

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING via Zoom  
August 18, 2020

CALL TO ORDER: Chairman Smith called the meeting to order at 7pm.

ROLL CALL: Commissioners Dave Kronemeyer Randy Zomerlei, Dean Smith, Diane Pater, Kevin Gilliam, and Tim Tacoma present, also Planner Greg Ransford present. Commissioner Jeff Dykstra was absent.

INVOCATION: Commissioner Kronemeyer opened with the invocation.

APPROVAL OF MINUTES FROM July 21, 2020, REGULAR MEETING: Motion made by Zomerlei, supported by Tacoma to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS (Limited to 3 minutes please): None

NEW BUSINESS:

Public Hearings:

- Planned Developments
  - Waterton Station Planned Development-Preliminary Plan

Pater made a motion to open the public hearing, Tacoma seconded the motion. Roll call was taken, motion was carried unanimously.

Rick Pulaski, from Nederveld and Associates, presented the revised preliminary plan for Waterton Station. Since the previous presentation to the Planning Commission in January 2020 the following actions and results have taken place:

- Traffic Study: traffic signals will be added at Quincy and 24<sup>th</sup>, and Quincy and 22<sup>nd</sup>.
- Center left turn lanes will be required on 24<sup>th</sup> and Quincy
- Adjusted internal road alignment (straight T intersections)
- 60 visitor parking spaces were added through out
- Added secondary amenity areas
- Added seven additional homesites (combination of condos and single-family homes)
- Overall layout of January plan remains intact.

Torry Hiddema of 2730 Angling Road questioned the traffic study at the corner of Angling and Quincy and is concerned for future traffic congestion on Quincy.

Pulaski responded that the center left turn lane does extend thru the Angling intersection. Smith recommended a group of concerned neighbors should present to the OCRC, as this is their responsibility.

Kronemeyer made a motion to close the public hearing, Tacoma seconded the motion. Roll call was taken, motion was carried unanimously.

PLANNING COMMISSION COMMENTS:

Kronemeyer asked how the extra 60 parking spaces correlated with the number of condos. Pulaski said they added about 1 space for every 3 condos and added 12 extra spaces for the Townhomes.

Pater, Gilliam, and Kronemeyer all commented on the bike paths. There are safety concerns where people will cross the busy streets to the existing bike path. Many suggestions were made as to how things could be changed to allow safe crossing to the existing bike path. Pulaski said there will be a bike path internally throughout the development, leaving the existing pathways outside the development as is.

Kronemeyer made motion to accept revised plan as is, with the exception of the bike path. Nederveld needs to propose ideas to safely access the existing bike paths from the proposed bike path ends internal to the development and revise the plan accordingly for Final Plan submission. Pater seconded the motion. Roll call was taken, motion was carried unanimously.

- Jamestown One Planned Development-Preliminary Plan

Tacoma made a motion to open the public hearing, Gilliam seconded the motion. Roll call was taken, motion was carried unanimously.

Shayne Malone presented the preliminary plans for 21 buildings, containing 42 owner occupied units with a park space at the rear of the property.

There were no public comments. Zomerlei motioned to close the public hearing, Kronemeyer seconded the motion. Roll call was taken, motion was carried unanimously.

#### PLANNING COMMISSION COMMENTS:

Pater mentioned seeing a commercial building on the plan and also recommended removing the last two buildings at the rear end of the property to buffer duplex units from single family homes. Malone stated the revised plan has removed any commercial buildings.

Tacoma asked if these units had basements. Malone stated they were on cement slabs.

Gilliam questioned off-street parking area for visitors. Malone said changes could be made to use the end of each cul-de-sac for parking.

Sidewalks were also discussed. All the commissioners, but Smith agreed sidewalks are not required.

Ransford: The final plan needs to have more detail regarding parking, storm water, landscaping, etc.

Zomerlei made motion to move to the final plan review as long as more details are provided for the parking, storm water, landscaping, and the like, and all the requirements, per Vriesman & Korhorn, are met. Kronemeyer seconded the motion. Roll call was taken, motion was carried unanimously.

- Text Amendment Discussions:

- Section 3.24 – Bicycle Paths (Also Non-motorized Pathways)
- Section 3.29 – Private Roads
- Section 3.36 – Growth Boundary
- Section 17.1 A4 – Site Plan Review, Site Plan Review Required
- Section 19.16 – Bicycle Paths
- Chapter 24 – Signs
- Section 27.3D3 – Review of Preliminary Plans by the Planning Commission- Standards and Required Improvements
- Section 27.7G – Contents of Final Site Condominium Project Plan

Pater made motion to open the public hearing, Tacoma seconded the motion. Roll call was taken. Motion was carried unanimously.

There were no public comments. Zomerlei motioned to close the public hearing, Kronemeyer seconded the motion. Roll call was taken, motion was carried unanimously.

PLANNING COMMISSION COMMENTS:

Kronemeyer made motion to recommend adoption of the text amendments as presented, to the Jamestown Charter Township Zoning Ordinance (JCTZO). Pater seconded the motion. Roll call was taken. Motion was carried unanimously.

- Site Condominiums
  - Jamestown Shores-Preliminary Development Plan

Todd Stuive from Excel Engineering presented Jamestown Shores, for the applicants, DJ VanderSlik and Chris Wilson. Jamestown Shores consists of 123.7 acres on the south side of Perry containing a 26-acre lake and 24 units complying with AR zoning. The site will have 2 private roads, including streetlights. Applicant is proposing payment in lieu of bike path along 36<sup>th</sup> and Perry Street-it was determined a bike path along 40<sup>th</sup> is not necessary. Applicant is seeking 2 waivers: no internal sidewalks and clustering trees on site instead of the required street trees every 50 feet.

PLANNING COMMISSION CONCERNS:

Pater inquired what is to be done regarding the existing side slopes around the pond. Stuive responded that the mining operator is responsible to remove the berm and flatten the slope before operations are discontinued. Ransford stated that the final slope is to be confirmed by township engineer.

Multiple commissioners questioned the proposed community STEP septic system. VanProyen and Stuive both agree, this is not the desirable option. Applicant will have borings done to determine whether or not each site could possibly have its own septic system. Nettleton said there is precedence that the State could force the Township to take on the responsibility of long-term maintenance and operation of the proposed community system. The Planning Commission will not look favorably on this outcome.

The landscape plan of cluster trees and no sidewalks was found favorable by the Planning Commission. Tacoma made motion to approve the preliminary Jamestown Shores site plan forward by approving the two waivers and conditional on pursuing individual sewer systems for each lot, by way of the draft Resolution. Kronemeyer seconded the motion. Roll call was taken. Motion was approved unanimously.

OLD BUSINESS

- None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (Limited to 3 minutes please): None

CORRESPONDENCE: None

PLANNING COMMISSION COMMENTS: None

ADJOURNMENT: Zomerlei made a motion to adjourn Pater seconded it. Roll call was taken. Motion carried unanimously. Meeting closed at 9:15 pm.

MINUTES SUBMITTED BY: Renee Dreyer