

**Site Plan Review Committee  
Jamestown Charter Township**

December 21, 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: Representatives from Wendy's, Matt Michmerhuizen, Jeff Dekarker, and Andrea Hendrick

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

**At 2:31pm Woltjer provided a motion to approve the October 26, 2017 meeting minutes. Motion was seconded by Vriesman 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 Wendy's Special Use application.**

Wendy's presented their proposed restaurant. General discussion was held. Consensus was reached that the pedestrian walkways are sufficient, the dumpster material is acceptable, the façade, and awnings are appropriate.

Ransford confirmed with the township legal counsel that the parcel is buildable pursuant to the Zoning Ordinance.

Discussion was held concerning the request for a landscape waiver. Wendy's contended that they cannot fit all of the landscaping due to the size of the lot and the site design.

Woltjer requested that more trees are provided in the wider landscape areas around the restaurant. The applicant will revise accordingly. In addition, Wendy's will provide an overlay of Meijer's site plan and related landscaping to show the relationship to Wendy's.

Vriesman reviewed his letter with particular regard to water detention, traffic flow, grading and etcetera.

Vriesman noted that the dumpster is located within the watermain easement and is a permanent structure that must be removed.

Wendy's argued it is not a permanent structure and was not sure it can be moved.

General discussion was held regarding the dumpster. Vriesman indicated that the dumpster can be discussed with Boss Environmental but there is no history of allowing a dumpster in the easement. Alternatively, it may be feasible to alter a couple parking spaces or make further modifications to the site. Vriesman and Ransford reminded the applicant that a smaller restaurant or acquiring additional land is an option, or both.

Ransford provided a motion that applicant provides additional trees within the larger bed/lawn areas, and finalization of the dumpster location. Motion was seconded by Woltjer and carried unanimously.

**At 4:00pm Chairperson Dykstra noted that the second order of business is the Greenline Greenhouse Special Use application.**

Matt Michmerhuizen presented the proposal and is applying because of township enforcement related to a retail sign, and because they have mulch and bark available for their nursery stock that the public would ask to purchase, among other issues. They have been operating since 2003 without township approvals, and to continue operations in some capacity as they do today, a special use permit is required.

General discussion was held regarding the history of the use.

Ransford noted that the applicant is applying for a special use to seek a farming and agricultural operation, which includes the right to sell products, poultry or animals, produced, raised or grown on the premises. Given that stone, mulch, and other related products are not produced, raised or grown on the premises, these cannot be permitted as part of the request.

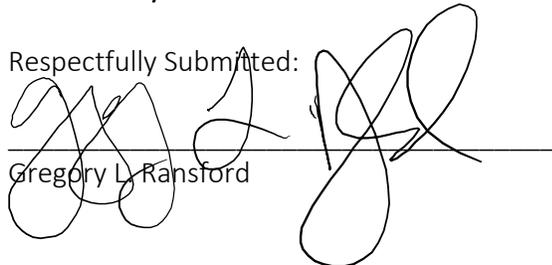
Ransford discussed the items in his memorandum. Consensus was reached that the site plan detail is acceptable for review. Consensus was not reached regarding the appropriate zoning district to apply to the property pursuant to the Zoning Ordinance. Concerns were raised regarding the number of truck trips, screening, sales, and the other items and services provided by the business.

Ransford provided a motion to forward the application to the Planning Commission with the noted items unresolved in order to receive public comment to conclude the matter. Motion was seconded by Woltjer and carried unanimously.

**At 5:02pm Chairperson Dykstra noted that there was no correspondence and no extended public comment.**

**At 5:02pm Ransford provided a motion to adjourn. Motion was seconded by Woltjer and carried unanimously.**

Respectfully Submitted:

  
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Gregory L. Ransford