

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
September 17, 2024, 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, Cal Klooster, Dave Kronemeyer, Sherrie Miedema, Dana O’Dell, Dean Smith, and Tim Tacoma were present.

ALSO PRESENT: Township Planner Greg Ransford.

INVOCATION: Commissioner Tacoma opened with the invocation.

APPROVAL OF MINUTES: The August 20, 2024 Planning Commission meeting minutes were not included in the Commissioners’ packets for the September meeting, so approval of the August minutes is tabled until the October 15, 2024 Planning Commission meeting.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

▪ **Site Plans**

○ **Elzinga-Diesel Truck Repair**

- **Informal site plan discussion** regarding the basic site plan from Mike Elzinga for the existing Diesel Truck Repair business at 2865 32nd Avenue. This discussion will determine the extent of detail necessary for the site plan regarding the existing use through Section 3.19-Non-Grandfathered and Non-Conforming Uses of the Jamestown Charter Township Zoning Ordinance (JCTZO) prior to scheduling the required public hearing.

Chairman Smith stated that the main issue is that there was a complaint regarding outdoor storage of equipment on the property, which is not in compliance with the conditions of the original Special Use permit that was granted in 2000. The Planning Commission has the authority to grant a Special Use permit for a Non-Grandfathered, Non-Conforming Special Use until 2040. He also stated that the property needs to be cleaned up, with non-compliant equipment and vehicles removed before a Special Use Permit can be granted, and that outdoor storage is only allowed behind the west side of the building, with nothing visible past the edge of the building.

Mike Elzinga, the owner of the business, stated that he is in the process of cleaning up the property, and that it will be in compliance before the Public Hearing is scheduled. He confirmed that he rents the property from Patmos Farms, and he currently has six employees.

The Planning Commissioners discussed screening of the site and plans for parking and dropping off trucks for repair. They directed Elzinga to provide a revised site plan for another informal review at the October 15, 2024 Planning Commission meeting with the following recommendations:

- Remove the aerial photo from the site plan, which shows existing conditions with vehicles parked in non-parking areas.
- The applicant’s engineer should develop a proposed site plan that shows where parking will be located, with areas designated for drop-off of vehicles, as well as short-term and long-term parking areas.
- Add trees for screening on the existing berm on the north side of the property. Staggered rows of Norway Spruce were suggested.

If an acceptable site plan is presented in October and the site is cleaned up, a Public Hearing can be scheduled for the November 12, 2024 Planning Commission meeting.

- **Master Plan Chapter Review**
 - **Chapter Eight-Public Utilities Chapter.** Commissioner Ross suggested that the peak sanitary flow rate in the introduction section be presented as a graph and updated to include more current information that also shows year-to-year progression. Planner Ransford will communicate with the Township Engineers to obtain updated information.
 - **Chapter Nine-Transportation Chapter.** There were no changes proposed by the Commissioners.
 - **Chapter Ten-32nd Avenue/M-6 Corridor Chapter.** Chairman Smith asked Planner Ransford if some language can be removed from this chapter of the Master Plan regarding items that have already been implemented within the 32nd Avenue/ M-6 corridor zone of the JCTZO. Planner Ransford will review this information for next month’s meeting. There was also discussion regarding the language that discourages commercial strip developments under Goals, Recommendations and Strategies. Planner Ransford was directed to draft language that would ensure the development of aesthetically appealing structures for a strip development.
- **Discussion regarding Solar Facilities.** Planner Ransford informed the Commissioners of a recommendation by Township legal counsel that the Township adopt a workable ordinance for the siting of solar energy systems. The options originally available were the adoption of a CREO (Compatible Renewable Energy Ordinance) or to do nothing and applications would be processed through the state. It was noted that applications could be processed more quickly at the local level, and terms agreed upon with the applicant through the workable ordinance process that would result in more local control regarding solar facilities. The Commissioners were provided an ordinance drafted by Barry County to regulate solar energy systems as an example. Applicants would be able to either accept the conditions of the workable ordinance or decide to go through the state process instead. The Commissioners will review the Barry County Ordinance and provide comments to the Township Planner to assist in the drafting of an ordinance specific to Jamestown Township at the October 15, 2024 Planning Commission meeting.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE: None. Planner Ransford informed the Commissioners that possibly next month would be the OCRC mine expansion request. Commissioner Miedema inquired about the operator’s compliance with tipping fees.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Tacoma, supported by Commissioner De Jong, to adjourn the meeting at 8:17 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
 Planning Commission

Minutes approved on

_____ by _____
 (chair)