

**JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING  
APRIL 3, 2018**

CALL TO ORDER: Chairman Smith called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners Dykstra, Ymker, Zomerlei, Smith, Woltjer and Tacoma present; also Planner Ransford present. Commissioner Gilliam absent with notice.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES FROM MARCH 20, 2018, REGULAR MEETING: Motion made by Commissioner Ymker and supported by Commissioner Zomerlei to approve the minutes. The motion carried unanimously.

APPROVAL OF AGENDA: Motion made by Commissioner Woltjer to approve the agenda with the change of moving the Extended Public Comments Regarding Agenda Items before the New Business and the General Citizen Comments Regarding Non-Agenda Items after the New Business. Motion seconded by Commissioner Dykstra and passed unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Kevin Beimers of 3473 Jamesfield Court supports the moratorium on the high density multi-family developments and agrees that it is a good idea to revise the current Township Master Plan.

Nick Gates of 2822 Jamieson Court supports the moratorium for safety reasons. He also wants to ensure the township has a sound vision going forward.

Neil Casey of 3371 Jamesfield Court supports the moratorium and would like the Planning Commission to review Jamestown's Master Plan. His desire is to not over populate the area too quickly.

Dan Koorndyk of 1925 Byron Road voiced a concern as to whether Jamestown Township will have enough tax revenue to cover infrastructure and school needs.

NEW BUSINESS:

- **Public Hearing for Camp Bow Wow located at 3625 Quincy Street, 70-18-05-300-012**  
They are seeking to construct an 8,880 square foot dog daycare and related offices on a 2.8 acre parcel

Todd Stuive with Exxel Engineering presented.

Motion made to open the public hearing by Commissioner Ymker, seconded by Commissioner Tacoma. No public comment. Commissioner Dykstra made a motion to close the public hearing, Commissioner Zomerlei seconded the motion. Motion carried unanimously.

Discussion included building materials, landscaping, the driveway and the alarm system. The Commission decided that a landscaping waiver was appropriate as requested because the applicant has identified the woods that are there presently as being preserved on the site plan. Chairman Smith noted that Camp Bow Wow has been in operation for 11 years with no complaints.

Commissioner Dykstra made a motion to grant a Special Use Permit to Camp Bow Wow located at 3625 Quincy Street, 70-18-05-300-012, and grant the landscaping waiver, with the condition that the requirements of the Vriesman & Korhorn letter are met and the content of the Fresh Coast Planning memorandum is satisfied. Commissioner Ymker supported the motion. Motion carried unanimously.

▪ **SPRC Recommendation of Moratorium on High Density Multi-family developments**

Chairman Smith explained to those present that it appears that Jamestown Township has had rapid growth, but in reality, the recession backed up a lot of building projects that had already been approved. He also explained that Jamestown Township has no authority over the Road Commission or the Schools. Commissioner Zomerlei commented that the Master Plan is just a guide line for the Township.

After discussion, Commissioner Tacoma made a motion for an 18 month moratorium on high density multi-family residential developments to allow for the study of infrastructure (roads and public safety), and to examine whether R-3 Districts are still appropriate with current density requirements in the Zoning Ordinance. This moratorium is not placed on existing, approved multi-family residential building projects. We also decided to move up the overall Master Plan Review from 2019 to the current year of 2018. Commissioner Zomerlei seconded the motion. Motion carried unanimously.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS: None

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Dykstra would like to see the original site plan for Valley Vista. Jamestown Township's Master Plan is on-line for public viewing. There will be no Regular Meeting for April.

ADJOURNMENT: Commissioner Zomerlei made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 7:54 p.m.

MINUTES SUBMITTED BY: Tina Ymker