

**Site Plan Review Committee
Jamestown Charter Township**

February 16, 2017

Meeting was called to order at 2:30pm by Jeff Dykstra.

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

Members absent: None

Also present: Rick Pulaski, Boss Environmental, Todd Grasman, Jeff Klaasen

At 2:30pm Woltjer provided a motion to approve the agenda as presented. Motion was seconded by Vriesman and carried unanimously.

At 2:31pm Woltjer provided a motion to approve the January 26, 2017 meeting minutes. Motion was seconded by Ransford and carried unanimously.

At 2:32pm Chairperson Dykstra noted there were no non-agenda item citizen comments.

At 2:33pm Chairperson Dykstra noted that the first order of business is the Creekridge PD application.

Rick Pulaski presented Creekridge, described the location to the park, layout, view of each lot, access, stormwater, public roads, sidewalk on one side and the total development is under the maximum density permitted.

Ransford noted that a bike path is required along Greenly Street or a payment in lieu of construction. Discussion was held regarding the path and the recommendations pursuant to the Zoning Ordinance. Ransford noted that the option to propose exists for the applicant but the ultimate decision is of the Board to either build or pay, after recommendation.

Rick Pulaski indicated they are okay with the ordinance but want to know the proposed cost from the township Engineer. General discussion was held regarding path and cost. Todd Grasman proposed a partial construction of the path along Greenly to avoid crossing to the park at the new road intersection. It was agreed that the payment in lieu of construction was appropriate given the existing path on the south side of the road.

Ransford noted the street alignment issue to the west with another residential proposal. General discussion was held in that regard. The applicant noted they will seek connection of the southern road to the west and likely turn the northern road, to the north.

Woltjer noted that he felt the density was favorable.

Nate Vriesman reviewed his draft letter regarding the project. Discussion was held regarding sewer lines, watermains, layout, fire flows, the bike path and the like.

Ransford provided a recommendation to approve the preliminary plan with the condition that the west road stubs are either aligned with the adjacent proposed 2020 Quincy development or reoriented to allow for future connection, meeting the content of the Vriesman and Korhorn letter and that the bike path is provided by payment in lieu of construction for that portion not built on Greenly Street because it is intended to encourage the developer to construct a portion of the path to connect to the bike path on the south side of the street in a safe location for pedestrians. Motion seconded by Woltjer and carried unanimously.

At 3:32pm Chairperson Dykstra noted that the second order of business is the 2020 Quincy Street PD application.

Rick Pulaski presented 2020 Quincy Street, described the access points, adjacent property, sewer, watermain, public roads for single family dwellings, private road construction for the condominium portion, condominiums would be ranch style, the old interurban railroad, the views, a community center built with railroad building character, 92 acres, 211 total units and under the maximum density permitted, storm water controls, phase one would come off of Greenly Street by building about 25-36 lots in that phase since it is near the water and sewer.

Ransford noted his observation about the community building and option to expand the amenities later rather than committing to the exact attributes now.

Rick Pulaski indicated they would somewhat allow the residents to help dictate the future amenities.

Ransford noted that a bike path is required along Greenly Street and Quincy Street or a payment in lieu of construction. Discussion was held regarding the path and the recommendations pursuant to the Zoning Ordinance. Ransford noted that the option to propose exists for the applicant but the ultimate decision is of the Board to either build or pay, after recommendation.

Nate Vriesman suggested the payment in lieu of construction for Quincy Street and Greenly Street but also to build the gap that is across Quincy Street at the proposed east road intersection and that the Board of Trustees reduces that construction cost from the payment in lieu that is collected.

Discussion was held regarding options instead of construction or payment. Ransford noted that no option exists other than the Zoning Board of Appeals or if the Board of Trustees is persuaded to modify the language of the Zoning Ordinance.

Ransford noted the street alignment issue to the east with another residential proposal. General discussion was held in that regard. The applicant noted they will seek connection of the Public Road 6 to the east development.

Nate Vriesman reviewed his draft letter regarding the project. Discussion was held regarding sewer lines, sewer connections, watermains, layout, fire flows, the bike path and the like.

Ransford provided a recommendation to approve the preliminary plan with the condition that the Public Road 6 is aligned and extended to the east with the adjacent proposed Creekrdige development; that the content of the Vriesman and Korhorn letter is satisfied and; that the bike path is satisfied by the payment in lieu of construction for Quincy Street and Greenly Street but reduced by building the gap that is across Quincy Street at the proposed east road intersection and that the Board of Trustees reduces the required length in lieu of cost by the length of the gap. Motion seconded by Woljter and carried unanimously.

At 4:21pm Chairperson Dykstra noted that there was no correspondence and no extended public comment.

At 4:22pm Vriesman provided a motion to adjourn. Motion was seconded by Woltjer and carried unanimously.

Respectfully Submitted:

Gregory L. Ransford