning)
 - Knobloch/Burns – seeking to rezone from R-1 to C-2

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

Adam Knobloch of 3410 32nd Avenue presented. He thanked the Commissioners for hearing their voice. He feels a C-2 designation would allow the area to have better entry and exit points and that it would be a good use of the property. Some possible uses he mentioned are a self storage or a senior assisted living center which he said would bring benefit to the community. He said denial of the C-2 designation will impact them as landowners financially.

Mr. Burns of 7456 Adams Street, Grand Rapids, presented for his grandfather. He said that there seems to be a discrepancy about the public utilities. He also feels that it has been a long moratorium, though they do understand the need to make sure it is a good use of the land. He said they just want to have direction as soon as possible.

Jason Roberts of 3414 Jamesfield Court said that he appreciates what the Commissioners and Township have done with the Master Plan. He also would like the master plan finalized soon in order to have direction for everyone. He would like to see localized commercial on one side of 32nd, where it is already. He also asked for setbacks and natural boundaries for neighbors if commercial buildings are built on the east side of 32nd Avenue.

Dan Besteman of 4584 8th Avenue said he would like clarification on the future of 8th Avenue and what the overlay district means for that area.

Dana O'Dell of 3570 Jamesfield Drive said he believed it wise to finish the process on the one piece of property on 32nd Avenue that brought up the concern to revise the Master Plan in the first place.

Ron Koroleski of 2967 8th Avenue said a lot of farmers bought land for their retirement. He thinks a small self storage unit would be a good fit on this property with the need to put trees on both sides for a buffer. He said that he would encourage the commissioners to allow these people to go commercial. Adam Knobloch of 3410 32nd Avenue said that they are asking the commissioners to consider the C-2 designation. He said they are not trying to rush the process but be a part of the process.

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

Planner Ransford clarified the utilities question for this piece of property. He said the water is available to the parcel but the sewer still needs to come down 32nd Avenue and isn't technically sufficiently available. When asked about the potential date for completion of the Master Plan, he said October is the goal, possibly sooner. Deliberations proceeded among the Commissioners.

Commissioner Ymker said he would like to finish the process we are working on. Commissioner Dykstra said we need to remember the master plan is a fluid document.

Commissioners Zomerlei and Gilliam said they do not have an answer at this time.

Commissioner Tacoma said that if we put this as R-1, then these land owners can come with something specific in the future and we can give a special use permit, whereas, C-2 would open the doors to anything. Commissioner Dykstra said they would be more receptive to rezoning at a later date when the owners have something specific.

Mark Nettleton said no one can force the Township to put in sewer and water. He also said there is not a specific time frame to make a decision on this rezoning request.

Commissioner Zomerlei made a motion to table this Map Amendment request pending adoption of the Master Plan. Commissioner Dykstra seconded the motion. Motion carried unanimously.

Commissioner Pater said that even though this request may be premature, it gives us possible uses for the land that we may not have thought about.

- Text Amendments
 - Section 9.3D –Special Uses
 - Section 10.3I – Special Uses

Motion to open the public hearing was made by Commissioner Ymker, seconded by Commissioner Gilliam. Motion carried unanimously. There were no comments.

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

Chairman Smith explained to the public present that these two text amendments will limit density in response to public comment and feedback.

Commissioner Dykstra made a motion to recommend to the Township Board adoption of changes to Text Amendments Section 9.3D and Section 10.3I. Commissioner Zomerlei seconded the motion. The motion carried unanimously.

- **Site Plan for Jamestown Square**

- 3686 32nd Avenue – 70-18-09-100-068
 - Seeking 11,375 square foot multi-tenant building

Mr. Witte from Nederveld presented. This multi-tenant building will be located between Quincy and Greenly on 32nd Avenue. There will be one entrance off 32nd Avenue with possibly one drive-thru (possibly a pharmacy) on the north end of the building. It will be a brick building with color renderings on all four (4) sides (a similar building can be seen on the corner of 36th and Baldwin on the SW corner). There will be 69 parking spaces, as well as extensive landscaping all around the site. There will be more evergreen trees to the South and East and more shrubs/landscaping than what the ordinance requires. He said that all site plan review concerns have been addressed and he thanked the Commissioners for their time.

The Commissioners asked Mr. Witte some questions. He said that the drive-thru may not happen but the owner would like the option. There is no parking in the back of the building and there is a single drive in the center of the building. It will be Bella brick for the façade and one tenant may be a restaurant. This building was part of the Meijer traffic study, but since we do not know who will be the tenants, we may need a traffic study done in the future.

Commissioner Ymker made a motion to approve the Jamestown Square at 3686 32nd Avenue –70-18-09-100-068 – with the following conditions:

- Vriesman and Korhorn letter is satisfied
- Planner Ransford’s memo is satisfied
- Future traffic study may be required depending on future tenants
- The decibel level on the drive- thru speaker does not exceed the decibel levels permitted by Jamestown Township Ordinance and
- They are granted the landscape waiver

OLD BUSINESS

- **Master Plan**

Planner Ransford gave an overview of what has been accomplished so far on the Master Plan. He said that the revised zoning map is on the Township web site.

Commissioner Dykstra made a motion to pass the updated Master Plan to the Township Board for review, revised with comments from attorney Nettleton. Commissioner Ymker seconded the motion, motion carried unanimously.

Planner Ransford noted that he will copy the Planning Commissioners the recommended plan so they can see the attorney’s revisions. The Planning Commission will have at least the public hearing meeting to modify, if desired.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8th Avenue said he just understood that the developer has to get permission for rezoning and that selling the property for whatever use will not affect the seller. He thanked them for that clarification.

CORRESPONDENCE:

An email was received from Kevin Beimers of 3473 Jamesfield Court which said that he is opposed to commercial property on the east side of 32nd, but if commercial does come there he would strongly request a ‘significant landscaping barrier between it and the residential property’.

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Tacoma brought up the ordinance that says the landscape trees have to be planted before people can move in, which can be difficult in Michigan winters. He suggested changing the ordinance but being careful not to let the developers cut corners. Maybe give them 9 months to get the trees in and if not, give the developers a healthy fine. The Attorney was asked if the Township can give fines for that. Attorney Nettleton said that if there is a violation of an ordinance, we can cite them.

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn, Commissioner Gilliam seconded it. Motion carried unanimously. Meeting closed at 8:25 p.m.

MINUTES SUBMITTED BY: Tina Ymker