

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 19, 2019**

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

ROLL CALL: Commissioners Jeff Dykstra, Doug Ymker, Randy Zomerlei, Dean Smith, Diane Pater, Kevin Gilliam and Tim Tacoma present; also Planner Greg Ransford present. Diane Pater was welcomed in as a new Planning Commissioner.

INVOCATION: Commissioner Pater opened with the invocation.

APPROVAL OF MINUTES FROM JANUARY 15, 2019, REGULAR MEETING: Motion made by Commissioner Tacoma, supported by Commissioner Dykstra to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Motion provided by Commissioner Gilliam to approve the agenda, supported by Commissioner Ymker. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Dave Besteman of 2669 Quincy Street where he owns 35 acres currently zones AG but would in the future like the whole area to be apartment houses and a park.

Ron Koroleski of 2967 8th Avenue would like the Commissioners to hold true to their process of not allowing a lot of little houses in our township.

NEW BUSINESS:

- **Jamestown Christian Reformed Church –Minor Amendment Inquiry**

Jeff Van Laar of Exxel Engineering explained that they would like to change the front of their church: square it off and add a new entry addition on the NW side. It will not impact the general topography of the site and they would lose only 1 parking spot. Their proposed changes are approximately 550 square feet of addition to their existing facility. They are asking for a minor amendment of an approved site plan.

Commissioner Dykstra made a motion to approve a minor amendment for the Jamestown Christian Reformed Church site plan. Commissioner Zomerlei seconded the motion. Motion carried unanimously.

- **Harbor Church Community Concept Presentation**

Jeff Bergstrom with Harbor Churches began the discussion. There would be a commons building that would house their church, a park area and a mixed residential area on the property N. of Greenly Street and W. of 24th Avenue.

Dale Kraker presented the conceptual plans. Mr. Kraker owns land east of 24th Avenue and would partner with the church and be the developer. Some possibilities for this land are a splash pad, playground, pavilion, ball diamond, and farmers market along with a mixed residential and business area. The business area would be neighborhood oriented retail. In 3-4 weeks he will have a completed market study for the area which will look at the residential and /or community needs of Jamestown. There would have to be a private/public partnership in order to make this concept work. It would be up to Jamestown Township to come up with a plan to maintain it. It is still just a concept at this time.

OLD BUSINESS

- Text Amendments Discussion
 - Section 6.4N –Special uses (service uses in the AR District)
 - Section 3.19 –Non-Grandfathered and Non-Conforming Uses (Amnesty language)

Chairman Smith met with Zoning Administrator Sharporn and he was happy with the revised wording of these two amendments. Therefore Planner Ransford will schedule a public hearing for these two text amendments for the next Planning Commission meeting.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None

CORRESPONDENCE: Planner Ransford suggested that the Planning Commission consider an amendment to the ADA parking requirements within the Zoning Ordinance to simply reference compliance with the ADA, since the current language conflicts. The Planning Commission concurred and directed Planner Ransford to schedule an amendment for public hearing.

PLANNING COMMISSION MEMBER COMMENTS:

The Commissioners had a lively discussion on subsidized housing and housing needs within the township.

ADJOURNMENT: Commissioner Ymker made a motion to adjourn, Commissioner Tacoma seconded it. Motion carried unanimously. Meeting closed at 7:57p.m.

MINUTES SUBMITTED BY: Tina Ymker