

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 16, 2021 at 7:00 p.m. remotely via zoom

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

ROLL CALL: Commissioners Jeff Dykstra, Kevin Gilliam, Dave Kronemeyer, Dean Smith, Tim Tacoma and Randy Zomerlei were present via Zoom. Also present was Planner Greg Ransford. Commissioner Diane Pater joined the meeting via Zoom at 7:04 p.m. Chairman Smith stated that he was informed by the Township lawyer that it is not necessary to do a roll call vote for every issue.

INVOCATION: Commissioner Zomerlei opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Dykstra, supported by Commissioner Zomerlei to approve the minutes of the January 19, 2021 Planning Commission Meeting. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Gilliam, supported by Commissioner Tacoma to approve the agenda. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- A Mineral and Soil Removal Application

The Ottawa County Road Commission has submitted an application to conduct a soil mining operation and construct an approximately eleven (11) acre pond at the property located at 0 Riley Street, parcel number 70-18-15-200-016. The property is located on the south side of Riley Street between 16th Avenue and 24th Avenue. The parcel is located partially in the Agricultural Rural Residential (AR) and Residential 1 (R-1) Zoning Districts.

Todd Stuve from Exxel Engineering was present to represent the Ottawa County Road Commission (OCRC) and give an overview of the project. The OCRC owns the 44-acre parcel, which has been used as a mining operation for several decades. They plan to finish mining the site and then sell the land as an 18-lot development. There will be 2.5 million cubic yards of soil removed from the site, which will create a 9.4-acre pond on the northwest portion of the parcel. There was discussion regarding road access for the end-use residential development. There is currently a 1600'-long, 50'-wide, partially paved access strip for the mining operation. Stuve stated that a discussion-point for the proposed end-use would be whether a stretch from Ridgetop Trail back to Riley would become a roadway. Commissioners clarified with Stuve that Ridgetop Trail would not be used for the mining operation. Stuve also stated that dredging will likely not occur, but that if it becomes necessary, a floating dredge would be used that would pump to a settling area identified on the plan, and the water would drain back into the pond. There was discussion of the hydrogeological study which showed that the soil mining operation would improve the hydrology of the area, and the water deficit on the site would be reduced to just over 46 gallons per day. The Township Engineer's letter and two OCRC memos regarding the project were also discussed, specifically bonding requirements and paving of the

unpaved portion of the access road to reduce dust. Commissioners discussed dust mitigation measures and enforcement. Planner Ransford stated that the Township Zoning Administrator and Township Engineers would inspect and monitor the mining operation, and tipping fees would be collected that will pay for Township costs incurred for enforcement and inspections. Commissioners also discussed requiring the mining operation to brine the access road to mitigate dust impact on local residents, and whether a specific schedule for brining should be required. There was consensus that it would be better to require that brining be done when necessary. Hours of operation and a question of whether fuel trucks would be operating on the site prior to 7:00 a.m. were discussed. It was decided to add wording regarding fuel truck operation to Section (2) (a) of the resolution to approve the Soil Removal Permit which concerns soil removal, loading of vehicles and hours of operation.

A motion was made by Dykstra, supported by Zomerlei to recommend to the Township Board approval of the mineral and soil removal application pursuant to the prepared Resolution with the stipulation that the access road gets brined when necessary and that fuel trucks are included within the hours of operation. Motion carried unanimously.

- **Development Inquiry**

Heath Rider, on behalf of Trilogy Health Services, LLC has submitted an abbreviated Planned Development Amendment Application to construct a new 58,600 square foot assisted living facility within the Jamestown Meadows (Spring Meadows) Planned Development. The proposed building will contain eighty (80) living units, with ninety-nine (99) beds, as well as site improvements including but not limited to, the installation of landscaping and a 115-space parking lot. The property is located at 3830 32nd Avenue, parcel number 70-18-09-100-050, and is located on the east side of 32nd Avenue, between Quincy Street and Sun Chase Avenue. The application is not intended for complete review, but as a discussion item only. Peter Massey from Trilogy, along with Engineer Greg Schunck, were present to represent the applicant. Massey presented detailed information regarding the company and the proposed project. There will be a small number of skilled nursing and assisted living beds under the same roof, and there will mostly be private rooms. The property will be heavily landscaped, and lights would have shields that face down. They anticipate 135 employees spread over three shifts. Massey stated that there is 200' of frontage on 32nd Street, and they plan to have the drive line up with Mercy Health. Due to the location of wetlands on the property, they do not plan to have a drive to Sun Chase Avenue. They are coming before the Planning Commission to see if they would consider amending the Jamestown Meadows Planned Development to include this use. Planner Ransford stated that if the Planning Commission has a favorable reaction to amending the Planned Development, the applicants would then go through the formal process which would include a Public Hearing. Commissioners reviewed possible allowed commercial uses in the Planned Development and all agreed that this use would be preferable to most other uses due to less noise and traffic, and the Planning Commission would consider amending the Planned Development to allow this use. The applicants plan to talk with neighbors soon to address any concerns.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: Planner Gilliam will not be able to attend the March 16, 2021 Planning Commission meeting. Chairman Smith will also possibly be absent, but he plans to attempt to attend remotely if he has adequate internet access. The March meeting will still be required to be held remotely. Planner Ransford informed the Commissioners that the March agenda will include Jamestown Shores Final Site Condominium Plan for the mining site at 36th Avenue and Perry Street. and a Special Use permit request for a pole barn in front of a house.

ADJOURN: A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer to adjourn the meeting at 7:52 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)