

2549JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

June 15, 2021 at 7:00 p.m.

Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

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

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

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer to approve the minutes of the May 18, 2021 Planning Commission Meeting. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Gilliam, supported by Commissioner Pater to approve the agenda. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Dave Besteman, 2669 Quincy St., asked for information regarding a possible bike park in the township. He was advised by Chairman Smith to attend the Township Board meeting to obtain information regarding this project, as it is not within the purview of the Planning Commission.

Dana O'Dell, 3570 Jamesfield Dr., reported that there is a black residue on the exterior of houses built by a particular developer, and he asked what requirements the Planning Commission has regarding materials used in developments. He was advised by Chairman Smith to contact the township Zoning Administrator to determine if there is a possible enforcement issue.

NEW BUSINESS:

- **PUBLIC HEARING** for a Tentative Preliminary Plat application for Waterton Station Phase 1 (and Preliminary Condominium Site Plan applications), parcel number 70-18-10-100-009, located on the north side of Greenly Street, east of 24th Avenue. **A motion was made by Commissioner Gilliam, supported by Commissioner Dykstra to open the Public Hearing at 7:04 p.m.** Motion carried unanimously.

Dennis Cole from Nederveld and Associates was present to give information regarding the project. In February of 2020, the planned development was achieved for the entirety of Waterton Station, and they are presenting the first of three development phases at this meeting. Phase 1 will be a single-family plat of 28 lots served by a public road. It also includes a bike path which will eventually be a public line between Quincy and Greenly. Besides the public portion, there will also be two condominium portions proposed for Phase 1, adjacent to the first phase public road plat. There will be 19 units in Condo phase North and 14 units in Condo phase South. Full utilities are being extended underground from the south end of Greenly St. Street trees and street lighting are being provided according to ordinance.

Mike Webster, 2192 Greenly St., asked for information regarding the orientation of the development in regards to the roads. Cole stated that the development is located between Greenly and Quincy east of 24th Ave. The first phase would extend north from the south end of Greenly about halfway to Quincy.

Ron Koroleski, 2967 8th Ave., expressed concern regarding the ability of the township to supply water to irrigate lawns in the development. Chairman Smith stated that the township engineers would not recommend the project if that would be an issue.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer to close the Public Hearing at 7:10 p.m. Motion carried unanimously.

During Planning Commission discussion, the applicant verified that there have been no changes to the plan originally submitted in 2020. The applicant also responded to questions from Commissioners regarding a future clubhouse, the proposed covenants for the development, the difference between the north and south condominiums, the age group being targeted for the condominium portion, when the pond would be completed, and when the bike path would be constructed. Cole stated that the clubhouse is proposed for the future. The covenants for the plat were developed in discussion between the township attorney and the developer. The difference between the north and south condos is in

price point to give multiple options to buyers. The north condos would be less expensive than the south, and they are not targeting a specific age group. The pond indicated on the site plan will be completed during Phase 1, as it is necessary to construct the pond during the initial phase in order to eliminate the discharge of sediment offsite. A portion of the bike path would be in Phase 1 from Greenly to the end of the public part of the development.

A motion was made by Commissioner Tacoma, supported by Commissioner Pater to approve both condominium phases and to recommend to the Township Board approval of Waterton Station Phase 1 Tentative Preliminary Plat. Motion carried unanimously.

- **PUBLIC HEARING** for a Tentative Preliminary Plat for Spring Grove Farms Phase 6, parcel number 70-18-04-400-030, located on the west side of Mary Beth Lane, north of Quincy Street.

A motion was made by Dykstra, supported by Zomerlei to open the Public Hearing at 7:15 p.m. Motion carried unanimously.

Mike Berg from DAJ, LLC was present to give an overview of the project. They are seeking Tentative Preliminary Plat approval for Phase 6, which is the final phase of the Spring Grove Farms Planned Development. There will be 15 lots on a cul-de-sac on the southwest corner of the original property, and the only change from the original site plan submitted in 2003 is a reduction in the length of the cul-de-sac because the gravity sewer is going to come from the intersection of Mary Beth Lane and Springdew Ct. This has resulted in the loss of two lots. Phase 6 will be part of the association established in Phase 1, and the size of the homes will be the same as indicated in the original restricted covenants.

There was no public comment.

A motion was made by Zomerlei, supported by Gilliam to close the public hearing at 7:17 p.m. Motion carried unanimously.

Commissioners questioned the applicant regarding whether the open space indicated on the plan would be a park, and was this part of the original plan. The applicant stated that this was open space dedicated to the association that was set up in 2003, and it will remain in open space only. He also stated that lots 145, 146 and 147 are larger because the street was shortened.

A motion was made by Zomerlei, supported by Dykstra to recommend to the Township Board approval of Spring Grove Farms Phase 6 Tentative Preliminary Plat. Motion carried unanimously.

- **SITE PLAN** for Trilogy Health Services. Parcel number 70-18-09-100-050. The applicant is seeking a Major Amendment to the Spring Meadows Planned Development-Final Plan approval for 58,600 square feet of assisted living facility. The proposed request is to amend the permitted commercial uses within the planned development to include assisted living facilities as a permitted use. Joe Nawrocki from Paradigm Design in Grand Rapids was present to give information regarding the request. The public hearing was held on April 20, 2021. Nawrocki gave Commissioners samples of Hardie boards which they had required to be submitted with the final site plan. Nawrocki also addressed issues with the plan submitted at the April 20, 2021 meeting regarding a berm around the perimeter of the development and a sidewalk along Sunchase.

Commissioners discussed the revised site plan and asked for information regarding the approach to the facility, landscaping, parking, sidewalk location, the Hardie boards and the proposed berm. The applicant answered that there would be an asphalt driveway to the facility, along with manicured lawns and professional landscaping. The current shrubs and trees will be removed. The majority of the parking will be on the south side of the building and the sidewalk location will be coordinated with the construction drawings. The Hardie board samples were examined and concerns were addressed about properly caulking the boards. Planner Ransford noted that there was no minimum berm height required of the applicant at the last meeting and that the typical berm height is 3-4 feet, which is the height the applicant is intending to install. Nawrocki also stated that the landscape plan shows the trees and species that will be planted on the berm in accordance with the ordinance. The Commissioners noted that all planning comments from the April 20, 2021 meeting had been incorporated into the revised plans.

A motion was made by Commissioner Dykstra, supported by Commissioner Zomerlei to recommend to the Township Board final plan approval of the 58,600 square foot assisted living facility for Trilogy Health Services with the following conditions:

- That the conditions of the June 07, 2021 Vriesman and Korhorn letter and the Township Planner letter be satisfied.
- That evidence of market need for the use(s) and economic feasibility of the project, a traffic impact assessment, an environmental impact assessment and a fiscal impact assessment be waived.
- That there be no requirement for another public hearing.

Motion carried unanimously.

OLD BUSINESS:

- Site plan review and Special Use application for ALDI to construct a 19,054 square foot grocery store. The property is located on the east side of 32nd Avenue, north of Quincy Street, at 4010 32nd Avenue, parcel numbers 70-18-04-300-202 and 70-18-04-300-026.

Chris Grzenkowicz from Desine Inc. was present to provide information regarding proposed updates to the site plan presented at the May 18, 2021 Planning Commission meeting, based on Commissioner concerns regarding traffic flow. He stated that they were not successful in working out a deal with the adjacent Lake Michigan Credit Union for a cross connection or a drive behind the credit union. They reviewed other options and discovered that they can meet Ottawa County Road Commission requirements by relocating the entrance drive that was originally directly across from Meijer. They are moving the entrance drive 200 feet to the north, which meets road commission requirements for center line to center line spacing of 250 feet for the two drives (Meijer and ALDI). This will also allow them to provide full access with a left in and out.

Chairman Smith asked if the monument sign location would be moved, and Grzenkowicz confirmed that the monument sign would be moved with the entrance drive. He also confirmed for Chairman Smith that there would be a shift in parking spaces due to the relocation of the entrance drive. Commissioners agreed that this solution was better than the original suggestion of a shared drive with the credit union.

Planner Ransford informed Chairman Smith, that while the applicant did not provide a final site plan at this meeting, the Planning Commission can approve the Special Use Application/Site Plan with the condition that the Township Planner and Township Engineers verify compliance of the final site plan set.

Commissioner Gilliam commented that ALDI may have issues in the parking area behind the relocated entrance drive for people waiting to turn left out of ALDI.

Commissioner Pater noted an error on the amended plan provided, which still has an arrow for straight through traffic on the relocated entrance drive, and the applicant stated that would be corrected as the drive no longer lines up with the Meijer entrance.

Commissioner Tacoma questioned the applicant regarding deliveries, and Grzenkowicz stated that there will be only one delivery per day from the ALDI warehouse, and that beer, wine and milk deliveries would be done separately a couple times per week or as needed.

A motion was made by Commissioner Smith, supported by Commissioner Tacoma to approve the Special Use Permit for ALDI to construct a 19,054 square foot grocery store with the following conditions:

- That the applicant satisfy the contents of the Vriesman and Korhorn letter and the content of the Township Planner memorandums.
- That the applicant receive final site plan approval from the Township Planner and Engineers.

Motion carried unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT:

- Commissioner Gilliam stated that he would not be able to attend the July 20, 2021 Planning Commission meeting.
- Recommendation of a moratorium on development without public water. Commissioner Smith provided the other Commissioners with a list of talking points (see attached) regarding the proposed moratorium. These points were discussed by the Commissioners, and Chairman Smith also read from a letter sent to him by Paul Sachs, director of Planning and Performance Improvement for Ottawa County, regarding the vast area of Ottawa County facing challenges regarding ground water quantity and quality, with new and older homes seeing wells go dry and crops being irrigated with highly mineralized water. Paul Sachs expressed his support for a brief period of regulatory review within Jamestown Township. Chairman Smith discussed the current and projected conditions of the local aquifers. He also noted that several years ago the Township was found to be in violation of the State Zoning Enabling Act, and that Jamestown Township was required to add language in the zoning ordinance allowing private roads within the township, which has opened up the township to development. Chairman Smith suggested a recommendation to the Township Board that they enact a six-month

moratorium on residential development where there is no public water. Commissioner Kronemeyer commented that if a moratorium is put into place, they must come up with a solution. Chairman Smith stated that the Township Attorney is currently looking at the scope of the proposed moratorium. There was discussion of enacting a moratorium for a year instead of six months to allow for more time to discuss solutions. Planner Ransford informed Commissioners that a moratorium could be lifted anytime. Commissioner Tacoma referenced an MSU study that showed Allendale's underground water comes from the north. He stated that Jamestown Township's underground water comes from the south and that Jamestown Township does not have the same water issues as the rest of Ottawa County.

A motion was made by Smith, supported by Dykstra to recommend to the Township Board that they enact a twelve-month moratorium on residential development without public water on subdivisions, site condos, pud's, and private roads, subject to legal review by Township counsel. Motion carried unanimously.

- Planner Ransford introduced Hillary Taylor, a new associate at Fresh Coast Planning who will be more involved with projects for Jamestown Township. He informed Commissioners that Vessel Athletic, potentially another site condo application and a zoning text amendment discussed last month might be on the agenda for the July 20, 2021 Planning Commission meeting.

ADJOURN: A motion was made by Commissioner Dykstra, supported by Commissioner Pater to adjourn the meeting at 8:10 p.m. Motion carried

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)