

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

July 19, 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, and Tim Tacoma were present. Also present was Township Planner Greg Ransford. Commissioners Kevin Gilliam and Randy Zomerlei were absent with notice.

INVOCATION: Commissioner Dykstra opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Kronemeyer, supported by Commissioner Dykstra, to approve the minutes of the June 21, 2022 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: None.

NEW BUSINESS:

- **PUBLIC HEARING** for a Special Use Permit application submitted by Restaurant Holdings LLC on behalf of Taco John's Restaurant to construct a 2,100 square foot drive-thru restaurant, as well as related parking, landscaping, and stormwater improvements. The property is located on Central Parkway adjacent to Meijer and west of the Wendy's Restaurant within the C-2 General Commercial Zoning District and partially within the 32nd Avenue and M-6 Corridor Overlay Zone.
A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:01 p.m. Motion carried unanimously.
Ana Pelhank, from Restaurant Holdings LLC, was present to give information regarding the application and to answer questions. The restaurant will be open every day from 6:00 or 7:00 a.m.-midnight. They will serve breakfast, lunch, and dinner, and they plan to employ approximately 20-30 people. They hope to break ground in August and complete the project by the end of the year.
There were no comments from the public present.
A motion was made by Commissioner Dykstra, supported by Commissioner Tacoma, to close the Public Hearing at 7:04 p.m. Motion carried unanimously.
Chairman Smith reviewed the Planning Commission considerations from the Township Planner's memorandum. The Commissioners discussed the landscaping and determined that it would be appropriate to grant a landscaping waiver, as consensus was that the proposed landscaping is adequate and no additional landscaping is necessary along the building walls as viewed from the street. There was discussion also regarding the necessity and potential location of a pedestrian pathway connection between Central Parkway and the proposed building. It was determined that a waiver for the construction of a pedestrian pathway would be appropriate as there is no parking available at the end of the potential pathway which would also be on the opposite side of the building from the entrance, and pedestrians are more likely to approach from Quincy Street. The Planning Commissioners also discussed the traffic study that was done for Meijer in 2017, which included the future lots and proposed uses. The Commissioners discussed the potential traffic impact of Taco John's and the Township Engineer's letter which states that the trips saved by Wendy's smaller building are more than the extra trips that will be generated by Taco John's. There was discussion regarding whether Meijer has approved all the driveways and traffic flow as shown on the site plan. The applicant answered that Meijer requested the driveway to be able to access Central Parkway, and Meritage has granted an easement for a strip of land that will provide access to the south lot crossing Meritage's property.
A motion was made by Commissioner Kronemeyer, supported by Commissioner Tacoma, to approve the Special Use permit for a 2,100 square foot drive thru restaurant and site plan dated 6/7/22 with the following conditions:
 - That a waiver be granted for additional landscaping along the building walls as viewed from the street

- That cash or an irrevocable letter of credit be submitted for the cost of the required improvements associated with the project and the landscaping prior to construction
- That the Township Attorney is satisfied with the access easement agreement prior to construction
- That the proposed shall satisfy the content of the Township Engineer's letter dated June 28, 2022 and the content of the Township Planner's memorandum
- That the Fire Department is satisfied with the plans

Motion carried unanimously.

- **Final Preliminary Plat Application- Spring Grove Farms Phase 6**, submitted by D.A.J. Development LLC. The Planning Commissioners discussed landscaping approval. They also noted that there is no change from the preliminary plan and that it is according to the ordinance.

A motion was made by Commissioner De Jong, supported by Commissioner Kronemeyer, to recommend to the Township Board approval of the Final Preliminary Plat Plan for Spring Grove Farms Phase 6 as shown. Motion carried unanimously.

- **Text Amendment Discussion**

- **Contractors in the C-2 Zoning District**

Chairman Smith read sample language from Tallmadge Charter Township submitted by Planner Ransford. This would allow Contractor's Offices within the Business Industrial Zoning District and the Planned Industrial Zoning District in an effort to provide clarity regarding their appropriate locations within the Township. Planner Ransford stated that most communities of this size have this language. The Planning Commissioners agreed with the language and directed Planner Ransford to proceed with scheduling a Public Hearing for the zoning text amendment.

- **Residential Growth Recommendations**

Township Trustee Ben Miller was invited to share his recommendations for slowing residential growth in the Township. He presented the following ideas to the Planning Commissioners for discussion:

- Increase lot sizes in all areas and decrease the number of units per acre
- Increase parking requirements in R-2 and R-3
- Require open area to be buildable area
- Increase rear lot sizes
- Have a maximum number per acre-regardless of any bonus or PUD
- Have distance from main road be at least 200 feet
- Have long deceleration lanes
- Developments over 10 units-require road to be a loop or some loop the buses can and will use
- Require open areas to be built around-not just a corner swamp
- Require exterior lots to be 1.25 or larger of required lots
- Require 26 x 26 garages

The Planning Commissioners discussed several of the proposed ideas, especially regarding a reduction in the number of units per acre allowed for PUD in the R-1 (reduce to maximum 2 units per acre), R-2 (reduce to maximum 3 units per acre) and R-3 (reduce to maximum 4 units per acre) Zoning Districts. The Planning Commissioners directed Planner Ransford to draft text amendment language for Section 19.3(a) of the Jamestown Charter Township Zoning Ordinance with the proposed reductions in density for discussion at next month's Planning Commission meeting.

A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer, to table further discussion until the August 16, 2022 Planning Commission meeting when all of the Planning Commissioners are present. Motion carried unanimously.

OLD BUSINESS:

- **Text Amendment Discussion**

- **Renewable Energies**

A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer, to table discussion of Renewable Energies until the August 16, 2022 Planning Commission meeting so that the Commissioners can do more research. Motion carried unanimously.

- **Village of Jamestown and Forest Grove Concepts**

Chairman Smith recommended detailed discussion with the full Planning Commission at the next meeting as two new zoning districts would be created.

A motion was made by Commissioner Dykstra, supported by Commission De Jong, to table further discussion until the August 16, 2022 Planning Commission meeting when all of the Commissioners will be present. Motion carried unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: Township Trustee Ben Miller thanked the Commissioners for listening to his comments, but he thinks they are moving too slowly.

CORRESPONDENCE: Planner Ransford informed the Commissioners that there will be a Public Hearing for a Special Use Permit application for a dog kennel at the August 16, 2022 Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Tacoma, supported by Commissioner De Jong, to adjourn the meeting at 8:33 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)