

**Site Plan Review Committee  
Jamestown Charter Township**

February 20, 2019

**Meeting was called to order at 2:30pm by Jeff Dykstra.**

Members present: Dean Smith, Emma Posillico, Aaron Van Proyen, and Jeff Dykstra

Members absent: None

Also present: Duane Miedema, Nicholas Loeks, John Frego, Kaleb Wyma, Calvin Becksvoot, and Tom Miedema.

**At 2:30pm Smith provided a motion to approve the agenda as presented. Motion was seconded by Van Proyen and carried unanimously.**

**At 2:31pm Smith provided a motion to approve the October 25, 2018 meeting minutes. Motion was seconded by Van Proyen and carried unanimously.**

**At 2:31 pm Chairperson Dykstra noted there were no non-agenda item citizen comments.**

There were none.

**At 2:32pm Chairperson Dykstra noted that the first order of business is a SoundOff Signal Conditional Rezoning Site Plan.**

Discussion was held regarding expansion plans, conditional rezoning, parking lot curbing, the building floor plan, snow removal, landscaping, pathways, and utilities.

Smith provided a motion to direct the applicant to revise the plans and letter of conditions per the discussion with the Review Committee, then submit the documents for review by the Planning Commission. Items for revision included curbing being provided in the parking areas and; the pathway through the 1.6 acre proposed commercial parcel along M-6/32<sup>nd</sup> Avenue being constructed in tandem with the adjacent pathway through the SoundOff property (unless there is a purchase agreement for the 1.6 acre parcel). Items for consideration included Planning Commission approval of the request to utilize existing landscaping along M-6/32<sup>nd</sup> Avenue in the landscaping calculations; payment in-lieu is provided for the bike path and; compliance with the Vriesman and Korhorn letter. Motion was seconded by Posillico and carried unanimously.

**At 3:28pm Chairperson Dykstra noted that the second order of business is a Speed Wrench Site Plan.**

Discussion was held regarding expansion plans, parking, building materials, lighting, signage, and landscaping. Becksvoot provided a request for the Planning Commission to reduce the

landscaping requirements on the property. As much of Becksvoot's request was based on the landscaping waiver granted to the RapidTek property, Smith recommended that members of the Planning Commission drive past the RapidTek property prior to considering the request for the Speed Wrench property.

Posillico provided a motion to direct the applicant to revise the plans per the discussion with the Review Committee, then submit the plans for review by the Planning Commission. Items for revision included the landscaping plans (to match those provided with the request for reduced site landscaping) and; the addition of a 1,000-gallon outdoor oil and sand separator to the site. Items for consideration included Planning Commission approval of the building materials proposed for the façade and dumpster enclosure; revision to the photometric diagram that indicates some reduced lighting levels along the western and southern property lines through down-shielding; landscaping waivers are provided by the Planning Commission as requested; payment in-lieu is provided for the bike path and; compliance with the content of the Vriesman and Korhorn letter. Motion was seconded by Smith and carried unanimously.

**At 4:14pm Chairperson Dykstra asked for extended public comment.**

There was none.

**At 4:15pm Smith provided a motion to adjourn. Motion was seconded by Van Proyen and carried unanimously.**

Respectfully Submitted:



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Emma M. Posillico