

JAMESTOWN CHARTER TOWNSHIP

PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 20, 2018

CALL TO ORDER: Chairman Smith called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners Dykstra, Ymker , Zomerlei, Smith, Woltjer, Gilliam and Tacoma present; also Planner Ransford.

INVOCATION: Chairman Smith opened with the invocation.

APPROVE MINUTES FROM JANUARY 16, 2018: Motion made by Commissioner Dykstra, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

APPROVE AGENDA: Motion provided by Commissioner Gilliam to approve the agenda, supported by Commissioner Zomerlei. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

Public Hearings:

- Tentative Preliminary Plat
 - Creekridge Phase 1 parcel number 70-18-10-200-002

Motion made by Commissioner Ymker to open Public Hearing, Commissioner Tacoma seconded it. Motion carried unanimously.

Rick Pulaski presented for Nederveld. These will be 90' lots, 45 lots in the 1st phase, and it is located across from Spring Grove Park.

No public comment. Motion made to close public hearing by Commissioner Ymker, seconded by Commissioner Woltjer. Motion carried unanimously.

Discussion followed.

Commissioner Dykstra recommended Tentative Preliminary Plat approval for Creekridge Phase 1 parcel number 70-18-10-200-002 with the stipulation that they comply with the Vriesman & Korhorn letter dated February 8, 2018.

Motion was seconded by Commissioner Ymker and carried unanimously.

- Special Use Permit
 - Home Occupation for Kennedy Hair Salon
3465 Jamesfield Drive, parcel number 70-18-09-306-030

Commissioner Tacoma made a motion to open public hearing, seconded by Commissioner Zomerlei. Motion passed unanimously.

Andrea Kennedy presented. Her state- licensed salon would have one chair and be open about 20 hours a week. She is the only employee. They have 3 parking spaces in their driveway.

Public comments: Ron Koroleski of 2967 8th Avenue stated: “I think she should be allowed to have her own business.”

Motion to close public hearing made by Commissioner Dykstra, seconded by Commissioner Ymker. Motion passed unanimously.

General discussion was held.

Commissioner Dykstra made a motion to approve the Home Occupation for Kennedy Hair Salon as presented on the condition that the house is built. Commissioner Tacoma seconded the motion. Motion carried unanimously.

- Map Amendment (Rezoning)
 - Heyboer HQ, LLC
Seeking rezoning from the AR &R-1 Zoning Districts to the C-3 and B/I Zoning Districts

Commissioner Ymker made a motion to open the public hearing, Commissioner Zomerlei seconded it. Motion carried unanimously.

Public Comments: Dale Schuur of 4500 8th Avenue said that he is in favor of converting this area from residential to commercial. He lives across the street.

Commissioner Ymker made a motion to close the public hearing, Commissioner Gilliam seconded it. Motion carried unanimously.

The future need for utilities in this area was discussed. Planner Ransford stated that the township is not under obligation to provide utilities.

Commissioner Dykstra made a motion to recommend to the Township Board that we approve rezoning from the AR & R-1 Zoning Districts to the C-3 and B/I Zoning Districts.

Commissioner Zomerlei seconded the motion. Motion carried unanimously.

EXTENDED PUBLIC COMMENTS: None

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: Commissioner Tacoma mentioned that the Township has put a 1-year moratorium on private roads. It was suggested that the Planning Commission review and update the present ordinance on private roads.

Commissioner Dykstra mentioned the possible need to revisit lot size ordinances to make them a little larger.

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 7:45 pm.

MINUTES SUBMITTED BY: Tina Ymker