

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING MINUTES  
SEPTEMBER 20, 2016  
7:00 PM

CALL TO ORDER-

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

ROLL CALL -

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

INVOCATION –

Commissioner DeHoog gave the invocation.

APPROVAL OF THE AUGUST 16, 2016 REGULAR MEETING MINUTES -

The motion was made by Commissioner Dykstra and supported by Commissioner Keppel to approve the August 16, 2016 Regular Meeting Minutes.

**MOTION CARRIED – UNANIMOUSLY.**

APPROVAL OF THE AGENDA -

Commissioner DeHoog made the motion, supported by Commissioner Dykstra to approve the September 20, 2016 Meeting Agenda.

**MOTION CARRIED - UNANIMOUSLY.**

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

None.

NEW BUSINESS -

\*Site Plan Applications – Royal Technologies, Inc. - 3765 Quincey – 70-18-08-100-026 & 70-18-08-200-024 – Seeking to construct a 77,580 square foot warehouse -

Dan DeGroot, representing Exxel Engineering, summarized the project and the waivers being requested.

Commissioners briefly discussed the following: design of the bike path, use of green space, fire truck/emergency vehicle access, the proposed crushed concrete drive, and landscaping changes.

Chairperson Smith pointed out that the Site Plan Review Committee had recommended approval.

Commissioner Tacoma, supported by Commissioner Dykstra provided the motion to approve the Site Plan Review Application for Royal Technologies, Inc., including Surface Waiver Request, as well as the Landscape Waiver Request, contingent on requirements set forth in the letter dated September 2, 2016 written by the Township engineers, Vriesman and Korhorn.

**MOTION CARRIED - UNANIMOUSLY.**

\*Public Hearings –

\*\*Special Uses – Luke Rodenhouse – 1873 Riley Street – 70-18-10-400-033 – Seeking to locate pole barn in front of his dwelling -

Commissioner DeHoog made the motion, supported by Commissioner Webster, to open the Public Hearing.

**MOTION CARRIED – UNANIMOUSLY.**

Luke Rodenhouse apprised the Planning Commission of the reasons he was requesting a Special Use Permit.

Commissioners asked questions regarding placement of the proposed pole barn, size, intended purpose, and a possible future housing development nearby.

All questions were answered satisfactorily.

There were no questions or comments from the residents attending.

Commissioner Webster provided a motion, supported by Commissioner Keppel, to close the Public Hearing.

**MOTION CARRIED – UNANIMOUSLY.**

Commissioner Keppel made a motion, supported by Commissioner DeHoog, to grant Luke Rodenhouse's Special Use Request, to locate an accessory building closer to the front property line than the face of their single-family dwelling, at 1873 Riley Street, in accordance with Sections 3.2F and 18.4F of the Jamestown Charter Township Zoning Ordinance.

**MOTION CARRIED – UNANIMOUSLY.**

\*\* Map Amendment (Rezoning) – Kyle Friar – 1134 Greenly Street – 70-18-10-400-025 – Seeking rezoning from AR to R-1 -

Chairperson Smith noted that the Public Hearing for this rezoning would be held next month, at the Planning Commission's October meeting. Therefore, the issue was only up for discussion at this meeting.

Kyle Friar summarized the reason he was requesting the rezoning from AR to R-1. It was to be able to build one more dwelling and not have to tear down the existing one.

Chairperson Smith asked if Mr. Friar had informed the neighbors of his intent.

Mr. Friar replied that he had mentioned the plan to 3 neighbors and they were fine with the rezoning, as long as the land would never contain an easement to a housing development.

Commissioner Tacoma wanted to know if they intended to use the existing driveway.

Mr. Friar affirmed that they were planning to use it.

Commissioner discussion ensued, including: whether this was the best way to accommodate this resident's needs, AR zoning requiring 200 feet of frontage, the fact that a Special Use Request would not be appropriate, the difficulties involved in spot zoning, and the aspect that this would not change the surrounding neighborhood at all.

At this time, Mr. Friar's request was tabled until the October meeting.

\*\*Text Amendment – Definition of Service Drive -

Commissioners briefly discussed the advantages of this proposed Text Amendment, reflecting on the clarity and simplicity of the new wording, agreeing that it was simple and to the point, as well as observing that now there would be a framework to address any issues. Also noted was the fact that there would be two readings after it was sent to the Township Board.

Commissioner Tacoma, supported by Commissioner De Hoog, moved to open the Public Hearing.

**MOTION CARRIED - UNANIMOUSLY.**

There was no public comment.

Commissioner Tacoma, supported by Commissioner Keppel, moved to close the Public

Hearing.

**MOTION CARRIED - UNANIMOUSLY.**

Commissioner Dykstra provided a motion, supported by Commissioner DeHoog, to recommend to the Township Board an amendment of the Jamestown Charter Township Zoning Ordinance, by inserting a new definition for the term “service drive”, to state in its entirety as follows:

Section 2.90 SERVICE DRIVE. A drive located on private property designed for the internal circulation of customer and/or employee traffic on that property.

**MOTION CARRIED – UNANIMOUSLY.**

**OLD BUSINESS -**

None.

**EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -**

None.

**CORRESPONDENCE -**

None.

**PLANNING COMMISSION MEMBER COMMENT -**

Commissioner Webster asked what was on the agenda for next month.

Planner Ransford explained that the Primary Preliminary Approval of Riley Crossings would be on October's agenda.

Commissioner Keppel requested an update for Meijer, Inc.

Mr. Ransford mentioned discussion with the Township engineers, collecting data from vendors, projected numbers for parking, the traffic study, and a tentative plan to break ground in 2017 and open in 2018.

**ADJOURNMENT -**

At this time, Commissioner Keppel made the motion, supported by Commissioner Webster, that the meeting be adjourned.

**MOTION CARRIED - UNANIMOUSLY.**

Time: 7:45 PM.

**MINUTES SUBMITTED BY -**

Sandy VanAntwerp