

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

March 21, 2023, 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, Cal Klooster, Kevin Gilliam, Dean Smith, and Tim Tacoma were present, with one position vacant. Commissioner Dave Kronemeyer was absent with notice.

ALSO PRESENT: Township Planner Greg Ransford.

INVOCATION: Commissioner Gilliam opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Klooster, supported by Commissioner Tacoma, to approve the minutes of the February 21, 2023 Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Public Hearings**

- **Map Amendment** application from Kelly Kuiper on behalf of 2488 Riley, LLC, to rezone their property located at 0 Riley Street, parcel number 70-18-16-200-041, from the Agricultural Rural Residential (AR) Zoning District and the Village Commercial (C-1) Zoning District, to the R-3 Residential (R-3) Zoning District. The property is currently vacant and approximately 35.85 acres in area. It is primarily located off of 24th Avenue with approximately 825 feet of road frontage on 24th Avenue and 33 feet of road frontage on Riley street.

A motion was made by Commissioner Tacoma, supported by Commissioner Gilliam, to open the Public Hearing at 7:02 p.m. Motion carried unanimously.

Kelly Kuiper, representing the development team for the proposed project, presented information regarding the request to rezone the property to the R-3 Zoning District. They believe the request is consistent with the township master plan, which has already marked this area for higher density and mixed uses, therefore the higher density zoning would be appropriate for the Village of Jamestown concept and would be compatible with adjacent uses. Kuiper stated that the site is capable of hosting R-3 uses, and that the public utility infrastructure is adequate for the site. There is a lift station that would be used to support it, and while there are currently not enough REUs to support the total desired number of units, they have received confirmation that gravity sewer is being planned and would be moving forward to support this area, which would provide enough sewer capacity for any potential residential development at this site. If that project is delayed, there are sufficient REUs available to start the project, and they can convert over to gravity sewer as it becomes available. Kuiper also stated that putting a higher density development in this location would protect farmland by allowing higher density where public utilities and other public amenities are already present and that there are regulated wetlands along both Riley Street and 24th Avenue that will push the development inward on the property to keep the development hidden from view. They are proposing a high-quality condo development, and while the Jamestown Charter Township Zoning Ordinance (JCTZO) would permit up to four units per building in the R-3 Residential Zoning District, they are planning one-three units per building. The County Road Commission has also said that the roads can handle a residential development in this area.

Greg Bekius, 15341 Oak Point Dr., Spring Lake MI, stated that his wife Nancy was a township resident and is a member of the family that owns the property. The family is selling to a developer as they are losing money by leasing the property for farming. The farmer currently leasing the property is not interested in purchasing the property at a reasonable price or increasing the lease payment. He also mentioned that the family had donated property for the library and a local church and are very committed to the community. They chose to create a

development with lesser density that retains green space such as a lake and a park with a walking path and gazebo.

Don Morren, 2764 Riley St., stated that he is not opposed to the proposed development, but he had concerns regarding the potential density that zoning the property to R-3 could allow. Kuiper responded that calculations based on the usable acreage indicate a maximum density of around 180 units would be possible in the R-3 Residential Zoning District, with 120 units being realistic based on the characteristics of the property. She stated that the family selected their proposed plan due to the lesser density of up to 75 units with added green space. Chairman Smith stated that permitted uses in R-3 only include two-family dwellings or multiple-family dwellings of no greater than four dwelling units. Everything else would be a special use.

Dana O'Dell, Jamesfield Dr., stated that he also has concerns with rezoning to R-3 regarding what it could allow other developers to come in and do, as well as increased traffic.

Roger Vandenberg, 3032 24th Ave., stated he was opposed to rezoning the property to R-3 as he would like to see smaller family homes.

Ryan TenHave, 2971 Thrasher Ln., stated that he is a resident of the township and his family is focused on what is best for the community.

A motion was made by Commissioner Tacoma, supported by Commissioner Klooster, to close the Public Hearing at 7:25 p.m.

The Planning Commissioners discussed the current zoning in the area and the difference between the R-2 and R-3 Zoning Districts. While the R-3 Residential Zoning District would allow two-family dwellings and multiple family dwellings of no more than 4 dwelling units as a permitted use, the R-2 Residential Zoning District would allow multiple family dwellings of no more than 4 dwelling units as a Special Use under section 8.3A of the JCTZO. Kuiper stated that if the property is rezoned to R-3, their next step would be to apply for a Planned Development with R-3 as the underlying zoning district, rather than proceeding with a Special Use application under the R-2 Residential Zoning District. Planner Ransford noted that the development standards for a Planned Development are equal to or greater than Special Use standards. He further noted that the Planning Commission cannot recommend approval for a different zoning district than the one applied for on the application, but they could recommend a lesser area to be rezoned to the R-3 Residential Zoning District.

Commissioner Tacoma asked about the flag lot off Riley St. Kuiper stated that the entire 33-foot strip off Riley Street is regulated wetlands, and therefore unusable. She presented an updated map of their proposed project showing that a cul-de-sac would extend into the flag lot area, and with the cul-de-sac the maximum number of proposed units is 75. Tacoma stated that a quiet condo village set off the road would not be bad. Commissioner Tacoma noted that there is only one drive into the development and clarified with the Township Planner that 75 units would be the maximum number allowed by the County to be served by one drive on a public road.

Commissioner De Jong had concerns regarding compatibility with surrounding land uses, especially with high density near farms and doesn't think that the sewer is adequate yet. He also stated that it seems to be the opposite of the township goal to slow growth. He noted that for future land uses, the township has indicated that High Density Residential zoning should be located next to the City of Hudsonville, and Planner Ransford stated that the master plan provides guidelines and that language within the master plan provides for locating the High Density Residential classification in an area with access to urban amenities and services, which could be consistent with a village design.

Chairman Smith had concerns regarding one ingress and egress creating a congested intersection with the added traffic on 24th Avenue from the future Hawks Valley Development.

Commissioner Gilliam and Commissioner Klooster expressed concern regarding the potential uses for the property if this development did not proceed as planned. Commissioner Gilliam expressed a concern regarding traffic and thought that a turn lane would be necessary.

A motion was made by Commissioner De Jong to have a motion of denial drafted by the Township Attorney to recommend that the Township Board deny rezoning the property to the R-3 Residential Zoning District, as it would not be compatible with surrounding agricultural zoning and that there is not sufficient sewer at this time, as well as to maintain control of what could be on the property. Motion failed for lack of support.

A motion was made by Commissioner Tacoma, supported by Commissioner Gilliam, to recommend that the Township Board approve rezoning the property to the R-3 Residential Zoning District, as rezoning would be consistent with the master plan, is consistent with surrounding uses, is capable of supporting the use because it

meets the standards of Section 31.5 of the JCTZO and with the condition that the Township Fire Chief review and determine whether the fire department can adequately serve the development access and expected density. Motion carried- four ayes, Commissioner De Jong opposed. One position vacant.

OLD BUSINESS:

- **Ten Ways to Slow Growth Board Motion=**

- - Section 19.3A-Project Design Standards, Density
Commissioner De Jong presented two charts to the Planning Commissioners-one to use as a quick reference guide to show lot and residence dimensions by zoning district and the other to show a comparison between current units allowed per acre in each zoning district with the original reductions in density proposed by the Planning Commission along with a second proposal for discussion that would offer some incentive for developers to utilize Planned Developments.
Chairman Smith summarized the discussion held by the Planning Commission at the February 2023 Planning Commission meeting regarding changing how developments look, such as lower density, larger lots, boulevards, deceleration lanes for busses, increasing the minimum square footage for dwellings, and requiring sidewalks on both sides of the street. Planner Ransford noted that there is currently no minimum amount of green space required for a Planned Development. He also noted that generally developers are granted bonus density for more green space. Planner Ransford was directed to obtain more information regarding the second proposal for density and to provide a copy of the Tallmadge Charter Township Planned Unit Development language. He will also create a list of ideas that the Planning Commission has discussed for slowing growth and improving developments for continued discussion.

- **Village of Jamestown and Forest Grove Workshop Summaries**

Planner Ransford presented his workshop findings to the Planning Commissioners based on input from the members of the public who attended the workshops which focused on the short list of master plan concepts for the Village of Jamestown and Forest Grove discussed by the Planning Commission before the onset of COVID. The Planning Commissioners directed Planner Ransford to draft language for the Village of Jamestown and Forest Grove overlay districts for discussion at a future meeting. They would also like the March 13, 2023 Township Planner memorandum included with that meeting packet.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE: None. Planner Ransford stated that there are no applications for April.

PLANNING COMMISSION MEMBER COMMENT: Chairman Smith informed the Planning Commissioners that Commissioner Gilliam will be resigning, and the Planning Commissioners thanked Commissioner Gilliam for his many years of service.

ADJOURN: A motion was made by Commissioner Gilliam, supported by Commissioner De Jong, to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)