

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
MAY 19, 2015
7:00 PM

**UNAPPROVED
MINUTES**

CALL TO ORDER-

Chairperson Smith called the meeting to order at 6:59 p.m.

ROLL CALL -

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

INVOCATION –

Commissioner DeHoog gave the invocation.

APPROVE MINUTES FROM THE APRIL 21, 2015 REGULAR MEETING -

Commissioner Tacoma made the motion, supported by Commissioner Dykstra to approve the April 21, 2015 Minutes.

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF AGENDA -

Commissioner DeHoog made the motion, supported by Commissioner Keppel to approve the evening's agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS – PUBIC HEARINGS -

****Special Use – Kimberly McClain – 2721 24th Avenue – 70-18-16-400-014 – requesting relief to locate a proposed pole barn in front of the dwelling pursuant to Section 3.2 F -**

Chairperson Smith asked for a motion to open the Public Hearing.

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

MOTION CARRIED – UNANIMOUSLY.

Commissioner Keppel asked for clarification regarding the pole barn pictured in the photograph included in the packet supplied to the Planning Commission by Planner Ransford.

Kimberly McClain verified that the pole barn in the picture belonged to her neighbor.

Chairperson Smith complimented Planner Ransford on the excellence and thoroughness of the prepared packet.

There were no further comments.

Commissioner DeHoog made the motion, supported by Commissioner Keppel to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Webster asked if there were any neighbors with any problems or concerns.

Ms. McClain asserted that she had asked her closest neighbor about it and they did not have a problem with her plans.

Commissioner Webster asked if the issue regarding the screening to the south had been addressed.

Chairperson Smith replied that since the neighbor had no problem with the plans, it was did not need to be further addressed.

Commissioner Dykstra asked what the pole barn was to be used for, specifically.

Kimberly McClain clarified that it was to be used for storage of snowmobiles, RVs, etc.

Commissioner DeHoog expressed her satisfaction that Zeeland Lumber was to do the truss work.

At this point, Commissioner Keppel made the motion, supported by Commissioner Dykstra that pursuant to the results of a Public Hearing and review of Sections 3.2F, 3.2M, 18.4, and 17.1E of the JCTZO; the Planning Commission hereby grants a Special Use Permit to construct an accessory building in the front yard area per Section 6.4J of the JCTZO to Kimberly McClain for her property – 2721 24th Avenue – 70-18-16-400-014, as submitted to the Planning Commission.

MOTION CARRIED – UNANIMOUSLY.

****Map Amendment (Rezoning) – Quincey Street Jamestown, LLC & Jamestown 38, LLC – 1994 Quincey Street – 70-18-10-200-025 & 1823 Greenly Street – 70-18-10-200-002 – requesting rezoning from AR Agricultural-Rural Residential Zoning District to R-2 Residential Zoning District.**

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

MOTION CARRIED – UNANIMOUSLY.

Chairperson Smith asked if anyone representing the parcel holders was present. No one was.

Pat Deemter, of 3596 16th Street, requested more specific information on the location of the parcels in question.

Planner Ransford exhibited a map to all interested persons present and clearly showed the boundaries of the parcels.

Mrs. Deemter asked how many houses per acre were planned.

Planner Ransford responded that it would depend on many factors but right now the first step was rezoning. Mr. Ransford then carefully covered the important highlights in the detailed packet supplied to Commissioners. He also noted that because the owners of the parcels had offered private financial commitments which would support the long term viability of the public sanitary sewer system, a development agreement, drafted for review, may be advised in order to assure everything was clear and out in the open.

Pat Deemter pointed out that she was very excited for the Township to grow and supported that growth but was extremely concerned that the additional traffic be properly controlled. She stated there are two intersections near her home that are, in her opinion, very dangerous, even potentially deadly.

Chairperson Smith responded that the Road Commission is responsible to address that issue, stating that historically they were more reactive than proactive.

Mrs. Deemter said she would be happy to call them.

Commissioners discussed the increased traffic of the area since M-6 had gone in, the higher speeds of drivers, and having Deputy Flick involved.

Commissioner DeHoog mentioned riding her 1,200 pound horse near those intersections and the dangers involved.

Roswell B. Stilwill, of 2064 Greenly Street S.W., reflected he had lived in the Township

for 35 years, that he wanted to echo Pat Deemter in saying that he welcomed the development of the Township, but wanted to see it done safely.

Ron Koroleski, of 2967 8th Avenue, stated he had two questions. First, he wondered if the money the owners of the properties were contributing was based on houses per acre.

Chairperson Smith explained that it was to be a contribution based on the sewer substation only.

Mr. Koroleski then asked when the sewer substation was moved, would the parcel owners cover all the cost or would it come back on the taxpayers.

Chairperson Smith asserted that it would be a matter to be settled between the Board of Trustees and the applicants.

Planner Ransford explained that it would be a reduced long term benefit cost.

At this time, Commissioner Tacoma made the motion, supported by Commissioner DeHoog, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Woltjer expressed concerns regarding the pipeline and waste water, as well as what specifically the property agreement would include. He recalled the Bike Path agreement from a few months ago, and wondered if the money had yet been received by the Township.

Planner Ransford reiterated that this was why a development agreement, drafted for review, was advised to have everything clearly written out.

Chairperson Smith asked if the Planning Commission needed to see the numbers first, laying out all costs and future money involved, before making a recommendation.

Commissioner Woltjer pointed out that that could get murky and that he believed the Planning Commission does not normally have that kind of authority.

Chairperson Smith mentioned the possibility of placing a condition on the agreement, that it enumerate all the costs involved.

Mr. Ransford recommended caution, and said he believed the Planning Commission does not have that authority.

Commissioner Dykstra expressed his opinion that when there is money involved, it is best to have it all laid out, then years down the line there would be no doubt of what had been settled on and who had committed to do what.

Commissioner Tacoma asked Commissioner Woltjer to reiterate and clarify his concerns once again.

Commissioner Woltjer explained that the Planning Commission needed to understand that what they were doing was expediting a rezoning, involving 900 feet of frontage on Greenly, so that developers could come into the Township and make a large sum of money, when down the line the developers would be long gone but the Commissioners would still be responsible for what is best for the entire Township.

Commissioners discussed the potential development of the property in question and how the developers costs are determined, if they already had people lined up to build and how quickly, taking bids, bidding wars, connection fees, etc.

Planner Ransford offered to get further information from Steve Boss, the Superintendent of Water and Sewer.

Commissioner Dykstra stated that he believed it would be good for the Township, asserting that if they didn't plan for the future, the future would never come.

At this time, Commissioner Tacoma made the motion, supported by Commissioner Keppel, that pursuant to the results of a Public Hearing and reviews of the 2014 Master Plan and prior Master Plans and Sections 8.2, 8.3, & 31.5 of the JCTZO, the Planning Commission recommends that the Board of Trustees rezone parcels 70-18-10-200-025 and 70-18-10-200-002 from AR to R2.

Additionally, the Planning Commission recommends that the Board consider both the current sewer extension and future expansion as it may take place on Greenly Street adjacent to the Jamestown 38, LLC parcel.

MOTION CARRIED - UNANIMOUSLY.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Chairperson Smith asked Planner Ransford what would be on the agenda next month.

Mr. Ransford replied that he believed a request involving a Special Use Permit for a Home Occupation, as well as the next phase for Valley Vista would be on next month's agenda.

Commissioner Keppel asked for information on Meijers, Inc.

Planner Ransford explained that Meijers, Inc. had responded that they were not interested in renewing their previous site plan.

ADJOURNMENT -

Commissioner Dykstra made the motion, supported by Commissioner Woltjer that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

TIME - 7:40 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp