

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
DECEMBER 19, 2017
7:00 PM

CALL TO ORDER: Chairperson Dean Smith called the meeting to order at 7:00 PM.

ROLL CALL: Commissioners Dykstra, Ymker, Zomerlei, Smith, Woltjer, Gilliam, Tacoma present.
Planner Greg Ransford also present.

INVOCATION: Commissioner Ymker gave the invocation.

APPROVE MINUTES FROM NOVEMBER 21, 2017 REGULAR MEETING

Motion made by Ymker, supported by Dykstra, to approve the minutes. Motion carried.

MEETING AGENDA: Motion by Tacoma, supported by Ymker to approve meeting agenda as presented.
Motion carried.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS (3 minute limit).

Ben Miller, board member, suggested changing township ordinances to require LED lighting and minimum lot size of one half acre in new PUD developments.

NEW BUSINESS:

1. Sam Edwards - 3850 Felch St, parcel number 70-18-17-300-045, seeking special use permit to construct a pole barn in front of the residence.

Motion by Ymker, supported by Dykstra, to open public hearing. Motion carried.

There were no objections from the public.

Motion was made by Gilliam, supported by Ymker, to close public hearing. Motion carried.

Motion by Dykstra, supported by Zomerlei, to approve the Special Use request.

Discussion: It was determined that the proposed structure is intended for private use by the owner. The Ottawa County Road Commission has approved a separate driveway for this building.

Motion carried unanimously.

2. Request by Joan Feenstra - 1180 Greenly St, parcel number 70-18-11-400-024, seeking special use permit for home occupation/nail salon in her home.

Motion to open public hearing made by Gilliam, supported by Ymker, motion carried.

There were no objections from the public.

Motion by Dykstra, supported by Ymker, to close Public Hearing. Motion carried. Discussion about ventilation, signage, hours, parking.

Motion by Dykstra, supported by Zomerlei, to approve the Special Use request. Motion carried unanimously.

3. Site plan Review for Mercy Health- 3925 32nd Ave, parcel number 70-18-08-200-032, seeking a special use permit for 21,650 square foot medical facility and drive-thru.

Motion made to open public hearing by Ymker, supported by Zomerlei, motion carried.

Representatives from Mercy Health gave a presentation about the site plan. No public comments were forthcoming.

Motion to close public hearing was made by Ymker, supported by Zomerlei. Motion carried

Discussion: Drive up access route, traffic flow, pedestrian safety, curbing to allow drainage of surface water. Bike path construction — The applicant indicated they will build the path at the same time as the building. Note was made that a traffic study was completed.

Motion was made by Dykstra, supported by Zomerlei, to approve the Special Use request, contingent upon approval by Township engineers (Vriesman/Korhorn, ENG.) and Planning Department Staff, including but not necessarily limited to:

- Signage and pavement markings for pedestrians at SE corner of building.
- Content of V.K., ENG. traffic study review by V.K., ENG.
- Waiver of curbing as presented.

Motion carried unanimously.

4. 2018 MEETING SCHEDULE RESOLUTION:

Motion to approve the Resolution made by Tacoma, supported by Ymker.

Roll Call: Ayes — Dykstra, Ymker, Zomerlei, Smith, Woltjer, Gilliam, Tacoma. Nays — none

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (3 minutes only).

Suggestions about setback requirements.
Question on how often the master plan is changed.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENT: None

ADJOURNMENT: Motion made to adjourn at 8:20 P.M. by Ymker, supported by Zomerlei, motion carried unanimously.

Minutes submitted by
Mary Woltjer

