

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
OCTOBER 21, 2014
7:00 PM

UNAPPROVED
MINUTES

CALL TO ORDER-

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

ROLL CALL -

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

INVOCATION -

Commissioner Webster gave the invocation.

APPROVAL OF THE SEPTEMBER 16, 2014 REGULAR MEETING MINUTES -

The motion was made by Commissioner Webster and supported by Commissioner Dykstra to approve the September 16, 2014 Regular Meeting Minutes.

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Dykstra made the motion, which was supported by Commissioner Keppel, to approve the October 21, 2014 Meeting Agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Ron Koroleski, of 2967 8th Avenue, asked if it was possible to have more information available, regarding discussion items, before the Planning Commission meetings, other than simply the agendas. He felt the residents attending just were not informed on the various issues as well as they could be.

The Commissioners answered that the pertinent information was so in-depth and the packets so thick that it was not practical or financially feasible to mass produce them. They then offered the alternative of calling or coming into the Township Offices and individually requesting that month's information.

NEW BUSINESS -

****Spring Grove Farms Phase 3 – Final Preliminary Plat - Landscape Plan Review-**

Chairperson Larabel chose to abstain from this discussion and asked Commissioner Webster to take over.

Commissioner Webster remarked that, according to her understanding, what was most important for the Planning Commission to check and approve was the landscaping portion for this final approval.

Planner Ransford briefly reiterated the information in the extensive memorandum sent out to the Commissioners, pointing out that in accordance with the street tree provisions of the JCTZO, it appeared the required number of trees in the Final Preliminary Plat was deficient by 14 trees.

Michael Berg, of 1730 Three Mile Road N.E., representing Dykema Excavators, Incorporated, agreed that the JCTZO (Jamestown Charter Township Zoning Ordinance) calls for one (1) tree to be planted per lot and two (2) for corner lots, but then explained that the developers had thought they would get credit for the trees that had been planted on the berm along Quincey Street. He asked Commissioners to peruse the information and maps that had been provided so they could visualize what had been done, what was intended, and why.

Commissioner Webster inquired regarding the kinds of trees and their location.

Mr. Berg explained that they had and would adhere to the stated provisions in the JCTZO, providing a mix of evergreens and deciduous trees on the berm on Quincey Street, with only deciduous trees for the individual lots.

Commissioners studied the provided maps and plans, commenting on and discussing symmetry, driveway cuts, the need to allow for individual property owner's diversity in landscaping plans, and the size of the proposed trees to be planted.

Consensus of the Commissioners was that what was proposed for the Spring Grove Farms Phase Three Plat Plan, with the Landscaping Plan, was pleasing and all in order.

The motion was made by Commissioner Dykstra and supported by Commissioner Keppel to recommend that Township Board approve Spring Grove Farms Phase Three Final Preliminary Plat Plan, with the proposed Landscaping Plan.

MOTION CARRIED – UNANIMOUSLY.

****Public Hearings -**

-- Special Use Application – James Dean, 79 Byron Road, requesting relief pursuant to Section 3.2F-

Chairperson Larabel asked Mr. James Dean if he had anything to add to the information that had been submitted to the Planning Commissioners already.

Mr. Dean simply pointed out the knob on the land where the proposed outbuilding had to be and explained the complexities of his land, with the water, sewer, etc., referring the Commissioners back to the submitted plans.

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

MOTION CARRIED – UNANIMOUSLY.

Ron Koroleski opened the Public Hearing with the comment that if Mr. Dean owned the land and paid his taxes, he should be able to build his outbuilding where he wanted it.

James Dean suggested that the Commissioners take into consideration the letter from his neighbors, Harry and Alyson Kuester, of 2415 Kenowa Avenue, expressing complete approval of the proposed outbuilding.

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

MOTION CARRIED – UNANIMOUSLY.

Commissioners discussed this Special Use Request, coming to the conclusion that, as the land was very wet and the proposed position of the outbuilding was very well thought out, it deserved to be approved.

The motion was made by Commissioner Smith and supported by Commissioner Keppel, that James Dean, of 79 Byron Road, be granted a Special Use Request, according to Section 3.2F of the JCTZO, in order to build his proposed outbuilding, according to the submitted plan.

MOTION CARRIED – UNANIMOUSLY.

--Map (Rezoning) Amendment, ETI Building Company, LLC (Sound Off Signal), Parcel Numbers 70-18-08-231-004 & 70-18-08-231-005 -

In response to a request from Chairperson Larabel, Planner Ransford explained the background for the Rezoning Application from Sound Off Signal, giving his opinion that the request was reasonable, given the proximity of Sound Off Signal to Speed Wrench.

Mike Hansen, of 3900 Central Parkway, representing Sound Off Signal, noted simply that the company had run out of room.

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

MOTION CARRIED – UNANIMOUSLY.

There were no comments from the residents present.

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

MOTION CARRIED – UNANIMOUSLY.

Commissioners discussed the benefits of granting this rezoning request, with Commissioner Smith remarking that it was a very reasonable request, that Sound Off Signal is an important, solid member of Jamestown Charter Township's commercial community, and that they deserve the Township's support.

Commissioner Smith then made the motion, supported by Commissioner Dykstra, to recommend to the Township Board for approval, the map amendment (rezoning) application from ETU Building Company, LLC to rezone 3854 Central Parkway, as well as 3818 Central Parkway, parcel numbers 70-18-08-231-004 and 70-18-08-231-005 respectively, from the C-2 General Commercial Zoning District to the I-2 Planned Industrial Zoning District.

MOTION CARRIED – UNANIMOUSLY.

--Text Amendment Proposals--

*Section 2.68 – Mineral Resource Extraction and Section 3.9 – Outdoor Ponds and Farm Manure Lagoons -

Planner Greg Ransford re-clarified the reasons for the proposed text changes in Section 2.68 and Section 3.9.

Commissioner Webster made the motion to open the Public Hearing, supported by Commissioner Smith.

MOTION CARRIED – UNANIMOUSLY.

Mr. Ron Koroleski asked why the Planning Commission was thinking of limiting pond size.

Commissioner Larabel asserted that the limitations were already in place, and the Planning Commission was only attempting to fix discrepancies in the JCTZO.

As there were no further comments, Commissioner Tacoma made the motion, supported by Commissioner Smith, that the Public Hearing be closed.

MOTION CARRIED – UNANIMOUSLY.

Discussion ensued including: proposed maximum limitations, soil erosion, mining, construction versus mining, the DEQ (Department of Environmental Quality), the Right to Farm Act, and the inconsistencies existing between ordinances.

As the consensus of the Commissioners was that the proposed text amendments made sense, the motion was made by Commissioner Webster and supported by Commissioner Keppel to recommend to the Township Board for approval the amendment to the JCTZO, Section 2.68 Mineral Resource Extraction, as proposed in the draft, dated 09/03/14.

MOTION CARRIED – UNANIMOUSLY.

Commissioners briefly discussed the proposed text amendment to Section 3.9 – Outdoor Ponds and Farm Manure Lagoons – and the addition of Section 3.9I, limiting outdoor pond or farm manure lagoon construction to completion within six (6) months of the date of the special use permit.

Commissioner Dykstra made the motion, supported by Commissioner Smith to recommend to the Township Board for approval the text amendment of Section 3.9 to the JCTZO, as well as adopting the addition of Section 3.9I, as both are stated in the proposed draft, dated 09/03/14.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

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

Planner Ransford concisely reviewed the fact-finding he had performed for the Township Commissioners, including gathering ordinance provisions from Salem, Byron, Zeeland, and Tallmadge Townships, as well as checking into Overisel Township (which does not regulate animals), and the City of Grand Rapids (which prohibits the keeping of farm animals within any dwelling or within 100 feet of a dwelling, including chickens).

After thoroughly discussing zoning differences, acreage, businesses versus private homes, consistency of the proposed text amendment, 4-H animals, roosters, etc., Commissioners felt the need to further study the information provided from other townships, in order to come to an agreement in a final draft for recommendation to the Township Board.

****Public Hearing – Proposed 2014 Master Plan-**

Chairperson Larabel asked Mr. Ransford for any comments.

Planner Greg Ransford asked Commissioners if they were comfortable with the proposed 2014 Master Plan.

Consensus indicated that they were.

Commissioner Smith made the motion, supported by Commissioner Tacoma, that the Public Hearing for the 2014 Master Plan be opened.

MOTION CARRIED – UNANIMOUSLY.

There was no public comment.

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

MOTION CARRIED – UNANIMOUSLY.

Commissioner Tacoma made the motion, supported by Commissioner Dykstra that the 2014 Master Plan be adopted.

MOTION CARRIED – UNANIMOUSLY.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Ron Koroleski asked Commissioner Larabel why he had abstained from the discussion regarding Spring Grove Farms.

Commissioner Larabel replied that although it was not necessary for him to abstain, because at times he buys a lot and builds a home in the Spring Grove Farms Development, he chose to abstain, in

order to be above reproach.

Ann DeHoog, of 3293 8th Avenue, commented that she did not believe the Planning Commission needed to legislate the number of roosters a home owner could have, but that Commissioners could leave this to the individual homeowners in the AR zoning districts.

Mr. Ron Koroleski concurred, saying that the residents of Jamestown Township were responsible homeowners.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Chairperson Larabel reflected that his time with the Planning Commission was coming to an end in December, noting that although it had been a good experience, the busyness of his life now made the timing good.

The Commissioners expressed their gratitude for his wise guidance in an often difficult position.

ADJOURNMENT -

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

MOTION CARRIED - UNANIMOUSLY.

Time: 8:30 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp