

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
MARCH 18, 2014
MINUTES

UNAPPROVED
MINUTES

CALL TO ORDER –

Chairperson Larabel called the meeting to order at 7:00 pm.

ROLL CALL –

Dykstra, Webster, Larabel, Woltjer, Smith, and Tacoma were present.
Keppel was absent with notice.
Also present: Planner Ransford.

INVOCATION –

Larabel gave the invocation.

APPROVAL OF MINUTES -

Dykstra made the motion and it was supported by Woltjer to approve the February 18, 2014 Minutes with the following revisions on the third page, last paragraph:

First line to read – A minimum of 4" (four inches) of topsoil for restoration

Fifth line to read – Requirement of \$160,000 bond for maintenance and repair or otherwise approved or waived by the Ottawa County Road Commission

Sixth line to read – Renewable letter of credit for \$1,600/ acre for disturbed, excavated, or unclaimed land

Eighth line to read – Sufficient fencing as shown

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Motion made by Dykstra and supported by Smith that the March 18, 2014 Agenda be approved.

MOTION CARRIED – UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

*Site Plan Review Application - Forest Grove CRC – 3515 Perry Street, Parcel Number 70-18-20-400-014 & 70-18-20-400-015 – to demolish existing church and erect new church with additional parking and interior drive.

Larabel and Planner Ransford briefly summarized the application, mentioning final exterior building materials, landscaping, drainage, the 10' easement, and bike path. Ransford expressed the opinion that the application seemed very complete.

Dykstra remarked that it all seemed cut and dried, mentioning that the proposed building was not to be much bigger than the existing one.

Larabel asked if there had been a decision reached regarding the siding/facade.

Henry Kamps, of 306 Ransom, representing the church, asserted that they had decided

on vinyl siding.

Larabel asked the Commissioners for any further questions or comments – there were none.

A motion was made by Smith and supported by Dykstra to approve the Site Plan Application of Forest Grove Christian Reformed Church.

MOTION CARRIED – UNANIMOUSLY.

*Meijer, Incorporated – Site Plan Extension Request.

Ransford briefly outlined the Extension Request.

Woltjer pointed out the need to discuss with Meijer what the plans were in regards to future extensions for the property in question. He also pointed out that Meijer is building in Michigan, that there are fourteen new stores in Wisconsin, as well as expressing his opinion that Meijer is the door to further commercial development in the Site Plan area. Mr. Woltjer expressed concern that the development of the property in question would continue to be postponed.

Commissioners discussed Township standards, the original Site Plan including a car wash, the 2008 extension not including a car wash, and any other commercial interest in the general area of the land owned by Meijer.

Ransford stated that, to his knowledge, there had been no other interest shown in the surrounding property.

Dykstra asserted that Woltjer had made a good point and suggested that communicating with Meijer ought to be taken into consideration.

Webster mentioned the option of approving the Site Plan Extension for one year but at the end of the extension to have a discussion with Meijer, Inc. as to their future plans and timeline.

At this point, Dykstra made the motion, supported by Smith to extend the Site Plan for Meijer, Inc. for one year.

MOTION CARRIED – UNANIMOUSLY.

*Section 17.1D – Site Plan Review Committee (and Section 3.24 responsibilities).

Larabel and Ransford presented the desirability of working on the wording of the current Jamestown Charter Township Zoning Ordinance (JCTZO) language regarding the Site Plan Review Committee (SPRC), having been brought to the Planning Commissioners attention at the January 2014 Meeting by Commissioner Woltjer.

Discussion ensued, with Commissioners exploring the best scenario for the wording of Section 17.1D. Matters of importance examined included: Section 17.1D1.a. with regards to who should serve on the Site Plan Review Committee, the potential advantage of flexibility, the need to recognize the individuality of each project being overseen, as well as the benefit to the Township in streamlining the wording and improving the intent of this section.

Commissioners then turned to Section 3.24 (Bicycle Paths – Also Non-Motorized Pathways). Thoughtful exploration of the current wording and regulations followed. Final consensus was that this needed to be brought to the Township's Supervisor, Ken Bergwerff, as well as the possible involvement of the Township Board, Site Plan Review Commission, and the Park and Recreation Committee, before the Planning Commissioners would try to revamp this whole section.

Tacoma brought out one final piece of information – that Officer Flick was planning on exploring the possibility of a State of Michigan grant to finance further bike paths in Jamestown Charter Township.

OLD BUSINESS -

*Special Uses – Richard Hoekstra, of 3528 16th Avenue, Parcel Number 70-18-11-300-041, seeking to locate an accessory building closer to the front property line than the face of the single-

family dwelling, Section 3.2F JCTZO.

Chairperson Larabel summarized this Special Uses Application and commended Richard Hoekstra for being very thorough, doing everything the Planning Commissioners had asked of him, and voluntarily working with his neighbor, Pat Deemter.

Woltjer pointed out that the plan for the pole barn included animals.

Pat Deemter, of 3596 16th Avenue, asked for permission to address the Commissioners, which they granted. She then expressed concerns regarding the size of the proposed pole barn being, in her opinion, almost equal to the size of an apartment building, her view being destroyed after living there for over 42 years, the future re-sale of her property being negatively affected, and the fact that once this was done, it could not be undone. She noted her opinion that her neighbor, Richard Hoekstra, had created this problem by building his house where he had, without thought to future buildings and the effect it would have on his neighbors.

Richard Hoekstra defended his position by explaining the reasons for the location of his house and the complexities involved with the drain field, etc. He also asserted that he had never wanted the situation to offend his neighbors, that he was willing to do anything reasonable to compensate, but that it is his property, after all.

Ron Koroleski, of 2967 8th Avenue, observed that, legally, it was nobody's business what Mr. Hoekstra kept in his barn, that it is his property by law, and that he had offered, of his own volition, to landscape around the proposed pole barn, for his neighbor's benefit alone.

Commissioners proceeded to discuss the situation, addressing matters including: number of animals allowed per acreage owned, setback needed to meet ordinance regulations, the reason for the size of the pole barn, and Mr. Hoekstra's home business in relation to the proposed pole barn. The consensus of the Commissioners was that the applicant had come a long way since first coming before the Planning Commission with his proposal and that this was a good compromise, as Mr. Hoekstra had done everything they had asked of him.

Webster reflected, that as to Mrs. Deemter's concerns, change is hard.

The motion was made by Webster and supported by Dykstra to approve Richard Hoekstra's Special Use Request with the assurance of a 75' setback, in compliance with the AR Zoning Requirements.

Tacoma requested assurance that Mr. Hoekstra was still willing to plant trees in order to shield the view for his neighbor, Pat Deemter, as much as possible.

Richard Hoekstra reiterated that he would gladly do anything to make his neighbor happy and that he was planning on landscaping with trees.

Commissioners then voted on the motion.

MOTION CARRIED – UNANIMOUSLY.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY-

Ron Koroleski noted that in regards to the Bike Path decision, with respect to Section 3.24 of the JCTZO, his thoughts were to plan carefully for the future and to save the Township money by being very cautious of the proposed wording.

Larabel assured Mr. Koroleski that this was the reason the Commissioners were looking into the wording of this section of the JCTZO now.

CORRESPONDENCE -

Chairperson Larabel mentioned two letters that Planner Ransford had brought to the Commissioners attention and thanked him for the heads-up.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner Tacoma expressed concern for attending resident, Jeremy Bodoyl. Mr. Bodoyl

had received a "Cease and Desist Order" with respect to his home business, a small engine repair. He was confused as to why he was being singled out and what regulations he could be misunderstanding, when he had many neighbors with similar small businesses.

Commissioners explored the situation and discussed Special Use Permits, the Township's desire to be flexible with small businesses, no neighbor's having any concerns, and Mr. Bodoyl's payment of the \$450 fee.

Tacoma suggested an extension on the "Cease and Desist Order".

Ransford commented that the Commissioners could certainly suspend action at this time, as Jeremy Bodoyl was evidently not hurting anyone.

ADJOURNMENT -

The motion was made to adjourn by Smith and supported by Woltjer.

The time was 8:15 pm.

MOTION CARRIED – UNANIMOUSLY.

MINUTES SUBMITTED BY -

Sandy VanAntwerp