

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING  
AUGUST 16, 2016  
MINUTES

7:00 PM

CALL TO ORDER –

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

ROLL CALL –

Dykstra, Keppel, Webster, Smith, Woltjer, DeHoog, and Tacoma were present.  
Also present: Planner Ransford.

INVOCATION –

Commissioner Tacoma gave the invocation.

APPROVAL OF JULY 6, 2016 MINUTES -

Commissioner De Hoog made the motion, supported by Commissioner Woltjer to approve the July 6, 2016 Minutes.

**MOTION CARRIED – UNANIMOUSLY.**

APPROVAL OF THE AGENDA -

The motion was made by Commissioner Dykstra and supported by Commissioner Tacoma that the August 16, 2016 Agenda be approved, with the addition of DC Storage, and the spelling corrections of Kalma to Kalman, and VanDerKoik to VanDerKolk.

**MOTION CARRIED – UNANIMOUSLY.**

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

\*Public Hearings – Special Uses -

\*\* Peter VanDerKolk – 4228 Byron Road – 70-18-19-200-032, seeking to locate pole barn in front of dwelling -

Commissioner Tacoma provided a motion, supported by Commissioner Dykstra, to open the Public Hearing.

**MOTION CARRIED – UNANIMOUSLY.**

Chairperson Smith summarized Mr. VanDerKolk's application to build a pole barn in front of his dwelling, mentioning the memorandum sent out by Planner Ransford.

There were no public comments.

Commissioner Dykstra made the motion, supported by Commissioner De Hoog, to close the Public Hearing.

**MOTION CARRIED – UNANIMOUSLY.**

Peter VanDerKolk explained that he planned to use the proposed pole barn for storage

only – such as farm and greenhouse equipment, leaving as many existing trees as possible, and making the barn blend with the house structure as closely as feasible.

Commissioner Keppel commented that he had walked the property and stated his opinion that the location for the proposed pole barn was the most logical.

Commissioner Dykstra provided the motion, supported by Commissioner Tacoma, to approve the Special Use Request for Pete VanDerKolk, 4228 Byron Road – 70-18-19-200-032, seeking to locate a pole barn in front of his dwelling, with the commitment that it would not be used for commercial purposes, in accordance with Sections 3.2M, 18.4, and 17.1E of the Jamestown Charter Township Zoning Ordinance (JCTZO).

**MOTION CARRIED – UNANIMOUSLY.**

**\*\*Robb Kalman – 2880 Adams Street – 70-18-33-100-016, seeking to locate pole barn in front of dwelling -**

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

**MOTION CARRIED – UNANIMOUSLY.**

Chairperson Smith referenced the memorandum supplied by Planner Ransford.

Commissioner Keppel asserted that the planned location was the only spot to put the proposed pole barn.

Pat Deemter, of 3596 16<sup>th</sup> Avenue, asked if all the neighbors had been notified and was assured they had.

Ron Koroleski, of 2967 8<sup>th</sup> Avenue, commented on the process necessary for a Special Use, stating that we should not tyrannize a fellow taxpayer.

Commissioner Dykstra inquired about Mr. Kalman's planned use for the structure.

Robb Kalman affirmed that the proposed pole barn was to be used for storage and a possible future bathroom to be added later for the use of his four boys.

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

**MOTION CARRIED – UNANIMOUSLY.**

Commissioner Webster provided the motion, supported by Commissioner De Hoog, to approve the Special Use Request by Robb Kalman, 2880 Adams Street – 70-18-33-100-016, seeking to locate pole barn in front of his dwelling, with the condition that it not be used for commercial purposes, in accordance with Sections 3.2M, 18.4, and 17.1E of the Jamestown Charter Township Zoning Ordinance (JCTZO).

**MOTION CARRIED – UNANIMOUSLY.**

**\*\*DC Storage – Final Development Plan -**

Planner Ransford noted that nothing significant had changed to the overall plan, approved in June 2016.

Chairperson Smith pointed out that three buildings had been reduced in size.

Brief discussion ensued including: the recent amount of rain, floods in the area, and engineers' disagreements in the process of making the proposed Final Development Plan.

Commissioner De Hoog provided the motion, supported by Commissioner Woltjer, to recommend to the Township Board approval of the Final Development Plan for DC Storage.

**MOTION CARRIED – UNANIMOUSLY.**

\* Text Amendments - Definition of Service Drive -

Chairperson Smith, referencing the memorandum sent by Mr. Ransford, asserted that the proposed language was simple and straightforward, as follows:

SECTION 2.891 SERVICE DRIVE. A private drive designed for the internal circulation of customer and/or employee traffic.

Planner Ransford noted that he had drafted the wording and had also run it by Mark Nettleton, Township attorney.

Consensus was that the wording was simple, to the point, and that anyone could understand it.

Chairperson Smith remarked there would need to be a Public Hearing scheduled next month, assuming that this would be an addition to the JCTZO.

Mr. Ransford affirmed that he would bring it before the Planning Commission, with a Public Hearing, next month.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY-

Mr. Ron Koroleski remarked on the population density and continued development in Jamestown Township, wondering if subdivisions were going to be allowed to infringe on surrounding properties at the current rate. His concern was that the subdivisions fit into our community as a whole.

Chairperson Smith advised Mr. Koroleski to look at the Master Plan, assuring him that only a small amount of land was dedicated to R-2 zoning.

Commissioner Webster stated that the Planning Commission reassessed the Master Plan every 5 years or so.

Commissioner Dykstra observed that density was what they had changed last time the Planning Commission had looked at the Master Plan.

CORRESPONDENCE -

Planner Ransford mentioned the Zoning Administer had inquired about the Commissioners being interested in changing jurisdiction from the Planning Commission to the Zoning Administer for Special Use Requests, lightening the load for Planning Commissioners and simplifying the process for applicants.

Discussion ensued regarding: use by right, what was typical in other townships, one example of the Planning Commission turning down a Special Use Request and why, having residents go straight to the Zoning Commission, the importance of notifying neighbors and retaining neighborly goodwill, as well as having a record of the proceedings.

Consensus of the Commissioners was to leave it as it stands, with all Special Use Requests coming to the Planning Commission and necessitating a Public Hearing, for the overall benefit of the community and residents.

PLANNING COMMISSION MEMBER COMMENT -

Commissioners discussed the status on the Meijer, Inc. project, the required traffic study, and timing; bike paths/sidewalk requirements and regulations; input for the renewal of Planner Ransford's 3-year contract being negotiated; and the need for the Planning Commission to have a renewed contract.

ADJOURNMENT -

The motion was made to adjourn by Commissioner Tacoma and supported by Commissioner Woltjer.

The time was 8:00pm.

**MOTION CARRIED – UNANIMOUSLY.**

MINUTES SUBMITTED BY -

Sandy VanAntwerp