

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

October 21, 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, Dana O'Dell, Sherrie Miedema, 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 Klooster, to approve the minutes of the September 16, 2025 Planning Commission Meeting as written. Motion carried unanimously.

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

**GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:**

**The Planning Commissioners** confirmed for Mark Pater and Township legal counsel that they understood at the September 16, 2025 Planning Commission meeting that the applicant, TCCM Properties LLC, was seeking to rezone the entirety of parcel number 70-18-09-200-034 to Business Industrial (B-I), and that this parcel along with the two other adjacent parcels owned by TCCM Properties LLC would all be in the B-I Zoning District, and all three parcels would be included in the conditional rezoning agreement., thereby allowing all of the existing and proposed uses on the entirety of all three lots.

**NEW BUSINESS:**

- **Public Hearings**

- **Map Amendment**-an application for a zoning map amendment from Wade Windemuller to rezone property located at 2785 24<sup>th</sup> Avenue, parcel number 70-18-16-400-016, from the Agricultural Rural Residential (AR) Zoning District to the R-1 Residential (R-1) Zoning District.

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

**Robert Vanfarowe**, 2792 24<sup>th</sup> Ave., asked what the property would be used for and stated concerns regarding whether changes would be made to an existing pond on the property.

**Kim McClain**, 2721 24<sup>th</sup> Ave., stated that she lives immediately south of the applicant's property and she expressed concerns regarding disturbing the existing pond and wetland areas on the property.

**Matt McClain**, 2721 24<sup>th</sup> Ave., expressed a concern that any wetland disturbance or houses built on the property would result in water runoff onto their adjacent property.

**Kyle Windemuller**, 350 24<sup>th</sup> Ave., stated that he is the applicant's brother and that they are looking into putting a lot with a house toward the road and they would likely fill in the pond if allowed. He also stated that the applicant has reached out to the County Water Resources Commissioner (OCWRC), Joe Bush, regarding the pond. He noted that rezoning to R-1 aligns with the township future land use map.

**A motion was made** by Commissioner Kronemeyer, supported by Commissioner Klooster, to close the Public Hearing at 7:15 p.m. Motion carried unanimously.

**The Planning Commissioners** discussed whether potential water issues would be a reason to deny rezoning the property. Most were of the opinion that any potential issues with the County Water Resources Commission or EGLE would not be a reason within township ordinances to deny rezoning the property.

**A motion was made** by Commissioner Tacoma, supported by Commissioner Miedema, to recommend that the Jamestown Charter Township Board of Trustees approve the request for a Zoning Map Amendment by rezoning certain lands to the R-1 Residential 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** – Six ayes, Commissioner Smith opposed.

- **Special Use**–a Special Land Use Permit Application from Jeff and Amanda Ensing for the Agape Acres Barn, an event barn, in the AR Zoning District. The property is located at 4775 Ransom Street on the northeast corner of 48<sup>th</sup> Avenue and Ransom Street, parcel number 70-18-06-100-043.

**A motion was made by** Commissioner Kronemeyer, supported by Commissioner Jeurink, to open the Public Hearing at 7:20 p.m. Motion carried unanimously.

**Jeff and Amanda Ensing**, the property owners and applicants, presented information regarding their Special Use application for an event barn.

**Matt Wieda**, 4285 48<sup>th</sup> Ave., requested that the maximum number of events per year be limited to 30. He stated also that the current lighting for events on the property is nice, and he would like to see no changes regarding lighting, but he has had some issues with noise.

**A motion was made by** Commissioner Tacoma, supported by Commissioner Klooster, to close the Public Hearing at 7:25 p.m. Motion carried unanimously.

**The Planning Commissioners** discussed items from the Township Planner memorandum and the Township Engineer letter, especially regarding the proposed additional 50 parking spaces on grassy areas, the proposed refuse disposal location, annual renewals of the permit and inspections, the maximum number of events per year as an additional condition, and whether an irrevocable letter of credit is necessary. The applicants stated that they estimate guests arrive three per vehicle, but if they arrive singly instead, the additional parking in the grassy areas is necessary. They also have an agreement with the adjacent church to use their parking areas as overflow if the grassy areas are unusable. The Planning Commissioners discussed placing a limitation on number of events per year. They decided that it would be appropriate to set a maximum of 50 events per year. Also discussed was the annual review process and permit renewal. Planner Ransford informed the Commissioners that they can review the conditions and standards every year and make adjustments as necessary. He could forward the annual administrative review done by the Township Zoning Administrator to the Planning Commission for review.

**A motion was made by** Commissioner Tacoma, supported by Commissioner Miedema, to approve the Special Use Permit for an event barn with the following conditions:

- That the request for 50 additional parking spaces in grassy areas be granted, and that parking will be permitted on grass and gravel per Section 6.4U.4.
- That the applicant comply with annual renewals and inspections per Section 6.4U.4.
- That the maximum number of events per year is set at 50, operating from mid-May to the end of October, primarily on Fridays and Saturdays.
- That the Standards of Section 6.3, 17.1E, and 18.4 of the JCTZO be met.
- That proof of approval of the Well and Septic permit be provided.
- That proof of Township Engineer and OCWRC approval of stormwater drainage plans are provided.
- That the applicant satisfy the content of the Township Engineer letter dated October 2, 2025.
- That the applicant satisfy the content of the Township Planner memorandum.
- That cash or an irrevocable letter of credit is not necessary as all site improvements already exist.

**Motion carried unanimously.**

- **Site Plan**

- **Jamestown Three Preliminary Planned Development-Final Plan.** The Final Development Plan for the Jamestown Three Planned Development submitted by Carson Gray on behalf of Dean Rosendall to

establish four duplex residential condominiums and nine fourplex residential condominiums for a total of 44 dwelling units on approximately seven acres. The property is located at 3388 32<sup>nd</sup> Avenue on the east side of 32<sup>nd</sup> Avenue south of Greenly Street immediately adjacent to Jamestown One, parcel number 70-18-08-300-029.

**The Planning Commissioners** reviewed the Final Development Plan submission and the considerations and recommendations in the Township Planner's memorandum.

**A motion was made** by Commissioner Kronemeyer, supported by Commissioner Tacoma, to recommend that the Jamestown Charter Township Board of Trustees approve the Final Planned Development Plan dated July 21, 2025, as presented with the following conditions:

- That an economic feasibility, a traffic impact assessment, an environmental impact assessment, or a fiscal impact assessment are not necessary.
- That it is not necessary for the Planning Commission to conduct a public hearing on the Final Plan.
- That the pathway worksheet has been reviewed, and the applicant shall construct the pathway pursuant to Section 3.24.B.1.a.
- That the applicant satisfy the content of the Township Engineer's letter dated July 1, 2025.
- That the applicant satisfy the content of the Township Planner's memorandum.
- That the Standards of Section 19.9 and Section 17.1E of the Jamestown Charter Township Zoning Ordinance (JCTZO) be met.
- That the applicant satisfy the content of the Jamestown Three Planned Development Ordinance.

**Motion carried unanimously.**

**OLD BUSINESS: Master Plan-Public Utilities Chapter**

**The Planning Commissioners** discussed the Master Plan revisions proposed by Township Legal Counsel. The suggested revisions were limited to the Public Utilities Chapter. A motion was made by Chairperson Smith, supported by Commissioner Kronemeyer, to submit the Master Plan with the revisions proposed by Township Legal Counsel to the Township Board of Trustees. Motion carried unanimously.

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

**CORRESPONDENCE:** None. It was noted that the November Planning Commission meeting has been scheduled for **Wednesday, November 12** at 7:00 p.m. (the second week of the month instead of the third). Planner Ransford stated that the Pater Conditional Rezoning request would likely be the only agenda item for this meeting.

**PLANNING COMMISSION MEMBER COMMENT:** None.

**ADJOURN:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to adjourn the meeting at 8:01 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

by \_\_\_\_\_

(chair)