

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

November 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, Dave Kronemeyer, Dana O'Dell, Cal Klooster, Dean Smith, Tim Tacoma, and Randy Zomerlei were present.

ALSO PRESENT: Township Attorney Mark Nettleton.

INVOCATION: Commissioner O'Dell opened with the invocation

APPROVAL OF MINUTES: A motion was made by Commissioner Kronemeyer, supported by Commissioner Zomerlei, to approve the minutes of the October 17, 2023 Planning Commission Meeting as written. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Klooster, supported by Commissioner Tacoma, 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 Ryan Luyk, who is seeking a Service Use to construct and operate an Outdoor Storage Facility for the purpose of storing recreational vehicles (campers and RVs), travel trailers, utility trailers, and boats on parcels 70-18-26-400-031 and 70-18-26-400-032. The property is located west of 8th Avenue on the north side of Adams Street in the AR Agricultural-Rural Residential Zoning District. The applicant is seeking approval as a Service Use under Section 6.4N-AR District-Special Uses of the Jamestown Charter Township Zoning Ordinance (JCTZO). **A motion was made** by Commissioner Tacoma, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:02 p.m. Motion carried unanimously.

Ryan Luyk presented information regarding the request for a Special Use Permit. They are applying under Section 6.4N of the JCTZO. If approved, the parcels will be required to be combined as the minimum lot size for service uses is five (5) acres. The area of the combined parcels would be approximately 7.4 acres. It will be their second location for outdoor storage, as his dad currently operates an outdoor storage facility in Georgetown. Luyk and his wife will also be constructing a residence and living on the property. They plan to be open 24/7 for flexibility in arrival times, and they will not have any employees but will manage the property themselves. With the expansion of development in Jamestown, they believe there would be a demand for outdoor storage. They plan to have proper screening with evergreens. All stored vehicles will be required to be in good operating condition with no leaking fluids and no vehicle repairs done on site. They do not believe that there will be any issues with traffic. If they cease to operate as a storage facility, they will plan to take at least a year to shut down in order to honor existing contracts.

The following members of the public in attendance offered comment: Dale Ringerwole, prior owner of the property on Adams Street purchased by Luyk, **Brock Mahler**, 2323 8th Ave. SW, **Wayne Oosterink**, 670 8th Ave., **Ross Young**, 384 Adams St., **Karin Uebbing**, 1050 Woodbridge St., **Andrew Camenga**, 899 Woodbridge St., **Bill Ball**, 1013 Adams St. SW., **Gary Young**, Adams St., **Ken Souser**, 1011 Woodbridge St., **John Uebbing**, 1050 Woodbridge St., **Tammi Mahler**, 2323 8th Ave. SW., **David Lenhart**, 782 8th Ave. SW., **Lance DeYoung**, 695 Adams St., **Ron Koroleski**, 2967 8th Ave., **Larry Young**, 176 Adams St., **Brad Boerman**, 1884 Perry St., and **Cornetta Camenga**, 899 Woodbridge St. Concerns were stated regarding screening of the property, the effect of the use on adjoining property, potential runoff and leaking fluids from vehicles, traffic issues, and a commercial use in an agricultural/residential area with no other commercially zoned properties nearby.

A motion was made by Commissioner Zomerlei, supported by Commissioner Klooster, to close the Public Hearing at 7:37 p.m. Motion carried unanimously.

The Planning Commissioners discussed the negative impact the proposed use would have on the essential character of the area, whether this type of business should be allowed as a principal use, the impact of a commercial use in a non-commercial area near residential uses, the proposed exit plan, the inadequacy of the application regarding specifics such as paving and the number and dimensions of proposed storage spaces, and the numerous standards in Section 18.4-Standards for Special Use Approval and Section 6.4N-AR District-Special Uses-Service Use referenced in the Township Planner's memorandum that may not be met.

A motion was made by Commissioner Klooster, supported by Commissioner Tacoma, to deny the request for a Special Use permit for a Service Use to construct and operate an Outdoor Storage Facility for the following reasons:

- That the request does not meet standard 18.4C3 of the JCTZO-that the use be “designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.”
- That the request does not meet standard 18.4C2 of the JCTZO-the goals and objectives of the Jamestown Charter Township General Development Plan, a goal of which is to “prevent residential or commercial developments that are isolated from compatible zoning districts and uses as well as necessary utilities, transportation networks and other public services, which are designed to provide interconnection between developments, to protect premature development of farmland.”
- That the proposed use does not meet all of the standards of Section 16.4N-AR District-Special Uses-Service Uses, especially as Services Uses are intended to be conducted primarily indoors.

Motion carried unanimously.

- **Preliminary Site Condominium** application from Peace Field, LLC, to establish forty (40) single-family residential site condominium units within the Agricultural Zoning District (AR) pursuant to the open space site design permitted by Section 6.5A5 of the Jamestown Charter Township Zoning Ordinance (JCTZO). The property is located on the south side of Adams Street between 8th Avenue and 16th Avenue, parcel number 70-18-35-100-017. They had submitted the same request about 18 months ago and are returning for an amendment to the site condominium as the Michigan Department of Environment, Great Leakes, and Energy (EGLE) further restricted the potential impact to existing wetlands from the previous approval. The same number of sites are proposed as previously approved.

Rick Pulaski, from Nederveld Inc., the planner and engineer for the project, presented information on behalf of Peace Field LLC regarding the proposed amendment to the site condominium. There are changes that needed to be made as a result of the review process. They have received approval from Hudsonville Public Schools for a bus stop within the development with the construction of a 110-foot diameter, over-sized cul-de-sac for a bus turn-around, larger than on the original plan. They have also received Road Commission approval for a center turn lane and a wider, non-standard deceleration lane. They have also been working with EGLE regarding secondary impacts on wetlands as some lots include wetlands areas, creating the potential for homeowners to fill in wetlands. They were encouraged to remove wetlands from some lots, which reduced some lot sizes from over an acre to 28,000-29,000 square feet. This resulted in an increase in total open space for the development. They were able to retain the same general layout.

The Planning Commissioners discussed concerns regarding the potential for septic and well issues with the smaller lot sizes, especially as the area has a high water table and soil saturation during wet weather. Also discussed were increasing the setback for trees from property lines so as not to negatively impact farming on adjoining parcels, as well as uses for the undeveloped open spaces. Pulaski stated that home sites have been located on high spots within the property which are approximately twelve (12) feet higher than the wetland areas, and that they have received County approval for the individual wells, which will be 120-140 feet deep and State approval for the septic systems. The drain fields are 1500 square feet, and each lot includes a reserve septic area as well. The undeveloped open spaces areas are available for residents to walk in and enjoy nature. There will be no buildings or boardwalks allowed in the undeveloped open space areas.

Chairman Smith reviewed the considerations from the Township Planner’s memorandum and the draft resolution. There is no pathway worksheet to review as that will be done with the final plan submission.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Zomerlei, to adopt the Resolution for Preliminary Site Condominium approval to establish a forty (40) unit single family residential site condominium as shown in the site plan submission titled Peace Field Condominium, prepared by Nederveld, Incorporated, dated October 18, 2023 with the condition that the setback for street trees be increased to 30 feet from property lines. ~~Motion carried unanimously.~~ Correction January 16, 2024 Planning Commission Meeting: **Motion carried:** 6 ayes, Commissioner Klooster opposed.

- **Text amendments**
 - **Curbing discussion**-revised language for Section 15.6E-Landscaping and Overall Site Design and Section 26.4C5-Off Street Parking Areas regarding concrete curbing in the JCTZO. Chairman Smith would like to see a draft of revised verbiage for discussion at the next meeting.

OLD BUSINESS:

- **Site Plan Review** for Quincy Street Industrial, LLC to construct two buildings at approximately 3505 Quincy Street, parcel number 70-18-05-400-026. The applicant seeks to construct an industrial incubator building of approximately 192,500 square feet on the south two thirds of the property as well as a self-storage building of approximately 48,960 square feet on the north third of the property. The property is located within the Planned Industrial Zoning District.

Todd Stuve, from Exxel Engineering, was present to provide information regarding the project. The plan is the same as that submitted for the August 15, 2023 Planning Commission meeting, except that it now includes concrete curbing throughout the entire perimeter of the project. He corrected the date of the engineer's letter referenced in the Township Planner's memorandum. He stated that the Ottawa County Road Commission has approved the easterly driveway location. **Chairman Smith** reviewed the considerations and recommendations from the Township Planner's memorandum. The dumpster locations were determined to be acceptable with fencing and screening. Discussion was held regarding whether the deferred parking request as shown on the site plan meets the standards of Section 14.6 of the JCTZO and if it would meet the needs of the maximum density use. It was determined that the applicant already exceeds the minimum number of parking spaces required and that the deferred spaces add to this number. It was noted that the applicant would need to apply for a variance from the Jamestown Charter Township Zoning Board of Appeals for relief from the requirement that there be at least 250 feet between driveways.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to approve the site plan as written with the following conditions:

- That per the considerations of Section 3.24C of the Pathway Worksheet, the applicant construct pathway along the Quincy Street frontage within the development.
- That the locations of the mechanical equipment and dumpsters in the side yards facing Quincy Street are acceptable and should be fenced and screened.
- That the deferred parking request meets the standards of Section 14.6 of the JCTZO and is appropriate.
- That internal access easements along Quincy Street are not necessary.
- That the existing vegetation along the side and rear property lines may serve as the required buffer yard landscaping.
- That all paved areas shall contain concrete curbing along the perimeter.
- That a financial surety is provided for the cost of the related improvements for the project, pursuant to Section 17.1K of the JCTZO.
- That the applicant must satisfy the content of the November 8, 2023 review letter provided by the Township Engineer.
- That the applicant must satisfy the content of the Township Planner's memorandum and pathway worksheet.
- That all Site Plan Review Standards of Section 17.1E of the JCTZO are met.
- That the applicant obtain a variance from the Jamestown Charter Township Zoning Board of Appeals for relief from the requirement that there be at least 250 feet between driveways.

Motion carried unanimously.

- **Test Amendments**
 - **Section 3.2-Accessory Buildings, Structures, and Uses**
 - **Village of Jamestown final draft of map and text**

A motion was made by Commissioner Tacoma, supported by Commissioner De Jong, to table discussion of the draft language for Accessory Buildings, Structures and Uses and the Village of Jamestown and Forest Grove Overlay Districts until the next meeting. **Motion carried unanimously.**

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE:

A letter was received from Amanda and Jeffrey Ensing requesting that the Planning Commission amend the JCTZO to include agritourism events such as and specifically, weddings, corporate picnics, corn mazes, community workshops, and other types of on-the-farm events. Chairman Smith reported that he had communicated with another jurisdiction regarding their ordinance

requirements for this type of use. Chairman Smith will speak with the Jamestown Charter Township Zoning Administrator regarding this type of use.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Zomerlei, supported by Commissioner Klooster, to adjourn the meeting at 8:56 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)