

**Site Plan Review Committee
Jamestown Charter Township**

March 8, 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: Ron Brunink, Alicia Offringa, John Male, Chief Miedema, Brian Boss

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

At 2:31pm Vriesman provided a motion to approve the February 22, 2018 meeting minutes. Motion was seconded by Woltjer 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 Camp Bow Wow special use application.

Ron presented the history of the company. Camp Bow Wow has been in the township for about 10 years. General discussion was held regarding the lot layout.

Ransford reviewed his memorandum. Discussion was held to shift the Quincy apron east to share the access with the adjacent parcel and move the east parking along the south side where the apron was located. It was noted that the seller of the property owns the eastern property as well. Ron Brunink would support the apron moving east.

Consensus of the Committee was for the applicant to pursue the viability of moving the apron with the adjacent parcel owner.

Ransford noted that the applicant requests a waiver from the required landscaping buffers by preserving the existing mature trees. Discussion was held regarding landscaping, and the west buffer yard relationship to adjacent property. Consensus was reached that a waiver is appropriate based on the existing mature trees and the relationship to Royal Court.

Ransford noted the west elevation and asked whether the Committee needed more façade according to the I-2 District. Consensus was reached that a four (4) brick band on the west side is appropriate. Ron Brunink agreed to add a brick band of at least four (4) feet on the west.

Dykstra asked for a photometric of the wall pack light fixture for the Planning Commission.

Vriesman discussed the content of his review letter. One item not included in the review letter is the details and engineer seal for the retaining wall. Review included storm water, water and sewer connections, among other details.

Ransford provided a motion to recommend approval to the Planning Commission as presented based on the applicant pursuing the viability of moving the apron with the adjacent parcel owner, granting of the landscape waiver based on the existing mature trees being preserved and the relationship of the property to Royal Court as well as the proposed meets the intent of the landscape requirements, a minimum height of four (4) feet is continued on the west elevation to match the south elevation materials (i.e. brick), provide a photometric for the wall fixture that does not cause light trespass on the adjacent parcel or Quincy Street right-of-way. Motion seconded by Woltjer and carried unanimously.

At 3:33pm Chairperson Dykstra noted that the second order of business is the Valley Vista Planned Development Phase 4 Major Amendment.

The Committee reviewed the project. Crossing the creek and the need for sanitary sewer did not allow for enough room to keep the phase in the currently approved location. The same number of units are proposed with the redesign.

General discussion was held regarding the previous plan.

It was noted that the plans are satisfactory to the Fire Department.

Vriesman reviewed the content of his letter regarding OCWRC approvals, water connection easement, and other minor items.

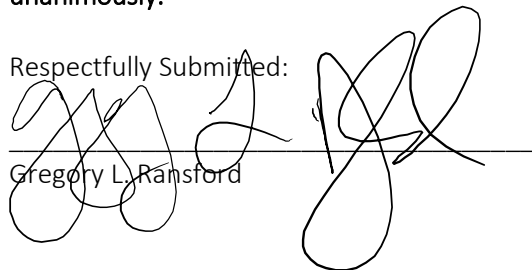
Woltjer provided a motion to approve as presented. Motion seconded by Vriesman and carried unanimously.

At 3:35pm Chairperson Dykstra asked for extended public comment.

There was none.

At 3:36pm Vriesman provided a motion to adjourn. Motion was seconded by Ransford and carried unanimously.

Respectfully Submitted:



Gregory L. Ransford