

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

January 18, 2022, 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 Ross De Jong, Jeff Dykstra, Kevin Gilliam, Dean Smith, Tim Tacoma, and Randy Zomerlei were present. Commissioner Dave Kronemeyer was absent with notice. Also present was Township Planner Greg Ransford. Chairman Smith introduced the new Planning Commissioner Ross De Jong.

INVOCATION: Commissioner Dykstra opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Tacoma, supported by Commissioner Zomerlei, to approve the minutes of the December 21, 2021, Planning Commission Meeting as written. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Tacoma, supported by Commissioner Gilliam, to approve the agenda as amended with the addition of 2022 Election of Officers after Old Business. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

• **PUBLIC HEARING**

- **Map Amendment (Rezoning) Application** from Hawks Valley, LLC to rezone the 150.2 acres of parcel numbers 70-18-15-300-023 and 70-18-15-300-024 from Agricultural Rural Residential (AR) Zoning District to the Residential Zoning District (R-1). The property is located north of Byron Road between 24th Avenue and 16th Avenue.

A motion was made by Commissioner Dykstra, supported by Commissioner Gilliam, to open the Public Hearing at 7:02 p.m. Motion carried unanimously.

Rick Pulaski, the Director of Planning for Nederveld Inc., was present to provide information regarding the rezoning request. He stated that they are requesting the rezoning of approximately 148 acres from the AR Zoning District to the R-1 Zoning District, and that the property has approximately 800 feet of road frontage along Byron Road. Pulaski listed the reasons that they believe support the request to rezone the property. He stated that the rezoning to R-1 would be compatible with adjacent properties-Country Acres subdivision to the northwest, Riley Ridge to the northeast and Country Hills Village mobile home park to the north. He also pointed out that public water and sewer is available for the property and that the property would be entirely within the growth boundary indicated in the Township Master Plan. Lastly, he noted that the Township Planner was of the opinion that a recommendation of adoption is appropriate, pending comments received during the public hearing.

Jake Vlietsra, 2857 Keystone, asked if the development would connect to water and sewer through the Country Acres subdivision. Pulaski answered yes, water and sewer would be connected to the northwest and that improvements would also be made to the water system as a result. Chairman Smith asked if a water tower would be put in, and Pulaski answered that it was still under discussion with the Township.

Larry Ocoback, 2295 Byron Road, voiced concerns regarding increased traffic on Byron Road and the ability of public utilities to handle the extra load. Pulaski replied that they have been communicating with the Ottawa County Road Commission, and a traffic study would be required along with center turn lane improvements on Byron Road.

Chris Gilbert, 2342 Outback, also had concerns regarding traffic through the subdivision and drainage on the property. Chairman Smith asked the applicant if the subdivision would be connected to Outback Drive. Pulaski answered that there would be a connection to Outback Drive as well as one on Byron Road. He also stated that the Ottawa Water Resource Commissioner now has more requirements that must be met, including a requirement for more detention ponds. Chairman Smith noted that road issues are jurisdiction of the Ottawa County Road Commission.

David Teitsma, 2810 Keystone, expressed concerns regarding the potential size and density of the development, the increase in traffic, issues with drainage and whether there is sufficient water pressure to accommodate a large number of new homes.

Chairman Smith explained the process for rezoning property to a resident.

Jeffrey Schams, 2264 Outback, also had concerns regarding existing drainage and stormwater management and thought that the density of the development would create more issues. He asked who would be responsible for the cost of a water tower. Chairman Smith informed him that improvements to public utilities are paid for by development.

Ryan Brandsen, 2305 Byron Road, was not in favor of the high density of a subdivision.

Doug VanNoord, 4601 Byron Road, wished to discuss the recently adopted ordinance requiring public water for private roads. Chairman Smith informed him that the process for adopting that ordinance is complete and is not the subject of this public hearing. He advised Mr. VanNoord to contact the township zoning administrator to explore options for his property.

Rosemary Fuller, 2524 24th Avenue, expressed concerns regarding the impact on wildlife.

A motion was made by Commissioner Dykstra, supported by Commissioner Tacoma, to close the Public Hearing at 7:34 p.m. Motion carried unanimously.

Planning Commission discussion-

Chairman Smith noted that the development would be bound by the requirements of the R-1 Zoning District for lot size and road frontage.

Commissioner Tacoma asked Planner Ransford what the maximum number of houses served by a single road in and out would be if the development were denied a connection to Outback Drive. Planner Ransford wasn't sure, but thought it is 75 homes. Chairman Smith stated that requiring a single road for access to the development, not connected to Outback Drive, could not be a requirement in a rezone request.

Commissioner De Jong noted the possibility of another access point along Byron Road that was not included in the request for rezoning. Pulaski answered that the remaining portion of the property along Byron Road is still owned by Poortenga. Chairman Smith noted that two access points on Byron Road would be helpful.

Pulaski stated that the Road Commission and the Township both have indicated Outback Drive as a stub street which was planned to be connected to further development.

Commissioner Zomerlei stated that while the property may be within the master plan for development, he did not think it was time for it yet.

Commissioner Tacoma also thought the project was too far ahead of current development.

Due to consensus among the Commissioners that the request for rezoning be denied, Planner Ransford recommended tabling the decision in order to have Township legal counsel can draft a motion for denial.

A motion was made by Commissioner Dykstra, supported by Commissioner Tacoma, to table the decision regarding the rezoning request until the February 15, 2022 Planning Commission meeting in order to draft a motion for denial to consider. Motion carried unanimously.

- **SITE PLAN REVIEW**

- **Site Plan Review application** from Forest Grove Elementary School for a courtesy review by the Planning Commission. Doug VanderJagt, Superintendent of Hudsonville Public Schools, was present to provide information regarding the addition of a gymnasium to Forest Grove Elementary School along with parking improvements. They plan to start construction this April and hope to have the project completed by December 2022.
- **Final Planned Development Site Plan review application** from Trilogy Health Services for Final Planned Development Site Plan approval. They are requesting an amendment to the Spring Meadows Planned Development for 85,798 square feet of assisted and independent living facility. The property is located on the east side of 32nd Avenue, north of Sun Chase Avenue, parcel number 70-18-09-100-050.

Joe Nawrocki from Paradigm Design was present to provide information regarding the Final Planned Development Site Plan submitted by Trilogy Health Services. He gave a brief overview of the project as presented last month, and he stated that the architecture and finishes on the revised plan will be the same as originally

presented. He submitted a printout to show the most updated plan for carports, with 11 proposed on the north parking lot area and 14 proposed on the west parking lot area, and noted that the location of the carports has been shifted to avoid a 30' easement for water and sewer.

Commissioner De Jong asked for more information regarding the proposed deferment of parking spaces, whether there was a budget for adding the deferred spaces later if required and how would a trigger for adding more spaces be enforced. Nawrocki answered that the ordinance requires 27 more spaces than is normally used by Trilogy facilities, but they can add them later within the six-month window specified in the ordinance if the deferred spaces are determined to be necessary by the Zoning Administrator. An example of a trigger would be complaints regarding parking by residents or visitors along the drive. Nawrocki also stated that the grading of the site is being designed to accommodate future parking spaces. Planner Ransford stated that the ordinance wording would be reviewed by legal counsel to make sure it can be enforced.

A motion was made by Commissioner Tacoma, supported by Commissioner Zomerlei, to recommend that the Township Board adopt the Ordinance to Amend Chapter 34 of Zoning Ordinance regarding Spring Meadows Planned Development and approve the Final Planned Development Site Plan submitted by Trilogy Health Services LLC as written with the conditions that the applicant satisfy the content of the Vriesman and Korhorn letter dated January 06, 2022 and the Planner's memorandum, as well as comply with the requirements of the current Spring Meadows Planned Development Ordinance. Motion carried unanimously.

OLD BUSINESS: None.

2022 ELECTION OF OFFICERS: A motion was made by Commissioner Zomerlei, supported by Commissioner Gilliam, to re-elect Dean Smith as Chairperson, Jeff Dykstra as Vice-Chairperson and Tim Tacoma as Secretary. Motion carried unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: David Teitsma, 2810 Keystone, asked for clarification of the Planning Commission's decision regarding Hawk's Valley Rezoning request. Chairman Smith informed him that the decision has been tabled in order to have the Township Attorney draft legally correct wording for the motion to recommend that the Township Board deny the request for rezoning.

CORRESPONDENCE: Planner Ransford informed the Commissioners that a mining permit renewal application for the Kwiatkowski mine and a Final Site Condo Plan submitted by Ottogan Hills might be on the agenda for the February Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENT: Commissioner Zomerlei inquired if the owner of the property at the corner of Kenowa Avenue and Quincy Street, which had been previously approved for a private road, was instead conducting mining activity on the site. Supervisor VanHaitsma stated that the Township Zoning Administrator had investigated this issue previously, and he informed her that the activity is related to the building of the road. She will have him check again.

ADJOURN: A motion was made by Commissioner Gilliam, supported by Commissioner Dykstra, to adjourn the meeting at 8:14 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)