

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
October 20, 2015 7:00 P.M.

**UNAPPROVED
MINUTES**

CALL TO ORDER-

Chairperson Smith called the meeting to order at 7:00 p.m.

ROLL CALL -

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

INVOCATION -

Commissioner Dykstra gave the invocation.

APPROVE MINUTES FROM THE SEPTEMBER 15, 2015 REGULAR MEETING -

Commissioner Tacoma made the motion, supported by Commissioner Dykstra, to approve the September 15, 2015 Minutes.

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF AGENDA -

Commissioner Webster 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 -

****Public Hearing -**

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

MOTION CARRIED - UNANIMOUSLY.

*Special Use - Melissa VanHetHekke-Smith - 431 Adams Street, 70-18-25-300-005 - requesting Elder Cottage -

Rudy Bieber, of 3728 76th Avenue, Zeeland, stated that she is the daughter-in-law of Ilene Bieber, and had come to the meeting for information and to understand the situation better.

Greg Ransford, Township Planner, summarized the requisites for an Elder Accessory Dwelling, provided for in the Jamestown Charter Township Zoning Ordinance (JCTZO), including the 1 year permit to be renewed annually, noting that all the requirements appeared to be fulfilled.

Chairperson Smith explained the exhaustive process that is required before a Special Use Permit gets to a Public Hearing for the Planning Commission, asserting that this request had already received thorough scrutiny.

Ron Koroleski, 2967 8th Avenue, applauded the family for being willing to care for their elderly parents, as well as the Township for allowing Elder Cottages, expressing his belief that not enough of this is done today.

Tom Young, of 315 Adams Street, echoed Mr. Koroleski's opinion,

reflecting that he felt it awesome that this option is available to residents of Jamestown Charter Township.

At this time, Commissioner Keppel made the motion, supported by Commissioner Webster, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner discussion ensued, including: annual cost to renew (none), acreage involved (40 acres), and safe parking for the elders (assured).

The motion was made by Commissioner Webster, and supported by Commissioner Tacoma, to approve the Special Use Request by Melissa VanHetHekke-Smith, of 431 Adams Street, parcel #70-18-25-300-005, to construct an Elder Cottage on her property in accordance with Section 3.26D of the JCTZO – Temporary and Accessory Mobile Home Dwellings/Elder Cottage Accessory Dwelling, with reference to numbers 6-10 of the same.

MOTION CARRIED – UNANIMOUSLY.

****Site Plan – Action Water Sports – Hudson Trail (City of Hudsonville access) – 70-18-05-300-013, 70-18-05-300-019, and 70-18-05-300-026 - requesting Landscape Waiver (modification) to previously approved site plan with Minor Change -**

Chairperson Smith asked Mr. Jerry Brouwer, of 7840 Summerwood Court, representing Action Water Sports, to clarify the reason for their request.

Mr. Brouwer pointed out that that they had tried to go over and above what the Township had asked of them and had spent much more than was originally expected, also stating that planting trees to screen the Lamar Building from the highway was counter-productive. He remarked that they felt planting trees as a screen for the highway would diminish the effect of two very interesting establishments – pointing out these properties are trophies for Jamestown Charter Township and doing anything to hide either would be a mistake. However, he expressed willingness to comply with whatever the Commissioners decided was best.

Chairperson Smith inquired about similar businesses, in other regions.

Mr. Brouwer noted that there are only approximately 40 others like it in the United States, while asserting that they are prevalent in Europe, and stating they believed this Wake Park would draw people from hours away, using the area's restaurants, stores, and hotels. He then expanded on how they had been diligently upgrading the landscaping around the LP tank, the corners of the parking lot, and meticulously caring for the new grass, adding that they may want to add water slides later, as well.

Chairperson Smith asked Planner Ransford if the Planning Commission could revisit their previous decision.

Mr. Ransford assured the Commissioners that they could provide a Landscaping Waiver with a Minor Amendment Change, referencing Section 26.5M of the JCTZO, and, pointed out that they each had a site plan and map of the property to look over, provided in this month's memorandum.

Commissioner Tacoma made the motion, supported by Commissioner Keppel, to approve the Landscaping Waiver Request and Minor Amendment Change for Action Water Sports, located off Hudson Trail (City of Hudsonville access), parcel numbers 70-18-05-300-013, 70-18-05-300-019, and 70-18-05-300-026, with the minor change to reduce requirements on the east buffer yard by 20 trees, referencing the Site Plan of August 31, 2015.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner Woltjer remarked that he may not be able to attend the next Planning Commission meeting in November.

When asked, Planner Ransford noted that next month's meeting may include more than one Site Plan Request, one of which being Riley Crossings.

ADJOURNMENT -

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

MOTION CARRIED - UNANIMOUSLY.

TIME – 7:40 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp