

**Site Plan Review Committee  
Jamestown Charter Township**

April 20, 2017

**Meeting was called to order at 2:30pm by Dean Smith.**

Members present: Ted Woltjer, Greg Ransford, Aaron VanProyen and Dean Smith, alternate  
Members absent: None

Also present: Mike McGraw, Randy Kootje, Randy Feenstra, Dale VanKooten, Howie Hehrer,  
Supervisor Bergwerff and Boss and Sons Environmental

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

**At 2:31pm Woltjer provided a motion to approve the February 23, 2017 meeting minutes. Motion was seconded by Smith and carried unanimously.**

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

**At 2:32pm Chairperson Smith noted that the first order of business is the Valley Vista Phase 3 Site Plan Review application.**

Randy Feenstra provided an overview of the project, with specific regard to cul-de-sac changes and other minor items.

Ransford noted that the Fire Chief was satisfied with the plans as presented.

VanProyen discussed the content of his review letter, including detention pond details, pipelines and watermain items.

General discussion was held.

Ransford provided a motion to recommend approval of the site plan as presented, with the condition that the floor plans are provided by Planning Commission review and satisfaction of the content of the Vriesman and Korhorn letter. Motion seconded by Woltjer and carried unanimously.

**At 2:47pm Chairperson Smith noted that the second order of business is the Bridlewood Condos Planned Development and Condominium application.**

Dale VanKooten presented an overview of the project, which includes duplex and single-family condos, five site condos on 22<sup>nd</sup> Avenue and two lots off of Equestrian Drive.

Mike McGraw discussed options for the cul-de-sac on Equestrian Drive.

General discussion was held.

Ransford presented the open space value concern around lots 69 and 70. Discussion was held in that regard. Consensus was reached that the open space layout is satisfactory.

Ransford noted that a hydrant is required by the Fire Chief at the intersection of 22<sup>nd</sup> Avenue and the proposed drive.

Ransford noted that the Committee must determine if pathway should be constructed along 22<sup>nd</sup> Avenue or if payment in lieu of construction should occur. General discussion was held.

It was noted that pathway appears to be under construction on the west side of 22<sup>nd</sup> Avenue. Given this, consensus was reached that payment in lieu of construction is appropriate.

VanProyen discussed the content of his review letter, including stormwater details, water supply, wastewater, waterline easement extension to the east property line and sewer connection for lots 64-68.

The Committee agreed that, even though the density per acre would increase, if lots 69 and 70 and the related area is removed from the project the remaining is satisfactory as long as it does not exceed the maximum of three units per acre.

Ransford provided a motion to recommend approval of the site plan as presented, with the condition that a fire hydrant is placed at the intersection of 22<sup>nd</sup> Avenue pursuant to the Fire Chief, payment in lieu of construction for the bike path and satisfaction of the content of the Vriesman and Korhorn letter. Motion seconded by Woltjer and carried unanimously.

**At 4:12pm Chairperson Smith noted that there was no correspondence and no extended public comment.**

**At 4:12pm Woltjer provided a motion to adjourn. Motion was seconded by Ransford and carried unanimously.**

Respectfully Submitted:

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Gregory L. Ransford