

**JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
September 18, 2018**

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

ROLL CALL: Commissioners Jeff Dykstra, Doug Ymker, Randy Zomerlei, Dean Smith, Ted Woltjer, Kevin Gilliam and Tim Tacoma present; also Planner Greg Ransford present.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES FROM September 5, 2018, SPECIAL MEETING: Motion made by Commissioner Ymker to approve the minutes with two corrections: in the paragraph beginning with "Discussion", the second line "Mr. Hopper" should be "Mr. Hoppen" and in the third line, "through traffic" should read "pass by traffic". Motion was supported by Commissioner Zomerlei to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Ron Koroleski of 2967 8<sup>th</sup> Avenue said that he was disappointed that the Planning Commission allowed J&H to proceed without the water and sewer in place.

Pat Deemter of 3596 16<sup>th</sup> Avenue asked why the Jamestown Meijer is called the Hudsonville Meijer.

NEW BUSINESS:

- **Public Hearing for a Special Use Permit**
  - **Huitema – 621 Quincy Street, parcel number 70-18-01-300-043**

- Seeking to locate accessory building in front of the dwelling

Commissioner Ymker moved to open the public hearing, Commissioner Zomerlei seconded it.

Motion passed unanimously.

Mr. Huitema shared that the reason for building in front of the house is due to the slope and the wetlands in the back of the property. The front is also heavily treed.

Ron Koroleski of 2967 8<sup>th</sup> Avenue stated that he believed Mr. Huitema should be allowed to build a barn in this location.

Commissioner Ymker moved to close the public hearing. Commissioner Zomerlei seconded the motion. Motion carried unanimously. General discussion followed.

Commissioner Dykstra made a motion to approve the Special Use Permit for Huitema, 621 Quincy Street, parcel number 70-18-01-300-043, seeking to locate accessory building in front of dwelling for personal use only. Commissioner Tacoma seconded the motion. The motion carried unanimously.

- **Spring Grove Village Final Planned Development**
  - **Seeking 85 single-family residential lots**

Mr. Feenstra presented the site plan review for Koetje Builders. They eliminated the open space and extended the lot lines as requested. The density is the same in order to pay for the infrastructure. They have designed an eight (8) foot high berm for screening on the southwest property line with evergreen trees 30 feet apart on top of said berm; also a 4 foot high berm behind lots 28 and 29. They will construct the sewer during Phase 1, as well as, extend the water main across Greenly Street. Chairman Smith acknowledged that they had done what they had been asked to do. The other Commissioners agreed.

Commissioner Woltjer made a motion to recommend to the Township Board that we approve the Revised Final Planned Development and related Ordinance for Spring Grove Village seeking 85 single-family residential lots with a condition as discussed today, that includes six (6) foot tall Norway Spruce planted on the berm, as shown on the plan. Commissioner Ymker supported the motion. The motion carried unanimously.

- **Site Plan Review of DL Investments –3413 Quincy Street**
  - **Building addition of approximately 29,400 square feet**

Mr. Lamer of Exxel Engineering presented. The building will be leased spaces with truck docks in the back. It will be a mirror of the first building, just a little larger.

Chairman Smith asked if they had brought the revised elevations for the façade. They had not. Mr. Nykerk of Lakewood Construction said that he felt they were in compliance and that it should be accepted as submitted.

Discussion between Mr. Nykerk, the Commissioners and Planner Ransford ensued.

The Commissioners said that it was built differently than what was approved and that they should have come back for a change order.

Chairman Smith said that the original elevation that was approved was not what was built and that some Boards would take offense at that. Instead, we accommodated the non-compliance of the ordinance of Section 14.7 of the JTZO by granting an amendment saving DL Investments considerable time and money. We helped out on a building that had been built, but we can't ignore the ordinance on one that hasn't been built. You argue that your materials meet the ordinance; but we say they don't and we are the authority. Regardless, the main issue is not the materials used; it is that the façade that was built was not what was approved.

Mr. Nykerk said I agree we didn't do as first approved and I apologize. We want to make a nice building that fits in the community. And that Lakewood Construction never saw the original plans but we want to do it right going forward.

Chairman Smith said that we would like to see something to look at. And that there will probably need to be some retro fit for the original building.

Mr. Nykerk said they are open to ideas and that they did add some wood accents a few weeks ago. There will be wood signage for each sleeve of the building.

Planner Ransford said that they have not responded to what he and the SPRC (Site Plan Review Committee) have asked for.

The Commissioners discussed parking issues. It was stated that the building was more for storage than a business with a lot of employees and that there is some room along the north for overflow parking.

Commissioner Ymker made a motion to table the Site Plan Review of DL Investments –3413 Quincy Street, building addition, and requested that they bring a color rendering of the new, proposed building and the original rendering of the existing building.

Commissioner Zomerlei seconded the motion. Motion carried unanimously.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None

CORRESPONDENCE: None

**PLANNING COMMISSION MEMBER COMMENTS:**

There is no date set for a joint meeting with the Board.

The results of the survey will be coming soon. About 400 people filled out the survey.

Focus groups still to come after the survey results are studied.

Commissioner Woltjer asked about requesting the Township Board to put a portion of the township taxes from non-conforming places toward our water and sewer infrastructure.

Planner Ransford said that that is what a Downtown Development Authority (DDA) does and that other communities have done that.

Chairman Smith said that this could be a catalyst, and it is worth looking into.

Planner Ransford will check with Vriesman & Korhorn on a number to extend public water and sewer to the intersection of M-6 and 8<sup>th</sup> Avenue.

**ADJOURNMENT:** Commissioner Woltjer made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 8:07 p.m.

MINUTES SUBMITTED BY: Tina Ymker