

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
April 16, 2019**

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

ROLL CALL: Commissioners Doug Ymker, Randy Zomerlei, Dean Smith, Diane Pater and Tim Tacoma present; also Planner Greg Ransford present. Commissioners Jeff Dykstra and Kevin Gilliam absent with notice.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES FROM March 19, 2019, REGULAR MEETING: Motion made by Commissioner Ymker, supported by Commissioner Pater to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Dan Besteman of 4584 8th Avenue asked what was happening on the east side of 8th Avenue across from DHE. He owns property there.

Chairman Smith said the Planning Commission will be discussing that area as they work through the Master Plan.

NEW BUSINESS

• **Public Hearing for West 24 Cottages – Preliminary Planned Development –70-18-09-200-027**

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

Mr. Stuiwe of Exxel Engineering presented. The proposed location for the 24 duplex buildings (48 units) will be located between Greenline property and Jamestown Baptist Church on Quincy. It is an 11.54 acre parcel with 4.29 units per acre. There will be some perimeter burming as well as saving existing vegetation. They will be abandoning the road stub and improving the left turn lane on Quincy. The duplexes will be 2 bedroom/1200 sq. ft., single story ranch style design with zero steps, no basement and two stall attached garages. These units will be designed for 55 and over age demographic but with no age restrictions. There are 16 extra spaces for visitor parking.

Amy Kadzban of 4249 Springside Drive asked why duplexes?

Mr. Gulker of Fusion Properties answered that they wanted to provide a rental option for people in a place of transition and because of the location of the land. The duplexes would be rented for about \$1600/month with a 12 month rental lease agreement.

Dana O'Dell of 3570 Jamesfield Drive inquired if there would be enough water pressure for this new development?

Mr. Stuiwe replied that this development would actually receive water from two feeds.

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

Discussion among Commissioners ensued.

Commissioner Tacoma said that he was okay with the density and that this is one type of housing that we do not have and this is a perfect spot for it.

Mr. Gulker also said that they will have a full time maintenance person available 24 hours a day and that there is the benefit of being one unified development.

Commissioner Tacoma made a motion to approve the Preliminary Planned Development West 24 Cottages – 70-18-09-200-027, with the addition of more visitor parking options and compliance with the Vriesman & Korhorn letter. Commissioner Ymker seconded the motion. Motion carried unanimously.

- **Public Hearing for Schantz –3070 16th Avenue – 70-18-14-100-038**
 - **Seeking accessory building in the front yard**

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

Mr. Schantz said that the 6,000 sq. ft. barn will be used to store his RV, some semi trucks, equipment and Christmas decorations. He does not plan to run a business out of it.

Ron Koroleski of 2967 8th Avenue said he thinks Mr. Schantz should be able to have a barn in front of his house.

Dan Fifelski of Fifelski Builders had a discussion with the Commissioners about the height of the barn. He said that the height will be a mean of 20 feet which is in line with Section 3.2 J.

Marcie VanHaitsma of 3121 16th Avenue said that as a neighbor, she is okay with the barn's location.

Owen Sabin of 3030 16th Avenue said that he is okay with a barn being built. His issue is the location and how it impacts his view as the neighbor. He said that it would be nice if it were located in a different part of the property.

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

Mr. Schantz said that he chose the location to mimic the house and that the property has a 40' elevation change and it is low in the back of the property.

Commissioner Tacoma, after further study of the property layout, said that Mr. Schantz really does not have too many options and that he is ultimately the property owner.

Commissioner Tacoma made a motion to approve the Schantz –3070 16th Avenue, 70-18-14-100-038; accessory building in the front yard noting the height cannot exceed the 20 foot mean height.

Commissioner Zomerlei seconded the motion. Motion carried unanimously.

- **Public Hearing for Text Amendments**
 - **Section 6.4N – Special Uses, Service Uses Not Involving Retail or Wholesale Sales**
 - **Section 3.19 –Non-grandfathered and Non-conforming Uses**
 - **Section 21.3(3) – Minimum Required Parking Spaces**
 - **Section 17.1D1 – Site Plan Review, Review Procedure and Authorization, Site Plan Review Committee**
 - **Section 27.3C – Review of Preliminary Plans by the Planning Commission—Standards and Required Improvements**
 - **Section 27.3D – Review of Preliminary Plans by the Planning Commission – Standards and Required Improvements**

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

Chairman Smith explained that these are ordinances that need to be updated or deleted. He also said that, upon recommendation of the Township's attorney, we are disbanding the Site Plan Committee so that everything will come directly to the Planning Commission which should streamline requests.

Jeremy Bodbyl of 3940 Gordon Street said that he would like it to be easier to get information asked for from the Township office or know where to get information before the meeting. Planner Ransford said that he will check on this for him and that there usually is information at the office for public viewing. Chairman Smith said that these meetings are also a forum to get information. Adam Knobloch of 3410 32nd Avenue asked what the basis was for deciding to eliminate the Site Plan Review Committee referred to in Section 17.1D1. Chairman Smith said the reason was to stream line the process and remove any conflict of interest. He also explained that this separate committee had no authority granted to them by the State of Michigan; it slowed the process and it didn't make sense to keep it. Commissioner Ymker made a motion to close the public hearing, Commissioner Tacoma seconded the motion. Motion carried unanimously. Commissioner Ymker made a motion to recommend to the Township Board adoption of changes as presented. Commissioner Zomerlei seconded the motion. Motion carried unanimously.

OLD BUSINESS

- Master Plan – Public Participation Results

Planner Ransford said that the Township Board extended the moratorium on high-density residential and our desire is to accelerate the process in order to minimize the length of the moratorium. He presented five (5) common themes from the surveys and workshops:

1. Slow growth when possible
2. Preserve the rural character
3. No support for high density residential
4. Expand recreation paths and opportunities
5. Keep the Traditional retail/office character of the village with no more apartments and no enhancements

Discussion ensued. Commissioner Tacoma said that he felt we need more interconnectivity of our pathways. Chairman Smith said that this will be a lens and help in updating the Master Plan. Commissioner Pater said it was good to see all the comments of the people and wished more had been able to come to the workshops. Planner Ransford will start bringing proposed revisions reflecting these results. The Planning Commission asked Planner Ransford to begin work on the R3 Residential language.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY

Adam Knobloch of 4249 Springside Drive asked the Commissioners to explain what it meant to extend the moratorium.

Chairman Smith explained that the moratorium was on high **density** residential housing and that they were given a six month extension to complete the Master Plan which gives more time to do it right.

Ron Koroleski of 2967 8th Avenue said that he does not want low income housing and feels that those who rent do not always keep their houses up as well as if they owned.

Amy Kadzban of 3940 Gordon Street is concerned about traffic and property values. She said people are concerned about rentals and asked about the 5 and 10 year plan for the township.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS

Commissioner Tacoma asked Dan Besteman what he was asking about in the general citizen comments in reference to 8th Avenue.

Commented [CD1]: Added per approval of minutes at 5/21/2019 meeting.

Mr. Besteman said that he really just wanted to know what the Township envisioned for that area in the future. He said that he thinks we do need to work on our water and sewer to get that up to speed. He said that he just wants to go the direction the Township wants to go whether residential or commercial and added that he will be coming to more meetings in order to be more informed and involved.

ADJOURNMENT: Commissioner Tacoma made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 9:06 p.m.

MINUTES SUBMITTED BY: Tina Ymker