

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING MINUTES
MARCH 17, 2015
7:00 PM

**UNAPPROVED
MINUTES**

CALL TO ORDER-

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

ROLL CALL -

Commissioners Dykstra, Keppel, Webster, Woltjer, Smith, Tacoma, and new Commissioner Ann DeHoog were present, as well as Planner Ransford.

INVOCATION –

Commissioner Smith gave the invocation.

APPROVAL OF THE JANUARY 21, 2015 REGULAR MEETING MINUTES -

The motion was made by Commissioner Dykstra and supported by Commissioner Webster to approve the January 21, 2015 Regular Meeting Minutes, with the correction on page 2, line 13 from the “R-2 zoning district” to change to—in order to read the “R-1 zoning district” and the spelling correction on page 3 of Kurt “Snidinski” to Kurt “Suidinski”, under **Planned Development.

MOTION CARRIED – UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Webster made the motion which was supported by Commissioner Keppel to approve the March 17, 2015 Meeting Agenda.

Commissioner Tacoma pointed out the faithful attendance of Jeremy Bodbyl, of 3940 Gordon Street, in hopes of finally settling the issue for the text amendment of Home Occupations, in the Jamestown Charter Township Zoning Ordinance (JCTZO).

Discussion ensued regarding the addition into the evening's Agenda of the language in the JCTZO, Section 3.4, Home Occupations, and Section 3.24, Bicycle Paths.

Commissioner Dykstra made the motion, supported by Commissioner Woltjer to approve the March 17, 2015 Meeting Agenda, with the addition of the text amendments to Section 3.4, Home Occupations, and Section 3.24, Bicycle Paths.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Kerri Burns, of 3520 Perry Street, representing Davon Manufacturing, addressed the Planning Commission, explaining that her family's company, because of changing needs in their customer base, were hoping to expand, adding approximately 6,700 square feet. Ms. Burns stated that she hoped the Planning Commission could give them a general idea of the openness the Township, the Zoning Board of Appeals, and/or the Planning Commission itself would have to this, since Davon Manufacturing would need to invest a further \$6,000 in a Site Plan in order to formally present this proposal.

Commissioners requested further information, with Kerri Burns exhibiting a map to show the strip of land purchased by the company since the 2010 expansion, when the company was told that was the last possible expansion. She explained that the company had been her parents' retirement

investment, that they had lived across the street for 36 years, had never received complaints about the business by the neighbors, and that they were not looking to expand their customer base, but simply striving to meet their existing customer's needs and requests. Ms. Burns also explained that the business was unique in that the hours of Davon Manufacturing worked well with the surrounding church, hall, and school.

Commissioners discussed taking into account the purchase of the new land, the reason for the previous "no more additions" clause, the proposed expansion being straight back, the cost being most likely prohibitive for Davon to purchase a new lot and start from scratch, and the various uses allowed in the C-1 Zoning District (retail, bed & breakfast, etc.).

Planner Ransford mentioned that the faster route may be going directly to the Zoning Board of Appeals.

Kerri Burns asked the Commission for a general consensus.

Some of the Planning Commissioners seemed hesitant to commit themselves without further study, with Commissioner Dykstra asserting that he would look into it, and Chairperson Smith saying he was amenable to it.

Kevin Hagar, of 1482 36th Street, expressed concern, and stated the neighbors were perhaps wondering where this all would end, and asked Commissioners to look at all aspects of the issue before they made a decision.

Kevin Smallegan, of 3453 Perry Street, also commented on the expansion of Davon Manufacturing, emphasizing the fact that it is a residential area and has septic systems - not city sewer, observing that 50' trailers often blocked the road, and suggesting that is seemed the company kept pushing the limits. He stated that there was no complaint regarding noise, however.

Jeremy Bodbyl handed Commissioners papers regarding to Home Occupations and Bicycle Paths language for the JCTZO.

ADDITION TO AGENDA – LANGUAGE OF JCTZO, SECTION 3.4 HOME OCCUPATIONS AND

SECTION 3.24 BICYCLE PATHS -

Commissioner Smith commented that the Township Board had been satisfied with the new language and said it was good.

Brief discussion ensued.

Commissioner Dykstra made the motion, supported by Commissioner DeHoog, that the Planning Commission recommends that the Board adopt the revised language for Section 3.24 and 19.16, Bicycle Paths, put forward at their meeting of March 16, 2015.

MOTION CARRIED - UNANIMOUSLY.

NEW BUSINESS -

****Site Plan Review – Soundoff Signal, 3900 Central Parkway, 70-18-08-231-003 & 70-18-08-231-004 – Proposed 26,626 square foot addition for manufacturing and warehousing -**

Planner Ransford was asked to reiterate the concerns that had been discussed, including: a truck dock, waiver for curbing, lot lines, and the concerns of the Township Engineer, as well as the Water and Sewer Superintendent.

Nick Loeks, representing Soundoff Signal, spoke briefly.

Commissioner De Hoog made the motion, supported by Commissioner Keppel, that the Planning Commission hereby grants approval of the Soundoff Signal Site Plan with the condition that the concerns listed in the March 5, 2015 letter from Vriesman & Korhorn are addressed.

MOTION CARRIED - UNANIMOUSLY.

OLD BUSINESS-

**Text Amendments - Section 3.5 - Keeping of Animals and Section 3.5A - Keeping of Animals, Poultry and Fowl -

Commissioners discussed in detail the proposed Text Amendment with regard to a similar ordinance in Grand Rapids, highlighting the complexity of the permit process, fencing, housing, neighborhood associations, and 4-H animals.

The Commissioners came to a final consensus to let the people self-govern, as had been earlier prayed at the start of the meeting.

Commissioner Tacoma made the motion, supported by Commissioner DeHoog, that the Planning Commission recommends that the Board adopt the changes in the language of Section 3.5, Keeping of Animals, as annotated on the "recommendation from the unofficial committee tasked with revised verbiage".

MOTION CARRIED – UNANIMOUSLY.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioner Tacoma requested information about a letter regarding Davon Manufacturing, sent, from what he understood, on March 2.

Planner Ransford replied that he had not heard, since that type of letter generally goes straight to Kirk Scharphorn, Township Zoning Administrator.

ADJOURNMENT -

At this time, Commissioner Dykstra made the motion, supported by Commissioner Woltjer, that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

Time: 8:20 PM.

MINUTES SUBMITTED BY -

Sandy VanAntwerp