

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 21, 2016
REGULAR MEETING

7:00 PM

CALL TO ORDER

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

ROLL CALL

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

INVOCATION

Commissioner Dykstra gave the invocation.

APPROVE MINUTES FROM THE MAY 19, 2016, REGULAR MEETING

Commissioner Woltjer provided the motion to approve the May 19, 2016 minutes, supported by Commissioner Dykstra.

MOTION CARRIED: UNANIMOUSLY.

APPROVAL OF AGENDA

Commissioner Dykstra provided the motion to approve the evening's agenda, supported by Commissioner Woltjer.

MOTION CARRIED: UNANIMOUSLY

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS

There was no citizen comment regarding non-agenda items.

NEW BUSINESS

*Site Plans

Metro Health – 3912 32nd Avenue – Seeking parking lot expansion.

Jeff Brinks from Williams and Works presented plans for parking lot expansion.

Discussion was held regarding proximity of West parking lot edge to 32nd Avenue road right-of-way, and approval from Jamestown Township Fire Chief

Commissioner Dykstra, supported by Commissioner DeHoog provided the motion to approve the site plan for the Metro Health parking lot expansion.

MOTION CARRIED: UNANIMOUSLY

*Public Hearings

-Planned Developments

DC Storage – 4974 40th Avenue – Seeking Major Amendment to Planned Development, Preliminary Plan.

Cal Becksvoort from Latitude Engineering on behalf of DC Storage displayed plans for replacing four buildings of 12,000 square feet each, with three buildings totaling 81,000 square feet.

Commissioner Dykstra provided the motion to open the public hearing, supported by Commissioner DeHoog.

MOTION CARRIED: UNANIMOUSLY

As there was no public comment, Commissioner Smith, supported by Commissioner Tacoma made the motion to close the public hearing.

MOTION CARRIED: UNANIMOUSLY

Discussion was held regarding the variance for bike path removal due to property location.

Motion was made by Commissioner Dykstra and supported by Commissioner DeHoog to approve the Preliminary Plan for Major Amendment to Planned Development for DC Storage contingent on written approval from the office of Ottawa County Water Resources Commissioner for the onsite storm sewer and detention pond and satisfying the content of the Vriesman and Korhorn review letter.

MOTION CARRIED: UNANIMOUSLY

***Special Uses**

Meijer, Incorporated – 32nd Avenue and Quincy Street – Seeking special use permits for 196,344 square foot grocery and retail store, a 2,509 square foot C-store/gas station, and Garden Center.

Jason Vander Kodde from FTCH and Ashley Mack from Meijer, Inc. presented an overview of the proposed, complete with illustrations and architectural drawings.

Commissioner DeHoog provided the motion to open the public hearing, supported by Commissioner Woltjer.

MOTION CARRIED: UNANIMOUSLY

Jerry Tichelaar, of 4010 32nd Ave asked if there is a plan to widen 32nd Ave.

Commissioner Tacoma explained the OCRC plan to widen 32nd Ave from Quincy to Byron Road in 2018.

Dan Strykwerda of the City of Hudsonville stated concerns about the issue of traffic congestion.

Barb Pellucci, of 1571 Quincy Street voiced concerns of heavy traffic on Quincy, road condition, safety issues with bicyclists and pedestrians, and Speed limit.

Pat Deemter, of 3596 16th Ave mentioned a discussion she had with the OCRC about a hill on Quincy to the West of 16th Ave. She asked the PC if it could work with the housing developer about said hill.

Karen Lanning, of 2898 Greenly asked if the community could support a Meijer with two additional Meijer stores so near to the proposed store.

Commissioner Dykstra moved to close the public hearing, supported by Commissioner Tacoma.

MOTION CARRIED: UNANIMOUSLY

Planner Ransford and Jason Vander Kodde discussed a disagreement over a proposed service drive. The argument sprang from Section 25.3D1(e) which prohibits parking along a service drive. Commissioner discussion ensued over an alternate plan offered by Meijer to satisfy the ordinance's requirement, the accessibility of fire and emergency vehicles, traffic flow on and off 32nd Ave, and the minimum requirement for parking spaces. Ashley Mack spoke about Meijer's commitment to the community and the \$20 million dollar investment this project is making in Jamestown Township.

Discussion over requiring an additional traffic study from Meijer took place.

Architect from Reeder Bergman and Associates brought a presentation about the facade planned for the new buildings.

There was additional PC discussion about building materials allowed by JCTZO.

Commissioner Tacoma made the motion, supported by Commissioner Dykstra, to approve Special Use Permits for a 196,344 square foot grocery and retail store, a 2,509 square foot C-store/gas station, and Garden Center; contingent upon an updated traffic study, annotated sidewalk on Central Parkway, a copy of an executed cross-access easement for out lots prior to site plans for out lots, and engineer's letter dated June 9, 2016. The motion is further conditioned that the applicant must return to the Planning Commission for additional review to complete approval in the event the updated traffic study determines that additional improvements to the adjacent roadway network are necessary to support the proposed use.

MOTION CARRIED: UNANIMOUSLY

***Text Amendments**

Section 3.2I: Detached Residential Accessory Buildings not classified as garages. Also, Section 3.19: Lot Width Measurement.

Commissioner Tacoma, supported by Commissioner DeHoog moved to open the public hearing.

MOTION CARRIED: UNANIMOUSLY

As there was no public comment, Commissioner Smith moved to close the public hearing supported by Commissioner Tacoma.

MOTION CARRIED: UNANIMOUSLY

Commissioner discussion over proposed building size to lot size ratio led to a change in the wording of Section 3.2I (2). General comment regarding Section 3.19 over streamlining the language of the ordinance.

Commissioner DeHoog, supported by Commissioner Dykstra made a motion to approve the Text Amendment 3.2I to read as follows:

1. *Lots of less than 30,000 square feet.* One detached residential accessory building other than a private garage is permitted on lots of less than thirty thousand (30,000) square feet in area. The floor area of the detached accessory building may equal three (3) percent of the total lot area.

*Correction
see minutes
7/16/2016
cd*

2. *Lots of 30,000 square feet or greater.* Up to two detached residential accessory buildings other than a private garage are permitted by right on lots of thirty thousand (30,000) square feet or greater unless the structure is an exempt structure under Section 13.2L below, or unless the building is classified as a farm building. The total floor area for all such buildings permitted by right is limited to three (3) percent for the first 30,000 square feet of the lot area, and then four (4) percent of the lot area exceeding 30,000 square feet.

and to approve the striking of the text of Section 3.19.

MOTION CARRIED: UNANIMOUSLY

OLD BUSINESS

I'm Possible Special Use Request – Service Use.

Commission discussion took place regarding Mr. Lancaster's failure to provide the Planning Commission modified plans by no later than June 2, 2016, as requested at the April 19, 2016 Planning Commission meeting. It was noted by neighbors that Mr. Lancaster was operating "business as usual" in noncompliance

of the direction of the PC to suspend operations until such time a Special Use Permit was granted.

Mr Lancaster was not in attendance of this evening's meeting.

Commissioner Dykstra, supported by Commissioner Woltjer, moved to deny the application and provide a request to the Zoning Administrator to issue related citations for illegal operation of a business for the following reasons: (Section 6.4N)

- the character of the business is inappropriate for the area

- Negative traffic effect on adjoining property due to site design

- Interferes with existing residential activity due to poorly proposed lighting, hours of operation, noise generation, traffic disorganization and the magnitude of the use.

- Further, the proposed site plan fails to meet the standards provided in Section 18.4 and Section

17.1 of the Zoning Ordinance.

MOTION CARRIED: UNANIMOUSLY

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY

None

CORRESPONDENCE

None

PLANNING COMMISSION MEMBER COMMENT

Commissioner comment on service drive definition and request that Mr. Ransford propose a re-wording of of that section of the ordinance and present it to the PC.

Other general comments about left turns out of the Meijer parking lot egress onto 32nd Ave and who is generating calls to the Township office regarding the truck issue.

ADJOURNMENT

Commissioner Dykstra provided the motion, supported by Commissioner Tacoma.

MOTION CARRIED: UNANIMOUSLY

TIME: 8:57 p.m.

MINUTES RESPECTFULLY SUBMITTED BY

Ann DeHoog