

**JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 17, 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 present.

INVOCATION: Commissioner Smith opened with the invocation.

APPROVAL OF MINUTES FROM JULY 16, 2019, 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**
  - **Spring Grove Farms Phase 5 Preliminary Plat**

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

Rob Lamar presented. He said that the only major change was that the stub street was moved due to the gas line.

Dave Besteman of 2669 Quincy St. has the property to the West of the new subdivision and was concerned with the trees and water near Quincy St. The Commissioners clarified that the subdivision does not come up to Quincy St. and Mr. Lamar, who is the engineer, said that there will be no grading or tree removal on the West property line.

Amy Kadzban of 4249 Springside Drive asked how you will be able to access this phase of the subdivision. It will be by Mary Beth Lane off of Quincy Street.

Commissioner Pater asked about the 75' easement for the gas pipeline and how that will affect the owners of those lots since lots 122 and 123 seem smaller. Mr. Lamar stated that the owners cannot build or put a pool or anything in the easement but that they are a bit bigger because of the pipeline. Commissioner Tacoma asked about trees, lights and sidewalks. Mr. Lamar stated that the lights will be the same as the rest of the development. They will take the least amount of trees out as possible and follow what is requested of them from the zoning ordinance as to how many trees to plant. Sidewalks will be on both sides and go in at the time of home construction so it will be even with the driveways. Commissioner Ymker made a motion to close the public hearing and Commissioner Gilliam seconded the motion. Motion carried unanimously.

Commissioner Dykstra made a motion to recommend approval of Spring Grove Farms Phase 5 Preliminary Plat with the addition from Commissioner Tacoma that the final prints have trees drawn on them before it comes to the Township Board. Commissioner Ymker seconded the motion. Motion carried unanimously.

- **Jamestown Charter Township Master Plan 2019**
  - **Approval of Final Draft**

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

Planner Ransford gave an overview of the draft process, public responses and changes made to bring this document up to 2019 standards.

Commissioner Smith acknowledged the residents' desire to maintain the rural character of Jamestown Township and slow down development. We listened and responded to your voice.

Neal Dekievit of 3216 32<sup>nd</sup> Avenue asked what it means that his property was changed to medium density? The Commissioners answered that the current zoning remains the same; that nothing changes for his property right now. It gives you other options but does not affect your taxes.

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

Commissioner Tacoma made a motion to adopt the resolution as presented within the final draft of the Jamestown Charter Township Master Plan 2019, which adopts the Master Plan. Commissioner Dykstra seconded the motion. Motion carried unanimously.

Commissioner Tacoma wanted to clarify that there are clear ordinances, but the way they are applied has variables. Commissioner Smith agreed and said that we want to apply the Master Plan fairly and equitable within the guidance of the ordinances and that the Master Plan has to be updated every five (5) years. We, as the Planning Commission, appreciate everyone who participated in this process!

- **Street Tree Planting Deadline**

It was explained that the Commissioners are making this motion in order to ensure that the trees requested are planted in a timely manner. The applicant can be required by ordinance to provide security for completion of the improvements; the Township board is going to require it, so the Planning Commission is going to recommend it, and as a result the Planner and Zoning Administrator are going to discuss it with the applicant prior to application.

Commissioner Dykstra made a motion to direct staff to include the requirement of a financial security for the purpose of ensuring the completion of street trees on the application forms because it is going to be required by this Planning Commission. Commissioner Ymker supported the motion. Motion carried unanimously.

Commissioner Pater asked who will enforce this new requirement. Commissioner Smith stated that it will be the Zoning Administrator.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Dave Besteman of 2669 Quincy Street asked if the Commissioners had changed anything in the Master Plan for 8<sup>th</sup> Avenue. The Commissioners answered that they had not made any changes there.

Amy Kadzban of 4249 Springside Drive asked if the Master Plan dealt at all with cell towers going up. Commissioner Tacoma stated that we as a township have no say concerning cell towers.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Tacoma made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 7:47 p.m.

MINUTES SUBMITTED BY: Tina Ymker