

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

June 18, 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, Dave Kronemeyer, Sherrie Miedema, Dana O’Dell, Dean Smith, and Tim Tacoma were present.

**ALSO PRESENT:** Township Planner Greg Ransford.

**INVOCATION:** Commissioner Miedema opened with the invocation.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Klooster, to approve the minutes of the May 21, 2024 Planning Commission Meeting as written. Motion carried unanimously.

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

**GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:** None.

**NEW BUSINESS:**

- **PUBLIC HEARINGS**

- **Map Amendments**

- **Eric Melton**-an application for a zoning map amendment (rezoning) to rezone property located at 2965 Quincy Street, parcel number 70-18-04-300-023, from the Agricultural Rural Residential (AR) Zoning District to the R-1 Residential (R-1) Zoning District. The two-acre property is located on the north side of Quincy Street between Sundial Avenue and Sun Chase Avenue.

**A motion was made by** Commissioner De Jong, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:02 p.m. Motion carried unanimously.

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

**A motion was made by** Commissioner Tacoma, supported by Commissioner Klooster, to close the Public Hearing at 7:03 p.m. Motion carried unanimously.

**Planning Commission discussion.** Chairman Smith reviewed the Planning Commission’s recommendation to deny rezoning the property to the R-2 Residential Zoning District at the May 21, 2024 Planning Commission meeting. He also stated that the Planning Commissioners had indicated to the applicant at that meeting that it would be more appropriate to rezone the property to the R-1 Residential Zoning District, as the permitted and special uses in that zoning district would be more compatible with surrounding uses.

**A motion was made by** Commissioner Tacoma, supported by Commissioner De Jong, to recommend that the Jamestown Charter Township Board of Trustees approve the request for a Zoning Map Amendment to Rezone Certain Lands to the R-1 Residential Zoning District as all the standards of Section 31.5 of the Jamestown Charter Township Zoning Ordinance have been met. Motion carried unanimously.

- **Site Condominium**

- **Peace Field Site Condominium-Amendment to the Final Plan** to establish a private road, 40 site-condominiums, and related open space. The property is located on parcel number 70-18-35-100-002, on the south side of Adams Street between 8<sup>th</sup> Avenue and 16<sup>th</sup> Avenue. The reason for the amendment is that further restrictions were imposed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding the potential impact to existing wetlands from the Preliminary amended plan approved in November 2023.

**Rick Pulaski**, Director of Planning from Nederveld, presented information regarding the amendment to the Final Site Condominium plan. While their plan as previously submitted remains largely intact, they had to pull in some lot lines to stay away from wetlands, which also increased their open space from thirty percent to forty percent. They have adjusted the buffering for the neighbor to the west by pulling back trees from the property line so as not to negatively impact farming on the adjacent parcel. He also stated that there will be a center turn lane on Adams Street for turning into the development.

**Commissioner Klooster** stated that he farms property in the area, and he has significant concerns regarding the wet conditions on the property, and the ability of the property to support forty houses and drain fields on lots smaller than originally proposed, as most of the lots will be less than one acre. Pulaski replied that the lots are still close in size to what they were originally and are situated on higher ground. The Ottawa County Health Department has visited the site again recently. They found good soils with an historic water table of at least two feet, and with an actual water table five or six feet down, which will allow for standard drain fields. It was noted by Chairman Smith that higher density is granted in exchange for open space through the Michigan Open Space Preservation Act.

**The Planning Commissioners** discussed Commissioner Klooster’s concerns and the considerations in the Township Planner’s memorandum.

**A motion was made by** Commissioner Miedema, supported by Commissioner Tacoma, to recommend that the Township Board of Trustees adopt the Resolution for Amended Final Site Condominium approval to establish a forty (40) unit single family residential site condominium, as shown in the site plan submission titled Peace Field, prepared by Nederveld, Incorporated, with revisions date of 2024.05.28 Project No. 20202131 (the “Development”), with the following conditions:

- That the applicant satisfy the content of the Pathway Worksheet, and given the Planning Commission’s findings within the standards of the Pathway Worksheet, it is determined that it is appropriate to require the Peace Field development to make a payment-in-lieu in the amount specified by the Township Engineer.
- That the applicant satisfy the content of the draft Resolution, which includes the following conditions, among others:
  - That the applicant must satisfy the content of the review email provided by the Township Engineer dated June 4, 2024.
  - That Township Legal Counsel is satisfied with the content of the proposed Master Deed and Covenants, and any other documentation regarding the Site Condominium and private roads.
  - That a cash deposit or irrevocable letter of credit covering the estimated cost of the improvements associated with the site condominium shall be provided to the satisfaction of the Township, with the Township as the beneficiary, prior to construction of the Development.

**Motion carried:** six ayes, Commissioner Klooster opposed.

- **Text Amendments**

- **Contractor’s Offices in the C-2 Zoning District**

**The Planning Commissioners** reviewed the draft language provided by the Planner Ransford regarding the proposed text amendment to include Contractor’s offices in the General Commercial (C-2) Zoning district as a Special Use, and there was general consensus among the Commissioners to direct Planner Ransford to schedule a Public Hearing for the next Planning Commission meeting.

**OLD BUSINESS:**

- **Master plan**

- **Chapter Five-Commercial Uses**

**There was discussion** regarding language related to Meijer and future commercial development in the Introduction that could be revised, as well as discussion regarding the section under Recommendations which allows for limited Commercial zoning south of the intersection of Quincy Street and 8<sup>th</sup> Avenue, whether it applies to parcels along 8<sup>th</sup> Avenue only, and whether Commercial zoning should be extended north of Quincy street, which is currently planned for Industrial zoning. It was noted that it is unlikely that public water and sewer would become available in this area in the foreseeable future, but Planner Ransford stated that a conditional rezoning could be done for commercial uses that do not require a lot of water, and that the Planning Commission could tie a site plan standard to the Master Plan map. The Planning Commissioners directed Planner Ransford to draft language to match the master plan map for the area just south of Quincy Street and 8<sup>th</sup> Avenue north along 8<sup>th</sup> Avenue to the M-6 Interchange.

**EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:** None.

**CORRESPONDENCE:** None. A Final Planned Development application for The Heritage and Site Plan review for a SoundOff Signal addition will be on the agenda for the July 16, 2024 Planning Commission meeting.

**PLANNING COMMISSION MEMBER COMMENT:** None

**ADJOURN:** A motion was made by Commissioner De Jong, supported by Commissioner Kronemeyer, to adjourn the meeting at 7:58 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

\_\_\_\_\_ by \_\_\_\_\_  
(chair)