

JAMESTOWN CHARTER TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING MINUTES
July 31, 2023 at 5:30 p.m.
Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

CALL TO ORDER: Chairman Smith called the meeting to order at 5:30 p.m.

ROLL CALL: Commissioners Ross De Jong, Dave Kronemeyer, Dana O’Dell, Dean Smith, Tim Tacoma and Randy Zomerlei were present. Commissioner Cal Klooster was absent.

ALSO PRESENT: Township Planner Greg Ransford and Township Attorney Ron Redick.

INVOCATION: Chairman Smith opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Zomerlei, supported by Commissioner De Jong, to approve the minutes of the May 16, 2023 Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Closed session to consider a written legal opinion from counsel that is subject to the attorney-client privilege.**
A motion was made by Commissioner Tacoma, supported by Commissioner Ross, to enter closed session for the purpose of considering a privileged legal opinion from counsel concerning bike path funding. A roll call vote was taken. Ayes: Tacoma, De Jong, Zomerlei, Smith, Kronemeyer, O’Dell. Nays: None. Absent: Klooster. Motion Carried.
The Planning Commission reconvened in open session at 5:51 p.m.
- **Attorney Redick** explained that, for both the 250 Quincy and Jamestown Shores developments, the proposed “worksheet to determine whether installation of a bicycle path for payment in-lieu is required,” was jointly prepared by the Township Planner and the Township Engineer, based on the information that was available to them, and to the Planning Commission, at the time these developments originally were approved, and also based on the rationales that the Planning Commission had discussed at that time, for requiring a payment in-lieu. Attorney Redick further indicated that the Planning Commission should closely review each worksheet, and if they disagreed with any aspect of them, or thought they should be revised or supplemented, the Planning Commission should make appropriate changes before approval.
- **250 Quincy discussion: payment in-lieu.** The Planning Commissioners discussed the amount owed which was determined by the Township Engineers, the worksheet to determine whether installation of a bicycle path or payment in-lieu is required, and the considerations included in the drafted worksheet.
A motion was made by Commissioner Tacoma, supported by Commissioner Zomerlei, to adopt the Resolution that approves and adopts the worksheet memorializing the Planning Commission’s rationale, fact-finding and individualized determination in support of requiring a bike path payment in-lieu, for the 250 Quincy Development. Motion carried, six ayes, Commissioner Klooster absent.
- **Jamestown Shores discussion: payment in-lieu.** The Planning Commissioners discussed the worksheet to determine whether installation of a bicycle path or payment in-lieu is required, and the considerations included in the drafted resolution.
A motion was made by Commissioner Kronemeyer, supported by Commissioner De Jong, to adopt the Resolution that approves and adopts the worksheet memorializing the Planning Commission’s rationale, fact-finding and individualized determination in support of requiring a bike path payment in-lieu, for the Jamestown Shores Development. Motion carried, six ayes, Commissioner Klooster absent.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None.

Planner Ransford informed the Planning Commissioners that site plans for Banyan Tree, Quincy Street Industrial and Jamestown Industrial would be on the August 15, 2023 Planning Commission agenda.

Planner Ransford stated that he will create templates for the Planning Commission to use for determination of payment in-lieu of pathway for future developments.

Planner Ransford asked Attorney Redick if the Planning Commission can consider the most intensive possible use in determining requirements for an industrial building that is constructed without specific uses identified. Attorney Redick stated that it would be reasonable and legal to plan for the most intensive use, because those uses are permitted by right, and so could materialize.

Planner Ransford also asked Attorney Redick if the process for determining pay in-lieu of pathway still needs to be followed if the applicant voluntarily includes the pathway on their submitted plan. Attorney Redick replied that the process still needs to be followed, but it would be appropriate for the Planning Commissioners to make a notation in the determination process for pay in-lieu of pathway that the applicant realized the benefit of the pathway and therefore voluntarily included it on the site plan.

Chairman Smith asked Supervisor VanHaitsma if the Township Board is still expecting the Planning Commission to work on the list of ways to slow growth. VanHaitsma replied that the Township Board is satisfied with the list that has been provided by the Planning Commission and voted to end that task, but that it would be valuable for the Planning Commissioners to continue to work on esthetic requirements and amenities for developments. Attorney Redick advised the Planning Commissioners that esthetic standards cannot be based on individual subjective preferences, but can be adopted and enforced if it can be shown that they provide a benefit to the community through enhancement of property values, prevention of blight, and increased tax generation.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner De Jong, supported by Commissioner Kronemeyer, to adjourn the meeting at 6:25 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)