

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING MINUTE  
NOVEMBER 17, 2015  
7:00 PM

UNAPPROVED  
MINUTES

CALL TO ORDER-

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

ROLL CALL -

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

INVOCATION –

Commissioner Tacoma gave the invocation.

APPROVAL OF THE OCTOBER 20, 2015 REGULAR MEETING MINUTES -

The motion was made by Commissioner Tacoma and supported by Commissioner Dykstra to approve the October 20, 2015 Regular Meeting Minutes.

**MOTION CARRIED – UNANIMOUSLY.**

APPROVAL OF THE AGENDA -

Commissioner DeHoog made the motion, which was supported by Commissioner Woltjer, to approve the October 20, 2015 Meeting Agenda.

**MOTION CARRIED - UNANIMOUSLY.**

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

\*Site Plan – RT Baldwin – 0 Quincy Street – 70-18-05-400-025 – Seeking 19,000 square foot building for office space and warehousing for hardwood flooring business -

Rob Lamar, from Exxel Engineering, described the proposed building, including its purpose, size, and location.

Commissioners' discussion ensued regarding the 6-foot screen fence for the dumpster, landscape waiver, water and sewer connection fees, number of employees, shared access driveway, and parking lot landscaping.

Commissioner Tacoma made the motion, supported by Commissioner Dykstra, to approve the Site Plan Application for RT Baldwin on 0 Quincy Street – parcel 70-18-05-400-025 – with the requirement to include all six conditions recommended by the Township Engineers, Vriesman & Korhorn, in their letter to Greg Ransford, Township Planner, dated November 7, 2015.

**MOTION CARRIED - UNANIMOUSLY**

\*Public Hearing – Riley Crossings Planned Development – Seeking 60 lot residential development -

Rick Pulaski, project manager at Nederveld, Inc., showed a detailed map of the development, described surrounding properties, location of the creek and wetlands, and the many positive points to the proposed plan.

Commissioner Keppel asked about the only access road for the 60-61 proposed homes, wondering about safety.

Mr. Pulaski responded that 60 homes is well below the Road Commission's mandate, which is 75.

Commissioner Dykstra asked about lot width.

Mr. Pulaski replied that lot width is a minimum of 80 feet.

Evelyn Paauwe, of 2120 Greenly, observed that she had lived in her home since 2006, stating that they used all their land and hunted, expressing concern about wildlife.

Mike Webster, of 2192 Greenly, explained that the wetlands to the north were not just woods and that they flooded seasonally. He mentioned Sections 19.3 and 19.5L of the Jamestown Charter Township Zoning Ordinance, asking the Planning Commission to seriously consider the impact of this development on the character of Jamestown, encouraging them to protect the wetlands, as well.

Roswell Stilwill, of 2064 Greenly, remarked that he had lived at his property for 35 years, and wanted to mirror what Mr. Webster had said. He observed that he did not want to deny progress, but was concerned about the creek, the sewer, and the wetlands which had been pristine for 100's of years.

Ron Koroleski, of 2967 8<sup>th</sup> Avenue, noted that he did not live near the proposed development but was concerned about the high density, the lack of sidewalks, schools, and the safety of the children. He proposed that if it was to fit into the community, the development should have larger lots.

Jeff Paauwe, of 2120 Greenly, wondered if Tibby Homes was going to be the only option as a builder of the proposed houses.

Dave Rozeboom, of 1959 Riley Street, expressed his opinion that 60 homes on 33 acres was packing them in like firewood - far too many homes for the acreage.

Joe Syswerda, of 2066 Riley Street, observed that it may substantially change traffic patterns, suspecting that the road would need to be widened and sidewalks added (taking away current resident's frontage) and perhaps a traffic light needed, as well. He also expressed concern about the pond and possible flooding in heavy rains.

Marcy VanHaitsma, of 2000 Riley Street, asserted that she was typically not against progress but she could not support the idea of a dense suburb in the country. She also felt there was a problem with the fact that the buyers could not pick their own builder or have a pole barn.

Jeff Paauwe inquired if current nearby residents would be included in city water, sewer, and natural gas when it went in.

Mr. Ransford stated that it was designed to branch that way, but that would be up to the Township Board.

Marcy VanHaitsma asked about the proposed pond.

Mr. Pulaski responded that the pond would collect storm water in one place, stating that 90% of the time it would be dry. He also pointed out there would be a culvert, that the area would be improved with a path, and that offset drainage does not change.

Vicky Webster, of 2192 Greenly, remarked that there was a pond on her property that was full all year and she worried that children would be running in the woods nearby and an accident could easily occur.

Jeff Paauwe was concerned that his taxes would be used to maintain the part of the creek



running through the development.

Chairperson Smith stated that the Riley Crossings homeowner's covenant would take care of that kind of expense.

Marcy VanHaitsma questioned Commissioners regarding extra schools.

Chairperson Smith asserted that that was not the Planning Commission's responsibility.

Ron Koroleski also stated his concern about children walking to school on the road, thinking that taxpayers would not want to pay for sidewalks.

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

**MOTION CARRIED - UNANIMOUSLY**

Commissioners carefully discussed resident's concerns, as well as their own, including: the proposed path through the wetlands as well as children's propensity to stray off paths, potential flooding, the depth of the detention pond, traffic control, the Fire Chief's questions and concerns, size of lots, a sidewalk outside the subdivision into Jamestown to ensure safety for the families, water and sewer, and a second entrance for ingress and egress.

In answer to Commissioners' questions, Dale Kraker, of Kensington Realty Group, explained the need to attract potential homeowners with many pluses, as he had seen in other locations, such as Allendale, Hudsonville, Wyoming, Forest Hills, and Kentwood, etc. He also stated they are targeting homes of approximately 2,200 square feet.

Mr. Rick Pulaski, when asked about the possibility of decreasing homes per acre, stressed that they had put a lot of thought into trying to completely respect the wetland area, while doing a good job of working with the existing land features. He pointed out that most developers would have pushed for the maximum of 3 homes per acre, but their plan was well under this. He asserted that reducing homes per acre was not an option.

Mr. Ransford reminded Commissioners of the concerns and notations he had pointed out in the email he sent them, dated November 4, 2015.

Further discussion continued, with the desire of Commissioners to give the greatest benefit for the most people, while also protecting the majority, being emphasized.

Commissioner Keppel made a motion to table the decision in order to gather more information to make the wisest choice.

There were no seconds.

Chairperson Smith reflected that the sidewalk issue must come before the Township Board.

Commissioner Dykstra asked what the purpose was of the path through the wetlands.

Mr. Pulaski responded that it was simply for recreation of the residents.

Township Planner, Greg Ransford, reminded the Planning Commissioners that they could not require off-site improvements.

Chairperson Smith noted that Commissioner Keppel had made a motion to table, and asked if there was a second.

There still was no support.

At this time, Commissioner Tacoma made the motion to approve the Preliminary Plan for Riley Crossings Planned Development, with the requirement of a minimal impact on the wetlands, as well as with the condition that concerns 1-4 and notations 5-9 in the email communication from Planner Greg Ransford, dated November 5, 2015, be addressed.

**MOTION CARRIED - 6 FOR, 1 AGAINST. Commissioner Keppel**

**OLD BUSINESS -**

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Members briefly discussed what may be on the December agenda. Also mentioned was the election of officers in January.

ADJOURNMENT -

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

**MOTION CARRIED - UNANIMOUSLY.**

Time: 8:50 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp