

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
November 12, 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.

**INVOCATION:** Commissioner O’Dell opened with the invocation.

**APPROVAL OF MINUTES:** A motion was made by Commissioner De Jong, supported by Commissioner Klooster, to approve the minutes of the August 20, 2024 and the September 17, 2024 Planning Commission Meetings as written. Motion carried unanimously.

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

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

**NEW BUSINESS:**

- **Public Hearings**

- **Map Amendment (Rezoning)-ETI Building Company (SoundOff)**, is seeking to rezone property located at 3974 Central Parkway, parcel number 70-18-08-231-001, from the C-2 General Commercial Zoning District to the I-2 Planned Industrial Zoning District. The property is also located within the M-6/32<sup>nd</sup> Avenue Overlay District. The property is approximately 2.5 acres in area on the southeast corner of Quincy Street and Central Parkway. SoundOff Signal is located immediately south of the subject property.

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

**There were no comments** by members of the public in attendance.

**Jack Barr**, from Nederveld, was present on behalf of the applicant to provide information regarding the request. The main campus to the south is zoned Industrial. Their plan is to combine both parcels and construct a building addition as an expansion of their current facility on Central Parkway.

**A motion was made** by Commission De Jong, supported by Commissioner Klooster, to close the Public Hearing at 7:04 p.m. Motion carried unanimously.

**The Commissioners** discussed the request. It was noted that the Township Planner indicated that while the request may not be consistent with the Township Master Plan, it does “appear to be compatible with the Zoning Ordinance district provisions and the immediately surrounding uses.” A correction to the Township Planner’s memorandum was made to change Section 3.15 to Section 31.5 under “Recommendation” on the final page of the Township Planner’s memorandum. There was discussion regarding the similarities between Commercial and Industrial, as well as the limited amount of property available for Commercial businesses.

**A motion was made by** Commissioner Tacoma, supported by Commissioner Kronemeyer, to recommend that the Jamestown Charter Township Board of Trustees approve the request for a Zoning Map Amendment to Rezone Certain Lands to the I-2 Planned Industrial Zoning District as all the standards of Section 31.5 of the Jamestown Charter Township Zoning Ordinance have been met. Motion carried unanimously.

- **Text Amendment-Agape Acres Farm, LLC** is seeking to amend Chapter 2-Definitions of the Jamestown Charter Township Zoning Ordinance (JCTZO) by adding a definition for an “Event Barn”, as well as add

Section 6.4U-Event Barns to the JCTZO to permit and regulate Event Barns within the Township as a Special Use.

**A motion was made** by Commissioner Tacoma, supported by Commissioner Klooster, to open the Public Hearing at 7:09 p.m. Motion carried unanimously.

**Larry Opalewski**, from Dalton & Tomich, PLC, was present on behalf of the applicant to provide information regarding the request. He has worked with the Township Planner and Township Legal Counsel to develop the proposed language to regulate this type of use. He also stated that his clients had originally believed in good faith that they were operating within the Michigan Right to Farm Act, but after conversations with Township officials, are proposing an amendment to the JCTZO.

**Mandy Ensing**, 4775 Ransom St., read a text message received from an adjacent property owner that indicated they had no complaints regarding the use as an event barn and that they were in favor of allowing the use to continue.

**A motion was made** by Commission Kronemeyer, supported by Commissioner Miedema, to close the Public Hearing at 7:14 p.m. Motion carried unanimously.

**The Commissioners** discussed the proposed language to amend the JCTZO, especially regarding building inspections for safety, the lack of public water and sewer, the size of events and the subjectivity within the draft language that would make it difficult to propose conditions to regulate the use. The Planning Commissioners also noted that Township Legal Counsel had not yet reviewed the proposed language. There was consensus among the Commissioners to have Township Legal Counsel review the proposed language before further consideration by the Planning Commission.

**OLD BUSINESS:** None.

**EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:** None.

**CORRESPONDENCE:** None.

**PLANNING COMMISSION MEMBER COMMENT:** Commissioner Kronemeyer inquired if there were any updates regarding the status of Elzinga’s Special Use Permit application. He was informed that Elzinga is still working on site cleanup and still needs to provide an updated site plan.

**ADJOURN:** A motion was made by Commissioner Kronemeyer, supported by Commissioner De Jong, to adjourn the meeting at 7:44 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

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