

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
July 21, 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, Dana O'Dell, Dave Kronemeyer, Sherrie Miedema, Dean Smith, and Tim Tacoma were present. Commissioner Al Jeurink 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 Tacoma, supported by Commissioner Bodbyl, to approve the minutes of the June 16, 2026, Planning Commission meeting as written. Motion carried unanimously.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Public Hearing**

- **Map Amendment**-an application for a zoning map amendment (rezoning) from Susan Guerra on behalf of the Holmlund Trust to rezone property located at 1052 Riley Street, parcel number 70-18-14-200-003, from the Agricultural Rural Residential (AR) Zoning District to the R-1 Residential (R-1) Zoning District. The property is located on the south side of Riley Street, west of 8th Avenue, and is approximately 10.08 acres in area with approximately 330 feet of road frontage on Riley Street.

Susan Guerra provided information regarding the request for rezoning. The land was put in a trust by her parents for her and her siblings, and they are intending to split the property into two parcels, both for sale with the house on the smaller of the two parcels.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:04 p.m. Motion carried unanimously.

1. **Mark Lamers**, 1118 Riley St., owns adjacent property to the west with an orchard and farm market. He stated concerns with mixing housing and farming as the surrounding properties are active farmland. He also stated concerns regarding new wells.
2. **Jason Vander Meulen**, 1125 Riley St., lives directly across street to the west. He stated concerns regarding the potential effect on groundwater to add more wells, and whether a developer could put in a road with multiple homes.
3. **John Holmes, 3749 Costen Ct.**, stated that neighbors could purchase the property, and that this area is going to eventually be developed. He also stated that the size of the parcel will limit the potential number of wells and septic systems.
4. **James Paawee**, 1038 Riley St., lives directly east of the property, and doesn't see the need for rezoning. He stated that we need farmland and that city water is currently not available for this parcel. He had concerns regarding new wells.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:15 p.m. Motion carried unanimously.

The Planning Commissioners discussed the request. Chairman Smith noted that the Township Planner's memorandum indicates the request to rezone to the R-1 Zoning District (R-1), the equivalent to the Low Density Residential classification, is consistent with the Master Plan and that it also meets the goals in

the Master Plan for Residential uses of the Jamestown Charter Township Zoning Ordinance (JCTZO) by concentrating the density of residential land uses as it is adjacent to a significant amount of housing, and by maintaining the family residential style of the subject area. Commissioner Tacoma noted that the property is within the development boundary for water and sewer, but the area is still agricultural with a lot of farms. He did not think the timing was right for rezoning to R-1. There was continued discussion regarding the Master Plan which indicates R-1 for this area of the township, the large amount of land in the township overall that is still agricultural, and the relatively small amount of land that has been zoned or master planned for development. Also discussed was the potential future availability of water and sewer to this property, since a development cannot be put on the property without public water. Chairman Smith reviewed the potential uses of the R-1 Zoning District. They also discussed whether installing one well would negatively impact area groundwater, and the precedent set by having rezoned other similar properties in the area to R-1.

A motion was made by Commissioner Tacoma, to recommend that the Jamestown Charter Township Board of Trustees deny the request to rezone the property to the R-1 Zoning District. Motion failed for lack of support.

A motion was made by Chairman Smith, supported by Commissioner Kronemeyer, to recommend that the Jamestown Charter Township Board of Trustees adopt the Ordinance to Amend the JCTZO by Rezoning Certain Lands to the R-1 Residential Zoning District.

Motion carried. Five ayes, Commissioner Tacoma did not vote.

- **Site Plan**

- **Waterton Townhomes**-seeking 84 multifamily units pursuant to the Waterton Planned Development Ordinance. The property is located at the northeast corner of 24th Avenue and Greenly Street, currently accessed from Waterton Drive off Greenly Street.

The original Planned Development for Waterton Station was approved in 2020 and included 79 multifamily units. The proposed site plan is generally unchanged except for the modification of the number of residential units from 79 to 88 due to a minor amendment authorization in May of 2025. The minor change occurred because of impacts from the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), which led the applicant to modify one “L” shaped cul-de-sac into two short cul-de-sacs. With the reconfiguration of streets, which in turn led to a reduction in the number of condominiums on the overall site from 171-159 and overall single-family lots from 197 to 188, the increase in the multifamily portion of the development from 79 to 88 was approved as a minor change since the overall unit density for the project remained within the Planned Development Ordinance for Waterton Station.

Rick Pulaski, from Nederveld, presented information regarding the townhome portion of Waterton Station. They are seeking 84 townhomes instead of the 88 that had been approved in 2025, due to site design considerations for a future condominium phase. The townhome portion is proposed as two phases. The first phase will be comprised of 40 units, which will be located along the southern portion of the townhome area, with site work expected to begin in 2027. The second phase of 44 units will complete the townhome portion of Waterton Station. The southeast area has private roads with an intersection that will enable a connection to the future third phase of the Waterton Pointe Condominiums. They have also increased parking spots from eight to at least 38 parking spaces. The entire PUD development originally had 447 residential units, which has been reduced to 434 units, not inclusive of the future independent living and assisted living facility.

The Planning Commissioners discussed the submittal. There was discussion regarding the lack of basements, location of mechanical rooms, concerns regarding privacy and the landscape plan. Pulaski stated that basements were omitted to avoid having three story buildings obstructing views, and that the landscaping will be bolstered along the west edge of the next phase of Waterton Pointe condominiums. Due to hills, it was preferred from a maintenance standpoint to minimize plantings within the townhome portion.

A Motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to approve the site plan for Waterton Townhomes, dated May 14, 2026 as submitted with a total of 84 units as indicated in the narrative and the site plan with conditions that the proposed meet the Site Plan Review Standards of Section 17.1E of the JCTZO, and that the landscaping shown on the Waterton Pointe Condominiums Phase Three site plan when submitted meets the ordinance requirements of the JCTZO .
Motion carried unanimously.

OLD BUSINESS:

- **Text Amendment**
 - **Data Centers**-The Planning Commissioners discussed the first draft of proposed regulations for data centers in Jamestown Charter Township provided by Planner Ransford. Commissioner O'Dell submitted a list of suggested amendments to Section B.1 of the proposed draft. Also discussed was Section B.4.C- whether to strike the language "integration of renewable energy to power data centers is preferred, if feasible." The Planning Commissioners also noted that a gap exists between the megawatt definitions of a Large- Scale Data Center that requires twenty (20) megawatts or more to operate or a physical footprint of five-thousand (5,000) square feet or greater and a Small-Scale Data Center that requires less than five (5) megawatts of power to operate and has a physical footprint of less than five-thousand (5,000) square feet. Hazardous liquid containment was also discussed as well as prohibiting tax exemptions. Further discussion was tabled until the August 18, 2026 Planning Commission meeting. Planner Ransford was directed to provide draft language that incorporates Commissioner O'Dell's suggestions highlighted for comparison within the text.
- **Master Plan**-Planner Ransford informed the Commissioners that the Township Attorney indicated provisions regarding renewable energies are not necessary or beneficial for the current process with the State of Michigan challenging the proposed solar project located in Jamestown Charter Township and Zeeland Charter Township. The current draft text of the Master Plan will be scheduled for a Public Hearing as the next step in the Master Plan process.

OTHER BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY: None

CORRESPONDENCE:

- **Zeeland Township Notice of Intent to Plan**
- **City of Hudsonville Master Plan Map Notice**
- Planner Ransford informed the Commissioners that a Public Hearing for an extension of the moratorium regarding data centers until February 2027, revised language for data center regulation and a Public Hearing for the draft text of the updated Master Plan would likely be on the August 18, 2026 Planning Commission agenda.

PLANNING COMMISSION MEMBER COMMENT: None

ADJOURN: A motion was made by Commissioner Bodbyl, supported by Commissioner Miedema, 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)