

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

May 17, 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, Dave Kronemeyer, Dean Smith, Tim Tacoma, and Randy Zomerlei were present. Also present was Township Planner Greg Ransford. Commissioner Kevin Gilliam was absent with notice.

INVOCATION: Commissioner De Jong opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Dykstra, supported by Commissioner Zomerlei, to approve the minutes of the April 18, 2022 Special Planning Commission Meeting as written. Motion carried unanimously. A motion was made by Commissioner Zomerlei, supported by Commissioner Kronemeyer to approve the minutes of the April 20, 2022 Special Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Ron Koroleski, 2967 8th Avenue, commented regarding special meeting date notifications, opposition to a township water tower and the township master plan.

Dave Tietsma, 2810 Keystone, commented regarding the order of public comment on the Planning Commission agenda and the number of homes allowed per development entrance.

NEW BUSINESS:

• **PUBLIC HEARING**

- **Map Amendment (Rezoning) Application** from David Wisz to rezone 1431 Greenly Street, parcel number 70-18-11-100-044, from Agricultural Rural Residential (AR) to Residential-1 (R-1). The parcel is located on the north side of Greenly Street just east of 16th Avenue.

Lisa Wisz was present to provide information regarding their request. They would like to split off five acres to build a new house for themselves in the future. Under the parcel's current AR zoning, they are unable to split the property as it lacks the required road frontage needed in the AR zoning district to create a new parcel.

A motion was made by Commissioner Kronemeyer, supported by Commissioner De Jong, to open the Public Hearing at 7:06 p.m. Motion carried unanimously.

Bruce Lamphear, 1385 Greenly Street, commented that a home built on that property would interfere with his view and that there is limited farmland in the area. He opposed the rezoning of the parcel.

Ron Koroleski, 2967 8th Avenue, commented that he would like to see the rights of developers limited and not individuals.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:13 p.m. Motion carried unanimously.

Under Planning Commission discussion, Planner Ransford was asked if this would constitute "spot-zoning". He replied that rules regarding spot-zoning relate to the size of the property and whether the use would be consistent with surrounding uses. As surrounding use is primarily residential, and given the size of the parcel, his opinion was that it would not be considered spot-zoning.

Chairman Smith noted that the parcel only lacked two feet of the necessary road frontage to be split as it is currently zoned.

There was discussion of whether the applicant could apply to the Zoning Board of Appeals for a variance, and it was determined that the property would not likely be granted a variance. It was noted that the property has been in the Master Plan as R-1 (the equivalent of the Low-Density Residential designation in the current Master

Plan) for a long time. It was noted that the property cannot be platted as it lacks public water, so only a driveway or shared driveway would be possible

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to recommend that the Township Board approve rezoning the parcel to the R-1 zoning district, as rezoning would be consistent with the master plan, is consistent with surrounding uses, and is capable of supporting the use. Motion carried-five ayes and Commissioner Zomerlei opposed.

- **SITE PLAN REVIEW**

- **Peace Field Final Site Condominium and Private Road Application** to establish a private road, 40 site condominiums and related open space. The property is located on parcel number 70-18-35-100-002 on the south side of Adams Street between 8th Avenue and 16th Avenue.

Rick Pulaski from Nederveld, the planner and engineer for Peace Field, was present to give information regarding the application. He stated that they are seeking final site condominium approval for an open space preservation plan. The plan is largely unchanged from the previous submission, with 40 lots on 73 acres and a little over thirty percent of the property set aside as open space. Some of the items addressed since the original submission are the addition of a buffer along the west side of the property and the addition of required trees. The plan shows the bike path, but they will be submitting payment in lieu of pathway instead of constructing the bike path. They have obtained approvals from the Ottawa County Road Commission for the entrance, with the requirement that the road be widened and a center turn lane added, the Ottawa County Drain Commission and the Ottawa County Health Department for the drain fields. A hydrogeological study was done and three test wells installed which showed enough water quantity and pressure. The open space area will be left in its natural state for the private use of the residents of the development.

A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer, to adopt the resolution for Final Site Condominium approval as drafted. Motion carried unanimously.

- **Waterton North and South Final Condominium Site Plan Review application.** The property is located at the northeast corner of 24th Avenue and Greenly Street.

Rick Pulaski from Nederveld, the planner and engineer for Waterton Station, was present to provide information regarding the application. The North Condos, which will be more affordable, and the South Condos, which will be more expensive, are on private roads on both sides of the platted road, Waterton Drive, which runs through the middle of the property. The plan remains unchanged from the original submission. Planning Commission concerns regarding parking and drainage were discussed. Pulaski answered that each unit will have a two-stall garage along with a driveway that can accommodate two additional cars. There will be six extra spaces at the end for the south side with additional spaces added as the south side is built out. The road will be twenty-six feet wide which leaves room also to park along the road. Regarding drainage, Pulaski stated that the plan exceeds the requirements of the Ottawa County Water Resource Commission, and the detention basin will be able to hold in excess of a 100-year storm.

A motion was made by Commissioner Kronemeyer, supported by Commissioner De Jong, to approve the Final North and South Condominium site plan with the condition that the applicant comply with the site plan review standards of Section 17.1E of the Jamestown Charter Township Zoning Ordinance. Motion carried unanimously.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski, 2967 8th Avenue, commented regarding water retention for Waterton Condominiums and who would be responsible for the cost to maintain and clean the drain.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT:

Commissioner Kronemeyer initiated discussion of potentially changing the order of public comment for Planning Commission meetings. Chairman Smith was of the opinion that it was not necessary to change the order as most agenda items have a public hearing and that a large percentage of questions residents have will be answered during the presentation. He also noted

that the Planning Commission generally makes a recommendation to the Township Board, and residents would have the opportunity to also comment at the Township Board meeting.

ADJOURN: A motion was made by Commissioner Dykstra, supported by Commissioner De Jong, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)