

JAMESTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

June 16, 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, 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 Bodbyl, supported by Commissioner Kronemeyer, to approve the minutes of the May 19, 2026, Planning Commission meeting as written. Motion carried unanimously.

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

**GENERAL COMMENTS REGARDING NON-AGENDA ITEMS:** none.

**NEW BUSINESS:**

- **Public Hearing**

- **Special Use Request**-a Special Use application submitted by Jack Boersen to construct an accessory building in the front yard of his property located at 946 36<sup>th</sup> Avenue, parcel number 70-18-29-400-028 where there is an existing single-family dwelling. The property is located on the east side of 36<sup>th</sup> Avenue north of Adams Street within the Agricultural Residential Zoning District (AR). He is seeking relief from Section 3.2F of the Jamestown Charter Township Zoning Ordinance (JCTZO).

**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 Kronemeyer, supported by Commissioner Miedema, to close the Public Hearing at 7:04 p.m. Motion carried unanimously.

**The Planning Commissioners** discussed the standards of Section 3.2M-Accessory Buildings, Structures, and Uses (in part), Section 18.4-Standards for Special Use approval and Section 17.1-Site Plan Review standards of the JCTZO. In answer to questions regarding the proposed location, Boersen noted the front of the lot was originally a sand pit, and as their home was built toward the back of the lot to avoid the pit, there is not much available space behind the house for the construction of a pole barn. They would also like to preserve the existing woods and trees on the property. The accessory building would be constructed next to an existing driveway and would be used for storing a trailer and other personal property.

**A motion was made** by Commissioner Miedema, supported by Commissioner Tacoma, to approve the Special Use permit for an accessory building in the front yard with the following conditions:

- That the Standards of Section 3.2M Accessory Buildings, Structures and Uses, Section 18.4-Standards for Special Use Approval, and Section 17.1-Site Plan Review Standards of the JCTZO be met.

**Motion carried unanimously.**

- **Text Amendment**

- **Renewable Energies**-a proposed Renewable Energies section to be inserted into the JCTZO to address solar, wind, and battery storage (energy storage) facilities in the Township. The proposed text is a first draft incorporating some provisions of PA 233 as written in the law as well as other PA 233 provisions that are proposed to be more restrictive or increased, including setbacks and the host community agreement payment respectively. The proposed language generally maintains the current solar language, as well as the current wind language with the addition of more definitions, siting

requirements, noise, contained collapse, and other language. This would apply to solar facilities with nameplate capacity of 50 megawatts or more, and energy storage facilities with nameplate capacity of 50 megawatts or more, or wind energy facilities with nameplate capacity of 100 megawatts or more. Facilities with nameplate capacity less than those thresholds are only reviewed by the Township. **The Planning Commissioners** discussed the draft text amendment ordinance, providing corrections and directions to Planner Ransford for revised language. Discussion included whether these types of facilities should be allowed only as a Special Use in the Industrial Zoning district or use by right, whether language for hybrid installations should be included, prohibiting combination of the outputs of separate facilities to achieve an output nameplate threshold of 50 or 100 megawatts, requiring independent 3<sup>rd</sup> party review of facilities at the developer's expense, requiring a fiscal impact analysis that is funded by the developer, preventing rate increases for residential customers, requiring detailed annual reporting on impacts regarding noise compliance, wildlife impacts and groundcover, changing the solar facility setbacks in section B-Principal -Use Solar Energy Systems to 150 feet for all subsections, except that B.2.d would remain 300 feet from any existing non-participating dwelling unit, and eliminating B.2.b to be incorporated into B.2.c, limiting shadow flicker to 20 hours per year for wind energy facilities, requiring a new Special Use application to be submitted for any changes to technology, equipment, or footprint on the site, requiring engineer analysis and mitigation for ice throw, requiring a full preconstruction report regarding bird and bat impacts, addressing issues with low frequency noise and infrasound, requiring an on-site fire suppression system, prohibiting stand-alone battery storage systems-requiring that battery storage systems be part of a solar or wind energy installation, requiring that battery storage systems be included in the initial site plan for a solar and wind energy installation, requiring a detailed emergency response plan with annual drills to be funded by the developer, and requiring coordination with county emergency management and community notification.

**OLD BUSINESS:**

- **Text Amendment**

- **Data Centers**

**The Planning Commissioners** reviewed the ordinances from Sparta Township and Solon Township regarding Data Centers. It was noted that Sparta's ordinance included crypto mining, and Solon's included digital mining. There was discussion regarding whether Data Centers should be allowed by Special Use only in the Industrial Zoning District, fire protection plans, suppression systems, low decibel vibration, noise not exceeding 45 decibels at the property line as well as determining decibel levels for normal daytime operation, night time operation, and emergency operation, closed loop water recycling system for cooling, hyperscale installations, requiring that fire suppression systems be tested on a regular basis and reviewed by the fire department, requiring the applicant to cover costs for fire department training and equipment and any fire response to the facility, and defining tiers of output, not just the physical size of the facility. Planner Ransford was directed to draft a sample ordinance using the Solon Township ordinance language as a starting point, and incorporating some of the language from the Sparta Township ordinance.

**OTHER BUSINESS:** None.

**EXTENDED PUBLIC COMMENTS REGARDING AGENA ITEMS ONLY:**

Neil DeKievit, 3216 32<sup>nd</sup> Ave. commented on the potential water usage for Data Centers.

**CORRESPONDENCE:** None. Planner Ransford informed the Commissioners that a Rezoning to R-1 application, Waterton Townhomes site plan, and maybe text amendment drafts could be on the July 21, 2026 Planning Commission meeting agenda, as well as a Public Hearing for the updated Master Plan if the Planning Commission is ready to move forward with finishing the Master Plan process.

**PLANNING COMMISSION MEMBER COMMENT:** Commissioner Kronemeyer inquired regarding who monitors whether Special Use permits applications are submitted per ordinance requirement. Planner Ransford answered that compliance is complaint-driven in most circumstances.

**ADJOURN:** A motion was made by Commissioner Kronemeyer, supported by Commissioner Bodbyl, to adjourn the meeting at 9:05 p.m. Motion carried unanimously.

Respectfully submitted by,

Maureen Carmody, Recording Secretary  
Planning Commission

Minutes approved on

\_\_\_\_\_ by \_\_\_\_\_ (chair)