

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
July 16, 2019**

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

ROLL CALL: Commissioners Jeff Dykstra, Doug Ymker, Randy Zomerlei, Dean Smith, Diane Pater, Kevin Gilliam and Tim Tacoma present; also Planner Greg Ransford present.

INVOCATION: Commissioner Zomerlei opened with the invocation.

APPROVAL OF MINUTES FROM JUNE 18, 2019, REGULAR MEETING: Motion made by Commissioner Ymker, supported by Commissioner Zomerlei to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Motion provided by Commissioner Dykstra to approve the agenda, supported by Commissioner Ymker. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Max Grover of 2565 Belfast, Grand Rapids, representing the landowner of 4154 8th Avenue, asked why he cannot sell his parcel for development.

Planner Ransford said that the Commissioners have chosen to wait for water and sewer to come to that area before allowing more development.

Commissioner Ymker said he thinks it is getting ahead of ourselves to open the door to more development in that area without water and sewer.

Mr. Grover asked what can or cannot be there until water and sewer are present.

Ron Koroleski of 2967 8th Avenue said that right now 8th Avenue is clogged with traffic about 5:30 pm and that he applauds the Commissioners for having stipulations in place to protect our township.

Adam Knobloch of 3410 32nd Avenue brought three possible uses for his land to the Commissioners for their opinion: a senior assisted living center, a day-care center and self-storage units.

The Commissioners said that it is too early to make that decision and asked him to come back in 2-4 months.

Lindsey Wieck and Justin Brezney of 730 Jackson Street asked for clarification between a home occupation vs. a service use for a bump and paint shop on their property.

After questions and discussion by the Commissioners, it was decided that this type of business was not appropriate as a home occupation or a service use pursuant to Section 6.4N of the Zoning Ordinance.

NEW BUSINESS:

- **Public Hearing**
 - Seeking a Special Use Permit for a proposed accessory building in front of house to expand business not involving retail or wholesale sales
 - Kevin Wiersema –2615 Kenowa Avenue –70-18-13-400-028

Commissioner Ymker made a motion to open the public hearing, Commissioner Gilliam seconded the motion. Motion carried unanimously.

Mr. Wiersema said that he feels comfortable in pursuing a larger building now that the Commissioners are updating and revising the Master Plan and giving clarity to small businesses. He thanked them for the work they have done. In answer to questions, he stated that the existing driveway is paved, the present building will be converted to personal use and the façade on the new building will match the house. This building will allow him to put more trucks/equipment inside.

There being no public comments, Commissioner Dykstra made a motion to close the public hearing and Commissioner Ymker seconded the motion. Motion carried unanimously.

Commissioner Zomerlei said that he was glad to see that Mr. Wiersema has an exit plan written out and that it seems to meet everything in our ordinance.

They talked about installing a modular fire detection system and screening to the South. Some vegetation is already present.

Commissioner Dykstra made a motion to approve the parcel at 2615 Kenowa Avenue –70-18-13-400-28 for the Special Use Permits with the condition that the Fire Chief's letter is fulfilled and the exit plan is included, with the finding that the proposed meets the standards provided in Section 3.2M, Section 6.4N, Section 18.4, and Section 17.1E of the Zoning Ordinance. Commissioner Zomerlei seconded the motion. Motion carried unanimously.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8th Avenue commended the Commissioners on teaching him many things through these meetings. He also talked about the possibility that Autumn Hills (landfill) may be thinking about injecting their waste into the ground and he wants to be sure we protect our ground water.

The Commissioners thanked him for bringing this to their attention, and asked that he keep them posted on any further development on this issue.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

Planner Ransford said that the Master Plan is available for viewing on the Township website as a result of the authorization of its distribution by the Board of Trustees.

Commissioner Tacoma brought up the topic of how to make sure that the trees promised are planted in the new developments in a timely fashion. One idea was to take a deposit for trees in order to help enforce the ordinance. The conclusion was to support Mr. Sharphorn as to what he thinks will work. Planner Ransford will discuss this with him.

ADJOURNMENT: Commissioner Zomerlei made a motion to adjourn, Commissioner Dykstra seconded it. Motion carried unanimously. Meeting closed at 8:20 p.m.

MINUTES SUBMITTED BY: Tina Ymker