

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
December 17, 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.

INVOCATION: Commissioner Kronemeyer opened with the invocation.

ALSO PRESENT: Township Planner Greg Ransford

APPROVAL OF MINUTES: A motion was made by Commissioner Klooster, supported by Commissioner De Jong, to approve the minutes of the November 12, 2024 Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Public Hearings**

- **The Heritage-Preliminary and Final Planned Development Site Plans.** The applicant is seeking 74 duplex residential condominiums and one single family residential condominium.

Chairman Smith reviewed the Township Board of Trustees concerns listed in the Township Planner's memorandum. The Township Board of Trustees voted to deny the Heritage Final Planned Development at the October 21, 2024 Township Board meeting due to concerns regarding traffic impacts, the lack of a deceleration lane and turn lane, school bus conflicts, the lack of an interior turn around for buses, and the location of the sidewalk at the entrance to the development. The applicant has resubmitted their application to address these concerns. They are applying for Preliminary Plan review and Final Plan review simultaneously as the site plan has not changed significantly.

A motion was made by Commissioner Miedema, supported by Commissioner De Jong, to open the Public Hearing at 7:01 p.m. Motion carried unanimously.

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

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

Chuck Hoyt, from Nederveld, was present on behalf of the applicant to provide information regarding the request. He stated that the only change made to the site plan was the widening of the cul-de-sac Hattie Way to accommodate a full-size school bus. He informed the Commissioners that Hudsonville Public Schools has provided a communication which states that the design of the cul-de-sac meets their standards. He noted however that the schools do not intend to drive into the development. He also stated that while they do not yet have final approval from EGLE regarding the sidewalk, in a preliminary discussion they had with EGLE, they were told it would likely be okay to have the five-foot separation between the sidewalk and the roadway as shown on the site plan instead of adjacent to the roadway.

The Commissioners discussed the Township Board of Trustees concerns and the Pathway Worksheet. As the applicants have chosen to provide payment-in-lieu of construction for construction of the required pathways along its development frontages, concerns were expressed regarding whether the amount calculated by the Township Engineer is based on the actual cost for the Township to construct pathway through the wetland areas and not based on frontage only. Regarding a turn lane for the development, it was noted that the anticipated daily trips for the development are well below the Ottawa County Road

Commission's (OCRC) threshold for requiring a center left turn lane, and that the OCRC has indicated that a Traffic Impact Study is not necessary based on their initial review.

A motion was made by Chairman Smith, supported by Commissioner Kronemeyer, to recommend that the Jamestown Charter Township Board of Trustees approve the Final Planned Development for the Heritage as submitted, with the following considerations and conditions:

- That the letter from Nederveld dated November 14, 2024, regarding anticipated daily trips be reviewed as well as the Township Engineer's letter dated April 1, 2024, especially item number 9 regarding trip generation estimates as being below the Township's minimum threshold volumes for a traffic impact study, which is why the Planning Commission did not require a traffic impact study with the first plan submission.
- That the communication dated November 12, 2024 from Rob Matthews, director of Transportation for Hudsonville Public Schools, be reviewed regarding school buses within the development.
- That it be noted that the cul-de-sac has been widened to accommodate full-size school buses.
- As the applicant has chosen to provide pay-in-lieu of construction of the required pathways along the development's frontages, that the Township Engineer reevaluate the cost for pay-in-lieu of construction of pathway along the development's frontages, taking into consideration the cost for the Township to construct the pathway through the wetland areas.

Motion carried: six ayes, Commissioner De Jong opposed.

- **Mister Car Wash-Special Use** application to construct a 4,874 square foot Automotive Wash Facility. The property is located within the C-2 General Commercial Zoning District and the 32nd Avenue and M-6 Corridor Overlay Zone on the south side of Quincy Street immediately west of Arbor Financial Credit Union.

Chris Campbell, Director of Development for Mister Car Wash, was present on behalf of the applicant to provide information regarding their request for a Special Use Permit. He also gave an overview of their facilities and how they operate.

A motion was made by Commissioner Tacoma, supported by Commissioner Klooster, to open the Public Hearing at 7:23 p.m. Motion carried unanimously.

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

A motion was made by Commissioner De Jong, supported by Commissioner Miedema, to close the Public Hearing at 7:27 p.m. Motion carried unanimously.

The Commissioners discussed the review standards in the Township Planner's memorandum. Chairman Smith stated that it appears the application meets all the required standards for Special Use approval, Site Plan review, as well as Permitted and Special Land Uses. It was noted that according to item number three in the Township Engineer's letter, dated December 6, 2024, the Township Fire Chief has reviewed and approved the proposed site layout. The Commissioners also discussed whether a Traffic Impact Study should be required, as it has been more than six years since the Meijer Traffic Impact Study, and three years since ALDI conducted a Traffic Impact Study-as a result of which road improvements were required. The Commissioners had concerns regarding the addition of more traffic to an already busy intersection. The Commissioners questioned the applicant regarding anticipated traffic volume and traffic flow within the site. The applicant stated that they have one way traffic flow through the site and the capacity to stack up to twenty vehicles on site. They have a goal of three minutes for each vehicle from entering the facility to exiting, with the ability to control the speed of the tunnel conveyor if necessary. There was also discussion regarding anticipated water use for the facility and whether that would have a negative impact on the ability to provide for future residential uses within the township, and it was determined that the water use for the facility was not likely to have much impact on the Jamestown Township water system.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to grant Special Permit Approval to operate an Automotive Wash Facility, with the following conditions:

- That the standards of Section 18.4-Standards for Special Use Approval, Section 17.1E-Site Plan Review Standards, and Section 15.3D-Permitted and Special Land Uses of the Jamestown Charter Township Zoning Ordinance (JCTZO) be met;
- That cash or an irrevocable letter of credit is submitted for the cost of the required improvements associated with the project and the landscaping prior to construction;
- That the proposed shall satisfy the content of the December 6, 2024 Township Engineer letter;
- That the proposed shall satisfy the content of the Township Planner’s memorandum;
- That the applicant conduct a Traffic Impact Study, and that improvements required by the Ottawa County Road Commission as a result of this study are made to accommodate the use. The applicant is not required to return to the Planning Commission with the results of the study. The Township Zoning Administrator and Township Engineer will oversee the review of the study and implementation of any required improvements.

Motion carried unanimously.

OLD BUSINESS:

- **Text Amendment-Agape Acres Farm, LLC** is seeking to define an “Event Barn” and create Section 6.4U within the JCTZO to regulate Event Barns.

Planner Ransford provided an updated draft of the proposed Zoning Text Amendment Ordinance that includes revisions provided by the Township Legal Counsel for review by the Planning Commission and the applicant. Chairman Smith noted that the proposed use would be listed as a Special Use for which a Special Use Permit application would need to be submitted for approval. The Commissioners discussed whether the term “other structure” needs to be defined in Section 2.35-Event Barn, as well as whether a timeframe for “agricultural use” should be applied to prevent the construction of a structure solely for use as an event space. Commissioner O’Dell noted a misspelling of “from” under Section 2, number 3 in the proposed ordinance language. Also discussed was whether the language of Section 2, number 6 regarding that the proposed use will not constitute a nuisance is too subjective. Planner Ransford suggested that if the language is made too specific, it can cause enforcement issues. Rather, the Planning Commission can address issues on an individual basis, such as setting hours of operation and maximum decibel levels. The Commissioners also considered whether “event” should be more narrowly defined and asked the applicant to provide their definition of an “event”. The Commissioners recommended prohibiting “ticketed events” or any event that requires paid entry. The Commissioner discussed the proposed sign language, and they proposed increasing the allowed size of a sign to 32 square feet. The applicant indicated that they support the changes made to the draft ordinance language by Township Legal Counsel, and that they are also supportive of the suggestions provided by the Planning Commissioners. There was consensus to review updated language at the January 21, 2025 Planning Commission meeting to include the following suggestions made by the Planning Commission:

- Under Section 2-Section 6.4U, Conditions (a) change the hours of operation to 11:00 p.m. with no amplified music after 10:00 p.m.;
- Under Section 2-Section 6.4U, add number 9-annual Special Permit renewal required from the Planning Commission at no charge to the applicant. The applicant is to provide a report that includes a listing of events for the past year, the number of attendees at the events, any complaints submitted to the township or law enforcement and how these complaints were resolved, as well as a listing of events for the upcoming calendar year, to be provided no later than January 31st of each year, and if the renewal is denied, the applicant may finish out the events for the upcoming calendar year;
- Under Section 2-Section 6.4U, add number 10-events cannot require ticketed entry or paid admittance.
- Under Section 2-Section 6.4U, number 3-change the maximum square footage for a sign to 32 square feet.

- **Workable Solar Ordinance Language.** Chairman Smith provided a synopsis of an article in the December issue of the Michigan Township Association regarding township options for the siting of large-scale renewable energy facilities. He was of the opinion that the best option for the Township would be to adopt a workable ordinance.

The Planning Commissioners will review sample language for a workable ordinance at the January 21, 2025 Planning Commission meeting.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: Joe Brochu, 5445 North Shore Dr., Chicago, Illinois, introduced himself as a solar energy developer for RWE Clean Energy, and commented on their preference that communities utilize a workable ordinance for the siting of large-scale renewable energy projects. They plan to submit a plan for a renewable energy project in Jamestown sometime in 2025.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT:

- **2025 Meeting Schedule.** The Planning Commissioners approved the 2025 meeting schedule for the Planning Commission with a change to the November 2025 meeting date from Tuesday, November 18 to Wednesday, November 12.

ADJOURN: A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to adjourn the meeting at 9:25 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)