

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
JUNE 16, 2015
7:00 PM

**UNAPPROVED
MINUTES**

CALL TO ORDER-

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

ROLL CALL -

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

Additionally present were Jeremy Bodbyl, Ron Koroleski, Pat Deemter, Koetje Builders and Jack Barr from Nederveld

INVOCATION –

Commissioner Tacoma gave the invocation.

APPROVAL OF THE MAY 19, 2015 REGULAR MEETING MINUTES -

The motion was made by Commissioner Woltjer and supported by Commissioner Dykstra to approve the May 19, 2015 Regular Meeting Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Tacoma made the motion, which was supported by Commissioner DeHoog, to approve the June 16, 2015 Meeting Agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

****Site Plan Review -**

***Valley Vista – Planned Development Phase 2 -**

Planner Ransford briefly described the application from Koetje Properties, LLC to construct phase 2 of the Valley Vista Planned Development on the north side of Quincy Street, parcel numbers 70-18-04-300-040, 70-18-04-300-041 and 70-18-04-300-042. The request is in accordance with the Valley Vista Planned Development Ordinance, which only requires site plan review for phase approval.

DeHoog – How many units per building?

Barr – The units are variable. The biggest building is 24 units, slightly different from phase 1.

DeHoog – What is the sewer capacity and roadway capacity?

Barr – The sewer system connects north to the City of Hudsonville.

Ransford – We presume, based on the previous approvals of the overall project, that the roadway capacity is sufficient.

Barr – Yes, the Ottawa County Road Commission will review.

Smith – Should we condition the Township Engineer's letter?

Ransford – Yes

Barr – I agree and we will address his comments.

Ransford – We finally located the originally approved site plan and confirmed the landscaping and the like are a match to the proposed today.

General discussion was held.

Commissioner DeHoog made the motion, supported by Commissioner Webster, after a review of the site plan, the Valley Vista Planned Development Ordinance, Section 17.1E of the Jamestown Charter Township Zoning Ordinance and the recommendation of the Jamestown Charter Township Site Plan Review Committee, the Planning Commission hereby grants final site plan approval to Valley Planned Development for construction of Phase 2 of the development with the condition that the recommendations listed in the May 29, 2015 letter from Vriesman and Korhorn civil engineers are met as they apply to Section 17.1E, items 1h and 1j.

MOTION CARRIED – UNANIMOUSLY.

*Special Use Request – Jeremy Bodbyl, 3940 Gordon Street, parcel number 70-18-20-300-051, seeking to operate a small engine repair and sales business as a home occupation -

Commissioner Dykstra made the motion, supported by Commissioner Webster, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

General discussion was held regarding the proposal.

There being no comments on the proposal, Commissioner Tacoma made the motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Dykstra made the motion, supported by Commissioner Keppel, pursuant to the results of a public hearing and after review of the application in light of Sections 3.4, 17.1E and 18.4 of the Jamestown Charter Township Zoning Ordinance, the Planning Commission hereby authorizes granting a special use permit to Jeremy Bodbyl, 3940 Gordon Street, parcel number 70-18-20-300-051 to operate a small engine sales and service facility as a home occupation.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

**Chairperson Smith noted there was no old business.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Discussion was held regarding motions performed. Discussion was also held regarding future transportation needs for the apartments.

ADJOURNMENT -

At this time, Commissioner Woltjer made the motion, supported by Commissioner Dykstra that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

Time: 7:25 PM.

MINUTES SUBMITTED BY -

Gregory L. Ransford