

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
February 15, 2022, 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 Ross De Jong, Jeff Dykstra, Kevin Gilliam, Dave Kronemeyer, Dean Smith, Tim Tacoma, and Randy Zomerlei were present. Also present were Township Planner Greg Ransford and Township Attorney Mark Nettleton.

INVOCATION: Commissioner Zomerlei opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Zomerlei, supported by Commissioner Dykstra, to approve the minutes of the January 18, 2022, Planning Commission Meeting as written. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Kronemeyer, supported by Commissioner Gilliam, to approve the agenda. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: Larry Ocobock, 2295 Byron Road, thanked the Planning Commission members for their service to the Township.

NEW BUSINESS:

- **Site Plans**

- **Final Site Condominium Plan for Ottogan Hills** to establish a private road, three (3) metes and bounds parcels and thirteen (13) site condominiums. The property is located within parcel number 70-18-35-400-012 on the north side of Ottogan Street between 16th Avenue and 8th Avenue. Since the preliminary submission, the applicant has reduced the total number of metes and bounds divisions from four (4) to three (3) lots due to the relocation of the stormwater area. The applicant also modified their private road curbing to valley gutter along its edges, which will still comply with Section 3.29-Private Roads of the Jamestown Charter Township Zoning Ordinance (JCTZO). Ottogan Hills remains exempt from the new requirement of public water connection as long as they seek approval for their Final Plan within one year of their Preliminary Plan approval, which was in July 2021. Todd Stuve from Exxel Engineering was present to answer questions regarding the application. He stated that the Ottawa County Health Department has approved the soils, and test wells have been drilled that indicate adequate quantity and quality of water. Planning Commissioners asked for information regarding the ability of firetrucks or school buses to turnaround in the cul-de-sac, clarification of why lots A, B and C are not part of the site condominium, and whether grading near the road for a future bike path is incorporated in the drawing. Stuve stated that the normal turnaround in a subdivision is 80 feet in diameter, and the turnaround for this site plan is 150 feet in diameter. Lots A, B and C were not included in the site condominium as the soils for these lots did not meet the more stringent site condominium septic system standards. Stuve also said that it would not be a problem to indicate the future bike path on the plan.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Zomerlei, to adopt a resolution recommending to the Board of Trustees that final plan approval be given, with the following conditions:

- That the applicant satisfy the content of the draft resolution
- That the applicant obtain approvals from Ottawa County Health Department and Ottawa County Water Resources Department
- That the applicant satisfy the content of the Vriesman and Korhorn letter dated February 04, 2022 and the content of the Township Planner's memorandum
- That the Township Legal Counsel is satisfied with the content of the proposed Master Deed and covenants, and any other documentation regarding the Site Condominium and private roads
- A cash deposit or irrevocable letter of credit covering the estimated cost of the improvements associated with the site condominium shall be provided to the satisfaction of the Township, with the Township as beneficiary, prior to construction of the Development.

Motion carried unanimously.

OLD BUSINESS:

- **Map (Rezoning) Amendment**

- **Hawk's Valley Investors** is seeking to rezone parcels 70-18-15-300-023 and 70-18-15-300-024 from AR Agricultural Rural Residential to R-1 Residential.

Dale Kraker was present to provide information to support his request that the Planning Commission reconsider the decision to table the rezoning application at the January 18, 2022 Planning Commission meeting. He provided the Planning Commissioners with a handout detailing his arguments for approval. He stated that there is a lack of new housing inventory, a limited area currently zoned R-1 that can be developed, that their request fits within the Township Master Plan and that there is availability of water service to the parcel.

The Commissioners discussed the impact of only one ingress/egress on Byron Rd. and the increase of traffic on Outback Dr. Kraker stated that he did look at the possibility of two access points on Byron Rd, but approval of the Ottawa County Road Commission (OCRC) would be needed and there are sight line issues on Byron Rd. Also noted was that connection to Outback Dr. would be determined by the OCRC. In developing the layout of the property, they will go back to the OCRC for approval of two entrances on Byron Rd. and a traffic study would be done. The Commissioners noted that the OCRC, not the Township, has authority over how public roads may be used, and that the Township cannot prohibit connection to Outback Dr. The Commissioners also discussed limiting discussion to the rezoning request and not site plan review, the proximity of this parcel to other R-1 zoning districts and the potential for this development to solve local water drainage issues and low water pressure. They also noted that the parcel was entirely within the development boundary indicated in the Township Master plan.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Gilliam to recommend that the Township Board approve the rezoning of the parcel to the R-1 zoning district as it is adjacent to other R-1 zoning districts, the standards of 31.5 of the JCTZO are met and that the parcel is entirely within the development boundary indicated in the Township Master Plan which also shows an upgrade to R-1. Motion carried-six ayes and Commissioner De Jong opposed.

Commissioner Dykstra clarified for the public present that the Planning Commission was approving the recommendation to the Township Board for rezoning only at this time, and the rezoning would need to be approved by the Township Board. The first reading would be at the March 21, 2022 Township Board meeting. Site plan review would be at a later date.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:

- Vicki Brinks, 2484 24th Ave., David Teitsma, 2810 Keystone, Jeff Schams 2264 Outback Dr., Chris Gilbert, 2342 Outback Dr., Larry Ocobock, 2294 Byron Rd. and Robert Gemmen, 2093 Byron Rd., offered public comment regarding the Hawk's Valley rezone request. They had concerns regarding the number of potential new houses, the impact on Outback drive and existing utilities and the increase in traffic on Byron Rd.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: Chairman Smith provided a handout from Michigan State University Extension regarding ex parte contact to all Planning Commission members for training information.

ADJOURN: A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to adjourn the meeting at 8:13 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)