

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION

SPECIAL MEETING
JULY 6, 2016

7:00 PM
AGENDA

CALL TO ORDER-

Chairperson Smith called the meeting to order.

ROLL CALL -

Commissioners Keppel, Webster, Smith, Woltjer, Tacoma, and DeHoog were present.
Commissioner Dykstra and Township Planner Ransford were absent with notice.

INVOCATION -

Commissioner Webster gave the invocation.

APPROVAL OF THE MINUTES -

Commissioner Webster provided the motion, supported by Commissioner Keppel, to approve the June 21, 2016 Minutes, with corrections to be made as follows: listing Commissioner Webster as absent, instead of Commissioner Smith; and the wording of the 4th motion on page 2, line 36, being corrected to read, "station, and Garden Center; contingent upon a new traffic study, *to be completed between Labor Day and Memorial Day in order to reflect the increased traffic flow during the school year, . . .*". ← already corrected Cd

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF THE AGENDA -

Commissioner Tacoma provided the motion, supported by Commissioner Webster, to approve the evening's agenda.

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS - SITE PLANS - Royal Technologies - 3765 Quincy Street - Seeking building addition of approximately 207, 483 square feet and related parking -

Mr. Don De Groot, of Exxel Engineering, presented a detailed, colored map, illustrating Phase 1 of the 2 phase project, noting the property was ready for utilities, sewer, water, storm drains, and sanitary sewer. Mr. De Groot pointed out access to the proposed project, remarking on the existing drive, loading docks, proposed drive, and truck traffic. He also explained the reasons for, and provided information regarding, the 2 requested waivers - landscaping and dumpster screening.

Commissioners discussed concerns pertaining to the proposed Bike Path, for which Royal Technologies had offered to pay; the 20 items detailed in the letter from Township Engineers, Vriesman & Korhorn, dated June 28, 2016, commenting on the fact that Royal Technologies stated it has no problem addressing all 20 items; the set-back waiver, which is part of the landscape waiver; as well as the dumpster screening waiver.

At this time, Commissioner Tacoma provided the motion, which was supported by Commissioner Keppel, to approve the Site Plan request from Royal Technologies, including the landscape and dumpster screening waivers, contingent on all 20 items in the letter from Vriesman & Korhorn, dated June 28, 2016, being properly addressed.

MOTION CARRIED - UNANIMOUSLY.

OLD BUSINESS -

Commissioners discussed the 32nd Avenue Meijer, Inc. project, along with the proposed traffic study, the approved facade, correspondence, size of store, and proposed dates for its start and finish.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

The June 28, 2016 letter from Township engineers, Vriesman & Korhorn, was noted.

PLANNING COMMISSION MEMBER COMMENT -

Discussion ensued, including: cost of Bike Path for Roayl Technologies, the future industrialization of Quincy Street, the beautiful landscaping around some industrial parks in Zeeland, the duties delegated by law for the Planning Commission, the Capital Improvement Fund, the upcoming August election, the need to balance out listening to citizens and doing what is best for the Township, and the possible benefit of having an intermediary between the Township Board and the Planning Commission since it seems, at times, that the Planning Commission is a resource the Township Board is not fully utilizing.

When asked, Commissioner Tacoma asserted that he would be glad to be an intermediary between the Township Board and Planning Commission, when needed.

Commissioner Woltjer mentioned a "red book", costing approximately \$35, which describes the duties of local officials, stating that he believed every public official should own a copy.

Chairperson Smith stated that they would revisit this issue after the August election.

ADJOURNMENT -

TIME- 7:45pm

MINUTES SUBMITTED BY -

Sandy VanAntwerp