

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING  
October 6, 2020

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

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

INVOCATION: Commissioner Gilliam opened with the invocation.

APPROVAL OF MINUTES FROM September 15, 2020, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Kronemeyer to approve the minutes. Motion carried unanimously.

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

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

NEW BUSINESS:

- Planned Unit Development
  - Waterton Station Final Development Plan

Waterton Station requested a special meeting for their Final Planned Development, which does not require a public hearing, as it was held for the preliminary. Rick Pulaski, from Nederveld and Associates, presented on behalf of the developers.

The primary topic to be addressed is the verbiage on the PD Ordinance regarding sidewalks and street trees. The current PD states the developer is required to complete these improvements by the time they come in for final plat approval. If the improvements are not installed by that time, the Township Board can either deny final plat approval or require security (cash or a letter of credit) to be provided to assure completion of the improvements.

The main issue the developer has is he wants to get started on a new phase prior to coming in for final plat approval on a current phase and the language in the current PD ordinance would not permit him to do that.

PLANNING COMMISSION COMMENTS:

Discussion was had regarding the completion requirements of sidewalks and street trees on the PD Ordinance. Tacoma suggested the Zoning Ordinance verbiage needs to be changed regarding this same topic for future PUDs.

Gilliam proposed an official crosswalk be incorporated on Greenly at the point the Interurban path and Drive A exits the PD and on 24th Ave at the point Drive A exits the PD. These would include a connector to the existing bike path.

Tacoma also suggested the verbiage on the Vriesman & Korhorn letter needs to be edited on point # 2, 7, 8, 9, changing "should" to "shall".

Tacoma made a motion to make changes as discussed: recommend approval of Waterton Station Planned Development final site plan with the following conditions: 14 line items in the Vriesman & Korhorn letter of 10/2/20 are completed with language in item numbers 2,7,8, & 9, changing "should" to "shall".

Bike path crossings to be marked and a connector added to complete a "T" after crossing streets to clearly delineate the path and avoid walking on an unimproved surface or someone's driveway.

The language provided in Todd Hendrick's email "Regarding bike paths and pedestrian ways", "Regarding sidewalks", and "Regarding Street Trees" was acceptable but add "requirement of an irrevocable letter of credit with automatic renewal." Motion supported by Zomerlei. Motion carried unanimously.

#### OLD BUSINESS

- None

#### EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (Limited to 3 minutes please):

Robin Bryers of 4060 Spring Mist Dr. asked if there plans for a park on the township property on the west side of 24<sup>th</sup>? Tacoma shared there are plans for some type of park on an 80-acres parcel owned by township on the top of 22<sup>nd</sup>. There also is a committee discussing the possibility of park plans for property behind fire barn.

Josh Burton of 2422 Marybeth Lane asked what is the time frame for PUD discussed tonight? Smith estimates 10 years.

CORRESPONDENCE: None

PLANNING COMMISSION COMMENTS: None

ADJOURNMENT: Gilliam made a motion to adjourn Zomerlei seconded it. Motion carried unanimously. Meeting closed at 7:41 pm.

MINUTES SUBMITTED BY: Renee Dreyer