

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

November 12, 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, and Dean Smith were present. Commissioner Tim Tacoma was absent with notice.

ALSO PRESENT: Township Planner Greg Ransford.

INVOCATION: Commissioner O'Dell opened with the Invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Klooster, supported by Commissioner Kronemeyer, to approve the minutes of the October 21, 2025 Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS: None.

OLD BUSINESS:

- **Map Amendment-TCCM Properties, LLC**- an application for a conditional zoning map amendment (rezoning) from TCCM Properties, LLC to rezone that portion of 3649 24th 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 24th 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 24th Avenue. The entirety of parcel number 70-18-09-200-034, along with the two other adjacent parcels owned by TCCM Properties LLC would therefore all be within the B-I Zoning District, and all three parcels would be included in the conditional rezoning agreement.

The Planning Commissioners reviewed the Conditional Rezoning Agreement and the Ordinance to Amend the Jamestown Charter Township Zoning Ordinance (JCTZO) for Conditional Rezoning from the current R-2 to B/I Business and Industrial District for 3613, 3623 and 3649 24th Avenue. They discussed the Special Uses listed in Section 13.4 of the JCTZO that would be allowed in the Conditional Rezoning Agreement, especially number 2 on page three of the Rezoning Ordinance that would allow “other industrial operations which involve outdoor storage or activities exceeding fifty (50) percent of the Floor Area of the principal building located on the premises.” It was determined that the Special Use permit process would allow the Planning Commission adequate opportunity to review such proposed special use.

A motion was made by Chairman Smith, supported by Commissioner Jeurink, to recommend that the Jamestown Charter Township Board of Trustees approve the Conditional Rezoning Agreement and adopt the Ordinance to Amend the JCTZO, as while the zoning for the property is identified in the township master plan as the R-2 Residential Zoning District, surrounding properties have already been developed for non-residential uses, including a school, a future assisted living facility, the Fire Station, and the Township Park. In addition, no residential uses border the property. Motion carried-six ayes, Commissioner Tacoma absent.

- **Site Plan-Elzinga-Diesel Truck Repair**

The Planning Commissioners informally reviewed the revised site plan. There was discussion regarding the number of parking spaces and whether there is adequate parking for employees, as well as whether parking areas would need to be paved. Planner Ransford noted that paving parking areas would not be necessary as the property is within the AR Zoning District. There was consensus to proceed with scheduling a Public Hearing for the Special Use. Planner Ransford may have the Township Zoning Administrator review the site plan as well, as zoning enforcement action has been necessary in the past.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None. Planner Ransford confirmed with the representative for Mike Elzinga that it would be best to schedule the Special Use Public Hearing at the January 20, 2026 Planning Commission meeting. As there are no agenda items scheduled for December, the Commissioners decided to cancel the December 16, 2025 Planning Commission meeting.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Kronemeyer, supported by Commissioner Klooster, to adjourn the meeting at 7:25 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

by _____

(chair)