

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
August 17, 2021 at 7:00 p.m.
Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

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

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

INVOCATION: Chairman Smith opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Tacoma, supported by Commissioner Gilliam to approve the minutes of the July 20, 2021 Planning Commission Meeting. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Gilliam, supported by Commissioner Pater to approve the agenda with the addition of a presentation regarding the township public water system and a presentation regarding proposed changes to the Noel restaurant on Riley Street under general comments regarding non-agenda items. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

- Pastor Joel Wayne, the lead Pastor at Chapel Pointe Church in Hudsonville, presented information regarding the expansion of their church and the desire to add another site. They have been talking to the owners of Noel Restaurant and the adjacent buildings, and they are asking the Planning Commission for an opinion regarding proposed renovations that would convert the restaurant to its original use as a church building. They are planning to purchase the restaurant and the adjacent buildings which they will use for various church programs. There was discussion of parking and number and times of services. Pastor Joel was informed that a church would require a special use permit, and he was advised to contact the Township Clerk to find out if there is an existing special use permit for a church on the property. If the prior special use permit is still active, they would only need to submit a site plan.
- Township engineer Aaron Van Proyen and Brian Boss from the township water and sewer department gave a presentation regarding public water in the township. Discussion was focused on the potential for expansion of the existing system and the high cost of providing water to outlying areas of the township. Boss explained that expansion of the system follows development, it doesn't precede it. Most water expansion is paid for by developers. The township is still paying on loans for watermain improvements done 30 years ago and a water tower in 2004 that provides reserve water storage for emergency use only. He stated that water can be provided anywhere, but the high cost is prohibitive and that it is also necessary to have enough users in order to maintain fresh water in the system. Also discussed was the possibility of requiring residents to connect to public water as it becomes available, the difficulty of providing water to the 8th Avenue and M-6 area and the capacity of the current system.
Chairman Smith inquired about the possibility of developing a water and sewer master plan for the township. Van Proyen said that the township engineers have already created these for other jurisdictions. Chairman Smith directed Van Proyen to contact the Township Supervisor and begin the process of developing a township master plan for water and sewer that would pertain to the existing development boundary in the current township land use master plan.

NEW BUSINESS: None.

OLD BUSINESS:

- Zoning Text Amendments
- Subdivision Text Amendments

There was continued discussion of zoning text amendments and subdivision text amendments regarding financial guarantees and public water. No decisions were made, and it was decided to continue the discussion at the September 21, 2021 Planning Commission meeting.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: Dan Besteman, 4584 8th Avenue, noted that the Township Board approved the installation of a new sound system for the meeting room at the August 16, 2021 Township Board meeting, but he would also like them to include a projector as well in order to more easily see presentations. He also stated that he thought the presentation given by Brian Boss at tonight’s meeting was very well done.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: Commissioner Tacoma addressed fellow Commissioners regarding the site plan review for a private road application submitted by Kyle Friar, KMF Construction at the August 3, 2021 Special meeting. He thought it was manipulative that the Planning Commission required a wider road than the minimum 16 -feet width specified in the township ordinance in return for an internal sidewalk waiver.

ADJOURN: A motion was made by Commissioner Tacoma, supported by Commissioner Pater to adjourn the meeting at 8:18 p.m. Motion carried

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)