

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
March 17, 2020

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

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

INVOCATION: Commissioner Dykstra opened with the invocation.

APPROVAL OF MINUTES FROM February 18, 2020, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Pater 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):

NEW BUSINESS:

- **Public Hearing:**
  - **Quincy Bur Oak, LLC – Map Amendment Request**
    - **Seeking to rezone PP# 70-18-01-100-001 and 70-18-10-100-009 from the AR Agricultural-Rural Residential Zoning District to the R-2 Residential Zoning District**

Commissioner Gilliam 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 Station requested a rezoning of said parcel.

Jeff Pauwee 2120 Greenly: Inquired why he has been denied approval to build an additional house on his 5 acres on the south side of Greenly. They are currently zoned AR. Planning Commission informed Pauwee this was not the time or place for this request--he needed to speak with the Zoning Administrator. His request would involve two steps: rezoning request and variance request.

Ron Koroleski of 2967 8<sup>th</sup> Ave: When a problem develops with the retention pond and its drainage, who will pay for fix? As was previously discussed at the January meeting: the Waterton Station Association

Jeff Pauwee 2120 Greenly: Have they done any studies on water drainage because he is very concerned. Yes, this is all calculated by the Ottawa County Water Resources Commission.

Commissioner Zomerlei made motion to close public hearing, Commissioner Pater seconded it. Motion carried unanimously.

PLANNING COMMISSION COMMENTS:

Smith: If we rezone to R2, site plan will stay the same? Pulaski responded: Yes, it will remain the same.

Pater: Corner of Greenly and 24<sup>th</sup> higher density. 3.0 increased to 3.2

Kronemeyer: Asked to verify that open space will be owned and preserved by association.

Dykstra: Commented that historically many HOAs eventually dissolve years later. What happens to open space areas then? Pulaski stated the law today demands much more from HOAs and doesn't feel this is an issue.

Tacoma motioned to recommend the Jamestown Township Board rezone PP# 70-18-01-100-001 and 70-18-10-100-009. Zomerlei supports. Motion carried unanimously.

- **Discussion Items**

- **Form Based Codes – Village of Jamestown (Master Plan Strategies)**

Smith: Explained that “Form Based Codes” deals with character of property, landscaping standards, and architecture standards. Master Plan language are suggestions. Ordinance are rules to be followed. We are talking about Jamestown and Forest Grove villages only, not the entire township. Is this something we need to do or are the recommendations in the Master Plan good enough?

Ransford: Confirmed that Form Based Codes are about character, form, type of building, parking in back, etc -giving a “village feel”. Example: an all metal building compare to how most buildings are brick in the village.

Gilliam is concerned of “over-regulation”, but at the same time the area is growing. Do we want to put some “protection in place”? Kronemeyer agreed and is concerned that if we don’t regulate a bit, someone could propose something crazy.

Smith asked Ransford to provide “sample language” of what we could do to maintain the historical integrity of the villages.

- **Private Roads in Site Condominiums**

Ransford: Per the Township Attorney: Current regulation for site condominiums do not allow for private roads. This is in violation of the condominium act. Ransford will correct verbiage.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (Limited to 3 minutes please): None

CORRESPONDENCE: None

PLANNING COMMISSION COMMENTS:

Zomerlei: At our previous meeting we recommended removing “island” from the Jamestown Automotive parking lot and asked if language should be changed in the current ordinances. Consensus was to handle on a case-by-case base.

ADJOURNMENT: Commissioner Zomerlei made a motion to adjourn, Commissioner Tacoma seconded it. Motion carried unanimously. Meeting closed at 7:52 pm.

MINUTES SUBMITTED BY: Renee Dreyer