

**Site Plan Review Committee  
Jamestown Charter Township**

February 1, 2018

**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: David Stebbins and Mike Baker on behalf of Hudson Apartment Homes, Supervisor Bergwerff, Chief Meidema, Boss Environmental, resident Jennifer DeHaan.

**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 December 21, 2017 meeting minutes. Motion was seconded by Vriesman and carried unanimously.**

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

**At 2:32pm Chairperson Dykstra noted that the first order of business is the Hudson Apartment Homes application as a preliminary review.**

David Stebbins presented the project.

Ransford noted the purpose of this meeting as a preliminary review to get a sense of the likelihood to achieve approval and if they wish to move forward based on the reactions of the committee. Ransford noted that the density is less than Valley Vista, which was used as a bar to get a sense of past approvals for a similar project.

Vriesman noted an 8" watermain is needed through the development from east to west, and a 16" in 32<sup>nd</sup> Avenue. Sewer options were noted. General discussion was held regarding public utilities.

Bergwerff noted concern with carports and their character. David Stebbins indicated they could increase the landscaping around those structures.

Jennifer DeHaan asked about the relationship of the location to her lot, previous projects of the applicant, and a comparable development. David Stebbins indicated this would be higher end than all their other developments.

Woltjer expressed concern regarding the proximity of the buildings to the Jamesfield development.

David Stebbins asked for suggestions on how to satisfy that concern. Woltjer expressed that perhaps all of the buildings could shift more toward center.

Woltjer and Dykstra expressed that there will be expected push back from the community.

Ransford expressed various scenarios with parking if the buildings moved more toward center and the potential impact of additional parking on the outsides of the buildings. Woltjer expressed in either event, that additional landscaping to lessen impact to adjacent properties should be provided.

Ransford asked if a combination of buildings were ever considered by removing the further east building. David Stebbins indicated that he would prefer more berming and landscaping rather than less buildings, even with the same number of units.

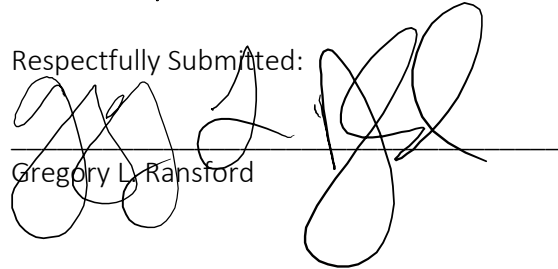
The applicant expressed that they have a sense of the Committee's comments.

**At 3:31pm Chairperson Dykstra asked for extended public comment.**

Jennifer DeHaan asked about the process. Ransford explained the meetings required and the steps in the process.

**At 3:34pm Vriesman provided a motion to adjourn. Motion was seconded by Ransford and carried unanimously.**

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Gregory L. Ransford', written over a horizontal line. The signature is stylized and cursive.

Gregory L. Ransford