

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 19, 2019

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, Diane Pater, Kevin Gilliam, and Tim Tacoma present; also Planner Greg Ransford.

INVOCATION: Commissioner Gilliam opened with the invocation.

APPROVAL OF MINUTES FROM FEBRUARY 19, 2019, REGULAR MEETING: Motion was made by Zomerlei, supported by Ymker to approve the minutes. Motion carried unanimously.

APPROVAL OF AGENDA: Motion made by Tacoma, supported by Ymker to approve. Motion carried unanimously.

GENERAL COMMENT REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS

PUBLIC HEARINGS

1. Request to operate a home-based business. \*Special Use Application

Martinez - 280 24th Avenue, parcel number 70-18-34-400-005, seeking to operate a home occupation in portion of existing accessory building.

Motion to open Public Hearing made by Dykstra, supported by Zomerlei. Motion carried unanimously.

Discussion followed.

Motion to close Public Hearing made by Ymker, supported by Tacoma, unanimously carried.

Motion to approve the application was made by Dykstra, supported by Zomerlei, unanimously carried.

2. Conditional Zoning Request: SoundOff Signal - parcel number 70-18-08-200-033, seeking to conditionally rezone a portion of said parcel to the I-2 Zoning District.

Motion to open the Public Hearing made by Tacoma, supported by Zomerlei, motion carried unanimously.

No public comments.

Motion to close the Public Hearing made by Ymker, supported by Gilliam, carried unanimously.

Planning Commission discussion followed.

Motion to recommend approval of the conditional rezoning request related Zoning Map Amendment Ordinance was made by Dykstra, supported by Gilliam, with the following conditions: construction of each bike path along 32<sup>nd</sup> Avenue shall occur

when parking lot construction occurs on each site, payment in-lieu of construction shall be provided for the pathway along Central Parkway, satisfaction shall be provided with the content of the Vriesman and Korhorn letter, satisfaction shall be provided with the content of the Planner's memorandum, motion carried unanimously.

3. Site Plan: Speed Wrench - 3881 Central Parkway. A 29,750 square foot building (Phase 1); 15,240 square foot building addition (Phase 2).

Information was presented by their representative.

Motion was made by Dykstra and supported by Zomerlei, carried unanimously to approve, with the following conditions and findings: parking for phase 2 shall be approved by staff prior to construction, payment in-lieu of construction of the pathway shall be provided, waiver of the landscaping shall be provided as requested, the lighting is sufficient, and the dumpster enclosure of wood or metal is sufficient.

4. Text Amendment Discussion: Site Plan Review Committee

Recommendation was made to eliminate the Site Plan Review Committee, with discussion following.

Motion was made by Tacoma, supported by Dykstra and carried unanimously for Ransford to draft language to remove.

#### OLD BUSINESS

None.

#### EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY

None.

#### CORRESPONDENCE

None.

#### PLANNING COMMISSION MEMBER COMMENT

None.

#### ADJOURNMENT

Motion to adjourn was made by Ymker, supported by Zomerlei.

Motion carried unanimously. Meeting closed at 8:10.

MINUTES SUBMITTED BY: Mary Woltjer