

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

June 21, 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, Dave Kronemeyer, Dean Smith, Tim Tacoma, and Randy Zomerlei were present. Also present was Township Planner Greg Ransford.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Zomerlei, supported by Commissioner Dykstra, to approve the minutes of the May 17, 2022 Planning Commission Meeting as written. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Tacoma, supported by Commissioner Dykstra, to approve the agenda with the addition of discussion regarding a Township Board directive from the May 16, 2022 Township Board meeting under Planning Commission Member Comment. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Curt VanOverloop, 1900 Jackson St., asked the Planning Commission whether a log cabin mini home would be allowed in the township. Planner Ransford stated that they would not meet the minimum housing size specified in the Jamestown Charter Township Zoning Ordinance (JCTZO). Commissioner Zomerlei stated that a variance could not be granted by the Zoning Board of Appeals for mini houses as use variances are not permitted in the JCTZO.

Howie Bovie had an inquiry regarding Contractor Uses in the General Commercial Zoning District. He stated that it was not clear where such a use would be permitted within the JCTZO. After discussion, the Planning Commission determined that it would be an appropriate use in the Business Industrial Zoning District and the Planned Industrial Zoning District. The Township Planner was directed to draft revised language for the JCTZO to include contractors in the Business Industrial District and the Planned Industrial District for review at the next Planning Commission meeting.

NEW BUSINESS:

- **PUBLIC HEARING** for a Special Use Permit application submitted by Joe and Rachel Landstra to construct an accessory building in the front yard of their property located at 2064 Angling Road, parcel number 70-18-03-400-065. The property is located within the Agricultural Residential Zoning District.
Joe Landstra was present to give an overview of their application for a Special Use Permit, and to answer questions. He stated that they always planned to construct a detached garage on the property, and due to the location of the pool, basketball court and drain field, as well as the way the house is positioned on the property with low topography behind the house, the only appropriate location for the accessory building would extend into the front yard of the property.
A motion was made by Commissioner Tacoma, supported by Commissioner Ross, to open the Public Hearing at 7:16 p.m. Motion carried unanimously.
Bryan Goorhouse, 2051 Angling Road, lives across the street from 2064 Angling Road, and he supports the application by Landstra for a Special Use Permit.
Ron Koroleski, 2967 8th Avenue, would also like the Planning Commission to grant a Special Use Permit to the applicant.
A motion was made by Commissioner Gilliam, supported by Commissioner Zomerlei, to close the Public Hearing at 7:20 p.m.
Planning Commissioners discussed the height of the proposed accessory building, which the applicant stated would be less than the height of the house and would be constructed in the same style as the house. Also discussed were the specific conditions of the property.
A motion was made by Commissioner Zomerlei, supported by Commissioner Dykstra, to approve the Special Use permit for an accessory building in the front yard for the property located at 2064 Angling Road., parcel number 70-18-03-400-065. Motion carried unanimously.

- **Text Amendment Discussion** regarding Renewable Energies. There is already a provision in the Zoning Ordinance for wind energy (turbines), but not for solar, biofuel or anaerobic digesters. At the request of the Township Supervisor, the Planning Commission began discussion of an ordinance text amendment to include language regarding renewable energies. Planner Ransford provided a working document that was drafted for Allendale Township as an example. The Planning Commission will continue discussion of renewable energies at the next Planning Commission meeting, and Planner Ransford will provide additional resources regarding renewable energies to assist the Planning Commissioners with their research.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: Planner Ransford noted that Salem Township had provided a notice of intent to prepare a Master Plan. He also asked the Planning Commissioners if they would like to revisit and have a refresher regarding the Village of Jamestown and Forest Grove concept lists for the Master Plan, which had been initially discussed in December 2020, before holding any workshops for the public. Chairman Dean stated that it would be best to have a refresher course first.

PLANNING COMMISSION MEMBER COMMENT:

Commissioner Tacoma presented Planning Commissioners with a motion from the May 16, 2022 Township Board meeting, in which motion the Planning Commission was asked to provide at least ten (10) recommendations to reduce and/or slow growth in residential development in the Township, including looking at specifying minimum lot size of 1/3 acre, requiring open space areas to be in buildable/useable land, and reducing the density (number of homes per acre) allowed in planned developments. This discussion will be an agenda item for the July 18, 2022 Planning Commission meeting. Commissioner Tacoma will invite Trustee Ben Miller to attend the meeting.

Commissioners Gilliam and Zomerlei will not be able to attend the July 18, 2022 Planning Commission meeting.

ADJOURN: A motion was made by Commissioner Kronemeyer, supported by Commissioner Gilliam, to adjourn the meeting at 8:52 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)