

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
November 19, 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 Pater opened with the invocation.

APPROVAL OF MINUTES FROM September 17, 2019, REGULAR MEETING: Motion made by Commissioner Zomerlei, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- Site Plan for Arbor Credit Union
 - Proposed 3,600 square foot bank with drive-thru at Quincy Street and 32nd Avenue

Doug Stalsonburg with Exxel Engineering presented. He stated that they own about a two-acre piece of land on the corner. The bank will employ 6 people plus floaters. And they believe that 20 parking spaces are an adequate amount due to experience with their other banks.

Planner Ransford commented that the design of their parking spaces is tucked up around the building, which still does leave green space. Chairman Smith said we believe it is a reasonable amount of parking and no parking study will be required.

Mr. Stalsonburg showed that a large truck could make it around the NE corner and all other corners are of equal dimension. It was also stated that the dumpster is a straight in shot.

There continued discussion on the sign. Commissioner Pater asked if the sign would be distracting to drivers being so close to the traffic light. Commissioner Gilliam questioned the location of the sign seeing that this is the 'gateway' to Jamestown. Mr. Stalsonburg said that there would be some issues with the present easement. Commissioner Tacoma asked if we could get a right turn lane at Quincy and 32nd heading into this complex? Planner Ransford said that would require a traffic study. Chairman Smith said that the sign stays where it is based on the sewer easement.

Commissioner Zomerlei gave the motion to approve the Arbor Credit Union site plan with the conditions that we have a reciprocal document to provide access to the West Property in the event the property is divided, the content of the Vriesman and Korhorn letter is satisfied, the contents of Planner Ransford's memo is satisfied, and that if this remains one (1) lot that the bike path is constructed to the West line. Commissioner Zomerlei added the amendment that they can build the West drive apron entry off of Quincy Street, aligned across from the Meijer drive, if so desired. Commissioner Tacoma seconded the motion. Motion carried unanimously.

- Text Amendment Discussions

- Street Trees

Discussion was held. Commissioner Ymker said it is best to keep trees out of road right of way and asked how that would affect the utilities. Planner Ransford will check into that.

- Fencing

Discussion was held. Jamestown does not have regulations for residential fencing. The Commissioners asked Planner Ransford to bring some examples of wording used in other townships.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8th Avenue asked how long Vriesman and Korhorn have been engineers for Jamestown? It has been at least 8 years.

CORRESPONDENCE: General discussion was held about December's agenda.

PLANNING COMMISSION MEMBER COMMENTS:

Commissioner Zomerlei brought up that at the June 18, 2019, meeting Adam Knobloch was here for rezoning and now that the Master Plan has been completed, should we put it back on the agenda?

Planner Ransford had talked to Mr. Knobloch about that and he said to let it sit for now.

Commissioner Gilliam asked if Mercy Health will be notified about building the bike path in front of them? Planner Ransford said that construction should begin there in the spring.

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

MINUTES SUBMITTED BY: Tina Ymker