

JAMESTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
September 15, 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, Dave Kronemeyer, Sherrie Miedema, Dean Smith, and Tim Tacoma were present. Commissioner Dana O'Dell was absent with notice.

ALSO PRESENT: Township Planner Greg Ransford.

INVOCATION: Chairman Smith opened with the Invocation.

APPROVAL OF MINUTES: A motion was made by Commissioner Tacoma, supported by Commissioner Miedema, to approve the minutes of the August 18, 2026, Planning Commission meeting as written. Motion carried.

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

GENERAL COMMENTS REGARDING NON-AGENDA ITEMS: None.

NEW BUSINESS:

- **Public Hearings**

- **Special Land Use Requests**

- **A Special Use Application from Samuel and Heather Smith-1891 Byron Road** to construct an accessory building in the front yard of the property located at 1891 Byron Road, parcel number 70-18-15-300-022, where there is an existing single-family dwelling. The property is located within the Agricultural Residential Zoning District.

Sam Smith was present to provide information regarding the request. They have need of more storage space for farm implements and other personal storage. They are requesting to locate the accessory building in the front yard due to the location of the existing house on the hill, the desire to preserve existing fruit trees and hayfields, the existence of an electrical easement on the east side of the property, and septic tanks and drainfield on the west side of the property, as well as changes in elevation on the property that present challenges that would greatly increase construction costs. The driveway extends 400 feet off the road.

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

There were no comments from members of the Public in attendance.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to close the Public Hearing at 7:05 p.m. Motion carried.

The Planning Commissioners discussed the request, particularly whether there are any concerns from neighbors, whether the use would be only for personal storage not a business, and whether the proposed distance of approximately 10 feet between the accessory building and the house is adequate for fire safety and access. They also reviewed the Standards of Section 3.2M, Section 18.4 and Section 17.1 of the Jamestown Charter Township Zoning Ordinance (JCTZO). The applicant is proposing landscaping similar to the landscaping around the existing home. Chairman Smith noted that, although no other properties in that area have accessory buildings in the front yard, there is such a large setback off the road that the accessory building would be behind the nearby houses and not likely to be an issue. The applicant noted that he is not aware of any neighbor concerns regarding the request, that the building would be for personal storage only, and that the building would be at least 10 feet from the house.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to approve the Special Use Permit to construct an accessory building in the front yard as submitted for the property located at 1891 Byron Road, with the following conditions:

- That the Standards of review in Section 3.2M Accessory Buildings, Structures, and Uses (in part) of the JCTZO are met.
- That the Site Plan review standards in Section 17.1N of the JCTZO are met.
- That the Standards for Special Use Approval in Section 18.4 of the JCTZO are met.
- That the accessory building location be approved by the Township Fire Chief due to the proximity to the house. (This condition was removed in a motion made later in the meeting during the Extended Public Comment agenda item)

Motion carried-six ayes, Commissioner O'Dell absent.

- **A Special Use Application from Tony and Tammy Miedema** to establish an Event Barn pursuant to Section 6.4U-Special Uses, Event Barns of the JCTZO. The property is located at 4151 8th Avenue between Quincy Street and the M-6 Interchange with 8th Avenue, within the Agricultural-Rural Residential (AR) Zoning District. The applicant is proposing to use the northern building of the two existing buildings in the southwest corner of the property for the purpose of the Event Barn.

Tammy Miedema spoke regarding their request. They have lived there for about 5 years and have been approached with requests to host weddings in their barn. They are proposing 20 weddings per season.

A motion was made by Commissioner Tacoma, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:22 p.m. Motion carried.

There were no comments from members of the Public in attendance.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Bodbyl, to close the Public Hearing at 7:23 p.m. Motion carried.

The Planning Commissioners discussed the considerations from the Township Planner memorandum and the Township Engineer letter. It was determined that a grass parking area is not acceptable, and that the surface should be at least 6" of aggregate. They also discussed the unfenced pond area, the proposed number of events per year and the date range of May-October, the need for a greenbelt on the south side of the property, the township engineer suggestion that the driveway radii be repaired, whether the use should be considered a commercial or industrial use, whether the smaller barn's bathroom will be constructed prior to the other barn being utilized as an event barn, and whether the barn is structurally sound enough for the proposed use. The applicant stated that they will be required to install a new septic system for the smaller barn, which will also contain a catering kitchen. They also stated that the event barn is structurally sound.

A motion was made by Commissioner Kronemeyer, supported by Commissioner Miedema, to approve the Special Use permit for an Event Barn with the following conditions:

- That the parking area be a minimum six (6) inches of aggregate instead of grass.
- That a greenbelt be planted along the south property line that complies with the greenbelt provisions of Section 2.46 of the JCTZO.
- That the driveway radii is adequate and no repair is needed.
- That the applicant comply with annual renewals and inspections per Section 6.4U.10 of the JCTZO.
- That the use be identified as a Commercial Use and shall comply with all applicable development requirements of the "C-1" Neighborhood Commercial District.
- That the Special Land Use Standards of Section 6.3 of the JCTZO are met.
- That the Standards for Site Plan Approval 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 existing trees shall not be removed.

- That the applicant provide proof of approval of the Well and Septic Permit from the Ottawa County Health Department for the proposed use.
- That the applicant satisfy the direction of the Township Fire Chief.
- That the proposed satisfy the content of the Township Planner's memorandum.
- That the proposed satisfy the content of the Township Engineer letter dated September 8, 2026.
- That cash or an irrevocable letter of credit is submitted for the cost of the required improvements associated with the project prior to construction.

Motion carried-six ayes, Commissioner O'Dell absent.

○ **2026 Master Plan**

- **A motion was made** by Commissioner Tacoma, supported by Commissioner Kronemeyer, to open the Public Hearing at 7:59 p.m. Motion carried.
There were no comments from members of the Public in attendance.
A motion was made by Commissioner Miedema, supported by Commissioner Bodbyl, to close the Public Hearing at 8:00 p.m. Motion carried.
The Planning Commissioners discussed whether any further additions or subtractions should be made to the Master plan before finishing the process. Chairman Smith suggested changing the map for the east side of 32nd Avenue south of the Jamestown Three Townhomes to Riley Street from R-2 Residential to Commercial (C-1). There was consensus among the members to make this change. Planner Ransford was directed to bring the revised Master Plan to the next Planning Commission meeting.

OLD BUSINESS: None.

OTHER BUSINESS: None.

EXTENDED PUBLIC COMMENTS REGARDING AGENDA ITEMS ONLY:

Samuel Smith stated his appreciation of the Planning Commission approval for his Special Use Request for an accessory building in the front yard but had concerns regarding what would happen if the Township Fire Chief has issues with the location of the building and whether obtaining that approval would cause excessive delay and expense for his project. He noted that in the JCTZO, the distance between an accessory building and any principal building shall not be less than ten (10) feet. As the proposed building will meet this requirement, he would like full approval to be granted at this meeting.

A motion was made by Chairman Smith, supported by Commissioner Bodbyl, to amend the previous motion for Special Use approval to remove the condition that the Township Fire Chief review the building separation as the applicant does meet the requirements of the JCTZO.

Motion Carried-six ayes, Commissioner O'Dell absent.

CORRESPONDENCE: Georgetown Township notified the Planning Commission of updates to their Master Plan.

PLANNING COMMISSION MEMBER COMMENT: None.

ADJOURN: A motion was made by Commissioner Kronemeyer, supported by Commissioner Bodbyl, to adjourn the meeting at 8:11 p.m. Motion carried.

Respectfully submitted by,

Maureen Carmody, Recording Secretary
 Planning Commission

Minutes approved on

_____ by _____ (chair)