

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
February 18, 2020

CALL TO ORDER: Chairman Smith called the meeting to order at 7pm.

ROLL CALL: Commissioners Jeff Dykstra, Dave Kronemeyer, Randy Zomerlei, Dean Smith, Diane Pater, Kevin Gilliam, and Tim Tacoma present, also Planner Greg Ransford present.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES FROM January 21, 2020, REGULAR MEETING: Motion made by Commissioner Dykstra, supported by Commissioner Gilliam to approve the minutes. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS (Limited to 3 minutes please): None

NEW BUSINESS:

- **Public Hearing:**
 - **Jamestown Automotive Special Use Request – 3240 24th Avenue, PP #70-18-10-360-001**
 - **Seeking to operate major auto repair facility**

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

Ron VanSingel of Merestone Group, representing Cliff Westendorp of Jamestown Automotive, presented the request of a special use permit to operate a major auto repair shop. C-2 General Commercial Zoning. Requires a special use. Seeking approval for a sight plan. Currently has 2 structures that will be removed. Would like to use Riley Court as an access (similar as to what it is used now) and eliminate a buffer requirement. We are asking for a landscape waiver for the areas north and south of the property line. The north area has a natural buffer/swale and the south side needs the extra space for parking and wouldn't change what is currently there.

Ron Koroleski of 2967 8th Ave: Who maintains easement of Riley Court? In the past, Jamestown Auto has.

Commissioner Tacoma made motion to close public hearing, Commissioner Kronemeyer seconded it.

PLANNING COMMISSION COMMENTS: Tacoma asked how many parking spaces? 16. Tacoma thinks parking will be a problem. Pater questioned if both buildings will be used? Cliff does not have a plan for existing building. Kronemeyer questioned two parking spaces north of the building, on top of a sewage easement. Question came up- do we know for sure that Riley Court is an easement (not a-road-right-away). Yes, Riley Court is definitely an easement. Dykstra complimented applicant for coming up with an almost genius-layout for an almost unusable piece of land. Pater asked about 15-foot service island with a tree in the middle. Van Singel stated it is only there because of an ordinance requirement. Planning Commission unanimously gave permission to remove service island and as a result, 2 parking spaces are gained. Kronemeyer questioned if the landscaping will be irrigated. Zomerlei questioned (as a reminder) that if request is granted, there is a 2-year limitation before approval expires.

Commissioner Smith made a motion to waiver the landscape to the north of property (swale area) and waiver of buffer yard and landscaping along the southern property. Also, remove island with tree on south end of property, move two parking spaces on top of sewer easement, add landscaping irrigation, and grant special use permit per section 11.3a of the JTZO. Commissioner Dykstra seconded the motion. Passed by unanimous vote.

Commissioner Zomerlei made a motion to open the public hearing, Commissioner Gilliam seconded the motion. Motion carried unanimously.

- **Section 3.7 – Residential Fencing, JCTZO**
- **Section 5.3 1n2 – Street Tress, JCTZO**

No comments were made. Commissioner Tacoma made motion to close public hearing, Commissioner Pater seconded it.

PLANNING COMMISSION COMMENTS: Smith read the verbiage of both ordinances recommending the addition of a Residential Fencing ordinance and the amending the Street Trees ordinance, as written. Commissioner Zomerlei made motion recommend to the Township Board to add Section 3.7 and amend Section 5.3 1n2, Commissioner Pater seconded the motion. Unanimous vote to recommend.

OLD BUSINESS: None

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY (Limited to 3 minutes please): None

CORRESPONDENCE: Commissioner Tacoma presented correspondence from ADT stating they had no objection to Jamestown Automotive Special Use request.

ADJOURNMENT: Commissioner Dykstra made a motion to adjourn, Commissioner Gilliam seconded it. Motion carried unanimously. Meeting closed at 8:07 pm.

MINUTES SUBMITTED BY: Renee Dreyer