

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING

May 17, 2016

7:00 P.M.

MINUTES

CALL TO ORDER –

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

ROLL CALL –

Commissioners Dykstra, Keppel, Webster, Smith, Woltjer, DeHoog, and Tacoma were present.

INVOCATION –

Commissioner Smith gave the invocation.

APPROVAL OF THE APRIL 19, 2016 MINUTES -

Commissioner DeHoog made the motion, supported by Commissioner Dykstra, to approve the April 19, 2016 Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

The motion was made by Commissioner Tacoma and supported by Commissioner Webster, that the evening's Agenda be approved.

MOTION CARRIED – UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

*Final Preliminary Plat - Rolling Meadows Planned Development -

Chairperson Smith updated fellow Commissioners, stating that all concerns in the April 28, 2016 Memorandum had been addressed, except for the final decision regarding the required number of street trees and their placement.

Commissioners discussion ensued, including: easements, power lines, tree spacing, street light placement, the size of lot 85, the cul-de-sac and its future expansion, as well as aesthetics.

Greg Holwerda, representing Sterling Homes and Land, Inc., asked to see the map the Commissioners were referencing and suggested that he would not mind putting in an extra tree, if that was considered best by Commissioners.

Chairperson Smith suggested stipulating in the recommendation that the placing of the last 3 trees be decided between the Township Planner, Greg Ransford, and the developer, Greg Holwerda. He also asked advice from Commissioner Tacoma pertaining to spacing of trees in regard to street lights.

Commissioner Tacoma replied that he liked to see 10-feet between street lights and trees to provide adequately for future growth.

At this time, Commissioner Dykstra made the motion, supported by Commissioner Webster, to recommend to the Township Board approval of the Final Preliminary Plat - Rolling Meadows Planned Development, stipulating that the best placement of the last three (3) trees would be decided between Greg Ransford -Township Planner, and Greg Holwerda - developer, taking into consideration the cul-de-sac, as well as the street lights.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

Chairperson Smith reminded the other Commissioners that the Township Treasurer had requested they fill out and hand in, direct deposit slips by June 7, 2016.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY-

Greg Holwerda inquired if Rolling Hills Planned Development - Final Preliminary Plat, would be discussed again, at the Township Board Meeting, and when that would be.

Commissioner Tacoma affirmed that it would be discussed at the next meeting and that would take place the third Monday of next month – June 2016.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioners briefly discussed the placement of trees in new developments and the pros and cons of trees planted in yards versus easements, stating that the trees placed in easements were thought to help with run-off and traffic.

Greg Holwerda asserted that he had done it both ways, commenting that he currently lived in a neighborhood where the trees were 50-years-old and formed a beautiful archway over the street.

Commissioners went on to discuss truck routes, class A roads, and the County Road Commission's involvement; the new police officer - Adam Vandis; Meijer, Inc., its imminent building on 32nd Avenue and the changes that would bring, including concerns with Grand Rapids Transit Authority; the benefits of an expressway ramp off 48th Avenue; concerns with road infrastructure; and the rapid growth of public and christian schools in the area.

ADJOURNMENT -

The motion was made to adjourn by Commissioner DeHoog and supported by Commissioner Keppel.

The time was 7:45 p.m.

MOTION CARRIED – UNANIMOUSLY.

MINUTES SUBMITTED BY -

Sandy VanAntwerp