

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
September 16, 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, Dave Kronemeyer, Dana O'Dell, Sherrie Miedema, Dean Smith and Tim Tacoma were present. Commissioner Klooster was absent with notice.

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

**INVOCATION:** Commissioner Jeurink opened with the Invocation.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to approve the minutes of the August 19, 2025 Planning Commission Meeting as written. Motion carried unanimously.

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

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

**NEW BUSINESS:**

- **Public Hearings**

- **Map Amendment**-an application for a conditional zoning map amendment (rezoning) from TCCM Properties, LLC to rezone that portion of 3649 24<sup>th</sup> Avenue, parcel number 70-18-09-200-034, that is zoned within the R-2 Residential (R-2) Zoning District to the B/I Business Industrial (B/I) Zoning District. The property currently consists of both zoning districts. The property is located on the west side of 24<sup>th</sup> Avenue north of Greenly Street. The existing pole barn structures are within the B/I Zoning District and hold Pater Bobcat Service. The approximately 10.65-acre property contains approximately 475 feet of frontage on Greenly Street and 415 feet of frontage on 24<sup>th</sup> Avenue.

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

**Rick Pulaski**, from Nederveld, was present to provide information regarding the application. He noted that while the Township Master Plan indicates the property as Medium Density Residential, adjacent lands have been developed and planned for future non-residential uses. The parcel is bordered by a soon to be constructed Jamestown Township Department of Public Works building to the north, future parkland to the west, Jamestown lower Elementary School to the south and a proposed future assisted living facility to the east. They believe the proposed zoning change is necessary due to the growth of the Pater Bobcat business and the need to expand the use on the property, and that the B-I Zoning will allow uses that are more compatible with the neighboring parcels.

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

**A motion was made** by Commissioner Tacoma, supported by Commissioner O'Dell, to close the Public Hearing at 7:10 p.m. Motion carried unanimously.

**The Planning Commissioners** discussed the proposed conditional rezoning request. They noted that there are no adjacent residential uses. They questioned whether new building tenants would need site plan approval. The Commissioners also discussed the proposed list of limited uses by right and special uses in the B-I Zoning District for the conditional rezoning and were not in favor of Commercial Kennels as a potential use by right. The applicant offered to remove that use from the list. Planner Ransford provided information to the Commissioners regarding the purpose and function of a conditional rezoning. He noted that a conditional rezoning proposal is voluntary, and the township cannot require the landowner to offer conditions as a requirement for rezoning. The township can refuse consideration

of the request. If the requested property is conditionally rezoned, the contract limits the property to the uses and related site plan as submitted, when a site plan is included. Any future changes to the site require an amendment to the contract, and if the use(s) vacate the property, the parcel reverts back to the original zoning (following the same map amendment process). Ransford also noted that abutting properties owned by Pater were rezoned in 2014 to the B-I Zoning District as a conditional rezoning. **A motion was made** by Commissioner Tacoma, supported by Commissioner Miedema, to table the request for a conditional zoning map amendment until the October 21, 2025 Planning Commission meeting so that the Township Planner can draft the Zoning Map Amendment Ordinance, and revise the current conditional rezoning agreement to accommodate the proposed minus Commercial Kennels as a proposed use by right to present at the October 21, 2025 Planning Commission meeting for review and recommendation. Motion carried unanimously.

**OLD BUSINESS:** None.

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

**CORRESPONDENCE:** None. Planner Ransford informed the Commissioners that the Township Master Plan with legal comments, Jamestown Three Final Planned Development Plan, Agape Event Barn Text Amendment, a Map Amendment and this meeting's Conditional Rezoning could possibly be on the agenda for the October 21, 2025 Planning Commission meeting.

**PLANNING COMMISSION MEMBER COMMENT:**

**Commissioner Tacoma** commented on the condition of some sections of the bike pathways when a cut is done in the pathway to install a new driveway.

**ADJOURN:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Tacoma, to adjourn the meeting at 7:43 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

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