

**JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
December 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 Zomerlei opened with the invocation.

APPROVAL OF MINUTES FROM NOVEMBER 20, 2018, 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 Ymker to approve the agenda, supported by Commissioner Zomerlei. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Chairman Smith said that Pat Deemter will be greatly missed at our meetings.

NEW BUSINESS:

- **Public Hearing for Special Use Permit**

- Gary Young – 384 Adams Street 70-18-36-200-026
  - Seeking to locate an accessory building in front of the dwelling

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

Ron Koroleski of 2967 8<sup>th</sup> Avenue said that he hoped the Commissioners would grant approval for this accessory building.

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

Commissioner Tacoma made a motion to approve the accessory building with concrete foundation at 384 Adams Street 70-18-36-200-026. Commissioner Gilliam seconded the motion. Motion carried unanimously.

- **Site Plan Amendment for J&H Oil and Tim Hortons**

- **Seeking to modify the approved façade**

Joe Grochowalski with Omega Architects presented. Tim Hortons is changing the look of all new US and Canada stores. He said the new materials are of higher quality than the original drawing. He also said that the door and window changes were due to an inside floor layout change.

Discussion followed. Commissioner Ymker said that it seems to me that this new design is a step down from what we approved.

Commissioner Tacoma made a motion to approve the site plan amendment for J&H Oil including the façade changes. Commissioner Dykstra seconded the motion. Yeas were Commissioner Dykstra, Zomerlei, Smith, Woltjer, Gilliam and Tacoma. Commissioner Ymker was a nay.

- **Text Amendments Discussion**
  - **Section 6.4N – Special Uses (Service uses in the AR District)**

General comments were made as to how they could have some flexibility within the ordinance with no concise conclusion. Planner Ransford stated that if a special use permit is abandoned and not relinquished, then the property owner is still under a higher tax assessment and that the assessor could possibly flag properties with a special use permit to put a new landowner on notice. Planner Ransford will rewrite the wording with some broader employee language and present the new draft at the January meeting before bringing it to the public for their input.

- **2019 Meeting Schedule**

Resolution passed unanimously by the Commissioners to accept the 2019 meeting schedule.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Ron Koroleski of 2967 8<sup>th</sup> Avenue feels that special use permits should run with family members if they are continuing the business.

CORRESPONDENCE: None

PLANNING COMMISSION MEMBER COMMENTS:

The Commissioners have been invited to attend a County Strategic Planning Seminar in January. Commissioner Zomerlei informed the Commissioners that Kent Foods came to the Zoning Board of Appeal asking to revise their façade.

ADJOURNMENT: Commissioner Ymker made a motion to adjourn, Commissioner Zomerlei seconded it. Motion carried unanimously. Meeting closed at 8:30 p.m.

MINUTES SUBMITTED BY: Tina Ymker