

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 20, 2021 at 7:00 p.m.

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, Diane Pater, and Randy Zomerlei were present. Commissioner Tim Tacoma was absent with notice. Also present was Planner Greg Ransford.

INVOCATION: Commissioner Pater opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer to approve the minutes of the March 16, 2021 Planning Commission Meeting. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Gilliam to approve the agenda with the Walton Special Use application first, supported by Commissioner Dykstra to approve the agenda. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: Ria Faber of 3887 Greentree expressed concern with bright lights from the SoundOff facility across 32nd Avenue.

NEW BUSINESS:

- Walton Special Use Application – 1816 Angling Road, parcel number 70-18-02-300-034
Gilliam provided a motion to open the public hearing. Seconded by Pater and carried unanimously.

Mr. Walton presented his request for a building in front of their dwelling for farm equipment storage.

General discussion was held.

No public comments were provided.

Gilliam provided a motion to close the public hearing. Seconded by Zomerlei and carried unanimously.

Dykstra provided a motion to approve the request as presented. Seconded by Zomerlei and carried unanimously.

- Culvers Special Use Application – 3901 32nd Avenue, parcel number 70-18-08-200-039

Zomerlei provided a motion to open the public hearing. Seconded by Pater and carried unanimously.

Mikel Currier presented the request. The applicant seeks to construct a drive-thru restaurant of 4,361 square feet, parking lot, pathway, and other improvements. The plans no longer contain the retaining wall at the west end nor the related fence because they were able to design the site with a 3:1 slope on the grade. Handrails are included at the southeast pathway as well given the topography. A pathway has been added, with pavement stripping, from the south side lot line to the building near the standing parking spaces.

No public comments were provided.

Gilliam provided a motion to close the public hearing. Seconded by Zomerlei and carried unanimously.

Discussion was held regarding storm water and photometrics.

Chairperson Smith asked the Commissioners if they were comfortable with the truck routes as shown through the parking spaces and for the dumpster. Mr. Currier explained the time for deliveries and the dumpster service are well before the restaurant is open, approximately between 6:00am and 10:00am, so no conflict will exist.

Commissioners concluded that no traffic study is necessary given the study by ALDI.

Kronemeyer provided a motion to approve the plans as presented with the conditions that all truck deliveries and dumpster service shall only occur between 6:00am and 10:00am; the applicant shall satisfy the content of the Vriesman and Korhorn letter, comply with Ottawa County Road Commission requirements, and satisfy the content of the Fresh Coast Planning memorandum. Motion was seconded by Dykstra and carried unanimously.

- Trilogy Health Services – Preliminary PD Plan Major Amendment to the Spring Meadows PD
Pater provided a motion to open the public hearing. Seconded by Gilliam and carried unanimously.

Greg Schunk presented the request. The applicant seeks to amend the Spring Meadows PD to accommodate an assisted living facility. They seek to build a single story, 80 room, 99 bed facility. They will also construct parking, plant landscaping, and the like. In addition, they will install pathway along 32nd Avenue and Sun Chase. A berm will be built along the perimeter with landscaping and a pond.

Ron Makay of 3793 Raintree indicated that he is the President of the Condominium Association adjacent to the site and has concerns with drainage and berming but is satisfied with the site pursuant to the comments of the applicant.

General discussion was held regarding setbacks.

Ria Faber – expressed concern with ditching, wants evergreens rather than a berm.

Zomerlei provided a motion to close the public hearing. Seconded by Pater and carried unanimously.

Dykstra indicated he is fine with the proposed plans. Pater agreed if the applicant addresses the neighbor concerns. Dykstra requested that a sample of the Hardie Board is brought with the final plans.

Commissioners provided direction for the applicant to make changes as discussed and return with the Final PD Plan submission.

- Section 3.18 – Required Right-of-Way

Dykstra provided a motion to open the public hearing. Seconded by Pater and carried unanimously.

Ron Koroleski asked if a variance would be available when the language is removed.

Pater indicated that it can always be requested.

Pater provided a motion to close the public hearing. Seconded by Zomerlei and carried unanimously.

Chairperson Smith explained the reason for the text amendment, to prevent drives serving lots without appropriate public or private street frontage.

Motion was provided by Kronemeyer to recommend adoption to the Board of Trustees. Seconded by Zomerlei and carried unanimously.

- Lakeshore Sand – Mineral Mining Application – 70-18-20-300-057 and 70-18-20-300-055

Todd Stuve presented on behalf of Lakeshore Sand. The applicant seeks to modify their existing permit and excavate approximately 1.7 million cubic yards and create a 16.3 acre lake, the latter of which was previously approved. The end use remains the same but the additional land will be sold to an adjacent neighbor at the conclusion of the mining.

General discussion was held regarding fencing, signage, duration of mining, and access to 40th Avenue and Perry Street.

Motion was provided by Zomerlei to recommend approval as presented, through the draft resolution, to the Board of Trustees. Seconded by Kronemeyer and carried unanimously.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: General discussion was held.

ADJOURN: A motion was made by Commissioner Dykstra, supported by Commissioner Gilliam to adjourn the meeting at 8:26 p.m. Motion carried unanimously.

Respectfully submitted by,

Gregory L. Ransford, Planner
Planning Commission

Minutes approved on

_____ by _____
(chair)