

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING  
NOVEMBER 29, 2016

7:00 PM  
AGENDA

CALL TO ORDER-

Chairperson Smith called the meeting to order.

ROLL CALL -

Commissioners Dykstra, Webster, Smith, Woltjer, Tacoma, and DeHoog were present and also, Planner Ransford.

Commissioner Keppel was absent with notice.

INVOCATION –

Commissioner Woltjer gave the invocation.

APPROVAL OF THE MINUTES -

Commissioner Webster provided the motion, supported by Commissioner Keppel, to approve the October 18, 2016 Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Tacoma provided the motion, supported by Commissioner Webster, to approve the evening's agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS –

\*Public Hearings-

\*\*Special Use – Attal and Miller, 2895 Kenowa Avenue, Parcel 70-18-13-200-007, seeking to locate pole barn in front of dwelling-

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

MOTION CARRIED – UNANIMOUSLY.

Houssam Attal, owner of the property at 2895 Kenowa, Byron Center, noted that his family had just moved to the area in the last 2 months and there was no garage that was usable for their large vehicles. He further explained that the home they purchased, dated back to 1878, and they wanted to keep the character of the home and retain as many of the old trees as possible. Mr. Attal asserted that they had consulted with builders, as well as many others, regarding where to place the desired garage. He opined that the plans he was presenting to the Planning Commission seemed to be the best option, considering all needs, desires, sewer, etc.

Roswell Stilwill, of 2064 Greenly Street, S.W., spoke in support of Mr. Attal, stating that he had done the very same thing in the last few years and his garage had been approved by the Planning Commission.

Commissioners Dykstra and Webster requested information pertaining to size and use.

Mr. Attal explained the proposed garage was to be 3 stalls and used for parking cars only.

At this point, as the residents present had no further questions or comments, Commissioner DeHoog provided the motion, supported by Commissioner Webster, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Webster asked about the large pine trees toward the front of the property and the placement of the proposed garage, with Mr. Attal answering that it would be in front of them.

Commissioner Tacoma requested information regarding a large maple tree and the distance between that and the proposed garage, with Mr. Attal replying that it would be approximately 20'.

At this time, Commissioner Dykstra provided a motion to approve the garage, placing it in front of the dwelling for Mr. Houssam Attal, on parcel #70-18-13-200-007, at 2895 Kenowa Avenue, in accordance with Sections 3.2F and 18.5F, of the Jamestown Charter Township Zoning Ordinance (JCTZO).

MOTION CARRIED – UNANIMOUSLY.

\*Public Hearings -

\*\*Tentative Preliminary Plat – Riley Crossings Phase 1 -

Commissioner Webster provided a motion, supported by Commissioner Woltjer, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Chairperson Smith observed that there was no one present to represent Riley Crossings.

Mr. Ransford, Township Planner, gave an overview.

Diane Pater, of 2267 Riley Court, asked if there was a start date, and Chairperson Smith replied that there was not, at this time.

Ron Koroleski, of 2967 8<sup>th</sup> Avenue, expressed concern about the sidewalk situation not being settled, with a desire to assure residents that the taxpayers would not be footing the bill.

There were no further comments from those attending.

Commissioner Tacoma provided the motion, supported by Commissioner DeHoog, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioners briefly discussed Riley Crossings, Phase 1.

Commissioner DeHoog provided the motion, supported by Commissioner Webster, to recommend to the Township Board approval of Riley Crossings, Phase 1.

MOTION CARRIED – UNANIMOUSLY.

\*Site Plan Reviews – Meijer, Incorporated, owning property at the northwest corner of 32<sup>nd</sup>

Avenue and Quincy Street – Seeking to reduce the main store area, increase the convenience store area, addition of an interior out-lot and related modifications -

Jason VanderKodde, civil engineer, representing Meijer, Inc., with Ashley Mack, outlined the proposed modifications to the original plans presented to the township: a reduction in the main store area from 196, 344 square feet to 157, 352 square feet, an increase in the convenience store (gas station) area from 2,509 square feet to 3,376 square feet, the addition of an internal out-lot, and a reduction in landscaping. Mr. VanderKodde also mentioned a service drive that would lead to both the store and gas station, as well as having already met with the Site Plan Committee, regarding these proposed changes.

Commissioners questioned both representatives regarding reasons for the change in sizes (further studies done by the corporate office), and Ottawa County Road Commission's stipulations (Meijer is cooperating with all requests). Also discussed were: the drawings, the environmental footprint, the recently completed traffic study, the two letters from the township civil engineers, landscaping, the drain field and wetlands, as well as the purpose of the basin behind the gas station and its relation to the neighboring wake board park.

Commissioner Dykstra pointed out that if the Planning Commission approved the larger site plan, he saw no reason they should not approve the proposed amendment for a smaller store.

As this was the consensus of the rest of the Planning Commission, Commissioner Dykstra provided the motion, supported by Commissioner Tacoma, to approve the amendment to the recently approved site plan for constructing a grocery and retail store, as well as a convenience store, to be located on the northwest corner of 32<sup>nd</sup> Avenue and Quincy Street, for Meijer, Incorporated, contingent on specifications included in the letters from the township civil engineers, Vriesman and Korhorn, dated November 22 and 29, 2016.

MOTION CARRIED – UNANIMOUSLY.

**\*Discussion of Zoning Ordinance Provisions – Section 2.58 (Lot Area) -**

**\*\*Chairperson Smith** noted the definition of a Lot Area as: the horizontal area within the lot lines of the lot, excluding any public or private easements for right-of-way purposes.

Commissioner discussion ensued, including: the potential for residents to build larger buildings if lot sizes excluded right-of-ways, the possibility that this could enable more splits on large properties, how this would affect various zoning districts, how other townships have handled their lot areas, the potential for parcels to be out of character with surrounding properties, the effect on AR zoning districts in particular, and how septic systems would limit splitting properties to a certain extent.

Concern was articulated by most Commissioners that changing the wording would cause a blanketing effect that may be good in some cases, but not in others, and the township would lose control of regulating lot areas for the benefit of Jamestown Charter Township.

Consensus was to not change the wording and remedy any special cases through the Zoning Board of Appeals.

Commissioner Dykstra provided a motion, supported by Commissioner Tacoma, to keep Section 2.58 of the JCTZO, as it stands.

MOTION CARRIED – UNANIMOUSLY.

**\*\*Discussion of Section 3.2J (Accessory Buildings, Structures and Uses, and Eaves Height) -**

Planner Ransford reflected that every township with which he has worked, these issues have historically gone to the Zoning Board of Appeals, 99% of the time. He felt that updating the language in Section 3.2J would only change the body that first reviews it, and recommended that the wording be changed to go to the Zoning Board of Appeals first. Once that is done, he stated, there would be a Public Hearing, and then the Planning Commission would vote on it.

As the Commissioners seemed to be in agreement with this, Chairperson Smith taxed Mr. Ransford with the rewording of Section 3.2J of the JCTZO, for next month's meeting.

OLD BUSINESS -

There was no old business. However, Planner Ransford mentioned there would be one site plan review of a coffee/sandwich shop at the next meeting, being held in December.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Ron Koroleski inquired about who was responsible for paying taxes on right-of-ways/easements.

Commissioner Woltjer replied that when the right-of-ways come in, taxes are not decreased.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

None.

ADJOURNMENT -

TIME- 7:55 p.m.

MINUTES SUBMITTED BY -

Sandy VanAntwerp