

**Site Plan Review Committee  
Jamestown Charter Township**

October 26, 2017

**Meeting was called to order at 2:30pm by Jeff Dykstra.**

Members present: Ted Woltjer, Greg Ransford, Nate Vriesman and Jeff Dykstra

Members absent: None

Also present: Bill Van Port Fleet, Greg Koenig, Wade Slagh, Todd Stuive, Don DeGroot, Bill Aukeman, Andrea Hendrick and Supervisor Bergwerff

**At 2:30pm Vriesman provided a motion to approve the agenda as presented. Motion was seconded by Woltjer and carried unanimously.**

**At 2:31pm Woltjer provided a motion to approve the August 31, 2017 meeting minutes. Motion was seconded by Ransford and carried unanimously.**

**At 2:32pm Chairperson Dykstra noted there were no non-agenda item citizen comments.**

**At 2:32pm Chairperson Dykstra noted that the first order of business is the Mercy Health Site Plan Review application.**

Mr. Koenig presented an overview of the project and the services provided. Supports eight caregivers (doctors and physician assistants), one caregiver at all times for urgent care from approximately 8am-8pm.

Discussion was held regarding the content of Ransford's memorandum.

1. Bike path – Discussion was held regarding timing, financial surety to delay
2. Dumpster enclosure – Retaining wall will provide screening
3. Traffic generation – Aaron Van Proyen will verify
4. Curbing – Agree that it is adequate as presented
5. Façade – Materials acceptable, samples will be brought to the Commission meeting
6. Service Drive related to Drive-thru – Consensus was reached to defer to the Planning Commission to review

Vriesman discussed his letter dated October 26, 2017.

General discussion was held.

Ransford provided a motion to recommend approval of the site plan with deferment of review of the bike path and the service drive related to the drive-thru to the Planning Commission and satisfaction of the content of the Vriesman and Korhorn letter. Motion seconded by Woltjer and carried unanimously.

**At 3:52pm Chairperson Dykstra noted that the second order of business is the Lakeshore Sand Mine Site Plan Review application.**

Mr. Stuive presented an overview of the project, including the lake and end use.

Ransford reviewed his memorandum. Discussion was held regarding minor ordinance items, fencing and financial guarantees.

Vriesman reviewed his letter with particular regard to screening of adjacent properties and establishing a maximum disturbed area for the Planning Commission to consider, as well as a number of other items in his letter.

General discussion was held.

Vriesman provided a motion that the application is heard by the Planning Commission with revisions as provided by the Committee. Motion was seconded by Ransford and carried unanimously.

**At 4:46pm Chairperson Dykstra noted that the third order of business is the River Crest Ranch Site Plan Review application.**

Mr. DeGroot presented an overview of the project.

Discussion was held regarding the previous approvals and access to Evergreen Ministries as well as options to modify setback locations based on easements, property lines and access.

Ransford reviewed his memorandum. The applicant will revise the plans accordingly and include the following:

1. Modified light fixtures and photometrics
2. Address the front yard through easement abandonment, property line adjustments or other alternatives
3. Access agreement documents
4. Payment in lieu or exception, if provided by the newly adopted language
5. Dumpster enclosure is appropriate but maintenance agreement is required for all users sharing the dumpsters
6. Include one (1) additional parking space
7. An easement document will be provided in accordance with Section 25.3C1
8. Existing trees on the north end will be identified as "do not cut" and a waiver for the side yards will be requested. South yard, if a rear yard, is appropriate.

Vriesman reviewed his letter.

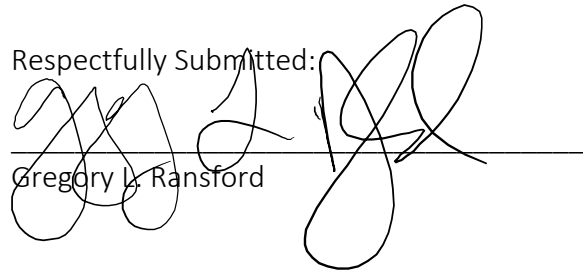
General discussion was held.

Ransford provided a motion that the applicant revises the site plan based on the eight items noted by Ransford and the content of the Vriesman and Korhorn letter. Motion was seconded by Woltjer and carried unanimously.

At 5:35pm Chairperson Dykstra noted that there was no correspondence and no extended public comment.

At 5:36pm Ransford provided a motion to adjourn. Motion was seconded by Vriesman and carried unanimously.

Respectfully Submitted:

A handwritten signature in black ink, consisting of several loops and flourishes, positioned above a horizontal line.

Gregory L. Ransford