

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 16, 2018

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

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

INVOCATION: Commissioner Zomerlei opened with the invocation.

APPROVAL OF MINUTES FROM DECEMBER 19, 2017 REGULAR 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 Zomerlei. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

PUBLIC HEARINGS:

▪ Trillium Ridge Site Condominium Planned Development -- Final Plan Amendment  
Motion made to open public hearing by Commissioner Ymker, seconded by Commissioner Tacoma.

Mike McGraw presented for Trillium Ridge Condominiums.

Public comments:

Mitch Veenstra of 4615 22<sup>nd</sup> Avenue voiced concern that there was only one entrance/exit to this development. He also mentioned that he has had a FAA registered runway there for 45 years and will be taking off and landing very close to these houses.

Allan Petroelje of 4557 Caspian has property that backs up to the property and would like to know if the tree line will be removed or if there will be a natural barrier? He also questioned if there was a plan for storm water.

Mr. McGraw answered that the intent is to retain the tree line and actually add to it to fill in the gaps. Commissioner Smith commented that storm water is strongly monitored and regulated with strict rules.

Commissioner Ymker motioned to close the public hearing, Woltjers seconded that motion. Motion carried unanimously.

Commissioner Ymker recommended approval of the site plan and proposed Trillium Planned Development Ordinance with the conditions of the October 2017 recommendation remaining; as well as, the removal of the natural preservation area that was established on out lots A and B at the end of Equestrian Drive.

Commissioner Dykstra seconded the motion. Motion passed unanimously.

- Greenline Greenhouse –2506 Quincy Street, parcel number 70-18-09-200-028
  - Seeking farming and agricultural operation to sell products raised or grown on the premise

Commissioner Dykstra made a motion to open the public hearing, Commissioner Gilliam seconded. Motion carried unanimously.

Matt Michmerhuizen and Jeff Dekarker presented. They have been there on Quincy Street since 2002. They started by landscaping off site but they do sell a small amount of bark/stone onsite but only if people drop in. They conduct mostly online sales, encouraging people not to come to the physical location; then they deliver the order to them.

Ron Koroleski of 2967 8<sup>th</sup> Avenue asked about how the land was zoned and if it will fit into the neighborhood but otherwise had no problem with them being there.

Dave Besteman of 2669 Quincy Street said that he lives across the street from Greenline Greenhouse and that they are good neighbors. They did sometimes burn but not very often. Matt Michmerhuizen said that they are mulching now and have stopped burning.

Commissioner Dykstra made a motion to close the public hearing, Commissioner Ymker seconded it. Motion passed unanimously.

Discussion followed. Deliberated on what the ordinance allows you to do, what it used to be and what can be authorized now. They are not adding any new buildings, and they do not have a lot of room to grow. The property was originally approved as farm use only, not as residential as signed by Wayne Oosterink; therefore they have use by right not by special use.

Commissioner Smith provided a motion to approve the special use request to operate a greenhouse and sell product grown on the premises, and recognizes that the remainder of the site is a legal non conforming use and may continue based on the evidence of record, which includes the sale of rock and mulch. Commissioner Dykstra seconded the motion. Motion carried unanimously.

- Wendy's Restaurant—4075 32<sup>nd</sup> Avenue, parcel number 70-18-05-499-01 to -009
  - Seeking drive-thru restaurant of 2,567 square feet

Commissioner Gilliam moved to open the public meeting, Commissioner Dykstra seconded it. Motion passed unanimously.

Nate Barton from FTC&H presented for Meritage Hospitality Group.

Public comment by Carl Shearer of 3160 Quincy Street. He has lived at this address for 20 years. This was farm land and now everything is commercial around him. There will possibly be a church built behind him, so he will then be surrounded on three sides. He asked, "Where do I stand as a homeowner?"

Motion to close the public hearing made by Commissioner Ymker, seconded by Commissioner Tacoma. Motion passed unanimously.

Discussed width of driveway for trucks to maneuver, the dumpster location, landscaping, sign size, parking spaces shared with Meijer and snow removal procedures. The template on the new print provided adequate truck turning movement. The dumpster was moved to an adequate location and a new landscape print was presented.

Commissioner Tacoma moved to give a Special Use Permit to Wendy's Restaurant to operate a drive-thru restaurant with these conditions and findings: that the required access document is executed with Meijer, the required shared parking document is executed with Meijer, the ten percent (10%) increase in sign area is authorized, a landscaping waiver is granted based on the relationship to the Meijer landscaping and, the content of the Vriesman & Korhorn letter is satisfied(see attachment). Commissioner Dykstra seconded the motion. Motion passed unanimously.

Commissioner Gilliam wants to continue to be sensitive of the need for good landscaping around new construction in our township.

2017 ANNUAL REPORT -- Consensus approval

ELECTION OF OFFICERS -- Commissioner Zomerlei made a motion to approve all of the officers as is. Commissioner Ymker seconded this motion. Motion passed unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8<sup>th</sup> Avenue mentioned that only one other person who had come to the meeting had stayed all the way to the end. He said that the Planning Commission is doing a good job and thanked them for their service.

CORRESPONDENCE: Ben Miller's correspondence on township lighting. The consensus of the planning commission remains the same as when they reviewed it in the April 2017 meeting minutes. (see Board packet at Township Hall)

PLANNING COMMISSION MEMBER COMMENT: Commissioner Woltjer would like to thank Ron Koroleski for faithfully attending the township meetings.

ADJOURNMENT: Commissioner Tacoma made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 8:36 p.m.

MINUTES SUBMITTED BY: Tina Ymker