

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

August 16, 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, and Tim Tacoma were present. Also present was Township Planner Greg Ransford. Chairman Smith stated that a notice of resignation has been submitted by Commissioner Randy Zomerlei due to circumstances beyond his control, and that they sincerely and wholeheartedly thank Randy Zomerlei for his invaluable service to Jamestown Township and wish him the best going forward.

**INVOCATION:** Chairman Smith opened with the invocation.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to approve the minutes of the July 19, 2022 Planning Commission Meeting as written. Motion carried unanimously.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Dykstra, 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 Brenda Morris to construct a 1,182 square foot kennel and spa for the kenneling and care of domestic animals located at 2830 48<sup>th</sup> Avenue. The 13.34-acre property is located on the east side of 48<sup>th</sup> Avenue, north of Byron Road within the AR Agricultural-Rural Residential Zoning District, parcel number 70-18-18-100-012. Chairman Smith stated that the application falls under Section 6.3 and 6.4-Special Uses in the Agricultural-Rural Residential Zoning District, Subsection I-Commercial and Non-Commercial Kennels in the Jamestown Charter Township Zoning Ordinance (JCTZO).

**A motion was made** by Commissioner Dykstra, supported by Commissioner De Jong to open the Public Hearing at 7:02 p.m.

**Brenda Morris** presented information regarding their request for a Special Use Permit. They will have inside-only kennels which will keep the barking to a minimum. There will be 12 kennels, but some clients have two dogs per kennel. There will also be a 45-foot by 40-foot fenced exercise area, and the dogs will be outside for short periods of time throughout the day.

**Jeff Garvelink**, 2766 48<sup>th</sup> Avenue, voiced concerns regarding barking, the potential number of dogs that could be allowed, traffic and dust, fencing, issues with dogs on his property, landscaping, dog waste disposal, and the proximity to adjacent property lines. He was opposed to a commercial business in a residential area.

**Karlin Sevensma**, 2855 48<sup>th</sup> Avenue, lives across the street from the property, and she stated that she would not be bothered by dog noise and that Brenda is a responsible person who is very responsive to issues.

**Dana Odell**, 3570 Jamesfield Dr., spoke in favor of granting the Special Use permit as he has been a customer of the kennel and has had a good experience with them.

**Coty Morris**, 2380 48<sup>th</sup> Avenue, answered some of the concerns being voiced. He stated that no animal waste would be disposed of on adjacent property, and there will be a waste management system on their property. The building will be at least 100 feet from adjacent property lines as required by ordinance. The fencing (chain link or cyclone) will comply with ordinance requirements, but a solid fence would help cut down on dog noise.

**Cal Vanderjagt**, 2900 48<sup>th</sup> Avenue, stated that Brenda works very hard, and that there have been issues with the neighbor's dog coming onto Brenda's property.

**A motion was made** Commissioner Kronemeyer, supported by Commissioner Gilliam, to close the Public Hearing at 7:20 p.m. Motion carried unanimously.

**The Planning Commissioners** discussed whether Commercial or Industrial standards should be applied to the application. Concerns were discussed regarding whether the gravel driveway should be paved, how traffic would be handled on the narrow, 600-foot-long driveway, the adequacy of the proposed parking spaces regarding number of spaces

and paving, the number of employees, the proximity of neighbors and the potential disruption of barking dogs, potential conditions on the Special Use permit regarding future growth, greenbelts on the north, east and south sides of the property, the proposed construction materials of the building, the outdoor exercise area and whether paving should be required, whether the fence should be solid, whether the kennel could be located closer to the rear property line, when the dogs would be locked up inside for the night and concerns regarding a commercial building in a residential area.

**The applicant** stated that they have been operating a kennel next door to the proposed location for years. They were not aware they had to have a Special Use permit and are just trying to comply with the ordinance. They currently have 12 kennels, and the existing building will be abandoned, with the kennels moved to the new building. There would be five parking spaces (one of which will be handicap accessible), with two spaces paved and the rest gravel. The driveway is currently surfaced with crushed asphalt. Employee hours would be 8:00 a.m. -5:00 p.m., and hours of operation for dog pickup and drop off would be Monday-Saturday 8:00-5:00 and Sunday 4:30-5:30, with arrival times staggered by appointment only. Animals will be outside briefly throughout the day to go to the bathroom and play and will be locked up by 9:00 p.m. She also said it would be necessary to have some grass in the exercise area for the dogs and not concrete only.

**Chairman Smith** clarified that while the building will be in a Residential AG Zoning District, the Township Zoning Administrator has classified this type of special use as Industrial, and therefore those zoning standards would need to be applied and met. Meeting these standards would greatly increase costs to the applicant. Under these standards, the driveway would need to be paved and crushed asphalt would not meet this standard. The Planning Commission can also apply conditions on the Special Use permit, such as limiting the number of kennels, that would supercede the zoning ordinance. He also said once a Special Use permit is granted, it remains with the property, not the owner.

**Planner Ransford** informed the Commissioners that they could determine if the application could be considered Commercial or Business Industrial and apply the associated standards, but they likely do not have any latitude to waive the paving requirement in the Industrial Zoning District. The Fire Chief has reviewed the application.

**Planning Commissioners** noted that there is a gas line going through the northwest corner of the property that would limit the ability to relocate the kennel further toward the rear lot line. Also discussed was the definition of dog run and exercise yard, and which would apply in this circumstance. The Commissioners concluded that it was not an outdoor run, but an exercise area to use the "bathroom" and therefore did not need to be a hard surface. Chairman Smith read the list of 16 conditions that would need to be met on a continuing basis and reviewed the conditions in the Planner's memorandum. The applicants were asked if they would like the request to be tabled so that they can review the costs of complying with the ordinance and any conditions.

**A motion was made** by Commissioner Dykstra, supported by Commissioner Kronemeyer, to table the request for three months until the November 15, 2022 Planning Commission meeting, and that the applicant be allowed to continue the current kennel operation during that time. Motion carried unanimously.

## **OLD BUSINESS:**

- **Text Amendment Discussion**

- **Contractor's Office in Business Industrial and Planned Industrial**

Draft language submitted by the Township Planner was reviewed. Contractor's offices would be added to the list of permitted uses as new Subsection 16 under Section 13.2-Permitted commercial uses in the Business/Industrial Zoning District and under Section 13.2-Principal Permitted uses in the Planned Industrial Zoning District of the JCTZO. Planner Ransford stated that he had not yet received a reply from Township Counsel yet regarding the draft language, but a summary could be created for noticing a public hearing. A motion was made by Commissioner De Jong, supported by Commissioner Dykstra, to schedule a Public Hearing at the next available Planning Commission meeting for the proposed text amendment changes regarding Contractor's offices in the Business Industrial and Planned Industrial Zoning Districts. Motion carried unanimously.

- **Residential Growth Recommendations**

The Commissioners discussed the list of ideas to limit residential growth submitted by Township Trustee Ben Miller at the July 19, 2022 Planning Commission meeting. It was determined that greatest impact at this time would be achieved by amending the language in Chapter 19-Planned Development Regulations, Section 19.3-Project Design Standards, Subsection A-Density, to reduce the number of allowed residential units per acre. The current average per acre in existing developments was determined to be 1.75 units per acre. The current ordinance text allows 6.5 units per acre regardless of the underlying zoning district. Also discussed was any potential impact on the Township water and sewer system if there was less development. Planner Ransford read the response regarding

this question that he received from the Township Engineer, who stated that the existing utility system could sustain itself if no more users were added by adjusting rates and charges. Current rates are constructed based on 30 new connections per year to cover debt service payments.

**A motion was made** by Commissioner De Jong, supported by Commissioner Tacoma, to direct Planner Ransford to draft language for consideration at the next available Planning Commission meeting to amend the JCTZO and set the number of residential units per acre for Planned Developments at 1.5 per acre in the R-1 Zoning District, 2 per acre in the R-2 Zoning District and 2.5 per acre in the R-3 Zoning District and 1.5 per acre in the AR Zoning District. Motion carried unanimously.

○ **Renewable Energies**

There was continued discussion regarding commercial and private use of solar power, as there is already language in the Jamestown Charter Township Zoning Ordinance regarding wind turbines. The Planning Commissioners discussed adopting the majority of the language used by Allendale Township regarding solar power. Consensus was that commercial power production belongs in the Industrial Zoning District. Also discussed were requirements for personal use of solar power such as restricting size to equal that allowed for outbuildings, not allowing installation in front of a residence, and height restrictions. Also discussed was a recommendation that the Township Board to adopt a fee schedule for permits and inspections regarding solar farms. A motion was made by Chairman Smith, supported by Commissioner Dykstra, to direct Planner Ransford to schedule a public hearing at the next available Planning Commission meeting for proposed text amendment changes regarding commercial and personal solar power production that would restrict commercial solar power production to the Industrial Zoning District and that would restrict personal solar power production to the total square footage allowed for an outbuilding if ground-mounted, and subject to the maximum building height restrictions in a zoning district for roof-mounted. Motion carried unanimously.

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

Planner Ransford stated that two additional overlay districts would be created within the Jamestown Charter Township Zoning Ordinance. A listing of suggested concepts to guide development were included in his memorandum. He recommended holding a public workshop in order to solicit public input regarding the listing of revised concepts that resulted from the June 16, 2020 Planning Commission meeting. The Planning Commissioners directed Planner Ransford to schedule a public workshop within the next two months.

**EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:** None.

**CORRESPONDENCE:** None.

**PLANNING COMMISSION MEMBER COMMENT:** None.

**ADJOURN:** A motion was made by Commissioner Gilliam, supported by Commissioner Kronemeyer, to adjourn the meeting at 9:10 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

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(chair)