

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

January 20, 2026, 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, Sherrie Miedema, Dana O'Dell, Dave Kronemeyer, 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 Kronemeyer, supported by Commissioner Miedema, to approve the minutes of the November 12, 2025, Planning Commission Meeting as written. There was no Planning Commission meeting in December 2025. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

- Joel Vannord, 118 44th Ave, Zeeland, requested that the Planning Commission look at the township solar ordinance again based on recent events in Zeeland Township. Chairman Smith informed him that he intends to compare Jamestown Township's incompatible workable solar ordinance with Zeeland's once Zeeland's ordinance is completed.
- Karen Uebbing, 1050 Woodbridge St., owns a farm in Jamestown Township, and she would like clarification regarding the definition of commercial production of agricultural products and farm uses, as the Township Zoning Administrator had informed her that farm retail sales are not allowed per the Jamestown Charter Township Zoning Ordinance (JCTZO). The Commissioners discussed the possibility of amending the definition of a farm to include retail sales and perhaps add retail sales as a Special Use. Planner Ransford will communicate with the Zoning Administrator regarding the issue.
- Dan Kerkstra, 2130 56th Ave., Zeeland, stated concerns regarding solar and asked the Planning Commission to consider limits on acreage for solar use and increased setbacks.

NEW BUSINESS:

- **Election of Officers**-a motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to re-elect Dean Smith as Chairperson, Dave Kronemeyer as Vice-Chairperson, and Tim Tacoma as Secretary. Motion carried unanimously.
- **Site Plan**

- **Waterton Court-Site Condominium Final Plan** to formally establish the project "Waterton Court Site Condominium" located at the northeast corner of 24th Avenue and Greenly Street, currently accessed from Waterton Drive off Greenly Street.

Chairman Smith provided a recap of the Planned Development approval in 2023, which established 16 single-family residential site condominium sites, along with two private roads. Since then, the applicant removed the existing drainage course that runs north to south on the property. The Michigan Department of Environment, Great Lakes and Energy (EGLE) required the developer to return the drainage course through the center of the project. This created the need for the approved Waterton Court to be split into two cul-de-sacs: Waterton Court and Gitchel Court (formerly Carole Court) with new open space containing the drainage course running between. The preliminary review of the new plan contained seventeen (17) single-family site condominium sites, but the final review plan has been reduced to sixteen (16) sites.

The Commissioners discussed parking and driveways. Rick Pulaski, from Nederveld, responded that no parking space has been lost due to changes in the plan and that driveway lengths are the same as in the existing phase one.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to recommend that the Township Board of Trustees adopt the Resolution for Final Site Condominium approval to establish a sixteen (16) unit single-family site condominium, as shown in the site plan submission titled Waterton Court Site Condominium, prepared by Nederveld, Incorporated, dated 11/6/25 (the “Development”) with the following conditions and findings:

- That the site plan review standards of Section 17.1 have been met.
- That the content of the draft Resolution be met.
- That the applicant satisfy the content of the Township Planner’s memorandum and the content of the previous plan approval review letter provided by the Township Engineer.
- That the applicant meet the requirements of the Fire Chief.

Motion carried-unanimously

- **The Annual Report of the Planning Commission** was reviewed. Kronemeyer stated that he attended seven of the nine meetings in 2025. A motion was made by Commissioner Klooster, supported by Commissioner Miedema, to approve the annual report as submitted with a correction in the number of meetings attended by Commissioner Kronemeyer as seven. Motion carried unanimously.
- **2026 Planning Commission meeting schedule**-A motion was made by Chairman Smith, supported by Commissioner Kronemeyer, to approve the 2026 meeting schedule with a change to the November 2026 meeting date from Tuesday, November 17, 2026 to Tuesday, November 24, 2026. Motion carried unanimously.

OLD BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None.

CORRESPONDENCE: None. Planner Ransford informed the Commissioners that today was the last day for comments or correspondence to be submitted regarding the Master Plan, and none have been received. The Commissioners discussed whether they should review the plan again or schedule a public hearing. Commissioner O’Dell suggested reviewing the plan again to discuss whether an overlay district for renewable energy should be created.

PLANNING COMMISSION MEMBER COMMENT:

Commissioner Klooster let the Commissioners know that he is retiring from the Planning Commission. Dean expressed appreciation for his service.

Commissioner O’Dell suggested that as well as taking another look at the solar ordinance, it might be a good idea for the Planning Commission to also look at the current language for wind and add language for battery storage. Planner Ransford stated that he can bring sample language for battery storage from Tallmadge Township once they have completed it, as well as language regarding data centers that a colleague is still working on. He can also bring sample data center language from other communities. He stated that the use would have to be accommodated somewhere, but he can check with counsel about language regarding adjacent areas that might have an impact on whether a community must accommodate the use if it already exists in a neighboring community.

Commissioner Kronemeyer confirmed that Planner Ransford would check with the Zoning Administrator regarding farm retail sales.

ADJOURN: A motion was made by Commissioner Klooster, supported by Commissioner Miedema, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

by

(chair)