

**JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING  
September 5, 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; Planner Greg Ransford absent with notice.

INVOCATION: Commissioner Gilliam opened with the invocation.

APPROVAL OF MINUTES FROM August 21, 2018: Motion made by Commissioner Ymker, supported by Commissioner Zomerlei to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- **Special Use Permit for J&H Oil Company/Tim Hortons – 4475 8<sup>th</sup> Avenue**
  - Gas station with related convenience store, and drive-thru restaurant

Mr. Grochowalski with Omega Architects gave an update for the Commissioners. He mentioned that the neighbor to the West has given them five more feet of property.

Discussion followed. Chairman Smith said that the Traffic Study shows that the majority of the traffic at this location is pass by through traffic. The study suggests that a South bound right turn lane be developed.

Mr. ~~Hoppen~~ Hopper said that the Ottawa County Road Commission /MDOT would like a 110 foot tapered turn lane in that location. It was also suggested that a "No Turn on Red" sign at the light would give more breaks in the traffic in the morning and late afternoon during higher traffic times. Commissioner Tacoma mentioned again that development of this area was supposed to be after the water and sewer were hooked up. He said sometimes we have to put the brakes on; yet at the same time, J&H Oil has fulfilled all of the requirements and should be allowed to move forward. Commissioner Ymker agreed with Commissioner Tacoma and said that we do not want to paint ourselves in a corner, and at the same time not wanting to hold things up. Commissioner Dykstra mentioned that the water and sewer permits come from the County not the Township, and that this is our overlay zone. He asked when these utilities are going to be put in? Commissioners Tacoma and Dykstra said that J&H Oil have very nice stores and keep up their properties. Commissioners Tacoma and Ymker said they hope we as a board can deal with the utilities issue before the next request to build comes.

Commissioner Dykstra made a motion to grant a Special Use Permit to J&H Oil Company at 4475 8<sup>th</sup> Avenue with the following conditions:

- Satisfy the content of the Vriesman & Korhorn letter

*Ed  
Correction  
made  
9/11/2018*

- Fulfill all requirements of the Ottawa County Road Commission and MDOT
- Satisfy the content of Planner Ransford's memo
- Payment in lieu of bike path before issuance of any occupancy permit
- And a landscape waiver is granted to comply with the site plan that we have

Commissioner Zomerlei seconded the motion. The motion carried unanimously.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Craig Hoppen of J&H Oil thanked the Commissioners for coming in for this Special Meeting.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Woltjer made a motion to adjourn, Commissioner Ymker seconded it. Motion carried unanimously. Meeting closed at 7:36 p.m.

MINUTES SUBMITTED BY: Tina Ymker