

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
May 19, 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 Dan Bodbyl, Al Jeurink, Dana O’Dell, Dave Kronemeyer, Dean Smith, and Tim Tacoma were present. Commissioner Sherrie Miedema was absent with notice.

ALSO PRESENT: Township Planner Greg Ransford and Township Engineer Aaron Van Proyen.

INVOCATION: Commissioner Jeurink opened with the Invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to approve the minutes of the March 23, 2026, Planning Commission meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Public Hearing**

- **Zoning Text Amendment**-A Zoning Text Amendment Ordinance to add Section 17.1N-Expiration to the Jamestown Charter Township Zoning Ordinance (JCTZO) to establish an expiration date for general site plans. “Any approved site plan pursuant to the terms of this Chapter under which the authorized use or activity has not commenced within one (1) year, shall be revoked.”

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

There were no comments from members of the public.

A motion was made by Commissioner O’Dell, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:04 p.m. Motion carried unanimously.

The Planning Commissioners discussed whether language should be added to allow for administrative approval of an extension if requested before the expiration of a year after site plan approval, and an appropriate length of time to grant for an extension.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Jeurink, to recommend that the Jamestown Charter Township Board of Trustees adopt the Zoning Text Amendment Ordinance to add Section 17.1N-Expiration, with the addition of language to allow the applicant to apply for a 90-day extension provided that the applicant applies for the extension before the expiration of a year after site plan approval. Motion carried unanimously.

- **Text Amendment Draft-Data Centers**

Chairman Smith informed all present that an ordinance to enact a temporary moratorium on data centers has been adopted by the Jamestown Charter Township Board of Trustees, effective May 6, 2026. This gives the Planning Commission time to review information, including draft ordinances from other townships, and to draft ordinance language to regulate this type of use. There was discussion regarding the most appropriate zoning district(s) for this type of use, how much land is currently

planned or zoned for Industrial use, potential impact on utilities such as water, potential tax revenue, and whether a minimum annual tax should be required, the potential size of large scale data centers, and whether this use should be allowed only as a Special Use in the Industrial or Business Industrial Zoning Districts. There was consensus to continue discussion at the June 16, 2026 Planning Commission meeting.

OLD BUSINESS:

- **Special Use Request-3160 Quincy St.** Applicant is seeking Site Plan review of two commercial buildings and a Special Use for a drive through. Revised plans have been submitted by Matt Vanwoerkom of 3160 Quincy LLC to construct two commercial buildings located at 3160 Quincy Street. The property is located on the southeast corner of 32nd Avenue and Quincy Street. The larger building will be approximately 6,000 square feet and the smaller building will be approximately 3,500 square feet. The smaller building is proposed to contain a drive through.

Chairman Smith reviewed the list of items the applicant was directed by the Planning Commission to provide in the updated site plans at the March 23, 2026 Planning Commission meeting.

The Planning Commissioners discussed the one way access to parking spaces on the northeast corner of the lot, potentially moving the location of the smaller building four feet to be able to accommodate two-way traffic, retaining walls, especially regarding the proximity to the back curb on the outside of the northwestern parking lot curve, tree preservation, wetlands, pathway, signage, and the potential impact of the drive through on the residential property to the east.

Chris Gilbert, from Holland Engineering, and the applicant, Matt Vanwoerkem, were present to address the concerns of the Planning Commission. They indicated that they want to keep the buildings parallel to and even with each other along Quincy Street. They will install “do not enter” signs for one way access. Township Engineer Van Proyen was satisfied regarding the building locations. Regarding potential safety issues for traffic on the northwestern parking lot curve with only three feet separating the back of the curb from a ten-foot retaining wall, the applicant stated it would not be possible to provide more buffer space due to the location of wetlands on the property. Engineer Van Proyen suggested installing bollards as a more aesthetic solution to reinforced fencing. The applicants also stated that it would not be possible to preserve trees due to site challenges in constructing the pathway and the buildings. They have spoken to the residential neighbor and will be installing an 8’ tall privacy fence to block glare from headlights in the drive through, as well as dropping the site elevation two feet, and including landscaping to muffle the sound of the drive through and changing the angle of the drive-through sound board. Engineer Van Proyen shared that the Township Fire Chief has reviewed and approved the site plan.

A motion was made by Chairperson Smith, supported by Commissioner Kronemeyer, to grant site plan approval and a Special Use permit for a drive-through with the following conditions:

- That the Site Plan Review Standards of Section 17.1E of the JCTZO are met.
- That the Standards for Special Use Approval of Section 18.4 of the JCTZO are met.

- That the pathway worksheet has been reviewed, and the applicant shall construct the pathway for the road frontage of the site along Quincy Street and 32nd Avenue pursuant to Section 3.24.B.1.a of the JCTZO.
- That the appropriate reciprocal easement document is executed to the satisfaction for the Township Attorney for the easement to the east property.
- That the rooftop equipment is adequately screened pursuant to Section 15.7.C.12 of the JCTZO.
- That cash or an irrevocable letter of credit is submitted for the cost of the required improvements associated with the project and the landscaping prior to construction.
- That the proposed shall satisfy the content of the Township Engineer letter dated May 6, 2026.
- That the proposed shall satisfy the content of the Township Planner memorandum.
- That bollards be installed along the west driveway anywhere there is less than five (5) feet between the back of the curb and the retaining wall.

Motion carried unanimously.

OTHER BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY: None

CORRESPONDENCE: None. Planner Ransford informed the Commissioners that a Special Use application for an accessory building in the front yard and draft language for a solar and battery storage ordinance would likely be on the June 16 Planning Commission meeting agenda.

PLANNING COMMISSION MEMBER COMMENT: Commissioner Kronemeyer inquired about Zeeland Township’s progress in developing their solar ordinance.

ADJOURN: A motion was made by Commissioner Tacoma, 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)