

JAMESTOWN CHARTER TOWNSHIP

PLANNING COMMISSION

REGULAR MEETING

August 15, 2017

CALL TO ORDER: Chairman Smith called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners Dykstra, Ymker, Smith, Woltjer, Gilliam and Tacoma present; also Planner Ransford. Zomerlei absent with notification.

INVOCATION: Commissioner Woltjer opened with the invocation.

APPROVE MINUTES FROM July 18, 2017 MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Motion provided by Commissioner Gilliam to approve the agenda, supported by Commissioner Tacoma. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- Creekridge Final Development Plan. Rick Pulaski from Nederveld presented.
 - 64 lots on 37 acres
 - Platted subdivision
 - Built in two phases
 - A left turn lane will be required on Greenly
 - Break ground probably no earlier than 2018
 - West Brookfield Rd.- no temporary cul-de-sac due to direct connect to proposed subdivision to West

Commissioner Dykstra made a motion to approve the Creekridge Final Development Plan with the following bullet points:

- ADA ramps shall provided as required by the Americans with Disabilities Act
- Clearly identify the noted building materials on the elevations
- Payment in lieu of construction of bike path on Greenly Street
- The content of the proposed Creekridge Planned Development Ordinance

Commissioner Ymker seconded the motion. Motion passed unanimously.

- RapidTek site plan review
3825 Central Parkway—Proposed 52,720 square foot industrial building

Commissioner Tacoma made a motion to approve the Site Plan with these conditions:

- Confirmation of OCRC “approval” of the project and impact on the re-route of Central Parkway
- Waiver request for the proposed landscaping is granted and therefore approved as presented
- Payment in-lieu of construction of the pathway
- The content of the Vriesman and Korhorn letter is satisfied
- The south building setback shall comply with the front yard setback requirement of 75 feet if a variance request is denied, the easement is not appropriately abandoned or relocated, additional property is not acquired or some other means to meet the ordinance is not provided to achieve compliance

They also recommend RapidTek go to the ZBA for a setback variance. Commissioner Woltjer seconded the motion. Motion carried unanimously.

- Jamestown Charter Township Fire Department site plan review
24th Avenue—Proposed 13,274 square foot fire station

Discussion of the view shed for emergency vehicles and required landscaping be removed for sight vision. Paradigm is looking into devices to warn bike path and 24th traffic on emergency vehicles leaving the fire station.

Commissioner Dykstra recommends the Board of Trustees approve the site plan for the Jamestown Charter Township Fire Station. Gilliam seconded the motion. Motion passed unanimously.

EXTENDED PUBLIC COMMENTS: None

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Dykstra made motion to adjourn, Commissioner Tacoma seconded it. Motion carried unanimously. Meeting closed at 7:53 pm.

MINUTES SUBMITTED BY: Tina Ymker