

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
September 15, 2020

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

ROLL CALL: Commissioners Jeff Dykstra, Dave Kronemeyer, Randy Zomerlei, Dean Smith, Diane Pater, Kevin Gilliam, and Tim Tacoma were present, as well as Planner Greg Ransford.

INVOCATION: Commissioner Smith opened with the invocation.

APPROVAL OF MINUTES FROM August 18, 2020, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Zomerlei to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS (Limited to 3 minutes please):

Dana O'Dell of 3570 Jamesfield Drive: Asked if there were any future plans for the open space at end of Jamesfield Drive and Jamison Drive. Ransford: Stated that this was dedicated open space a long time ago, but suggested O'Dell stop in the township and he could review old documentation.

Motion provided by Tacoma to open public hearing, supported by Kronemeyer. Motion carried unanimously.

NEW BUSINESS:

Public Hearings:

- Rolling Meadows Phase 5 and Phase 6 – Tentative Preliminary Plat  
Dan from Allen Edwin Homes presented the preliminary 38 lots, previously approved as a PUD in 2002. The plan tonight is consistent with the 2002 plan, with the exception of a piece of land at the end of Morgan Drive. This land will be split into 4 lots (A, B, C and D) as a land division after Phases 5 & 6 are complete. These lots are independent of any PUD.

Kellie Foco of 4177 Friesian Drive: Looking for clarification that the developer has not changed the plan numbering. Due to a long history and a change of hands, there is some confusion, but the phase numbering has not changed and Ransford will provide PDFs showing current and accurate numbering.

Debra Bouchard of 4444 Equestrian Drive: Was told Eastbrook bought from Allen Edwin Homes, 4 lots. Will the additional 4 land divisions be part of Bridlewood and be part of HOA? Due to a delayed arrival, this was later answered by Allen Edwin Homes rep (see above).

PLANNING COMMISSION COMMENTS: Smith asked about trees on plan. Dan stated there are no trees over 6 inches in diameter, so they are not shown on the plan. Points 4, 5, & 6 of the Vriesman & Korhorn letter (written 9/3/20 to Ransford) were questioned. Ransford said #4 was resolved and was inadvertently left on letter.

Motion made by Tacoma, seconded by Pater to recommend approval of the preliminary plan with two additions to the prepared resolution: Planning Commission is requiring the verbiage on #5 & #6 of the Vriesman and Korhorn letter be amended from “**should** construct 12” watermain” to “**shall** construct 12” watermain”. Motion carried unanimously.

Motion by Dykstra to close public hearing, supported by Pater. Motion carried unanimously.

OLD BUSINESS

- None

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

CORRESPONDENCE:

- City of Wyoming – Master Plan distribution

PLANNING COMMISSION COMMENTS: None

ADJOURNMENT: Zomerlei made a motion to adjourn Tacoma seconded it. Motion carried unanimously.  
Meeting closed at 7:46 pm.

MINUTES SUBMITTED BY: Renee Dreyer