

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
March 18, 2025, 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 Al Jeurink, 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: A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to approve the minutes of the February 18, 2025 Planning Commission Meeting as written. Motion carried unanimously.

APPROVAL OF AGENDA: A motion was made by Commissioner Klooster, supported by Commissioner O’Dell, to approve the agenda. Motion carried unanimously.

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: Wade Windemuller, 464 24th Ave., stated a concern regarding the minimum acreage and road frontage requirements for lots in the Agricultural Rural Residential (AR) Zoning District of the Jamestown Charter Township Zoning Ordinance (JCTZO), as the road right-of-way is not counted toward the minimum acreage requirement for land divisions.

NEW BUSINESS:

- **Public Hearing**

- **Map Amendment (rezoning)**-TCCM Properties, LLC is seeking to rezone that portion of 3649 24th Ave., parcel number 70-18-09-200-234, that is located within the R-2 Residential (R-2) Zoning District to the Business Industrial (B/I) Zoning District. The approximately 10.65-acre property is located at the northwest corner of Greenly Street and 24th Avenue and currently consists of both the R-2 and B-I zoning districts. The existing pole barn structures on the site are within the B/I Zoning District and house Pater Bobcat Services.

A motion was made by Commissioner Klooster, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:03 p.m. Motion carried unanimously.

Mark Pater, owner of Pater Bobcat Services, stated that the rezoning is necessary due to the growth of his business and the need to expand the use on the property.

Eric DeYoung from Nederveld provided information regarding the rezoning request. The R-2 Zoning District doesn’t allow for the commercial uses they are planning for the property. The rezoning would then match the zoning district of the remainder of the parcel and two other adjacent parcels to the southeast at 3613 24th Avenue and 3623 24th Avenue. They believe that this request is consistent with the Township Master Plan, as adjacent properties have been developed and planned for future non-residential uses, including the Jamestown Township Fire Department to the north, future parkland to the west, a school to the south and a proposed assisted living facility to the east., and that it is compatible with surrounding zoning districts and uses. The land can also support the uses permitted in the B-I Zoning District, especially as regards to the parcel’s size, access to two major roads for commercial vehicles and utility availability.

A motion was made by Commissioner O’Dell, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:09 p.m. Motion carried unanimously.

The Commissioners discussed the application and the permitted and special uses within the B-I Zoning District that would not be compatible with surrounding uses if the use of the property was to change at some point in the future. They also noted that the Planning Commission is in the process of updating the Master Plan, and that this area is still planned to remain in the R-2 Residential Zoning District. There was discussion regarding potentially rezoning a smaller area of the parcel and the existence of other

commercial properties located at various intersections in the township. It was noted that the other parcels adjacent to 3649 24th Avenue that are currently in the B-I Zoning District were conditional rezonings with restrictions on the use of the property. Upon recommendation from the Planning Commissioners, the applicants stated that they would withdraw their request for a traditional rezoning of the property to the B-I Zoning District and instead return with options for a Conditional Rezoning application to the B-I Zoning District.

- **Workable Solar Ordinance.** Chairman Smith reviewed the Planner’s memorandum regarding the revisions proposed at the February 18, 2025 Planning Commission meeting. Planner Ransford is still waiting for the Township Attorney to provide details regarding the PA 116 language within the ordinance. As they were generally satisfied with the language provided, the Planning Commissioners directed Planner Ransford to schedule a Public Hearing for the Workable Solar Ordinance.
- **Discussion Item-Corner Lots.** The Planning Commissioners discussed a recent Special Use application for an accessory building in the front yard of a corner lot. There was confusion regarding where the front yard would be, and whether the property would be considered to have two front yards. Planner Ransford suggested that the definition of a front lot line in the JCTZO be revised to define the front yard as being where the driveway is located. He will provide revised language for discussion at the next Planning Commission meeting.

OLD BUSINESS:

- **Master Plan**
 - **Master Plan Map.** The revised map was discussed, in which the future zoning for parcels outside the development boundary was designated to be within the AR Zoning District. There was discussion also regarding the development boundary, beyond which public utilities cannot be extended according to the JCTZO.
 - **Appendix.** It was determined nothing would need to be revised in the appendix, except for any available demographic data and updating base maps, such as the street map.

Planner Ransford was directed by the Commissioners to provide a complete draft of the Master Plan that contains all the revisions developed during the Master Plan update process for a final review by the Planning Commission.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None. Planner Ransford informed the Commissioners that the agenda for the April 15, 2025 Planning Commission meeting would likely include a PUD application for Creekridge (which was dependent on the development of Waterton Station), Site Plan review for a Sound Off addition, and a PUD amendment from DC storage to add land to the PUD. Planner Ransford will also provide for discussion a master plan housing assessment template developed by another community as well as PUD language adopted by Allendale Township regarding open space.

PLANNING COMMISSION MEMBER COMMENT: Commission Tacoma suggested that the Planning Commission include keeping the property tidy as a condition of approval for event barns.

ADJOURN: A motion was made by Commissioner Kronemeyer, supported by Commissioner Tacoma, to adjourn the meeting at 8:09 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)