

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
January 21, 2020

CALL TO ORDER: Chairman Smith called the meeting to order at 7pm.

ROLL CALL: Commissioners Jeff Dykstra, Dave Kronemeyer Randy Zomerlei, Dean Smith, Kevin Gilliam and Tim Tacoma present, also Planner Greg Ransford present. Diane Pater, absent with notice.

INVOCATION: Commissioner Gilliam opened with the invocation.

APPROVAL OF MINUTES FROM November 19, 2019, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Zomerlei to approve the minutes. 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 (Limited to 3 minutes please)

Ron Koroleski of 2967 8th Ave: PC represents the people. They should live in the community. The new commissioner works in township but does not live in township.

NEW BUSINESS:

- Public Hearing:
 - Waterton Station Planned Development-Preliminary Development Plan

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

Nederveld and Associates Rick Pulaski , Planner and Engineer for Waterton presented: 151 acres east of 24th Ave. 192 single-family homes, several different house types, price points, in order to apply to broad demographic. 2 areas of single-family homes (2 price points 375,000+, west side 250,000-325,000). 90 condo unit (2 price points 300,000 south condos, 240,000-250,000 north condos). 79 unit townhomes off 24th. Very south point: 40 Independent living and 70 assisted living beds. There are 6 connection points on to public roads and will line up with Creek Ridge development. Single family homes will be public roads. Condos will be private roads. Side walks are planned on both sides of road, with some single sided sidewalks. 22,000 feet of sidewalks (4 miles). Create buffer between existing roads and new development. Natural features, a ravine and small stand of trees preserved (open space). Signature amenity: The “historic route” of the Interurban rail line from Greenly to Quincy will be maintained (this is about 5.5 acres). Community building will be structured to look like a railroad type building. Storm water retention 4.6 acre pond on south side.

Barri Hiddema of 2730 Angling Road wonders why she was not notified of meeting. She is concerned what will happen with flow of traffic on Quincy. Quincy leads to M6—traffic is fast. She has attempted to get stop sign on 3-way corner of Quincy at Angling, but OCRC told her they needed 7 recorded accidents. Inquired about lowering the speed limit on Quincy.

Evelyn Paauwe of 2120 Greenly (5-acre lot). Lives across from proposed retention pond. Will water wash thru and flood everything? Doesn't understand why they are denied building new house on 5 acres, yet they are surrounded by development. Are they grandfathered into farm animals, etc. No utilities of water or sewer or natural gas. Concerned about the ground water issue as large development fertilizer their yards.

Amy Kazbane, 4249 Spring Side Drive. Is concerned about traffic flow, as it already can be an issue.

Andrew Waldenmeyer of 4040 Spring Mist Drive. Asked what is the timeline? Smith says this is 1st step in approval process. PC makes recommendation, Township board makes decision. Construction, early next year at the earliest. 30 lots first phase (bottom corner). Typical 25-30 in each phase. Waldenmeyer has had serious drainage issues in the past. Still have a ton of water drainage from across the street. What is the drain plan? Pulaski responded: 25 feet of flow from Quincy toward the ravine off into pond on Greenly. North side of Quincy experiencing drainage issues should not be affected by this development. This is an OCRC issue. Pulaski believes the pond will capture chemicals now, compared to historically when farmers were fertilizing and the drainage was free-flowing.

Jeff Paauwe of 2120 Greenly. One little tube that will feed into Rush Creek?? Where approximately will that enter Rush Creek? Rick responded: Big pipes enter, little pipe exits. Pulaski shows Kevin map—looks like it will flow thru Paauwe property.

Ron Koroleski of 2967 8th Ave is concerned about groundwater pollution. Developments push for heavy treatment and lots of water. Farmers do not pollute. Is a pathway to the schools planned? Townhomes? I thought we weren't going to allow more apartments-tight spaces.

Torry Hiddema of 2730 Angling Road is concerned about another 800+ cars. How are roads going to support without widening existing roads? Not against development, but density. Cut down on density. Bigger lots. Is proposed "green space" for roads later?

Jeff Paauwe of 2120 Greenly asked where are utilities to supply all these homes coming from? Is it possible we can get it? Paauwe stated his property currently has a lot of drainage and it will only get worse with the retention pond dumped on his property, while receiving no benefits. Pulaski: sewer line coming up from Rush Creek, Mr. O'Rear lift station. Water main stops at 24th & Greenly. Gas, electric, cable main will have to be brought in to front of development along Greenly. Dykstra stated these are engineering questions. Smith stated there are many regulations in place. There will not be an increase of flow of water. It will be metered. They do not allow developers to flood the neighbors.

Derek McCormick of 2359 Outback Drive is concerned with traffic flow in an already highly trafficked area. These are essentially 3 country roads that will support this development. Dykstra-there will be a traffic study before this gets approved, OCRC decides.

Amy Kazbane of 4249 Spring Side Dr asked if there will there be a bike path along Greenly that will hook up to schools? Rick stated there already is bike paths.

Ron Koroleski of 2967 8th Ave is concerned who will maintain these retention ponds when they get plugged up? Condos? Homes? Site Associations? Smith: detention pond is sized for 100-year rain event (10-12 inches in one event). Pulaski: every phase the water resource commissioner adds money to a drain clean out fund. Act 43 drain district. There is fail-safes built in.

Dana O Dell of 3570 Jamesfield Dr questioned minimum lots size? Seems very crowded. Rick: 85-100 feet lots on east side, 72-80 feet west side.

Commissioner Dykstra made motion to close public hearing, Commissioner Tacoma seconded it.

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Dykstra has many concerns. Fire Chief opinion? Public and private roads-how does ambulance get in and out. The lay out looks way too confusing. Thinks this development will take 16 years to finish. Would like to see phases numbered. Way too many moving parts.

Commissioner Tacoma: Apartments and density. Maximum amount of units allowed? 4 units in a connected building allowed per Master Plan. Concerned about parking space. He loves the railroad theme.

Commissioner Gilliam concerned about density, number of units per acre. Agrees, this plan has a lot of moving parts and also has traffic flow concerns.

Commissioner Kronmeyer: Plan well put together, looks nice. Concerned about condo roads dumping into public roads and also how kids will safely cross the busy road to path. How wide are roads in condo compared to public roads?

Commissioner Zomerlei: Planned Development needs to be consistent with underlying zoning AR. Lots should be bigger unless they want to rezone it. Open space/green space should be available to people in development. Ravine is unusable. Traffic study needs to be done.

Pulaski responds to the above concerns: 26' condo road, public road is 30'. Emergency service people have been ok with plan. There are different types of open spaces, and they are both represented in this plan (preservation vs bike trail on interurban line). To address Zomerlei's concern: we may need another public hearing and rezone in Master Plan. The density is an average of 3.2 units/acre which correlates with Master Plan. More parking needs to be looked at for condos and townhomes. Bike path to schools: 3 years-ago township didn't want to put another bike path on other side of road.

Commissioner Zomberlei asked if the condos were owner occupied, but it has not yet been determined if the townhomes will be owner occupied or rented.

Commissioner Smith questioned Ransford about PUD-If townhouses were a stand-alone, they would require a R3 zoning? We took R3 out of old Master Plan because we didn't want to see more apartments/rentals. The assisted living will grow over time, not start with 70 beds. Townhomes are approximately 5 units/acre (there are 13 acres). Also, does not like 72' lots. R2 zoning is 100' frontage. Ransford response: Staff wants the Planning Commission to determine the assisted living part and how it would be recognized, most likely as a Residential/commercial component compared to for example a gas station, which is a genuine commercial use.

Tacoma asked PC: is it ok if townhouses are rentals? Smith: I don't think we can dictate. Ransford: we don't have authority to regulate rental versus owner occupied.

Barri Hiddema of 2730 Angling concerned of ditch around her house. If they put tiles in ditches, cars will land in my home. See township supervisor

Commissioner Smith makes motion for the following recommendations, seconded by Dykstra:

- #1 Traffic Study
- #2 More condo parking
- #3 relabel ravine from open space to open space/preservation
- #4 Satisfying the concerns of the Fire Department
- #5 expand townhome parking
- #6 Phase #'s and order

Addendum to #1: Requests applicant coordinates with both OCRC and the township engineer on the traffic flow and please make note for study to pay careful attention to 24th turning on to Quincy and Quincy/Angling corner.

Vote: 5 yea, Zomerlei opposed.

- 2020 Meeting Schedule: See attached. Motion by Smith, seconded by Tacoma to adopt schedule. Passed unanimous vote.
- Annual Report: Commission approved it and recommended presentation to Township Board.
- Election of Officers: Floor opened for nominations. Motion by Zomerlei, seconded by Gilliam to adopt the existing slate of officers. Chairman: Smith, Vice Chairman: Dykstra, Secretary: Tacoma. Motion carried by unanimous vote.

OLD BUSINESS

Text Amendment Discussions:

Residential Fencing- Commissioners favored Byron Townships current standards.

Street Trees –Discussed spacing of trees outside of the public right-of-way.

Commissioners directed Ransford to schedule a public hearing on both of these topics and try and get it on the February agenda.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (Limited to 3 minutes please)

Ron Koroleski of 2967 8th Ave. Commend you for comments to developers.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

Tacoma said Nederveld property on Riley past 40th. Collapsing barn, it's an eye sore and safety hazard. Go to Zoning Administrator for complaint.

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn, Commissioner Gilliam seconded it. Motion carried unanimously. Meeting closed at 9:00 pm.

MINUTES SUBMITTED BY: Renee Dreyer