

**Site Plan Review Committee
Jamestown Charter Township**

January 26, 2017

Meeting was called to order at 3:02pm by Jeff Dykstra.

Members present: Ted Woltjer, Greg Ransford, Nate Vriesman and Jeff Dykstra

Members absent: None

Also present: Rick Pulaski, Denny Snip, Jason Snip and Supervisor Bergwerff

At 3:02pm Woltjer provided a motion to approve the agenda as presented. Motion was seconded by Vriesman and carried unanimously.

At 3:03pm Woltjer provided a motion to approve the December 22, 2016 meeting minutes. Motion was seconded by Ransford and carried unanimously.

At 3:03pm Chairperson Dykstra noted there were no non-agenda item citizen comments.

At 3:04pm Chairperson Dykstra noted that the only order of business was the Jamestown Meadows (Spring Meadows) Major Amendment Planned Development and Site Condominium application.

Woltjer provided a motion to open and review the matter. The motion was seconded by Ransford and carried unanimously.

Rick Pulaski explained the proposed revision to the commercial property within Spring Meadows to accommodate a residential layout of 44 multi-family units and a smaller commercial area. The applicant believes the layout is appropriate given the existing wetland that prevents exposure to 32nd Avenue for commercial uses.

Bergwerff noted that residents on Oxford Court, Andover and Buckingham lanes only have the first coat of pavement and concerns exist of who is responsible to finish the second coat.

Ransford indicated he will investigate with the township attorney.

Ransford discussed the maximum density computation per Section 19.3B of the Zoning Ordinance and that his calculations are less than the applicant. General discussion was held regarding maximum units. Rick Pulaski noted that he developed the units based on the 6.5 units per acre maximum in Section 19.3A. He will verify pursuant to Section 19.3B.

Woltjer asked if the drives to connect to 32nd Avenue received Ottawa County Road Commission approval.

Rick Pulaski indicated they are current being discussed with the OCRC.

Ransford noted that the drive and parking lots need to terminate at the south property line pursuant to the current Spring Meadows Ordinance and because of Zoning Ordinance requirements.

Rick agreed.

Ransford noted that a bike path must be added to the plan for 32nd Avenue.

Rick agreed.

Ransford noted the parking limitation identified in the related Planned Development Ordinance that may impact the site, or need proposed revision by the applicant.

Rick will review.

Vriesman reviewed the content of his letter and discussed sewer, water, storm water calculations, etcetera.

Boss Environmental discussed utility locations and connections

General discussion was held regarding the Fire Department review and the next meeting in the process.

Dykstra noted he is okay with the preliminary plan continuing to the Planning Commission. Woltjer agreed.

Ransford provided a motion to recommend approval of the site plan to the Planning Commission with the condition that the content of the review memorandums provided by Ransford and Vriesman are satisfied, the comments provided by Boss Environmental are satisfied and any concerns of the Fire Department are satisfied. Motion was seconded by Woltjer and carried unanimously.

At 4:15pm Chairperson Dykstra noted that there was no correspondence and no extended public comment.

At 4:16pm Vriesman provided a motion to adjourn. Motion was seconded by Woltjer and carried unanimously.

Respectfully Submitted:

Gregory L. Ransford