

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING MINUTES  
DECEMBER 16, 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 Ransford.

INVOCATION –

Commissioner Larabel gave the invocation.

APPROVAL OF THE NOVEMBER 18, 2014 REGULAR MEETING MINUTES -

The motion was made by Commissioner Smith and supported by Commissioner Keppel to approve the November 18, 2014 Regular Meeting Minutes.

**MOTION CARRIED – UNANIMOUSLY.**

APPROVAL OF THE AGENDA -

Commissioner Dykstra made the motion, which was supported by Commissioner Webster, to approve the December 16, 2014 Meeting Agenda.

**MOTION CARRIED – UNANIMOUSLY.**

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Jeremy Bodbyl, of 3940 Gordon Street, asked the Commissioners for an update on any decision made regarding the text on Home Occupations, Section 2.51, of the Jamestown Charter Township Zoning Ordinance (JCTZO).

Commissioner Tacoma observed that the Township Board was discussing it.

Planner Ransford noted that Mark Nettleton, the Township Attorney, was working on the text for Home Occupations, as well as Bike Paths, Section 19.16C, in the JCTZO.

Commissioner Tacoma detailed some of the concerns that were being discussed by the Board for the text of Home Occupations, including size of signage in regards to speed limit. He also mentioned that the Board was looking into the best width for Bike Paths, 8 feet versus 10 feet.

Phil DenBesten, of 4270 Quincey, asked the Commissioners why the criteria for paving individual roads has changed. He explained that he was told when he moved to his home that the road would be paved within 5 years, and that was 26 years ago. Mr. DenBesten asserted that he wanted to know what his options were and stated his desire to be pro-active. He mentioned talking to the Road Commission, as well as the possible option of privatizing, asserting the urgency and frustration he felt, dealing with the mud and silt on this dead-end street.

Commissioner Larabel affirmed that it is a difficult situation for the Township and its residents. He stated that they were waiting for funding from Ottawa County; mentioning the old criteria was updated 2 years ago, that funding has been minimal, and that dead-end streets go to the end of the list.

Commissioner Dykstra pointed out that the role of the Planning Commission was, in this case,

only to make recommendations to the Board.

Commissioner Larabel noted that residents could check the agendas for upcoming meetings of the Township Board online, to see if their particular concern was to be discussed that month.

Commissioner Tacoma pointed out that the millage must be passed before the Township would dare to spend the money. He mentioned that a special assessment may be an option for this situation.

Brian Hogan, of 4300 Quincey, explained that they had looked into this 13 years ago and were still dealing with the same bad road. He asked who could get the ball rolling and how much it would cost.

Commissioner Larabel stated that ultimately it was a County decision but that residents could talk to Supervisor Bergwerff and then possibly get a petition going. He recommended that they thoroughly check into all the details first and get all their ducks in a row, as it is a legal matter. Mr. Larabel mentioned the cost as being around \$1,000,000 per mile. He recommended that the concerned neighbors speak to the Township Board, as well.

Commissioner Dykstra noted, regarding the cost, that it was the law that a paving job must be put out for bids.

#### NEW BUSINESS -

##### **\*\*2014 Annual Report -**

Commissioner Larabel asserted that 2014 was the busiest year for the Planning Commission since he had joined it, remarking on how pleased he was with the website Jamestown Charter Township now had.

Commissioner Keppel asked for a Meijer, Inc. update.

Planner Ransford asserted that Meijer, Inc. had applied for a liquor license in early fall of this year, reminding Commissioners that when the renewal was approved this year, they had requested that a representative from Meijer, Inc. be sent to discuss future plans with the Commission, if they renewed again.

Commissioner Larabel noted that he believed the original request from Meijer, Inc. had come in 2006, and been first amended in 2008. He then thanked Planner Ransford for a good year.

At this time, Commissioner Tacoma made the motion, supported by Commissioner Dykstra to approve the 2014 Annual Report.

Commissioners then discussed the text for Home Occupations and Bike Paths being under Board review, putting Home Occupations and Bike Paths in italics to show they are under Board review, setting a date to address the issue of signage for Home Occupations, making a decision on signage sooner rather than later in 2015, as well as the suggestion of a Commissioner attending a Township Board Meeting and urging a quick decision during the public comments. They also asked Greg Ransford to put this on the Agenda for January.

Discussion continued in regards to the complexities of getting a road paved; including not knowing how much money was allotted, grids changing throughout the years, residents not realizing that the Planning Commission only sends recommendations to the Board in this instance, that many roads are an Ottawa County project, and the many problems facing residents that want to pave their own roads.

Consensus at this time was the Commissioners were ready to vote on the motion to approve the 2014 Annual Report.

**MOTION CARRIED – UNANIMOUSLY.**



**\*\*2015 Meeting Schedule Resolution -**

Commissioner Keppel made the motion, supported by Commissioner Dykstra, to adopt the 2015 Meeting Schedule.

**MOTION CARRIED – 7 YEAS AND 0 NAYS.**

**OLD BUSINESS -**

None.

**EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -**

None.

**CORRESPONDENCE -**

None.

**PLANNING COMMISSION MEMBER COMMENT -**

Commissioner Woltjer asked for an update on the Pater property conditional rezoning.

Planner Ransford stated that he had coordinated with Kirk Scharphorn, Township Zoning Administrator, and the construction was approved.

Commissioner Woltjer observed that there was a large building under construction on the property now.

Mr. Ransford offered to get the Commissioners the exact language settled on.

Commissioner Woltjer remarked that Mark Pater seemed to have moved to an address on Byron Road, owned by Mike Baker, and appeared to be operating from there.

Commissioner Webster inquired if someone knew what the new building on the corner of 32<sup>nd</sup> and Byron Road, owned by Sunrise Acres, was being used for.

Jeremy Bodbyl replied that it was an office building only.

Chairperson Larabel expressed gratitude for his time serving on the Planning Commission.

The other members commented on Mr. Larabel's great job and their regret to see him go.

Commissioner Dykstra asked if there was any interest in the community in taking Tom Larabel's place to serve as a Planning Commissioner.

Commissioner Keppel pointed out that Doug Ymker was interested and mentioned that he had been Chairperson when he had served previously.

Commissioner Woltjer reflected that 2 years ago Supervisor Ken Bergwerff had stated emphatically his desire to work closely with the Planning Commission for the benefit of the roads but that was the last time Mr. Woltjer had heard of it.

Commissioner Tacoma asserted that in the past the Township Board has had a difficult time planning ahead, mentioning the situation with the Fire Barn for the last 10 years, needing to be repaired or rebuilt but there being no money. He stated the money comes from the state quarterly, based on population (revenue sharing), and the Board was now intent on regularly setting aside 20% for the roads. Mr. Tacoma mentioned situations, such as the subdivision of Happy Hollow, where people were getting blind-sided, not realizing that subdivisions had to pay for their own re-paving because the County only pays for the re-pavement of through streets.

Commissioners discussed money allotted for the Fire Barn getting voted down, size of Bike Paths, and the January Agenda.

Planner Ransford stated that the January Agenda would include the voting of officers and the text for Bike Paths and Home Occupations for the JCTZO, among other possibilities.

ADJOURNMENT -

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

**MOTION CARRIED - UNANIMOUSLY.**

Time: 7:50 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp