

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
October 18, 2022, at 7:00 p.m.  
Jamestown Charter Township Hall, 2380 Riley St., Hudsonville MI 49426

**CALL TO ORDER:** Chairman Smith called the meeting to order at 7:00 p.m.

**ROLL CALL:** Commissioners Ross De Jong, Jeff Dykstra, Kevin Gilliam, Dean Smith, and Tim Tacoma were present, with one position vacant. Commissioner Dave Kronemeyer was absent with notice.

**ALSO PRESENT:** Township Planner Greg Ransford.

**INVOCATION:** Commissioner Tacoma opened with the invocation.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Dykstra, supported by Commissioner Gilliam to approve the minutes of the September 20, 2022 Planning Commission Meeting as written. Motion carried unanimously.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Tacoma, supported by Commissioner De Jong, to approve the agenda. Motion carried unanimously.

**GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:** None.

**NEW BUSINESS:**

- **PUBLIC HEARING for Zoning Text Amendments**
  - Section 2.3-Accessory Building or Structure
  - Section 3.2N-Accessory Buildings, Structures and Uses
  - Section 13.2A15-Permitted Uses
  - Section 13.2A16-Permitted Uses
  - Section 14.2J-Principal Permitted Uses
  - Section 14.2K-Principal Permitted Uses
  - Section 14.2L-Principal Permitted Uses
  - Section 19.3A-Project Design Standards, Density

**A motion was made** by Commissioner Gilliam, supported by Commissioner Dykstra, to open the Public Hearing at 7:01 p.m. Motion carried unanimously.

**Planner Ransford** provided information regarding the proposed text amendments. The purpose of the proposed amendments is to provide language for the location of contractor's offices in the Business Industrial and Planned Industrial Zoning Districts, a change in the placement of language regarding accessory uses in those Zoning Districts to accommodate the added language regarding contractor's offices, for the location of solar power generation in the Planned Industrial Zoning District, for the definition of Solar Energy Equipment/System as an accessory building for personal residential use, and to lower the maximum density allowed for Planned Unit Developments to 1.5 per acre in the R-1 and AR Zoning Districts, 2 per acre in the R-2 Zoning District and 2.5 per acre in the R-3 Zoning District.

**Rick Wilson** from RWE Renewables, 5800 Jelinek Rd., Northport MI, addressed the Planning Commission regarding commercial solar farms, and he requested that the Planning Commission consider creating a Special Use permission for Solar Power Generation in the AR Zoning District.

**A motion was made** by Commissioner Dykstra, supported by Commissioner Gilliam, to close the Public Hearing at 7:11 p.m. Motion carried unanimously.

**Planning Commissioners** discussed the proposed text amendments and Commissioner De Jong suggested adding a title for the language in Section 3.2N regarding solar energy to be consistent with the format of the language in Section 2.3. Commissioner Gilliam suggested that the Planning Commission engage in discussion with members of the Agricultural community regarding non-farming uses such as solar power generation since residential growth has been slowed, and the proposed language would only allow solar power generation as a use by right in the Planned Industrial Zoning District and by omission would not be allowed in any other Zoning District. The Commissioners discussed the proposed maximum allowed density for Planned Unit Developments and determined that most existing development in the township would have been allowed under the proposed language. Planner Ransford noted that Section 14.2K of the proposed text amendments has an unnecessary word “to”.

**A motion was made** by Commissioner De Jong, supported by Commissioner Dykstra, to recommend that the Township Board adopt the Zoning Text Amendment Ordinance with the following changes:

- Add the title Solar Energy Equipment/System before “for the purposes of applying this Section 3.2” under Section 3.2N-Accessory Buildings, Structures and Uses
- Under Section 14.2K-Principal Permitted Uses, remove the unnecessary word “to”

Motion carried unanimously.

- **TEXT AMENDMENT** (Non-Public hearing)

- Section 26.4C-Off-Street Parking Areas

The Commissioners discussed the verbiage for a zoning text amendment under Section 26.4(C)(5)-Raised standard or rolled concrete curb shall be used throughout the parking lot and paved areas. The Planning Commission may grant an exception on a finding that overall storm water disposition will be enhanced without the construction of a curb in limited locations. The wording was found to be adequate, and the Township Planner was directed to schedule a Public Hearing.

**OLD BUSINESS:**

- **SPECIAL USE PERMIT APPLICATION** submitted by Boverhof Builders, LLC, which was tabled at the September 20, 2022 Planning Commission meeting. They are applying for a Special Use Permit for a Residential Quadplex, a multiple family dwelling containing four units, each approximately 1,150 square feet in area. The property is located on the west side of 22nd Avenue, north of Quincy Street within the R-2 Residential Zoning District, parcel number 70-18-03-300-036.

**A motion was made by** Commissioner Tacoma, supported by Commissioner Dykstra, to take the Special Use permit application off the table. Motion carried unanimously.

The Commissioners discussed the resolution for denial that was drafted by the Township Attorney as directed by the Planning Commissioners based on the reasons for denial presented at the September 20, 2022 Planning Commission meeting.

**A motion was made by** Commissioner De Jong, supported by Commissioner Tacoma to adopt the Resolution Denying Special Land Use Permit Approval for Multiple Family Dwelling (Boverhof Builders Parcel 70-18-03-300-036). Motion carried unanimously.

**EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:**

**Jim Bruinsma**, from McShane & Bowie P.L.C., 99 Monroe Avenue NW, objected to how the vote was taken regarding the Special Use Permit Application submitted by Boverhof Builders. He stated that it was not a fair process for the applicant to not have a chance to address the Planning Commission at this meeting prior to the decision, and that the Planning Commissioners were not open as to the deliberative process.

**CORRESPONDENCE:** A letter was received from Allen Edwin Homes regarding the proposed text amendments to reduce the maximum density allowed for Planned Unit Developments.

**A motion was made by** Commissioner Dykstra, supported by Commissioner Tacoma, to cancel the November 15, 2022 Planning Commission meeting, as many of the Commissioners and the Township Planner could not attend on the third or fourth Tuesday of November, and the potential agenda items could wait until the December 20, 2022 Planning Commission meeting. Motion carried unanimously.

**PLANNING COMMISSION MEMBER COMMENT:** Commissioner Tacoma stated that the Planning Commissioners should keep their focus on that they are here for the people of the township and not external forces. He also thought the Planning Commission should do what is in the best interest of local farmers regarding solar power.

**ADJOURN:** A motion was made by Commissioner Gilliam, supported by Commissioner Dykstra, to adjourn the meeting at 7:38 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

\_\_\_\_\_ by \_\_\_\_\_  
(chair)