

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

SPECIAL MEETING
JUNE 9, 2014
MINUTES

7:00 PM

UNAPPROVED
MINUTES

CALL TO ORDER –

Chairperson Larabel called the meeting to order at 7:00 pm.

ROLL CALL –

Dykstra, Keppel, Webster, Larabel, Woltjer, Smith, and Tacoma were present.
Also present: Planner Ransford.

INVOCATION –

Mr. Woltjer gave the invocation.

APPROVAL OF MAY 20, 2014 MINUTES -

Keppel made the motion and it was supported by Webster to approve the May 20, 2014 Minutes.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

The motion was made by Dykstra and supported by Tacoma that the June 9, 2014 Agenda be approved.

MOTION CARRIED – UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

*Site Plan Review – All Phase Hydraulics – 3909 Central Parkway, Parcel 70-18-08-230-002 – Proposed 20,400 square foot building addition for manufacturing.

Larabel asked Planner Ransford for a brief summary.

Mr. Ransford referred to the comprehensive Planning Department Memorandum issued on May 28, 2014, and noted that All Phase Hydraulics received approval for the existing building approximately one (1) year ago, and now were seeking to expand with a 20,400 square foot addition to the existing building for a total of 42,000 square feet. Ransford also mentioned that the Jamestown Charter Township Site Plan Review Committee had met with the applicant and recommended approval of the request as proposed, with the original landscape plan, the establishment of easements, and a related agreement for maintenance of off-site landscaping on the Speedwrench property. Planner Ransford also mentioned dumpsters he had viewed when driving by the property, and reflected that his assumption was that these would be taken care of when construction was complete.

Cal Becksvoort, of Latitude Engineering, Inc. - 7772 Clyde Park S.W., Byron Center, MI – used a map of the property with the proposed addition to outline precise plans and reasons for said plans. He also mentioned the importance of getting started as soon as possible. Mr. Becksvoort then asked the Commissioners for any questions.

Larabel wanted clarification regarding the dumpsters.

Dennis Buist, of Lamar Construction – 4404 Central Parkway, Hudsonville, MI – pointed out the drain line, as well as the water line and assured Commissioners that they were in the process of having the dumpsters removed, while asserting that when construction was complete, all dumpsters would be in an enclosure.

Chairperson Larabel mentioned concerns regarding right-of-way, which Mr. Buist satisfactorily answered.

Mr. Larabel then asked Commissioners for any further questions.

Keppel expressed his opinion that it all seemed to be in good shape.

This was the consensus of all the Commissioners.

Dykstra made the motion, supported by Smith, to approve construction for All Phase Hydraulics of a 20,400 square foot building addition to their existing 21,600 square foot industrial building located at 3909 Central Parkway, Parcel number 70-18-08-230-002, with the original landscape plan, establishment of easements, and a related agreement for maintenance of off-site landscaping on the Speedwrench property.

MOTION CARRIED – UNANIMOUSLY.

OLD BUSINESS -

None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY-

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

None.

ADJOURNMENT -

The motion was made to adjourn by Dykstra and was supported by Smith.

The time was 7:15 pm.

MOTION CARRIED – UNANIMOUSLY.

MINUTES SUBMITTED BY -

Sandy VanAntwerp