

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

April 16, 2024, 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, Dana O'Dell, Dave Kronemeyer, Sherrie Miedema, Dean Smith, and Tim Tacoma were present.

ALSO PRESENT: Township Planner Greg Ransford and Township Attorney Mark Nettleton.

INVOCATION: Commissioner Kronemeyer opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner De Jong, supported by Commissioner Kronemeyer, to approve the minutes of the March 19, 2024 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 HEARINGS**

- **Text Amendments**

- **Section 3.24-Bicycle Paths (Also Non-Motorized Pathways)**
- **Section 19.16-Bicycle Paths**

A motion was made by Chairman Smith, supported by Commissioner Kronemeyer, to meet in a closed session pursuant to Section 8(h) of the Open Meetings Act to consider material which is exempt from disclosure under Section 13(1)(g) of Michigan's Freedom of Information Act. The Township Attorney, Mark E. Nettleton, is hereby appointed as Secretary for the purpose of taking minutes of the closed session in accordance with the Open Meetings Act. **Roll call vote:** Yeas: Tacoma, De Jong, Miedema, Smith, Klooster, Kronemeyer, O'Dell. Nays: None. Absent: None. Approved by the Planning Commission of the Charter Township of Jamestown at a regular meeting at 7:03 p.m., local time, on April 16, 2024.

The Planning Commission reconvened in open session at 7:14 p.m.

A motion was made by Commissioner De Jong, supported by Commissioner Miedema, to open the Public Hearing at 7:15 p.m. Motion carried unanimously.

Chairman Smith summarized the proposed amendments to pathway language within the Jamestown Charter Township Zoning Ordinance.

There were no comments from the members of the public in attendance.

A motion was made by Commissioner Miedema, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:23 p.m. Motion carried unanimously.

A motion was made by Commissioner Tacoma, supported by Commissioner De Jong, to recommend that the Jamestown Charter Township Board of Trustees adopt the Ordinance to Amend Section 3.24 Bicycle Paths (Also Non-Motorized Pathways) and Section 19.16 Bicycle Paths of the Zoning Ordinance of the Charter Township of Jamestown. Motion carried unanimously.

- **The Heritage-Preliminary Planned Development.** The applicant is seeking 37 duplex residential condominiums and one single family residential condominium for a total of 75 units on parcel number 70-18-16-200-041. The property is located off the southwest corner of Riley Street and 24th Avenue in the R-2 Residential Zoning District.

A motion was made by Commissioner De Jong, supported by Commissioner Miedema, to open the Public Hearing at 7:25 p.m. Motion carried unanimously.

Chuck Hoyt, from Nederveld, was present on behalf of the applicant to provide information regarding the proposed Planned Development. The density would be 2.1 units per acre on the 35-acre parcel, with a traditional condominium setup. They are requesting a 35-foot setback from the west property line instead of a 50-foot setback. They noted that the Township engineer stated in his letter that the traffic estimates for the development are below the minimum threshold volume for a traffic impact study. The applicants will add another fire hydrant as required by the Township Fire Chief. Hoyt also asked for clarity regarding the construction of a pathway along the development's road frontage on 24th Avenue as there is an existing pathway along the east side of 24th Avenue.

Don Morren, 2764 Riley St., stated concerns regarding children from the development potentially trespassing on his active farmland. He would like a 4' chain link fence constructed along the west property line of the development.

Kathy VanZanbergen, 2908 24th Ave., stated concerns regarding whether they would be disturbing wetlands and existing vegetation, the amount of traffic, and the capacity of the sewer system to support the development.

Jo Bartley, 2879 24th Ave., stated that their property is adjacent to the southern boundary of the development. They would like a high berm constructed to help block sound. She also asked about the distance from their property line to the nearest unit.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:48 p.m. Motion carried unanimously.

The Planning Commissioners discussed the location of parking spaces within the development, sidewalks and pathways, whether the pond and internal pedestrian pathways meet the goal of providing recreational opportunities, the preservation of existing vegetation, the drainage issues that might occur if a berm was constructed along the south property line, fencing along the west property line, the proposed reduction in setback on the west property line, the bike path along 24th Avenue, a traffic impact study, a pull-off large enough for a school bus on 24th Avenue and the possibility of creating stub roads for potential connection to future development. The Commissioners directed the applicant to return next month with a revised preliminary site plan that has the existing vegetation that is required to remain marked as "no cut" on the site plan, the inclusion of sidewalks on one side of all the drives, including the main drive into the development, sidewalk designed to connect to adjacent properties, and options for fencing along the west property line. It was determined that a traffic impact study would not be required and that the 35-foot setback on the west property line would be acceptable as only two buildings would be less than 50 feet from the property line. The Planning Commission will utilize the bicycle pathway worksheet to make a determination on the pathway requirement along the development's road frontage during the final plan review.

OLD BUSINESS:

- **Master plan**
 - **Revisions to Chapter Three-Village of Jamestown**
 - **Chapter Four-Forest Grove**
 - **Chapter Five-Commercial Uses**

The Planning Commissioners determined that they are satisfied with the new verbiage for Chapter Three-Village of Jamestown and Chapter Four-Forest Grove, with the correction of adding a missing “e” to the word “village” in the second bullet point under the Strategies section of Chapter Four. It was decided to postpone discussion of Chapter Five-Commercial Uses until the next Planning Commission meeting.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: Don Morren, 2764 Riley St., suggested that a 4’ high chain link fence would be best to provide a barrier between his farm fields and the proposed Heritage development. He also had questions regarding the pond.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: Commissioner Miedema and Commissioner Kronmeyer commented on the increase in traffic on local roads as well as the speed of traffic.

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

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)