

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
February 17, 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, Sherrie Miedema, Dana O’Dell, Dave Kronemeyer, Dean Smith, and Tim Tacoma were present, with one position vacant.

ALSO PRESENT: Township Planner Greg Ransford and Township Attorney Mark Nettleton.

INVOCATION: Chairman Smith opened with the Invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Kroemeyer, supported by Commissioner Jeurink, to approve the minutes of the January 20, 2026, Planning Commission Meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:

Joe Brochu, from RWE Solar, provided information regarding upcoming meetings and is available for questions.

Attorney Mark Nettleton clarified that RWE solar is an informational agenda item under “Other Business” only for the purpose of notifying residents of changes in meeting dates being held by the company regarding the solar project. There will be three meetings, each at 6:00 pm: Tuesday, March 17, 2026 at Evergreen Ministries, 4512 48th Avenue, Hudsonville MI 49426, and March 18, 2026 and March 19, 2026 at the Zeeland Charter Township Hall, 6582 Byron Rd, Zeeland MI 49464.

Marc Van Dyk, 2059 40th Ave., stated concerns about the environmental impact of the proposed solar project on the county drain system.

Mel Kreuze, 3839 48th Ave., provided comments regarding soil erosion and stewardship.

Matt Van Dyk, 3675 40th Ave., questioned using prime farmland for this type of use rather than land that is planned for Industrial uses.

NEW BUSINESS:

- **Public Hearing**

- **Elzinga-Diesel Truck Repair Special Use**-A Special Land Use application from Mike Elzinga to operate a diesel and truck repair pursuant to Section 3.19-Non-Grandfathered and Non-Conforming Uses at 2865 32nd Avenue. The property is located north of Felch Street on the west side of 32nd Avenue.

A motion was made by Commissioner Tacoma, supported by Commissioner Jeurink, to open the Public Hearing at 7:10 p.m. Motion carried unanimously.

Chairman Smith summarized the application for a Special Use permit from Mike Elzinga to codify under Section 3.19 of the Jamestown Charter Township Zoning Ordinance (JCTZO) the non-grandfathered and non-conforming use of diesel and truck repair. Elzinga was permitted to conduct this business many years ago, but the extent of the use permitted was not clearly outlined through a site plan. The permit for a non-grandfathered and non-conforming use will expire no later than 2040.

Matt Van Dyk, 3675 40th Ave, stated that he has known Mike for a long time and has used his services, also that Mike is a good individual in the community who provides a good service.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to close the Public Hearing at 7:13 p.m. Motion carried unanimously. **The Planning Commissioners** discussed the application. No concerns have been received from the Township Fire Chief. They discussed waiving the requirement to construct pathway along the frontage on 32nd Avenue or provide pay-in-lieu of constructing pathway, as the special use would be temporary, expiring no later than 2040, and that there would be no connection at either end of the pathway if it was constructed. They also questioned Elzinga regarding protection of the onsite septic system from a diesel fuel spill. Elzinga replied that all hazardous material is hauled away, and that water run-off goes into a tank, which is pumped and removed as hazardous waste. It was clarified on the site plan that the proposed trees would be Norway spruces. The recommendations in the Township Planner's memorandum were discussed.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to make a recommendation that the Jamestown Charter Township Board of Trustees approve the Special Land Use to operate a diesel and truck repair pursuant to Section 3.19 of the JCTZO-Non-Grandfathered and Non-Conforming Uses with the following conditions and findings:

- That a pathway is unnecessary pursuant to the factors in Section 3.24C of the JCTZO, with particular regard to the lack of connection on either end of the property and because the proposed use is not permitted beyond the year 2040.
- That the Special Use Standards in Section 18.4 and the Site Plan Review Standards in Section 17.1E of the JCTZO are met.
- That cash or an irrevocable letter of credit is submitted for the costs of the required improvements associated with the project and the landscaping prior to construction.
- That the proposed satisfy the content of the Township Planner memorandum.
- That the trees be Norway spruce as shown on the site plan.

Motion carried unanimously.

OLD BUSINESS: None.

OTHER BUSINESS:

- **Closed Session to review Attorney-Client Privileged Communication**

A motion was made by Commissioner Tacoma, supported by Commissioner O'Dell, to meet in a closed session pursuant to Section 8(h) of the Open Meetings Act to consider material which is exempt from disclosure under Section 13(1)(g) of Michigan's Freedom of Information Act. The Township Attorney, Mark E. Nettleton, is hereby appointed as Secretary for the purpose of taking minutes of the closed session in accordance with the Open Meetings Act. Roll call vote: Ayes: Tacoma, Jeurink, Miedema, Smith, Kronemeyer, O'Dell. Nays: None. Absent: none. Approved by the Planning Commission of the Charter Township of Jamestown at a regular meeting at 7:31 p.m., local time on February 17, 2026.

The Planning Commission reconvened in open session at 8:14 p.m.

- **RWE Solar**, Incorporated proposed application to the MPSC pursuant to Act 233 and February 26, 2026 Public Meeting in Zeeland Charter Township. During Public Comment for Non-Agenda Items, Attorney Nettleton informed the Planning Commissioners of a change in the meeting date and provided information for the three meetings that will be held, one in Jamestown Charter Township and two in Zeeland Charter Township.

- **Scheduling of Public Hearing on Proposed Ordinance to Place a Temporary Moratorium on Applications for Zoning and Building Review with Respect to Data Centers and Digital Mining Uses.**

A motion was made by Chairperson Smith, supported by Commissioner Miedema, to reschedule the March Planning Commission meeting and Schedule the Public Hearing on the Proposed Ordinance to Place a Temporary Moratorium on Applications for Zoning and Building Review with Respect to Data Centers and Digital Mining Uses on Monday, March 23, 2026 at 7:00 p.m. Motion carried unanimously.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None.

CORRESPONDENCE: None.

PLANNING COMMISSION MEMBER COMMENT: None.

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ADJOURN: A motion was made by Commissioner Miedema, supported by Commissioner Kronemeyer, to adjourn the meeting at 8:20 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
Planning Commission

Minutes approved on

_____ by _____ (chair)