

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 19, 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, Keppel, Webster, Smith, Woltjer, Tacoma, and DeHoog were present, as well as Planner Ransford.

INVOCATION –

Commissioner Woltjer gave the invocation.

APPROVE MINUTES FROM THE JANUARY 19, 2016, REGULAR MEETING -

Commissioner Dykstra provided the motion to approve the January 19, 2016 Minutes, supported by Commissioner DeHoog.

MOTION CARRIED - UNANIMOUSLY.

APPROVAL OF AGENDA -

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

MOTION CARRIED - UNANIMOUSLY.

GENERAL CITIZEN COMMENTS REGARDING NON-AGENDA ITEMS -

Ron Koroleski, of 2967 8<sup>th</sup> Avenue, asked township residents to consider voting for him as a Jamestown Charter Township Trustee, in the August, 2016 election.

NEW BUSINESS -

**\*\*Site Plans -**

**\*Advantage Signage – 70-18-05-300-034 – Royal Court, seeking to construct a 25,000 square foot building for office space and warehousing-**

Rob Lamer, representing Exxel Engineering, 5252 Clyde Park, briefly summarized, illustrating with a large map of the proposed site plan, then opened himself up for any questions from the Commissioners.

Discussion was held concerning the distance from Action Water Sports, the landscape waiver, the no-cut zone, and making approval contingent on fulfillment of the seven conditions listed in a letter, dated April 15, 2016 from civil engineers, Vriesman & Korhorn.

Commissioner Tacoma, supported by Commissioner Dykstra, provided a motion to approve the site plan for the proposed Advantage Sign and Graphic Solutions facility with landscape waiver, contingent on the (7) conditions that were referenced in the letter dated April 15, 2016 from Vriesman & Korhorn, civil engineers, in regards to Advantage Sign and Graphic Solutions Site Plan Review Application.

MOTION CARRIED - UNANIMOUSLY.

**\*\*Public Hearings – Special Uses -**

**\*I'm Possible Training – 2593 Kenowa – 70-18-13-400-030, seeking to conduct professional basketball training as a Service Use in accordance with Section 6.4N -**

Micah Lancaster, of 2593 Kenowa Avenue S.W., owner of the property, stated that he was attending the meeting in order to supply any missing information to neighbors and the Planning Commission and in recognition that there were many issues yet to be resolved.

Commissioners requested further information pertaining to: maximum students allowed at one time (20), regular hours (8am to 9pm), driveways (from Kenowa Avenue and Byron Road), the acreage involved (23 acres), when the building was built (2009), length of time owned (since September 2015), number of parking lots (16), lodging for students provided by the four bed, approximately 1,200 square-foot guest house (4), number of other employees (1), and other locations (one other owned in New Jersey and many rented facilities).

At this time, Commissioner Dykstra provided a motion, supported by Commissioner Woltjer, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Tracy Hoorn, of 127 Byron Road, illustrated her concerns with photographs taken of the number of cars in the parking lot at one time and the lights that encroach on her property. She pointed out that the website includes an online schedule for summer camps and mentions 24-hour access to the gymnasium from the guest house, that the events taking place are large and public, that she had seen headlights as early as 4:30 am, and that her elderly mother is frightened with all the noise and general public allowed. Mrs. Hoorn also mentioned that when she asked Mr. Lancaster if he would be willing to stop operation until the situation was properly addressed by the township, he replied, “Hon, this is going to happen, townships can be bought.”

Micah Lancaster noted what was on the website was outdated and he was looking for a Special Use Request to give him perimeters, in order that he could fully understand and cooperate with what was permissible.

Brad Feenstra, of 197 Byron Road, asserted that they have a direct view of all activities from his home, mentioning that since the website states two separate addresses, there is a lot of confusion regarding location and they often have strangers coming to their home to ask directions. He also observed there is no landscaping surrounding Mr. Lancaster's property, the building is an eyesore, and expressed concern for the septic system.

Chairperson Smith inquired if the building should be allowed to fall into continued disrepair or if there was some incentive for the owner to clean it up and continue using it.

Sarah Feenstra, of 197 Byron Road, pointed out that for six long years they had had a direct view of this property falling into disrepair, but their main concerns now were the amount of training going on and the strangers coming to and fro at all hours.

Commissioner Webster suggested closing off the Byron Road driveway and wondered if that would solve many of the difficulties.

Commissioner DeHoog expressed her opinion that the Special Use Request does not cover commercial use.

Kevin Wiersema, of 2615 Kenowa Avenue, stated he was Mr. Lancaster's neighbor to the north, and that he understood his other neighbors' concerns. Reminiscing about what the property looked like when it was a mechanic's shop surrounded by abandoned cars, he felt there had been a huge improvement. Mr. Wiersema's main concern was what would become of the property if this training camp was not allowed. When asked, he stated that Mr. Lancaster's property was approximately 40 feet from his driveway.

Pat Deemter, of 3596 16<sup>th</sup> Avenue, commented on when her neighbor had sought permission to put up a pole barn, and been instructed to plant trees. She stated said trees were barely visible, since they were probably shorter than the surrounding weeds, inferring that specific landscaping guidelines are necessary when it is for neighbors' sakes.

There were other very brief comments regarding zoning and special use permits.

Commissioner Dykstra provided a motion, supported by Commissioner Woltjer, to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner discussion ensued, including: traffic, safety, security, and privacy issues; the need for smaller signs; landscaping; a privacy fence; a gate at the Byron Road drive; limited hours of operation; limited patrons; stipulations pertaining to lodging; a study of septic and sewer issues; and a sign so people do not try to use the Byron Road entrance. Neighbors' concerns and complaints were re-emphasized. Mr. Lancaster was instructed to come in next time with solutions to these problems.

Commissioner Dykstra provided a motion to table this request until the June 2016 Meeting of the Planning Commission, supported by Commissioner DeHoog.

MOTION CARRIED – UNANIMOUSLY.

\*Perry Johnson – 2484 Adams Street – 70-18-35-200-003, seeking to locate accessory building closer to the front property line than the single-family dwelling, in accordance with Section 3.2F - Commissioner Keppel provided a motion, supported by Commissioner Woltjer, to open the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Henry Kamps, of 306 Ransom Street, briefly summarized the situation for Commissioners. Planner Ransford elaborated.

Randy Oosendorp, a neighbor at 2512 Adams, asserted that he had no problem with the plan.

Tom Wolfert, a neighbor at 2535 Adams, stated that he would love to see it and opined that the situation was a no-brainer.

Commissioner Dykstra, supported by Commissioner Tacoma, provided a motion to close the Public Hearing.

MOTION CARRIED – UNANIMOUSLY.

Commissioner Keppel provided a motion to grant the Special Use Request, supported by Commissioner Woltjer.

MOTION CARRIED – UNANIMOUSLY.

Discussion Items -

\*\*Section 3.21 Maximum Pole Barn Sizes -

Chairperson Smith asked Planner Ransford to summarize the memorandum sent out April 3, 2016 regarding the Zoning Board of Appeal's request to consider the necessary revisions to the Jamestown Charter Township Zoning Ordinance in order to alleviate the continued requests for larger pole barns.

General discussion was held.

Chairperson Smith noted that a Public Hearing needed to be held as soon as possible.

Mr. Ransford advised that a Public Hearing be scheduled for June.

OLD BUSINESS -

Jerry Brouwer, of 7840 Summerwood, representing Action Water Sports, presented the need for his business to build more storage for boats, as soon as possible. Under consideration was 26 acres located on 3665 Riley for the eventual possible location of 12 storage buildings, starting immediately with 4 buildings, if the plan was acceptable to the township and rezoning could be obtained. Mr. Brouwer explained to Commissioners the need, benefits, and objectives of this plan in order to gain consensus from the Planning Commission in order for Action Water Sports to have an idea regarding the wisdom of pursuing the rezoning and purchase of this property.

Discussion ensued.

Commissioners' general consensus seemed to be that it looked like a good fit, with comments including praise for Action Water Sports and their excellent track record that speaks for itself.

Mr. Brouwer then mentioned the desire for rezoning in order to put up a good sign for the new wake park (cost for the sign - approximately \$150,000), whose grand opening is scheduled for June 4, 2016.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY -

None.

CORRESPONDENCE -

None.

PLANNING COMMISSION MEMBER COMMENT -

Commissioners briefly discussed the street shade tree issue brought up by the Jamestown Charter Township Board the previous evening.

Issues touched on in discussion, included: location of trees, consistent wording, sidewalk heaving, and having Mr. Ransford propose a re-wording of that section of the ordinance and present it to the Board.

ADJOURNMENT -

Commissioner Webster provided the motion, supported by Commissioner DeHoog that the meeting be adjourned.

MOTION CARRIED - UNANIMOUSLY.

TIME - 9:45 P.M.

MINUTES SUBMITTED BY -

Sandy VanAntwerp