

**Site Plan Review Committee
Jamestown Charter Township**

March 22, 2018

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: Chief Miedema, Brian Boss and numerous members of the public

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

At 2:31pm Woltjer provided a motion to approve the March 8, 2018 meeting minutes. Motion was seconded by Vriesman and carried unanimously.

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

Chairperson Dykstra explained the typical meeting process, which is administrative and the SPRC is not a public body and only provides guidance to the Planning Commission.

At 2:32pm Chairperson Dykstra noted that the first order of business is the Hudson Apartment Homes Planned Development Preliminary Plan.

Nederveld presented an overview of the project.

Ransford began reviewing his list of considerations for the Committee.

Woltjer suggested a moratorium on this development to allow the opportunity for the Board of Trustees to consider if a moratorium is appropriate and reconsider this area of the Master Plan for high density residential.

Dykstra agreed and discussed the overall impression of the proposal related to existing conditions and the master plan.

Discussion was held regarding process and a potential moratorium.

Ransford expressed as staff we would follow PC members who have a sense of the Commission opinion to the Board regarding the master plan and this development.

Woltjer agreed that it doesn't make sense to give false hope at this point when the process may need suspension.

Woltjer reviewed Section 19.9 – Standards for Approval, in part, and noted that he does not feel the proposal meets subsection D or E.

General discussion was held regarding the time to amend the Master Plan.

Ransford suggested providing our recommendation regarding a moratorium to the Planning Commission at their April 3 meeting.

Woltjer emphasized the importance of making sure a moratorium does not prevent other development that should proceed.

Woltjer provided a motion to forward the proposed to the Planning Commission with a recommendation to table to allow the Planning Commission the opportunity to review and possibly revise the Master Plan related to this type of use, location, and the like, to ensure the proper health, safety, and welfare of the township. In addition, the SPRC notes that the typical site plan review did not occur because the recommendation is limited to tabling the proposal. The SPRC further recommends that the Planning Commission considers a message to the Board of Trustees to place a moratorium on this type of development to the extent necessary, to allow for review of the Master Plan. Motion seconded by Dykstra.

Vriesman expressed his position as the Township engineer, and it is his responsibility to review this plan in light of the public water system, public sanitary sewer system, and for proper stormwater management. It is not in his purview to weigh in on matters of appropriate land use or typical planning items. There are paths forward to serve the proposed apartments with public water and sewer and to manage stormwater runoff; however, since our discussion has centered about the appropriate use of this property and not utilities, he will defer to the Planning Commission members and the Township Planner and vote with them on this motion.

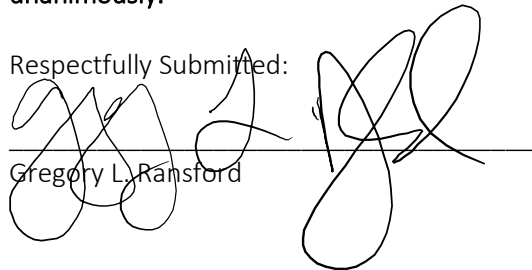
Motion carried 4-0.

At 3:06pm Chairperson Dykstra asked for extended public comment.

Curt Suidinski – 500 Riley, on behalf of Eastbrook Homes, does not fee the spot is the correct location. Perhaps the west side of 32nd Avenue.

At 3:09pm Woltjer provided a motion to adjourn. Motion was seconded by Vriesman and carried unanimously.

Respectfully Submitted:



Gregory L. Ransford