

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
December 21, 2021, at 7:00 p.m.  
Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

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

**ROLL CALL:** Commissioners Jeff Dykstra, Dave Kronemeyer, Diane Pater, Dean Smith, Tim Tacoma and Randy Zomerlei were present. Commissioner Kevin Gilliam was absent with notice. Also present was Township Planner Greg Ransford.

**INVOCATION:** Commissioner Tacoma opened with the invocation.

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

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

**GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:** None.

**NEW BUSINESS:**

- **PUBLIC HEARING**

- **Site Plan:** Trilogy Health Services is seeking a Major Amendment to the Spring Meadows Planned Development-Preliminary Plan approval for 58,600 Square feet of Assisted living facility, which will contain twenty-five (25) independent living units in addition to eighty-two (82) living units with ninety-nine (99) beds, as well as site improvements including the installation of landscaping, a 127-space parking lot and related infrastructure in the Commercial Planned Development Zoning District. The property is located on the east side of 32<sup>nd</sup> Avenue, north of Sun Chase Avenue, parcel number 70-18-09-100-050. The applicant seeks to add approximately 1,000 square feet to the main floor and add a second story of approximately 23,891 square feet to provide for independent living.

**A motion was made by Commissioner Tacoma, supported by Commissioner Dykstra, to open the Public Hearing at 7:01 p.m.** Motion carried unanimously.

Patrick Morrow, Manager of Property Design & Construction for University of Michigan Health-West, commented on the correspondence he sent to the Planning Commission prior to the meeting. He stated that he wants to make sure that the Ottawa County Drain Commissioner does due diligence regarding the Pinnacle drain and the potential impact of this project on the drain and the adjacent Metro Health property. He also commented that he supports the project.

Ria Faber, 3887 Rain Tree, stated that she was in favor of the original proposal submitted by Trilogy Health Services, but has concerns that the proposed second story will block more of the area she lives in.

Darlyn Merryweather, 3136 Raintree Ct., asked if the only entrance to the facility would be off Sunchase Ave. and when the project would begin. She also stated that she would like them to preserve one of the existing trees.

Tim Stitt, 3927 Sundial, asked about the impact of the project on drainage for the adjacent properties, how high the berms will be and how adjacent property assessments would be affected. He also asked for information regarding the current and future zoning along 32<sup>nd</sup> Avenue and Quincy Street.

Joe Nawrocki, a civil engineer from Paradigm Design, was present to represent Trilogy Health Services and give information regarding the project to the Commissioners and the public present. He gave

an overview of the project and stated that they plan to begin construction sometime in the spring of 2022. It was not originally planned for the facility to have a second story, but they were asked to add a second story later for independent living space. The second story will be added on the west side only of the single-story building, and will be no more than 35 feet high to the midpoint between the eave and the ridge. Nawrocki also showed the Commissioners and the public present renderings of how the building will appear from multiple vantage points on adjacent properties. They are also seeking to defer 17 of the required 147 parking spaces, to be added in later if needed. The architectural elements of the facility will be the same as proposed on the original plan. They have also addressed stormwater concerns by adding supplemental storm structures in the SE and NE to capture existing storm water encroaching on the site without an easement in place. They are working also with the Ottawa County Drain Commission on an easement for maintenance of the Pinnacle Drain and associated permits from Ottawa County and EGLE. They have added additional landscaping as well, which along with the 2' high berms will screen the adjacent condos. Trees on the property will be removed if necessary for the construction of the private drive and replaced. Fencing that is encroaching onto the Trilogy property will be relocated to the property line. Regarding the entrance off Sunchase Avenue, Nawrocki stated that it is not feasible to construct an entrance off 32<sup>nd</sup> Avenue as EGLE would require the construction of a bridge, which would entail prohibitive cost and delays due to obtaining the required permits. Nawrocki also noted that due to the existing terrain and Pinnacle drain, it is not physically possible to create a cross-access drive along 32<sup>nd</sup> Avenue as required in the 1998 PUD.

**A motion was made by Commissioner Tacoma, supported by Commissioner Zomerlei, to close the Public Hearing at 7:48 p.m.** Motion carried unanimously.

Chairman Smith noted that this application is a use by right in the C2 Zoning District, and the Commissioners can only give direction for the final site plan. The Commissioners discussed the application and asked the applicant if there are plans to add carports at some point. Nawrocki stated that there are no current plans for carports, but it could be a condition of approval to show them on the plan. It was determined that the applicant is approved to submit a final site plan with the following conditions:

- that the deferred parking of 17 spaces requested by the applicant is acceptable as long as there is a defined trigger point, such as cars parking along the drive, and timeline for adding the parking spaces at a later date, such as six months,
- the façade is the same as approved before,
- that the final site plan submittal include renderings with and without carports along with details of location and materials,
- that an exception for the cross- access requirement in the Spring Meadows Planned Unit Development be granted for the Trilogy Health Services Site Plan,
- that the applicant comply with the content of the Vriesman and Korhorn letter dated December 8, 2021.

- **SITE PLAN REVIEW**

- **Site Plan Review application** from Nederveld on behalf of MFP Automation Engineering to construct a building addition of approximately 10,150 square feet primarily for warehouse space, as well as related parking at 4400 Central Parkway, parcel number 70-18-05-497-001, which is located in the Planned Industrial Zoning District (I-2).

Tom Miedema from Meidema Buildings was present to represent MFP Manufacturing and give information regarding the application. They are not proposing any additional dumpsters on the site, and they are not seeking to add screening to the existing dumpster as it is not visible from the cul-de-sac due to the elevations of the property. They will be using the same finishes on the addition as the existing building. They have also submitted a check to the Township for the 2018 outstanding pay-in-lieu of pathway requirement.

**A motion was made** by Commissioner Tacoma, supported by Commissioner Dykstra, to approve the site plan as written with the condition that the applicant satisfy the content of the December 09, 2021 Vriesman and Korhorn letter and the Planner’s memorandum. Motion carried unanimously.

**OLD BUSINESS:** None.

**EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:** Dan Besteman, 4584 8<sup>th</sup> Ave., commented on the difficulty of obtaining public water for his parcel.

**CORRESPONDENCE:** Georgetown Township provided notice regarding the adoption of a new Master Plan and Future Land Use Map.

**PLANNING COMMISSION MEMBER COMMENT:**

The Commissioners reviewed and approved meeting dates for 2022, with a change of date for the November 2022 regular meeting. Since the regular meeting date would fall on November 15, the opening day for hunting season, the Planning Commission will meet instead on November 22, 2022.

Chairman Smith stated that although a master plan for the township water system may not be necessary due to expansion of the public water system being tied to development, he thought it would be a good idea to consider developing a master plan for the sizing of the public water mains similar to that adopted in Allendale Township so that developers are required to pay for any oversizing of public water mains rather than the Township.

Commissioner Tacoma inquired about the status of the Ransom St. Condo development as they had allowed their preliminary plan approval to lapse, and whether they now would be required to obtain public water. Chairman Smith informed him that the ordinance requires the developers to restart the process and they would need to follow the requirements of the ordinance as a new site condo application.

**ADJOURN:** A motion was made by Commissioner Dykstra, supported by Commissioner Kronemeyer to adjourn the meeting at 8:27 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

\_\_\_\_\_ by \_\_\_\_\_  
(chair)