

**JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
October 16, 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 Dykstra opened with the invocation.

APPROVAL OF MINUTES FROM SEPTEMBER 18, 2018, REGULAR MEETING: Motion made by Commissioner Tacoma, supported by Commissioner Ymker to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Commissioner Zomerlei made a motion to approve the agenda with the addition of DL Investments and their revised elevation, under Old Business. The motion was supported by Commissioner Woltjer and carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None

NEW BUSINESS:

- **Public Hearing for Zoning Map Amendment**
 - **Keas – 990 Riley Street, parcel number 70-18-14-200-005**
Seeking to rezone from the Agricultural-Rural Residential Zoning District to the R-1 Residential Zoning District

Commissioner Ymker made a motion to open the public hearing, Commissioner Tacoma seconded the motion. Motion carried unanimously.

Joel Keas of 990 Riley Street presented. He owns 10 acres and would like to split off one 3-4 acre lot.

Chip Paauew of 1038 Riley Street noted that the previous owner may have had an issue when he tried to split the property and also that there is a lot of water in that area. He has a concern for the creek, which is present after a rain, and traffic as the area grows.

Ron Koroleski of 2967 8th Avenue said that he supports Joel and allowing him to do what he would like to do with his property.

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

Commissioners discussed Planner Ransford's memo. Chairman Smith said that Mr. Keas' request is compatible with that area.

Commissioner Tacoma made a motion to recommend to the Township Board adoption of the rezoning request at 990 Riley Street, parcel number 70-18-14-200-005, to the R-1 Residential Zoning District. The motion was seconded by Commissioner Woltjer. Motion passed unanimously.

- **Public Hearing for Tentative Preliminary Plat for Spring Grove Village Phase 1**

- **Seeking 85 single-family residential lots**

Commissioner Woltjer made a motion to open the public hearing, Commissioner Zomerlei seconded it, motion carried unanimously.

Randy Feenstra presented.

Angela Rodenhouse of 1873 Riley Street wanted to double check that the berm was indeed going to be built by her house giving her home privacy. The answer was yes, that an eight foot tall berm with trees, about 270 feet long will be built.

Chip Paauew of 1038 Riley Street asked about lot size and the median price of the homes.

Answer was given as over one half of an acre and \$400K +.

Ron Koroleski of 2967 8th Street talked about slowing progress and how a farmer can't compete with the developers. He would like to see houses built on more acreage.

Commissioner Ymker made a motion to close the public hearing, Commissioner Tacoma seconded the motion. Motion carried unanimously.

Commissioners looked over Planner Ransford's memo and asked for clarity on the water and sewer.

Commissioner Ymker made a motion to recommend to the Township Board approval of the Tentative Preliminary Platt for Spring Grove Village Phase 1 with the three conditions in Planner Ransford's memo met and waiving the six (6) inch trees. Also that a street light be placed on the north end of Wood Grove Court and another light midway between Wood Grove Court and Spring View Drive on Grove View Road. Commissioner Zomerlei supported the motion, motion carried unanimously.

Commissioner Tacoma asked who actually goes out to check spacing between trees and the placing of these light fixtures, etc., and that it is important that we follow up.

- **Site Plan Review for MFP Automation Engineering**

- **Seeking to construct a second building of approximately 29,950 square feet**

Tom Miedema of Miedema Builders presented. The owners plan on leasing it presently and growing into it in the future with their own business. They have added some masonry to dress it up along with the glass. The outside appearance will be more of a grey tone with glass and orange strips to match the existing orange building. It was noted that there is room for a truck to move around the loading dock and that the dumpster location is acceptable. They said that they have excess parking presently.

Chairman Smith made a motion to approve the Site Plan for MFP Automation Engineering with the submission of compliant photometrics, payment in-lieu for the pathway, and the conditions of the Vriesman and Korhorn letter are satisfied. They also grant MFP Automation a landscape waiver as presented by the site plan. Commissioner Dykstra seconded the motion. Motion carried unanimously.

OLD BUSINESS:

- **DL Investments—Revised Elevation Plan for 3413 Quincy Street**

Nick Nykerk of Lakewood Construction presented. Discussion with the Commissioners ensued over the percentage of the decorative façade they currently had and if it had changed.

Then Dustin Carpenter asked if the architectural metal on the front of the building counted as part of the 35%? If it was included, they would probably meet the requirement.

Chairman Smith said that they had not been including the architectural metal in the total percentage along with the wood and glass but that it was included in the original drawing. We did okay it with the factory-finished panels at that time. If we okayed the first elevation with the masonry and the factory finished metal above the masonry, then I need to apologize, you were right in your contention.

Mr. Nykerk said that they appreciate that acknowledgement.

After further discussion, there was consensus among the Commissioners that the decorative material on the revised elevation map with the wood, glass and architectural metal was adequate and that it met the 35% requirement.

Commissioner Tacoma made a motion to re-open the Site Plan for DL Investments and remove it from its tabling. Motion was seconded by Commissioner Woltjer, motion carried unanimously.

Commissioner Woltjer made a motion to approve the Site Plan for DL Investments as presented with the condition that the contents of the Vriesman and Korhorn letter are met. Commissioner Zomerlei seconded the motion. Motion carried unanimously.

They further discussed that the wood should be put up now without the lettering, which will go up when the tenants are present.

- **Master Plan**

- The Commissioners have the results of the survey and it will be made public this week.
- Monday, October 29, there will be a joint meeting with the Township Board and the Planning Commission. Further work on the Master Plan is on hold until after this meeting.

The Commissioners discussed some of their thoughts on the survey, one of which is that people want to slow down growth. Commissioner Tacoma said that the Board members want to listen and learn from the Planning Commission. Chairman Smith said that his hope for this meeting is that there is agreement on the main areas where the Planning Commission needs to focus on going forward.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8th Avenue wanted to be sure that the public would be included in the upcoming workshop. He said that he did not come here to live in the city. He thanked the Commissioners for allowing him to comment.

CORRESPONDENCE: No applications presently.

PLANNING COMMISSION MEMBER COMMENTS: None

ADJOURNMENT: Commissioner Woltjer made a motion to adjourn, Commissioner Dykstra seconded it. Motion carried unanimously. Meeting closed at 8:56 p.m.

MINUTES SUBMITTED BY: Tina Ymker