

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING

MARCH 21, 2017
7:00 PM

MINUTES

CALL TO ORDER-

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

ROLL CALL -

Commissioners Dykstra, Zomerlei, Ymker, Smith, Woltjer, DeHoog, and Tacoma were present, as well as Planner Ransford.

INVOCATION –

Commissioner Smith gave the invocation.

APPROVAL OF THE FEBRUARY 21, 2017 REGULAR MEETING MINUTES -

The motion was made by Commissioner Dykstra, supported by Commissioner Ymker, to approve the February 21, 2017 Regular Meeting Minutes, with the addition, under Old Business, on page 2, line 20, to read: “Commissioner Woltjer provided the motion, *supported by Commissioner DeHoog*, to deny the Special Use Application...”.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Dykstra made the motion, supported by Commissioner Zomerlei, to approve the March 21, 2017 Meeting Agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Ron Koroleski, 2967 8th Avenue, commented on February's meeting and the decision to deny the Cup and Cone's Special Use Application for a drive-through, stating that he applauded the Planning Commissioners in their desire to protect the community's safety, even when it included the difficult decision to say “no”.

Shana DeWent – Spring Meadows Commercial Use Inquiry – Ms. DeWent, of 5651 Nelson Drive, was looking for direction from the Planning Commission and outlined the goals for a proposed community center, on land purchased by Sunrise Ministries on the east side of 32nd, between Sunchase Avenue and Quincy Street. This plan is to provide child care, before and after school care, arts and recreation, and educational classes, and is to be open year around.

Commissioners asked questions regarding fees (to be on a sliding scale), if it would service only Spring Meadows (it would be open for everyone – not just Spring Meadows' residents), if it would be non-profit (yes), and the proposed start (in 9-12 months).

The consensus of the Commissioners was that everything proposed was allowed under permitted uses, Section 2.0, Subsection 5(g), of the Jamestown Charter Township Zoning Ordinance (the JCTZO).

NEW BUSINESS -

*Public Hearings -

**Map Amendment (Rezoning) – Michael Cronkright – 1050 Greenly Street, parcel 70-18-11-018, requesting R-1 Residential District -

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

MOTION CARRIED – UNANIMOUSLY.

Michael Cronkright, 1050 Greenly Street, explained that because of his wife's diagnosis their desire was to split their land and build a significantly more expensive home (\$50,00 – \$75,000), next to the existing house, which would require the property to be changed from AR Agricultural-Rural Residential Zoning District to the R-1 Residential Zoning District (R-1).

As there was no further comment, Commissioner Dykstra provided the motion, supported by Commissioner DeHoog to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner discussion ensued regarding the application of the Master Plan, each separate split having 170' of frontage, and whether both splits would perk (Mr. Cronkright was unsure).

Commissioners pointed out the reason for this rezoning was clearly hardship.

Commissioner Dykstra provided the motion, supported by Commissioner Ymker, to recommend to the Jamestown Charter Township Board approval of Michael Conkright's application for a map amendment to rezone 1050 Greenly Street, parcel number 70-18-11-400-018, from the AR Agricultural-Rural Residential Zoning District to the R-1 Residential Zoning District (R-1).

MOTION CARRIED – UNANIMOUSLY.

****Planned Developments – Preliminary Development Plans -**

*****Creekridge, parcel number 70-18-10-200-002, 64 family residential lots -**

Chairperson Smith clarified the location of this parcel, saying that it is on the north side of Greenly Street, across from the Spring Grove Park.

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

MOTION CARRIED – UNANIMOUSLY.

Rick Pulaski, representing Nederveld Associates, showed an overview of the proposed project, noting the benefits of the plan: compliance with the Township's Master Plan and the Planned Development Ordinance; allowance of up to 3 units per acre but requesting only 1.7 units per acre; preservation of natural resources (including the creek corridor and ravine); use of innovation with unusual lot shapes and most homes to be fronted on the creek or ponds; wetlands to be left intact; the use of all pre-qualified buyers; building only quality homes; most homes having 3-stall garages; good use of public roads; working with the vigorous Ottawa County 3-5 month review process for drainage; and all utilities (cable, gas, phone) to be underground.

Roswell Stilwill, 2064 Greenly Street S.W., expressed concern regarding Spring Grove Park, located across from the proposed project, being very busy at times, with parking very tight. Mr. Stilwill asked if there would be plans for additional parking and/or a crosswalk and also if the area north of the creek was low enough for this project.

Rick Pulaski answered that there were no future plans for additional parking, as far as he knew. He explained that the land rising to the north of the creek was a challenge and the preliminary grading plan involves a fair amount of excavation, in order to do this.

Ron Koroleski observed that he liked the density of the plan with only 1.7 homes per acre. He expressed concern, however, about the home owners using pesticides for their lawns and this running into the creek, especially with Jamestown Charter Township's position on top of the convergence of three aquifers. Mr. Koroleski emphasized the matter of safety issues for children crossing to the park and walking to school, as well as the possibility of a sidewalk/bike path on both sides of the street.

Rick Pulaski asserted that at this point the plan showed only one sidewalk on one side of the road because of cost savings and market dynamic, mentioning that not everyone wants a sidewalk on their property.

Gerald Meekhof, 1745 Greenly Street, asked if the proposed development was to be only on the north side of Greenly Street.

Rick Pulaski replied that there were to be 12 homes on the south side and the rest on the north side.

Mr. Meekhof reiterated that the park was very busy and that drivers go past at a "good clip".

Chairperson Smith advised that all decisions regarding parking, roads, signs, etc. must go through the Ottawa County Road Commission.

Ron Koroleski repeated concern regarding the issue of a sidewalk.

Commissioner Dykstra pointed out the existing bike path on the south side of the street. Commissioner Zomerlei provided the motion, supported by Commissioner Ymker, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Tacoma requested information pertaining to the accommodation of school buses, as well as the issue of public sewer following the creek and future extension with gravity.

Rick Pulaski remarked that, at this point, regarding the sewer, the engineer was asking for an easement and this would need to be looked at further. As far as the school buses were concerned, the development would include turn-arounds and/or cul-de-sacs to allow for buses.

Commissioners discussed: completion/extension of a bike path and who would pay for it; the matter of increased traffic and how it would be handled; creating a left-hand turn lane; the Township Board requiring payment for the bike path versus building it; the letter from Vriesman and Korhorn, Township Engineers, and the need for the developers to follow the direction recommended in their letter before they return with the final plan; and the potential problem of pesticides/fertilizer already handled by all storm run-off being sent to the ponds and everyone following the current law relating to phosphorous.

Commissioner Dykstra, provided the motion, supported by Commissioner Tacoma, to recommend approval of the Preliminary Development Plan for Creekridge, parcel number 70-18-10-200-002 for 64 residential lots, also to include: all recommendations from the letter dated March 8, 2017 from Vriesman and Korhorn, future sewer extension to be resolved, and the Site Plan Review Committee agreeing to accept cash payment in lieu of building the bike path.

MOTION CARRIED – UNANIMOUSLY.

***Waterton Station, parcel 70-18-10-100-006, 142 single family residential lots and 69 multiple-family residential condominium units -

Rick Pulaski, on behalf of 2020 Quincy Planned Development (was Talus Station, now Waterton Station), explained that they had talked to the Township Board last month, the development is located between 24th and Greenly, the property is 92 acres (touching Greenly Street and Quincy), and is shown on the Master Plan as set aside for medium density. This planned development would have single family and condominium homes of 12,000 to 20,000 square feet, and would include open space to preserve ravines. Mr. Pulaski showed the plan on a topical map, pointing out various portions, including the area known as the "Neymeiyer piece" and the "Spriensma piece. Commenting on the First Phase, Mr. Pulaski stated this would start off from Greenly Street, the planned water main would be off 24th Avenue, and the developer would pay for the left turn lane, as well as the water/sewer coming from two different directions. The signature piece of the development would be the old inter-urban railroad which would be preserved and open up to the south, affording a spectacular view. Providing both upper-end quality, single-family homes worth approximately \$300,000 (located on public roads) and condominiums (located on private roads, cared for by the neighborhood association), there would be a community center, existing preserved land characteristics, density at 2.4 units per acre (Master Plan allows for higher), and the developer would build the bike path on the small area where yet needed (connecting from north to south and along the line of the historic railroad).

Commissioner Ymker provided the motion, supported by Commissioner Zomerlei, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Sandra Steppink, 1040 Greenly Street, stated that Jamestown used to be unique, saying she did not think the residents of Jamestown Charter Township want this expansion by developers, and asked why the lot sizes could not be stipulated as a minimum of one-half acre, why the homes had to be "packed in like sardines", and if it was too late for the residents to say no. Ms. Steppink explained that she understood that farmer's children often did not want to farm but wondered if this was the only solution.

Commissioner Zomerlei replied that those areas are already included in the Master Plan as higher density areas.

Pat Deemter, 3596 16th Avenue, asserted she agreed with Sandra Steppink, that she was very close to this, living at 16th and Greenly, and in the country, for over 40 years. Mrs. Deemter said the heavy traffic scared her, she was concerned Jamestown would soon be like Jenison, and that although she had called the Road Commission and nothing would be done unless many residents called. She stated that it was estimated there would be a 760 car increase in traffic, minimum.

Commissioner Zomerlei remarked that the speed limit was set by the Road Commission.

Mrs. Deemter replied that it was traffic that was the problem, not speed.

Evelyn Paauwe, 2120 Greenly, noted they lived across the street from the proposed development and asked if the water, sewer, and natural gas would benefit the surrounding neighbors, stating that their water quality was terrible.

Mr. Ransford, Township Planner, observed that the township had never extended water and sewer in these cases, explaining that the decision would be driven by finances and the developers.

Josh VanDrunen, 3223 40th Avenue, expressed appreciation for the sidewalk extension, saying that they have two children and they use the area sidewalks and bike path often.

Ron Koroleski asked how the cost for the bike path is determined.

Chairperson Smith stated that there is a set formula.

Mr. Koroleski pointed out that decisions regarding density and future developments were all made when the Planning Commission worked on the Master Plan and more residents should have been in attendance at those meetings but now it was too late.

Marlin Hoekstra, 1505 Riley Street, pointed out that the developers had done a nice job preserving the railroad and ravine.

Commissioner Ymker provided the motion, supported by Commissioner Dykstra, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Tacoma expressed to the residents in attendance that he felt their pain but pointed out people want to move to Jamestown Charter Township, reflecting that he lives on 8th Avenue and it will eventually become the new 32nd Avenue. He noted that all decisions regarding roads, signs, and traffic are the county's.

Chairperson Smith asserted that Western Michigan's economy is one of the strongest in the nation. He explained the Planning Commission's job is to follow the Master Plan, which is revisited every five years and makes room for developments like these in the northern part of the township, closer to the city of Hudsonville. Mr. Smith commended Rick Pulaski, stating he did a good job presenting the proposed development, pointing out that these plans had been and must be brought before the Site Plan Review Committee first.

Commissioner Zomerlei stated that the situation is unique because the developments were designed around utilities.

Commissioner Tacoma asked if there would be any additional parking for the condominiums, stating that broken underground sprinkling units caused by parked cars can cause problems.

Mr. Pulaski clarified that there would be 6-20 additional spaces peppered throughout, as well as near the community center, and the units themselves had 3 stall garages.

Commissioner Zomerlei asked if the west entrance would line up with 22nd Avenue.

Mr. Pulaski replied that it would line up with both roads.

General Commissioner discussion ensued, including: the bike path needing to be ironed out before the final plan is presented and the new language brought to the Planning Commission at the April meeting, maintenance for the properties being paid for by the association entirely, needed additional parking spaces, and making sure there would be adequate ingress and egress.

Consensus of the Commissioners was that all liked the plan and believed it was well-thought-out.

Commissioner Dykstra provided the motion, supported by Commissioner DeHoog, to approve the Preliminary Development Plan for Waterton Station, parcel 70-18-10-100-006, for 142 single family residential lots and 69 multiple-family residential condominium units with the following stipulations: all 13 recommendations in the letter from Township Engineers, Vriesman and Korhorn, dated March 8, 2017, be attended to; a bike path on the north and along the old urban railroad be explored; and as much additional parking as possible for the condominiums be added.

MOTION CARRIED – UNANIMOUSLY.

***Jamestown Meadow - Major Amendment - parcel number 70-18-09-100-049, for 16,640 square feet commercial/retail space and 36 multiple-family residential condominium units -

Rick Pulaski, representing J.D.Snip Builders and Jason and Denny Snip, explained the general location is 9.46 acres with frontage on Sunchase Avenue and 32nd Street. They are asking for 16,000 square

feet of commercial development. He pointed out the Master Plan calls for Commercial Planned Development in that area, the goal being to minimize commercial development and keep it pushed toward 32nd Avenue. Mr. Pulaski showed a large architect's view of the proposed property and noted there would be perhaps a coffee shop, barbershop, dollar store, etc., then a line of trees and everything east would be condominiums which would provide a buffer from the commercial to residential areas. Pointing out the advantages, he noted there would be nice views of the wetlands, additional landscaping, good use of the roads, the addition of a private road, two egresses, public water and sewer, good interconnection with what is currently there, and it fit well with the Master Plan.

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

MOTION CARRIED – UNANIMOUSLY.

Keith Brown, 3681 Andover Lane, expressed concern regarding the completion of the condominiums, saying there are condos nearby that are not completed and the adjoining roads are getting bad. He also asked for information regarding a turn lane, drainage for the area, who would be responsible for upkeep, and what the bonds were for.

Mr. Pulaski replied that the bonds are for drainage, there would be a separate association for Jamestown Meadow's upkeep, and the developers, Jason and Denny Snip, will have to put money in escrow to provide for the completion of the project.

Planner Ransford explained the bonds, letters of credit, and how the townships and banks work through that together.

Shaun DeJonge, 3033 Sunchase Avenue, affirmed that overall he thought it was a great idea and asked if there were ordinances in place for the overall looks of the proposed buildings.

Chairperson Smith assured him that there are standards in place for the facades and landscaping of any new buildings in the Township.

Wil DeKraker, 3435 Greenly Street, wondered if there would be a bike path along 32nd, saying that it was badly needed, worse than other locations.

Rick Pulaski stated there would be a bike path completed on the east side of 32nd and ultimately on the west side, as well.

Pastor Philip Schout, of Temple Baptist Church, on 32nd Avenue, inquired about a right-hand turn lane.

Chairperson Smith stated that he believed there was one eventually going in and it would be extended to Byron Road.

Commissioner Dykstra provided the motion, supported by Commissioner Ymker, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioners briefly discussed the turn lane, lighting, and landscaping for this project.

Commissioner Dykstra provided the motion, supported by Commissioner De Hoog, to approve the Preliminary Development Plan for Jamestown Meadow, with Major Amendment - parcel number 70-18-09-100-049, for 16,640 square feet commercial/retail space and 36 multiple-family residential condominium units, also including all stipulations in the two memorandum from Planner Greg Ransford.

MOTION CARRIED – UNANIMOUSLY.

***Site Plan Reviews -**

****Kent Quality Foods – Seeking to construct a 114,196 square foot meat-packing facility on Quincy Street, parcel number 70-18-08-200-031 -**

Don DeGroot, of Exxel Engineering, briefly outlined the plan, explaining the following: location west of 32nd and Quincy of about 2 acres is zoned I-2 Industrial, is for the production of specialty foods, is utility ready, sewer is to be extended, water main is under construction by Royal Technologies, hydrants are to be strategically located, storm sewer and drainage is planned for, there are 145 parking spaces planned for the immediate needs of employees, a guard shack is to provide traffic control, and a bike path on the south side of Quincy will be constructed by Kent Quality Foods.

Commissioner Dykstra inquired about the number of employees.

Mr. DeGroot estimated 100-120 employees.

Further Commissioner discussion included: a crushed gravel drive/paved drive, a fire lane, the fire chief's involvement, and a variance.

Consensus of Commissioners was it was all cut and dried, and all that was needed was their final approval.

Commissioner DeHoog provided the motion, supported by Commissioner Ymker, to grant approval of the Site Plan for Kent Quality Foods, to construct a 114,196 square foot meat-packing facility on Quincy Street, parcel number 70-18-08-200-031, as recommended by the Site Plan Review Committee, which must include compliance with all stipulations in the letter by Vriesman and Korhorn.

MOTION CARRIED – UNANIMOUSLY.

****Zutphen Christian Reformed Church – seeking to construct addition of approximately 2,201 square feet to existing church, parcel numbers 70-18-07-400-010 and 70-18-07-400-011 -**

Rick Postma, of Zutphen Architecture, outlined the proposed building, explaining that it would be a two-story addition, including construction of two separate parking lots with a connecting drive, and a storm water detention pond - serviced by well water and private sewer, which has been approved by the Ottawa County Health Department.

Commissioner discussion ensued, encompassing the detention pond, enclosed conduit, and the bike path on the south side being the only concerns.

Commissioner Ymker provided the motion, supported by Commissioner DeHoog, to give final approval for Zutphen Christian Reformed Church, to construct an addition of approximately 2,201 square feet to the existing church, parcel numbers 70-18-07-400-010 and 70-18-07-400-011, including all conditions recommended by the Site Plan Review Committee.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

Ron Koroleski commented that the developments going in should have to pay for the bike path because they were going to be making a profit. However, it was his opinion that the church, which is non-profit, should not have to pay for a bike path. After reviewing the condominium park, he advised that the roads within should be made wider and asked who is responsible for ensuring proper width of roads.

Commissioner Ymker stated that this was decided according to the ordinances of the township, not by any committee.

Mr. Koroleski asked who was responsible to ensure sewer capacity.

Planner Ransford explained that it was Steve Boss, Superintendent of Water and Sewer.

CORRESPONDENCE -

Mr. Ransford noted that Kent Quality Foods had received a variance from the Zoning Board of Appeals granting relief.

Commissioners discussed variance requests, height restrictions, and future changes to the Jamestown Charter Township Zoning Ordinance.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner DeHoog reminded fellow Commissioners this was her last meeting.

ADJOURNMENT -

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

MOTION CARRIED - UNANIMOUSLY.

Time: 10:05 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp