

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

April 18, 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, Dave Kronemeyer, Dean Smith, Tim Tacoma, and Randy Zomerlei were present, with one position vacant. Chairman Smith welcomed Randy Zomerlei who was appointed by the Township Board to fill the remainder of Kevin Gilliam's term.

ALSO PRESENT: Township Planner Greg Ransford.

INVOCATION: Commissioner De Jong opened with the invocation.

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

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS: None.

OLD BUSINESS:

- **Discussion items**

- **Village of Jamestown and Forest Grove Overlay Drafts**

Planner Ransford gave an overview of the work done by the Planning Commission prior to COVID and the results of the recent public workshops regarding Village of Jamestown and Forest Grove overlay master plan concepts. He presented draft zoning ordinance language for each district based on these results, and informed the Commissioners that the language has not yet been reviewed by Township legal counsel. The Commissioners discussed the draft language and whether more time would be needed for review. Chairman Smith stated that he would like to discuss changing the proposed language of 16.3A(1) in the Village of Jamestown Overlay District regarding Residential density to the maximum allowed by Special Use permit in the R-2 zoning district. There was discussion among the Commissioners regarding the desired density and the proposed boundary lines of the overlay districts, as well as discussion regarding on-street parking and adding language to include exterior façade requirements for remodeled buildings as well as new construction.

A motion was made by Chairman Smith, supported by Commissioner Kronemeyer, to table further discussion of the proposed language for the two overlay districts until the May 16, 2023 Planning Commission meeting. Motion carried unanimously.

- **10 Ways to Slow Growth List**

Planner Ransford provided the Commissioners with a copy of the Tallmadge Township Planned Unit Development District zoning ordinance language. He stated that the Tallmadge Township engineers have determined it is viable to require a ten percent minimum for open space to receive bonus density. Commissioners discussed language in the Jamestown Charter Township zoning ordinance that requires the township to grant bonus density for Open Space Preservation applications in the AR zoning district. Planner Ransford was directed to find out if that language could be amended to give the township more control, or if it is mandated by the state. Other items on the list compiled at the February 21, 2023 Planning Commission meeting were discussed, such as increasing the minimum square footage of dwellings, requiring brick façades, wider driveways, more windows, the creation of parks or contributions toward a public park, more sidewalks, and tying the number of development entrances to the number of units in that development. Planner Ransford stated that he has contacted three developers who are

open to discussing Commissioner De Jong’s density proposal for Planned Developments. Planner Ransford also noted that the Planning Commission’s goal at this time is to give the Township Board a list of ways to slow growth. The current list of items the Planning Commission has compiled for slowing growth is as follows:

1. Lower Planned Development maximum densities
2. Provide a minimum required open space for a Planned Development
3. Require more amenities such as sidewalks and street lights on each side of the street, civic areas, etcetera, in a Planned Development, plat, site condominium, and traditional condominium
4. Reduce Planned Development developer benefits
5. Increase minimum dwelling area
6. Increase minimum lot area
7. Require a bus drop-off area on private roads
8. Residential dwelling façade minimums, such as glass, masonry, wider driveways, etcetera
9. Establish development boundary (complete)
10. Require public water for developments (complete)
11. Require multiple road ingress/egress locations

Planner Ransford will check with the Ottawa County Road Commission regarding the possibility of legislating number eleven when the OCRC may not accommodate such design with their road regulations.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: Township Supervisor Laurie VanHaitsma thanked the Planning Commissioners for their hard work regarding the creation of a list of ideas to slow development that was requested by the Township Board.

CORRESPONDENCE: None. Planner Ransford reported that Phase Two of Waterton Condominiums would be an agenda item for the May 16, 2023 Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENT: Commissioner Tacoma asked for an update regarding the result of solar power discussion by the Planning Commission, and Planner Ransford stated that a Zoning Text Amendment Ordinance was adopted by the Township Board in December 2022 that contained language regarding solar energy/equipment systems.

ADJOURN: A motion was made by Commissioner De Jong, supported by Commissioner Tacoma, to adjourn the meeting at 8:08 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)