

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
OCTOBER 18, 2016
7:00 PM

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, Planner Greg Ransford was absent, with notice.

INVOCATION –

Commissioner DeHoog gave the invocation.

APPROVAL OF THE SEPTEMBER 20, 2016 REGULAR MEETING MINUTES -

The motion was made by Commissioner Dykstra and supported by Commissioner Tacoma to approve the September 20, 2016 Regular Meeting Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Webster supplied the motion, supported by Commissioner Keppel, to approve the October 18, 2016 Meeting Agenda, noting the Public Hearing for the Tentative Preliminary Plat for Riley Crossings had been delayed until the November Meeting.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

****Public Hearings -**

Map Amendment (Rezoning) – Kyle Friar – 1134 Greenly Street – 70-18-10-11-400-025 – Seeking rezoning from AR to R-1 -

Commissioner DeHoog, supported by Commissioner Webster, supplied a motion to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Kyle Friar, of 1134 Greenly, explained the reason for his desire to rezone his property was to keep his existing home while building a new one closer to the barn. Mr. Friar also mentioned that a neighbor had agreed to sell him at least 33 feet of frontage, if that would help the township to approve.

Joan Feenstra, of 1180 Greenly, a next-door neighbor, pointed out that the Jamestown Charter Township Zoning Ordinance (JCTZO) requires 200 feet of frontage for their AR district category. She stated she understood rezoning but hoped that could apply to new subdivisions only and would like to see all areas that were originally zoned to require 200 feet frontage to stay that way.

Ron Koroleski, of 2967 8th, noted that he had moved to the township in 1984 and his frontage is only 80 feet, even though he lives in the AR district.

As this was all the public comment, Commissioner Tacoma, supported by Commissioner Keppel, supplied a motion to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner discussion ensued, which included: the definition of rezoning, spot zoning, usage and density, the intent of the JCTZO, approaching the Zoning Board of Appeals about a Special Use, concern about changing the character of the district, the Master Plan, and precedent.

At this point Chairperson Smith called for a vote.

Commissioner Tacoma provided a motion, supported by Commissioner Webster, to recommend to the Board approval of Kyle Friar's application for a zoning map amendment to rezone 1134 Greenly Street, parcel number 70-18-10-11-400-025, from the AR Agricultural Rural Residential Zoning District to the R-1 Residential Zoning District.

MOTION CARRIED – with Commissioners Keppel, Webster, Smith, DeHoog and Tacoma affirmative and Commissioners Dykstra and Woltjer negative.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Mr. Koroleski commented again on the frontage of his property being only 80 feet. He also observed that his neighbors divided 200 feet frontage, including a shared driveway. He then asked what the minimum frontage is for their district.

Chairperson Smith responded that the minimum is 132 feet frontage, with 30,000 square feet (1 acre) total property being the minimum required for that district in Jamestown Charter Township.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioners discussed a cost study that had been approved for a BMX park. Dialogue covered: the Township Board having power to override anything the Planning Commission decides, questions to ask the township attorneys, how the township should handle this type of situation, the fact that the needs and opinions of the residents should be prioritized, and the necessity to keep decisions such as this collaborative with the community and to give them a tremendous amount of thought. Action Sports' recent additions were pointed out as likely to bring many more young people into the township.

Commissioner Woltjer observed that a decision to prioritize a Capital Improvement Plan had been made and was very concerned that the Township does not even have one.

Chairperson Smith agreed and remarked that a Capital Improvement Plan must be brought up in the near future.

ADJOURNMENT -

At this time, Commissioner Dykstra made the motion, supported by Commissioner Webster, that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

Time: 7:40 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp