

Present: DeHaan, Dykstra, Keppel, Shaarda, Webster, Woltjer

Absent w/ notice: Larabel w/ notice - Webster as vice-chair accepted the chair position.

Innovation: Dykstra

Planner: Ransford: gregory.ransford@gmail.com, phone 638-1240

Approval of Minutes Keppel / Dykstra made motion to approve the minutes of 5/5/12 with the corrected statement from Woltjer. "I stated that there wasn't any growth in this area in the foreseeable future and I did not believe that this chapter was necessary at this time for it would not be favorably received if we put it in place." Carried

Approve the Agenda: Shaarda/ Dykstra made a motion to approve agenda Carried

Public Comment: None

Motion to open the Public Hearing Haan/Dykstra made a motion to open the public hearing regarding Zoning Text amendments in section 8.4A4 Development Requirements, Yard and Lot Requirements, Lot Width and Area, R-2 Zoning District. Carried

Planner Pursuant to direction from the May meeting, I have provided a proposed Text Amendment Ordinance to revise Section 8.4A4. As you recall, the proposed language establishes a minimum lot width and minimum lot area for two-family, three-family and four-family dwellings which was not in our current ordinances.

Public Comment: None

Motion to close Public Hearing Dykstra / Haan made a motion to close the public hearing. Carried

Webster PC Asked for discussion and any comments regarding the proposed language.
No comments given

Motion to approve/ or deny Shaarda/ Keppel made a motion to recommend to the Township Board the amended text for Section 8.4A4 as presented. Carried

New Business **Commercial Chapter for the Master Plan**

Planner Reviewed the Commerical Chapter and noted that over 95% of the language is in the current Master Plan just not in one location but rather woven throughout the document. This chapter is just being reorganized so that it makes more sense.

Haan	When does this go the general public and will they see the changes?	
Planner	This material is always available in my office.	
Webster	I feel it has been well done and did not see any changes. As we are begin to develop in Jamestown township this will become a good reference point.	
Haan	It looks like the largest chunk is in the introduction and the rest are items that have been moved from other areas. I am OK with it as well.	
Keppel	For clarification, in our current zone R-1 if anyone wanted something that was not allowed in this zone the applicant would be required to make a zone change. I am speaking with regard to the area surrounding the M-6 interchange.	
Planner	That is correct, a change in zoning would have to be requested or the PC could make a zoning change if they felt it necessary.	
Keppel	I won't see anything in the near future, so I would leave it alone.	
Motion to approve/ the Commercial Chapter	Shaarda/Keppel made a motion to approve the Commercial Chapter as part of our revised master plan.	Carried
Old Business		
Webster	Placed back on the table the review of the Forest Grove Chapter for consideration and input into the new Master Plan.	
Haan	Do other township has chapters that speak to small hamlets?	
Planner	Yes, the village of Lamont in Ottawa county is very unique and has a development plan that identifies their uniqueness and their desire to maintain that environment. The goal of Lamont is to remain consistent with its current and historical structure. There has been no negative effect in having this language in their plan. If Forest Grove doesn't have its own chapter it would be incorporated in the current residential Master plan chapter.	
Webster	My question is in terms of expansion, what type of development could actually come in there and would future chapters have an effect on leaving this language out?	
Planner	I would not expect that any future chapters would have an effect on the Forest Grove chapter. Their future development is limited due to no infrastructure at this time.	
Webster	I would recommend that we fail on the part of inclusion rather that leaving it out.	
Motion to approve/ or deny	Shaarda/Haan made a motion to incorporate Chapter four Forest Grove in the Master Plan.	Carried

Extended Public Comment Regarding Agenda Items Only (limited to 3 minutes)

R. Korloweski Prior to M-6 we could travel freely. Now we have a four way stop that limits traffic flow. I won't be in favor of any more development in that area.
I also am not in favor of a developer coming in and put their own waste disposal on site. On I96 when you travel through Grandville you can smell their waste disposal. and I am not desiring to have that within 300' of my residence.

Haan Commented positively to the work that Greg has completed on the Master Plan.

Correspondence None

Planner I have provided a schedule for progression on the Master Plan.
Next month I am wondering if we could do two chapters Industrial and Recreation.

Planner Stated that J. Mediema would like the PC to have some discussion with regard to the language in Sec. 20.6.

PC Agreed to review two chapter should the Planner have time to prepare both.
The PC also agree to review Section 20.6 and have a discussion in the coming months.

Motion to Adjourn Woltjer/ Dykstra - made a motion to adjourn the meeting.
Adjourned at 8:00 PM.

Minutes prepared by N. Shaarda, secretary