

JAMESTOWN CHARTER TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING MINUTES
April 18, 2022, at 5:30 p.m.
Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

CALL TO ORDER: Chairman Smith called the meeting to order at 5:30 p.m.

ROLL CALL: Commissioners Ross De Jong, Jeff Dykstra, Kevin Gilliam, Dave Kronemeyer, Dean Smith, Tim Tacoma, and Randy Zomerlei were present.

INVOCATION: Chairman Smith opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer, to approve the minutes of the February 15, 2022, Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **PUBLIC HEARING**

- **Map Amendment (Rezoning) Application** from Hawks Valley, LLC to rezone that portion of land located in Jamestown Charter Township that is described as parcel number 70-18-15-300-025 from the Agricultural Rural Residential (AR) Zoning District to the Residential Zoning District (R-1). The property is located on the north side of Byron Road between 24th Avenue and 16th Avenue. Chairman Smith noted that the Public Hearing was being held again as the previous Public Hearing was not properly noticed due to an address error.

A motion was made by Commissioner Dykstra, supported by Commissioner Tacoma, to open the Public Hearing at 5:35 p.m. Motion carried unanimously.

Rick Pulaski from Nederveld Inc., the engineer and planner for the property, was present to provide information regarding the rezoning request. Pulaski presented information regarding historical and current master plans for Jamestown Charter Township that show the subject parcel designated as R-1, Low-Density Residential, since 2006. Pulaski also stated that the property would be adjacent to existing development- Country Acres subdivision to the northwest, Country Village mobile homes to the north, and future development on the Ottawa County Riley Street mine to the northeast, and that the property is entirely within the development boundary indicated in the master plan. Additionally, he stated that utilities are already available for this property. Pulaski commented also on whether it would be possible to locate the development elsewhere in the township. He stated that existing properties zoned R-1 have already been developed or have no available utilities.

Vicki Brinks, 2484 24th Ave., had questions regarding the proposed water tower for the development. Chairman Smith stated that would be part of the site plan process and that utilities follow development and are paid for by the developer, not the township.

David Teitsma, 2810 Keystone, had questions regarding what changed the minds of the Planning Commissioners regarding the rezoning. He also stated that there would be too many houses per entrance to the development. Chairman Smith responded that any reservations Planning Commissioners have would be addressed during site plan review, not at the time of the rezoning request and that anything to do with roads is the jurisdiction of the Ottawa County Road Commission.

Chris Gilbert, 2342 Outback Dr., noted that in the current master plan there is a statement that the current rate of growth is too fast for the community. Commission Dykstra responded that they created the development boundary in the master plan for that reason.

Jake Vlietstra, 2857 Keystone, commented that he moved to Jamestown to get away from development and that there is a lot of development already with too many houses in too short a time.

Scott Fannon, 2285 Outback Dr., had questions regarding the original purpose of the stub road (Outback Dr.) and stated that the development would bring a lot of traffic onto their road. He also had questions regarding utilities. Chairman Smith stated that the stub road would have been required by the Ottawa County Road Commission in anticipation of an upgrade to R-1 for the adjacent property.

Ron Gunter, 2841 Keystone, would like the Planning Commissioners to consider patience and revisit this in five years.

Larry Ocoback, 2294 Byron Road, commented that tonight's meeting was just a legal formality, and a recommendation had already been made. He would like the Planning Commissioners to consider in the future a balance between Ag and R-1.

Tina Monahan, 2247 Outback Dr., expressed concerns regarding the safety of children in the existing development, the ability of their road to handle the additional traffic if connected to the new development, and the ability of the local school district to handle the increased enrollment.

Bob Gemmen, 2093 Byron Rd., inquired how he could view documents regarding the rezoning request and was instructed to contact the township office.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to close the Public Hearing at 6:12 p.m. Motion carried unanimously.

Planning Commission discussion. Commissioner Dykstra stated that the master plan is a fluid document and that the Planning Commission needs to take into consideration the health, safety and welfare of the public. He also noted that the discussion at this meeting is regarding the rezoning request only, not a site plan review. Commissioner DeJong commented that the Planning Commission discussion would have resulted in a denial of the rezoning request at the January meeting, and he believes the development will fundamentally change the character of Outback Dr. Commissioner Kronemeyer stated that a rezoning to R-1 does not mean it will be a high-density development, but township ordinances give the developer a legitimate right to develop the property as long as they meet the criteria.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to recommend that the Township Board approve the rezoning of the parcel to the R-1 zoning district. Motion carried: Five ayes and Commissioners Dykstra and DeJong opposed.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Kronemeyer, supported by Commissioner Zomerlei, to adjourn the meeting at 6:20 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)