

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
NOVEMBER 18, 2014
7:00 PM

UNAPPROVED
MINUTES

CALL TO ORDER-

Commissioner Webster called the meeting to order at 7:00 pm.

ROLL CALL -

Commissioners Dykstra, Keppel, Webster, Woltjer, and Smith, were present, as well as Planner Ransford. Commissioners Larabel and Tacoma were absent with notice.

INVOCATION –

Commissioner Smith gave the invocation.

APPROVAL OF THE OCTOBER 21, 2014 REGULAR MEETING MINUTES -

The motion was made by Commissioner Dykstra and supported by Commissioner Smith to approve the October 21, 2014 Regular Meeting Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Smith made the motion, which was supported by Commissioner Woltjer, to approve the November 18, 2014 Meeting Agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

****Public Hearings -**

***Plat - Rolling Meadows Phase 3 Tentative Preliminary Review -**

The motion was made by Commissioner Dykstra, supported by Commissioner Keppel, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Planner Ransford briefly described the application from Rolling Meadows Development, LLC for Tentative Preliminary Plat approval for Phase 3 of the Rolling Meadows Planned Development, located north of Quincey Street, on the east side of 22nd Avenue. Mr. Ransford noted that the Township had not received any restrictive covenants, and as a result assumed none were proposed. He also mentioned that the Township had not yet received answers regarding any fees paid for proposed bike paths.

Steve VanKooten, of Medema, VanKooten, Inc., stated he was at this meeting to represent the company, and asked if there were any questions.

Ron Koroleski, of 2967 8th Avenue, asserted that it was best to get all details, such as the proposed bike paths, in writing, stating his belief that the burden of proof should be on the company

requesting approval.

As there were no further comments, Commissioner Smith made the motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Discussion ensued among commissioners including: the proposed bike path, the need to get all proposals in writing, high density areas, and bike paths attracting buyers' interest.

Commissioner Smith made the motion, supported by Commissioner Dykstra, to recommend Tentative Preliminary Plat approval for Phase 3 of the Rolling Meadows Planned Development, with the understanding that the bike path issue be resolved in writing before final approval.

MOTION CARRIED – UNANIMOUSLY.

*Planned Development – Jamesfield Major Amendment -

Planner Ransford explained that the applicant, Jamesfield Planned Development, was seeking to increase the previously approved density from a total of 119 lots to 126 lots, an increase of an additional seven (7) lots. He also noted that the applicant is required to install an 8 foot multi-purpose trail along the Greenly Street frontage. Jamesfield PD had submitted documentation suggesting they had previously paid the related monies in lieu of construction, but the Township treasurer had not yet confirmed this. Mr. Ransford then reminded commissioners that the Site Plan Review Committee had recommended approval at their October 16, 2014 meeting, based on the fact that the additional lots have a negligible effect on the remainder of the development.

Commissioner Keppel made the motion, supported by Commissioner Dykstra, that the Public Hearing be opened.

MOTION CARRIED – UNANIMOUSLY.

Mick McGraw, representing Eastbrook Homes, stated that his company was working with the previous owners, in order to finish Phase 4, for Jamesfield Planned Development.

Ben Miller, of 3429 Jamieson Drive, observed that the company had done a fine job, and had clearly shown their concern about the sidewalks and landscaping being properly taken care of.

Mr. McGraw asserted that Eastbrook Homes would work for whatever deemed necessary for the sidewalks and landscaping. He also stated that they had committed to adding the new homes to the neighborhood association.

Ron Koroleski remarked that he had been at the SPRC meeting and had been greatly impressed with this developer.

At this time, Commissioner Smith made the motion, supported by Commissioner Dykstra, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioners briefly discussed the issues involved, including the need for the landscape plan to be all laid out and put into writing, the concern Eastbrook Homes had in doing the right thing for everyone, and the fact that the lack of sidewalks can be a detriment in many neighborhoods. Planner Ransford pointed out that now is the time to note anything the Planning Commission may want added to the Amendment.

Kurt Suidinski, of 2899 Jamieson Court, reflected that at the neighborhood association meeting, they had stated Eastbrook Homes would deal with the sidewalk issue.

Mr. McGraw agreed they had recommended that the sidewalk issue be resolved.

At this time, Commissioner Smith made the motion, supported by Commissioner Dykstra, to approve the Jamesfield Planned Development Preliminary Plan (Phase 4), Major

Amendment, with the stipulation that the sidewalk and landscaping plans be resolved, finalized, and put into writing.

MOTION CARRIED – UNANIMOUSLY.

*Special Use Request – Action Water Sports, 3745 Quincey Street, seeking to operate a wake board park -

Commissioner Dykstra made the motion, supported by Commissioner Woltjer, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Planner Ransford outlined the unique application details for Action Water Sports to expand the existing retention pond to operate a wake board park, including variances yet needed from Jamestown Charter Township Zoning Board of Appeals (ZBA) and requests by the Fire Chiefs of both the city of Hudsonville and Jamestown Charter Township.

Steve Witte, of Nederveld Associates, exhibited a map showing the 31 acres the property covers that is otherwise unusable, except by Action Water Sports. Mr. Witte went on to detail the plans for the park, including: the quiet cable driven system to be used, customers accessing the park by buying a wrist band; the innovative marketing to be used to draw customers from a wider area; operating dates and times of April to September from 9:00 am to dusk; the showers, bathrooms, concessions, and observation deck to be incorporated in the proposed building; and the 41 parking spaces. He noted they had already met with the Department of Environmental Quality (DEQ), and the Zoning Board of Appeals (ZBA) requesting two variances, involving the driveways and the 30' setback, as well as the building materials.

Ron Koroleski commented on the plan as a positive one, using otherwise unusable space and providing more taxable income for Jamestown Township.

Commissioner Woltjer made the motion, supported by Commissioner Dykstra, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioners questioned Mr. Steve Witte with regards to: where the water will come from, the purpose of the island, the variances required to establish the yard areas as proposed and the materials used on the facade of the building, whether the city of Hudsonville or Jamestown Township would respond to accidents, complying to signage ordinances, where the customers will enter, and landscaping. Mr. Witte answered all questions to the commissioners' satisfaction.

At this time, Commissioner Dykstra made the motion, supported by Commissioner Keppel, to grant the Special Use Request by Action Water Sports according to the current plan submitted, with the required variance(s) from the Zoning Board of Appeals, but with Section 14.7 of the JCTZO upheld on the northeast side of the building, and with the three (3) requests of the Fire Chief included, being: 1.) Year-round access to the site is provided, 2.) A walking path is constructed to support rescue vehicles, and 3.) A knox box is installed on the building.

MOTION CARRIED – UNANIMOUSLY.

*Benchmark Farms, 3700 8th Avenue, seeking to operate a commercial riding stable and boarding facility -

Commissioner Dykstra made the motion, supported by Commissioner Woltjer, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Kimberly Bench, of 3700 8th Avenue, explained that they had been on the property for

two years, giving private lessons indoors, and that they were looking for a Special Use Permit.

Ron Koroleski expressed his opinion that here was someone looking to do the right thing, and they should be encouraged and approved.

Commissioner Dykstra made the motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioners briefly commented on the plan, with the consensus being that what Benchmark Farms was doing was great and in a very nice facility.

Planner Ransford reminded the Planning Commission members that the Site Plan Review Committee recommended approval of this request as presented, with the issuance of a waiver to the existing gravel areas.

Commissioner Keppel made the motion, supported by Commissioner Smith, to approve the Special Use Request by Benchmark Farms, with the issuance of a waiver to the existing gravel areas.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

****Section 3.5 -Keeping of Animals -**

Commissioners were interested in possibly adopting changes to the JCTZO similar to the ordinance for the Keeping of Animals in Salem Township. Discussion ensued including: taking out Section 3.5D4, which requires an administrative permit for 4-H animals; addressing the keeping of unusual animals such as bison, deer, and rodents; what would be considered a commercial farm; the temporary versus the permanent keeping of animals; using language as broad and open as possible; implementing the nuisance ordinance as needed; the difficulty in the past of a few residents saying animals were 4-H and actually were not; and accusations of the Township being too tough on 4-H students, which are not true.

Planner Ransford stated that Supervisor Ken Bergwerff recommended having one more Public Hearing, and suggested that he try to schedule one for December. This was acceptable to the commissioners.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Ron Koroleski stated that he did not work for Mick McGraw.

Jeremy Bodbyl, of 3940 Gordon, asked about the Home Occupation language for signs.

Planner Ransford replied that he has worked on the language for the signage issue for Home Occupations, as well as the language for bike paths in the JCTZO, with the Township attorney.

Commissioners discussed bike paths versus sidewalks; the desire and need to see the map from the Master Plan with the bike paths set out in the Recreation Plan; not fighting for frustrating bike paths that go nowhere; the fact that the big developments are in already; and cement, as a material, lasting longer but being more costly.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner Woltjer stated that at the October 21, 2014 Meeting, the Master Plan should have been adopted by resolution and not by motion and voice vote.

Planner Ransford explained that it had been.

Commissioner Woltjer then pointed out that in June of 2011 the Township Board had, by

resolution, re-established the Planning Commission under the Planning Enabling Act. Mr. Woltjer noted the Board had reserved the duty of adopting the Capitol Improvement Plan, but to the best of his knowledge nothing had been done.

Planner Ransford agreed that the Capitol Improvement Plan was a good budget tool and said that he had reminded others about it. Mr. Ransford observed it was on Supervisor Ken Bergwerff's radar.

Commissioner Woltjer stated that this Township government could be more effective if the Capitol Improvement Plan was put into place. He mentioned that some things that are supposed to come to the Planning Commission for a decision, are not.

Mr. Ransford stated that the Township Attorney should be catching these things.

Commissioner Woltjer remarked that certain things had been called for 3 ½ years ago and still had not been done.

Commissioner Dykstra agreed, and asked about the truck signs that were supposed to be posted.

Commissioner Keppel pointed out that that was what was tearing up Quincey Street.

Commissioner Dykstra asserted that Officer Flick did a good job enforcing this but there are still no signs.

ADJOURNMENT -

At this time, Commissioner Smith made the motion, supported by Commissioner Woltjer that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

Time: 8:30 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp