

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
May 20, 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 Kronemeyer opened with the invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Miedema, supported by Commissioner Kronemeyer, to approve the minutes of the April 15, 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: None.

NEW BUSINESS:

- **Public Hearing**

- **Map Amendment.** An application for a zoning map amendment (rezoning) from Matt VanWoerkom to rezone property located at 3160 Quincy Street, parcel number 70-18-09-100-017 from the R-2 Residential Zoning District to the General Commercial (C-2) Zoning District. The property is also located within the M-6/32nd Avenue Overlay District and will remain in the overlay district. The approximately 2.4-acre property is located at the southeast corner of Quincy Street and 32nd Avenue and currently contains a dwelling and an accessory building.

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

Matt VanWoerkom, the applicant, was present to provide information regarding the request. They have a purchase agreement with the owner of the property who is aware they are planning to develop the property as a commercial property.

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

A motion was made by Commissioner Miedema, supported by Commissioner Klooster, to close the Public Hearing at 7:05 p.m. Motion carried unanimously.

The Commissioners discussed master plan and zoning ordinance considerations and determined that the request is in accordance with the township master plan, and that it would be a good fit with the surrounding area.

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 by rezoning certain lands to the C-2 General Commercial Zoning District, as all the standards of Section 31.5-Amendment Standards of the Jamestown Charter Township Zoning Ordinance (JCTZO) have been met.

Motion carried unanimously.

- **Text Amendments.** A Zoning Text Amendment Ordinance to Regulate Solar Energy Systems and Other Matters Related Thereto, and to Revise Section 2.65-Front Lot Line. The zoning text amendments would accommodate solar energy systems in a "workable ordinance" format within the JCTZO along with a proposed revision to Section 2.3-Accessory Building or Structure of the JCTZO at the recommendation of the Township Attorney to avoid conflict with the workable language, as well amending Section 6.4V Special Uses in the Agricultural-Rural Residential District to add "Principal-Use Solar Energy Systems, subject to Section 3.34", and to amend Section 2.65 Lot Line, Front of the JCTZO to revise the definition to address corner lots and the related front line.

A motion was made by Commissioner Tacoma, supported by Commissioner Klooster, to open the Public Hearing at 7:13 p.m. Motion carried unanimously.

Paul Andres, Land Agent with the solar development company RWE Energy, stated that they would rather work with the local jurisdiction instead of the state for the siting of solar projects. They design site plans for individual parcels and are looking at the Jamestown area due to the availability of large parcels of land and the location of transmission lines.

Charles Gould, from the Michigan State University Extension in Ottawa County, informed the Commissioners that their Planning and Zoning guidebook for Solar Energy Systems has been revised due to recent legislation. They work with farmers who are interested in growing crops or grazing animals on a solar site.

Joe Briochu, Development Manager with the solar development company RWE Energy, stated that he thinks the proposed ordinance is very fair and workable, except that they would recommend removing the prime farmland cap as solar energy systems are a temporary land use, and the land must be returned to its original condition when the lease agreement expires.

Larry Heyboer, 2414 56th Ave., stated that many farmers are getting older, and they rely on their farmland for their retirement. He stated leasing for a solar energy system would be a good option to provide consistent revenue and preserve farmland as it would not be a permanent change. Their other options are to sell the land for development or lease to other farmers, which does not generate enough revenue.

Andrew Hall, 5923 Hemlock Dr., Holt MI, a Field Representative for the Land and Liberty Coalition, stated that they advocate for local property rights regarding economic development and land protection. He also thinks that the prime farmland cap is not a good idea, and that solar leases provide an opportunity for land to rest and regenerate.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Klooster, to close the Public Hearing at 7:45 p.m. Motion carried unanimously.

The Commissioners discussed the potential for solar installations on parking lots, how a workable ordinance would function, the cap on prime farmland and the feasibility of grazing or crop systems integrated with a solar installation. Planner Ransford informed them that the workable ordinance would result in a formal text amendment to the zoning ordinance every time a project comes into the township. Gould informed the Commissioners that they utilize grass seed mixes that thrive in partial shade, so that there is no negative impact from the shade of the solar panels on grazing land.

Commissioner Klooster, a local farmer, stated that he was not in favor of a cap on prime farmland, that the farmer should be able to decide how much of his land is utilized for a solar installation.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to recommend that the Jamestown Township Board of Trustees adopt the Ordinance to Amend the JCTZO to Regulate Solar Energy Systems and Other Matters Related Thereto, and to Revise Section 2.65-Front Lot Line with the removal of the language in Section 3.34.A referencing a twenty percent cap for prime farmland.

Motion carried unanimously.

- **Site Plans**

- **DC Storage.** The Final Development Plan for the DC Storage Planned Development submitted by Exxel Engineering, Inc., on behalf of Doug Veltema to add two (2) new storage units for a total of 80,080 square feet at 4114 Ransom Street. The units will be constructed on 4.1 acres that will be added to the existing DC Storage Planned Development. The property is located on the south side of Ransom Street, west of 40th Avenue, in the AR Agricultural Rural Residential Zoning District (AR).

Justin Brink, from Exxel Engineering, was present to provide information regarding the proposed addition to the Planned Development. He noted that they will utilize a private fire protection line from the pond on the north part of the property instead of coordinating water from the City of Hudsonville for fire protection. They have also incorporated a road crossing that will need approval from the Ottawa County Road Commission. He noted that there was an error on page five of the memorandum related

to wetlands, as there are no wetlands on the site. On the site plan, they have identified trees that will be preserved along the property line. They are still working with the Ottawa County Water Resource Commission to obtain their approvals for storm water management.

The Planning Commissioners discussed the considerations in the Township Planner's memorandum. They determined it was not necessary to require assessments for economic feasibility, traffic impact, environmental impact or fiscal impact, and that a Public Hearing on the Final Plan does not need to be conducted by the Planning Commission as the proposed is a minor addition to the existing plan. Planner Ransford noted that the copy that will be provided to the Township Board of Trustees will have a corrected legal description for the property that includes missing language.

A motion was made by Commissioner Miedema, supported by Commissioner Klooster, to recommend that the Jamestown Charter Township Board of Trustees adopt the Ordinance to Amend Chapter 34 of the Zoning Ordinance of the Charter Township of Jamestown Regarding DC Storage Planned Development with the legal description modified as noted by the engineer, and with the conditions that the applicant comply with the content of the DC Storage Planned Development Ordinance and the content of the Township Engineer letter dated May 6, 2025.

Motion carried unanimously.

- **Ottawa County Road Commission (Top Grade) Mine Amendment.** They are seeking to amend their existing soil mining permit on parcel number 70-18-15-200-016, which authorized the Ottawa County Road Commission (OCRC) in 2021 to excavate approximately 2,500,000 cubic yards and create a lake of approximately 9.4 acres in surface area. They are seeking to excavate an additional 1.55 million cubic yards of material and increase the currently authorized lake to approximately 27.7 acres in surface area, and following the completion of the excavation, the site is proposed to accommodate one building site. The property is located on the south side of Riley Street between 24th Avenue and 16th Avenue. The parcel is located partially in the AR and Residential 1 (R-1) Zoning Districts. The proposed amendment would extend excavation until 2041.

Kurt DeKock, from Top Grade Aggregates, was present to provide information and answer questions regarding the application for a mine amendment. Top Grade is operating under the mining permit obtained in 2021 by the OCRC (the owner of the property). They discovered material that is better than expected and the decision was made to mine most of the site. They are still working on approval from EGLE for the lake. The OCRC would prefer not to create a subdivision with only one way in and out. They would also prefer to submit a performance bond.

The Planning Commissioners discussed the size of the lake, tipping fees and purpose thereof, the loss of future tax revenue with the elimination of lots, whether spoils are being brought onto the site and whether the current ordinance has provisions regarding spoils, potential liability regarding the lake for the future owner of the property and potential property maintenance issues, especially if the end use provides for only one building site, as well as questioning what would happen if the amendment is not approved. In response to the spoils discussion, the applicant stated they had initially taken in some material from the OCRC, which then went back out. They also processed some material from a contractor with permission from the OCRC, and that material was given back to the contractor. They do not intend or desire to add more spoils to the site. Planner Ransford noted that if the ordinance does not state that spoils can be brought onto the site, then it is not permitted, and that there can be issues with potential contamination. He also informed the Commissioners that they would only be making a recommendation to the Township Board of Trustees, and that as the State has oversight of mineral rights, the Township would have to provide evidence of serious consequences as a result of the removal of more material in order to deny the request for an amendment to the soil mining permit. The Planning Commissioners stated they had no issue with the remainder of the resolution to amend the soil mining permit, only with the end use as proposed.

A motion was made by Commissioner Tacoma, supported by Commissioner Miedema, to table the request, and request that the applicant submit a plan with a more clearly defined end use with more detail.

Motion carried unanimously.

OLD BUSINESS:

- **Master Plan.** The Planning Commissioners directed Planner Ransford to send the Master Plan revisions to Township Counsel for review.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Matt VanWoerkom, 2909 Rocaway Dr., commented on the Ottawa County Mine amendment. He would prefer that the end use of the site be one house on a larger lake.

Tom Larabel, 3048 Rocaway Dr., stated that the mine has been a good neighbor, and that the Riley Ridge Development has open space that is preserved naturally, so they would prefer that the end use of the mining property be less developed. He also stated that there would not be enough space for a private or public street for a housing development.

CORRESPONDENCE: None. Planner Ransford informed the Commissioners that the Ottawa County Road Commission (Top Grade) Mine Amendment, a site plan for SoundOff Signal if a traffic study is completed, and sample PUD language that Allendale developed might be on the agenda for the June 17, 2025 Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Chairman Smith, supported by Commissioner Klooster, to adjourn the meeting at 9:25 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____
(chair)