

**UNAPPROVED
MINUTES**

Present: Shaarda, DeHaan, Dykstra, Larabel, Webster, Woltjer
Absent w/ notice: Keppel

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

Approval of Minutes of 2/21/12 The following changes were proposed for clarification and presented by the secretary. *Twelve* surrounding township ordinances were reviewed. (not eight) Four of *twelve* had setbacks....., 330 signatures not 33..., In conclusion,... by 459 township voters *representing 11,600 acres of property in Jamestown township*. Shaarda/Webster made motion to approve with the above changes. Carried

Approve the Agenda: Larabel/Webster recommended the change of the agenda to place Old Business - Text Amendments proposal by G. Altman and 21 co-applicants on Sec. 3.20A and Sec. 6.5A1 ahead of the New Business items. Carried

Public Comments: On items not on the Agenda

Bill Parr
3390 24th Ave. I am presenting a better version of the layout for a home on the corner of 24th and Greenly. We are in a similar situation as the proposal being discussed tonight. We may have to approach the ZBA for a variance, however, we wanted the PC to see what is a real problem with smaller lots even on AG zoned land.

L. Ocobock
2294 Byron Rd. I am wondering why there were no attachments with the minutes that were available at the township office.

N. Shaarda Copies were given to the township office for distribution.

T. Larabel It is common when getting minutes for a meeting that you would ask for any attachments as they would go to a different file and would be made available upon request.

Ron Koroleski
2967 8th Ave. I want to understand how the township controls costs. Last night we heard from someone who wants bike paths cleared of stones, and the future sewer cost that are forth coming. Does a PC set up what is ruled and regulated? You have to understand that you are costing me money every time something is regulated and more thought and discussion should happen before decisions are made that would raise our taxes.

Old Business Text Amendment

Motion to take off Shaarda/Dykstra made a motion to take the Text Amendment off the table. Carried

T. Larabel	Last meeting we took public comment and we elected to table this item to further review and study all the past material surrounding how this language came about. I would ask the Zoning Adm. what was his review of variance needed since 2000.
Zoning Adm.	There were a total of 16 applications since 2000. Since 2004 there were 12 front yard setback requests in AR and 7 of the 12 would not have required a variance request.
T. Larabel	After looking through 100's of pages of minutes and discussions; I find the change was placed with the goal of aligned the township with the OCRC. I find making this change would not have a negative impact on the ORCO or other related entities but would rather be fixing a problem.
C. Webster	I would agree, I feel we were wise to table this and all do our homework. I think this is what other townships are doing and we should follow suit.
C. DeHaan	One piece of minutes in 2004 speaks to existing homes being grandfathered in. What exactly is meant by that statement.
Planner	Whether a home, commercial or other structure if it was legal at the time it is not something that has to be removed unless it has been destroyed.
K. DeHaan	So what does it mean to be destroyed and who decided that, insurance?
Dykstra	If there is more than 60% damage, than it is considered destroyed.
Planner	This is a term that is identified based on legislation
N. Shaarda	I was relatively new to the PC board at that time and I feel the minutes focus on what we were thinking and where the OCRC was going based on projected growth. I also don't see a harm on making adjustments more in line with other municipalities. I am concerned about the need to maintain correct arterial setback and how we measure - center of road or road edge.
T. Larabel	As we move through our master plan we will look at our arterial roads and those setbacks to ensure that they are in line with the OCRC.
J. Dykstra	How do we currently measure. We measure off the center of the road and many of our roads are not on center. If we take language out regarding how we measure we could open ourselves up to many more problems.
PCI	When applying for a building permit. Each application is reviewed individually based on the property, and the building site. Finding the edge of the road right-of-way is not necessary a big deal.
T. Larabel	Surveyors would use historical data with 95% based on a survey section line.

K. DeHaan	Do we know how many homes were built that adhered to a larger setback based on the current language.	
T. Woltjer	We could probably get that data. I had a sheet here that listed the new homes built.	
N. Shaarda	I think we could safely say that the majority of people coming to Jamestown township that have property are going to place their home to the center of their property or at least to the best visual location. If they are in a plot then they are governed by the PUD guidelines.	
K. DeHaan	So the current language would not have had an adverse effect.	
N. Shaarda	I don't think so.	
T. Larabel	This is an appropriate time to present the correspondence as it pertains to this topic. We are attaching the following correspondence. Letters: Ron Koroleski, Don Hunter, Cornetta Cammenga	
Motion	Dykstra/ Webster recommend to the Township Board the approval of the request as recommended by the applicant. Specifically, the change of Section 6.5 from the existing 75 ft. to 50 ft. And in Section 3.20 the arterial roads be changed from 60 ft. to 50 ft. with the deletion of the 50 ft. of center line on all other public and private streets.	
	Approved: Dykstra, Webster, Larabel, DeHaan, Shaarda Opposed: Woltjer	Carried
New Business:	Residential Uses Chapter	
T. Larabel	There are two recommendations. One being to update when we have the 2010 Census.	
Planner	We have the data and we can certainly update this before this goes to surrounding communities. The info used for our projections with regard to growth may change either way.	
T. Larabel	Could you go through the goals, recommendations and changes.	
Planner	Most of these are reorganized from the current plan. Strategies would be more specific items that would carry out the goals.	
K. DeHaan	Going to your changing of the words at the beginning such as <i>Required</i> , <i>Encourage</i> etc. I would question why we would use Required verses Encourage.	
T. Larabel	<i>Required</i> is a word used especially in a PUD where the developer has to look at two things, a typical subdivision or a PUD where there are more options.	
K. DeHaan	Not seeing why we would change encourage to require on the strategies	

C. Webster In the past we would encourage cluster housing as part of our development plans and part of that was to require sidewalks as connectors.

Planner Which bullet words would you change back?

K. DeHaan I would change bullets 1-4 back to *Encourage*

T. Larabel We would keep the first two as *Required*, the next two would be *Encourage*, and five would be *Required*.

Agricultural Uses Chapter

Planner Final line of the introductory paragraph was adjusted other than that this document has not changed from our last discussion.

T. Larabel Agenda item is bylaws.

T. Woltjer I asked for that on the agenda and I am withdrawing that request.

Extended Public Comment

N. Koroleski When you get done with the master plan and you make revisions what is the next steps?
2985 8th Ave.

Planner We could have more hearings, however, the PC has decided that we are not doing a dramatic overhaul. We will allow the public to comment throughout the process and will have a public hearing either as part of the PC or the Board meeting during final review.

R. Koroleski We do not need to overregulate ourselves. When I mention tax dollars, I may at some point not be able to afford my taxes when I get to a fixed income.
2967 8th Ave.

J. Dykstra Our main responsibility is the safety, health and welfare of this community.

G. Altman I want to challenge the PC board to ensure that there is good input and public comment.
2724 Adams St.

James Mosiak I want to reiterate what Gail just said; it is important to get input and review all aspects of proposed changes. That goes for the Township board as well.
2900 Riley

???? Use monetary discussions when you decide on things and who will foot the bills. All cost should not be placed on farmers who do not use items like sewer/water.
1475 Riley

Correspondence Already covered above.

Discussion None

Dykstra/Webster Motion to adjourn PC meeting at 8:42 p.m.

Carried