

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING  
AUGUST 18, 2015  
7:00 PM

**UNAPPROVED  
MINUTES**

CALL TO ORDER-

Chairperson Smith called the meeting to order at 7:00 p.m.

ROLL CALL -

Commissioners Dykstra, Keppel, Webster, Smith, and Woltjer were present, as well as Planner Ransford. Commissioners Tacoma and DeHoog were absent with notice.

INVOCATION -

Commissioner Webster gave the invocation.

APPROVE MINUTES FROM THE JULY 21, 2015 REGULAR MEETING -

Commissioner Dykstra made the motion, supported by Commissioner Keppel to approve the July 21, 2015 Minutes

**MOTION CARRIED - UNANIMOUSLY.**

APPROVAL OF AGENDA -

Commissioner Webster made the motion, supported by Commissioner Dykstra to approve the evening's agenda.

**MOTION CARRIED - UNANIMOUSLY.**

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

**\*\*Site Plan Review – Banyan Tree Project, LLC – Proposed 23,200 square foot industrial incubator building at 4067 Central Parkway – 70-18-05-498-005 -**

\*Chairperson Smith introduced the project to be reviewed by the Planning Commission and asked the people involved that were present to introduce themselves.

Justin Longstreth, with Moore and Bruggink, introduced himself, mentioning that they had met with the Site Plan Review Committee a few weeks before and no problem had come up.

Tim VandeZande, of the Architectural Group, also introduced himself.

Paul Weller, of 4505 James Drive, owner of the property in question, explained to the Commissioners that regarding building use, he does not have a concrete plan, but he believed he would start with a prototype. He stated that his desire was for this business to be in Jamestown/Hudsonville, surrounded by a nice, safe area, mentioning his desire to have his children in some way involved. Mr. Weller noted that he understood the importance of being a good neighbor, and that was his intention.

Commissioner discussion ensued, including the following issues: permitted

uses, special uses, building design, landscaping, dumpster location, alignment of drives, and the Fire Chief's approval. The main item of importance discussed was whether a bike path or sidewalk would be best for the property and neighborhood, and if the Planning Commission should recommend one over the other, or simply recommend the money for such should be paid at the time of application approval. After considerable consideration, Chairperson Smith recommended two separate motions to deal with the issues at hand.

At this time, Commissioner Dykstra made the motion, supported by Commissioner Webster, to approve the Site Plan from Banyan Tree Ventures, LLC to construct a 23,200 square foot industrial incubator building, as well as related parking and drives, located at 4067 Central Parkway, parcel number 70-18-05-498-005, along with a Landscape Waiver provided by the Jamestown Charter Township Zoning Ordinance in Section 26.5M, item 2, the "Existence of natural vegetation" and that the alignment of drives concur with the Site Plan.

**MOTION CARRIED – UNANIMOUSLY.**

Commissioner Webster then made the motion, supported by Commissioner Keppel, that, pursuant to Section 3.24 of the JCTZO, the Township collect, for future use, a financial contribution for a Bike Path/Sidewalk, on Quincy Street only.

**MOTION CARRIED – UNANIMOUSLY.**

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Township Planner, Greg Ransford, explained that he had been approached by a Jamestown Township resident regarding converting a portion of an existing pole barn into an "elder's cottage". He reflected that the situation would involve at least a variance and wanted the commissioner's opinion.

General discussion was held, weighing many aspects of the requirements in the Jamestown Charter Township Zoning Ordinance.

ADJOURNMENT -

Commissioner Woltjer made the motion, supported by Commissioner Webster that the meeting be adjourned.

**MOTION CARRIED - UNANIMOUSLY.**

TIME - 7:43 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp