

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 19, 2021, 7:00 p.m. remotely via zoom

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

ROLL CALL: Commissioners Jeff Dykstra, Kevin Gilliam, Dave Kronemeyer, Diane Pater, Tim Tacoma, Randy Zomerlei, Dean Smith, along with Planner Greg Ransford were present via teleconference.

INVOCATION: Commissioner Dykstra opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Zomerlei, supported by Commissioner Gilliam to approve the minutes of the December 15, 2020 Planning Commission Meeting. A roll call vote was taken: Ayes: Dykstra, Gilliam, Kronemeyer, Pater, Tacoma, Zomerlei, Smith. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Smith, supported by Commissioner Kronemeyer to approve the agenda with the addition of the 2021 election of officers as an item of new business to follow old business. A roll call vote was taken. Ayes: Dykstra, Gilliam, Kronemeyer, Pater, Tacoma, Zomerlei, Smith. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

OLD BUSINESS:

- M & C VanRhee Properties-an application for a zoning map amendment (rezoning) to rezone their property located at 3180 32nd Avenue, parcel number 70-18-16-100-016 from the Agricultural Rural Residential (AR) Zoning District to the Village Commercial (C-1) Zoning District. The property is approximately four (4) acres in area and is located at the southeast corner of 32nd Avenue and Riley St.

Chairman Smith reviewed the application, and he stated that it has been determined since the December 15, 2020 Planning Commission meeting that the original six-tenth acre had been rezoned in 2009 to C-1. Commissioner Tacoma asked Planner Ransford if the Planning Commission could place any restrictions on the property if the additional acreage is rezoned to C-1, such as designating where driveways could go, limiting what kind of things could go in, and that appropriate water and sewer must be available for whatever facility goes in. Planner Ransford stated that if the applicant was to resubmit the application as a conditional rezoning, he could then propose those limitations and identify appropriate uses, but he would need to formally present such an application for the Planning Commission to consider. Mr. VanRhee stated that if the building were destroyed, at that time he assumed he would be coming to the Planning Commission to possibly move the driveways further away from the corner. He also stated that he would like the property rezoned so that it is a sellable, more valuable piece of commercial property for his wife if something happens to him. He further stated that if the existing building were destroyed, they would not be able to rebuild because the building would be too close to the lot lines. Concerns were expressed by other Commissioners regarding rezoning without a plan for what could go in there and the lack of public water and sewer for

the property. There was discussion regarding the possibility of requiring water and sewer as a condition of approval if the building were to be rebuilt. Planner Ransford stated that Mr. VanRhee has submitted a traditional rezoning application, and conditions cannot be placed on this type of rezoning. He suggested that Mr. VanRhee could submit an application for a conditional rezoning, in which case the applicant could offer conditions based on the Commissioners' concerns. The Township cannot place conditions on the applicant. Mr. VanRhee stated that if water and sewer became available to the property, he would gladly hook up, but he could not afford to pay for water and sewer service to be extended to his property if he had to rebuild right now. Chairman Smith reviewed section 10.2 of the Zoning Ordinance and noted that there were at least 18 different permitted uses by right in the C-1 Zoning District that could be put on the property if it were rezoned to Commercial. He also noted that this area is designated in the Master Plan for Low Density Residential, and that most Commercial uses would be incompatible with the surrounding zoning. Mr. VanRhee stated that the original sixth-tenths of an acre had already been rezoned to Commercial, and Chairman Smith replied that uses for the property would be limited by its small size. Carol VanRhee asked what she could do with the lot if it remained non-commercial. Chairman Smith informed her that prices for residential parcels in the township are very high right now. Planner Ransford stated that the six-tenths acre with the business is a legal non-conforming lot, and if the building were destroyed the applicant is still entitled to use the lot for commercial purposes, and that the township would have an obligation to allow something to occur. Commissioner Pater commented that the value of the property is not negated now or in the future, as the applicant could return at a later date with a plan for a conditional rezoning.

A motion was made by Tacoma, supported by Zomerlei to recommend that the Township Board deny the request to rezone the property at this time. A roll call vote was taken. Ayes: Dykstra, Gilliam, Kronemeyer, Pater, Tacoma, Zomerlei, Smith. Motion carried unanimously. Chairman Smith declared the motion to deny approved. The applicant was informed that the Township Board would hear his request for rezoning at the February 15, 2021 meeting unless the applicant decides to withdraw the request.

NEW BUSINESS:

- 2021 Election of Officers.

Diane Pater nominated Dean Smith as Chairperson. After discussion regarding whether to combine the positions of Chairperson, Vice-Chairperson and Secretary into one motion, a motion was made by Kronemeyer, supported by Zomerlei that Dean Smith continue as Chairperson, Jeff Dykstra continue as Vice-Chairperson and Tim Tacoma continue as Secretary. A roll call vote was taken. Ayes: Dykstra, Gilliam, Kronemeyer, Pater, Tacoma, Zomerlei, Smith. Motion carried unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None. Smith asked Planner Ransford for information regarding the status of the Jamestown Shores development. Ransford replied that the developers have been reminded that they must return to the Planning Commission with their final condominium plan, and then obtain approval from the Township Board. Ransford also informed the Commissioners that the February meeting agenda would have a mining application from the Ottawa County Road Commission for the extraction of approximately one million

cubic yards from their 44 ½ acre site on Riley St. just east of the mobile home park. Also on the February agenda will be a preliminary site plan submitted by the company Trilogy for an assisted living retirement home in the Rolling Meadows development off of Sunchase. As the Rolling Meadows Planned Development does not allow this, the Planning Commission would need to approve the modification of the development plan to allow this type of use.

PLANNING COMMISSION MEMBER COMMENT: Commission Tacoma stated that Planner Ransford’s contract had been approved for the next three years by the Township Board at the January 18, 2021 board meeting. Chairman Smith informed the Commissioners that the Township Supervisor would like the Planning Commission to review data regarding unpaved roads in the township and submit an action plan to the Township Board with recommendations regarding the top three roads that should receive priority for paving as millage funding allows. The Township is currently coordinating with Salem Township in Allegan County to pave portions of Ottogan Rd. Supervisor Van Haitsma was in attendance via teleconference to provide more detail regarding her request, and she thanked the Commissioners for taking on this task. Commissioner Tacoma shared feedback received from residents at the January 18, 2021 Township Board meeting regarding the Jamestown One Condominium development on 32nd Ave. near Greenly St. He stated that nearby residents are very opposed to the project, and he asked if the Township Board was obligated to grant approval. Chairman Smith commented that the condos will provide a buffer between residential areas and a busy road with commercial and industrial development, and that it is compliant with the master plan and requirements of the zoning ordinance. Chairman Smith offered to attend Township Board meetings in order to answer questions from residents regarding final site plans per the approval of the Supervisor. Commissioner Dykstra offered further comment regarding Melvin VanRhee’s rezoning application. He had done more research regarding why the Planning Commission had rezoned the original six tenth’s acre parcel to commercial. He stated that the parcel had a vacant business, and that the rezoning was done to make it possible for a business to use the building again. Commissioners Gilliam and Smith stated that they would not be able to attend the March Planning Commission meeting.

ADJOURN: A motion was made by Commissioner Dykstra, supported by Commissioner Tacoma to adjourn the meeting at 8:00 p.m. A roll call vote was taken. Ayes: Dykstra, Gilliam, Kronemeyer, Pater, Tacoma, Zomerlei, Smith. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on _____ by _____
(chair)