

NOTICE OF ADOPTION AND POSTING OF ZONING TEXT AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Jamestown Charter Township Zoning Text Amendment Ordinance was adopted at a meeting of the Jamestown Charter Township Board held on _____, 2017 after its first reading at a meeting of the Jamestown Charter Township Board held on _____, 2017.

The Zoning Text Amendment Ordinance will amend Section 3.2J – Accessory Buildings, Structures and Uses, Eaves Height by removing the provision allowing the Planning Commission to grant relief from the maximum height and Section 3.2M – Accessory Buildings, Structures and Uses by removing subsection 4, which references Section 3.2J but excluding the four standards for authorization immediately following said subsection.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Jamestown Charter Township Clerk Jamestown Charter Township Hall, 2380 Riley Street, Hudsonville, Michigan, 49428, (Phone 616-896-8376), and on the Township website at www.twp.jamestown.mi.us.

Dated: _____, 2017

Candy DeHaan, Clerk
Jamestown Charter Township

The following Zoning Text Amendment Ordinance was adopted at a Jamestown Charter Township Board meeting on _____, 2017.

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND SECTION 3.2J – ACCESSORY BUILDINGS, STRUCTURES AND USES, EAVES HEIGHT AND SECTION 3.2M – ACCESSORY BUILDINGS, STRUCTURES AND USES OF THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE.

THE CHARTER TOWNSHIP OF JAMESTOWN, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Accessory Buildings, Structures and Uses, Eaves Height. Section 3.2J of the Zoning Ordinance shall be amended to state in its entirety as follows.

J. Eaves Height: Detached garages and other residential or non-residential accessory buildings within the R-1, R-2, R-3 District are permitted to have an eaves height of ten feet and a building height of sixteen (16) feet. Within the AR District an eave height of fourteen (14) feet and a building height of twenty (20) feet is permitted by right. The provisions of Section 3.23 shall govern the height of non-residential accessory buildings located in all C, B/I and I-2 Districts, as applicable.

Section 2. Accessory Buildings, Structures and Uses. Section 3.2M of the Zoning Ordinance shall be amended to state in its entirety as follows.

M. The Planning Commission may, through the issuance of a special use permit, authorize the following:

1. On residential lots of thirty thousand (30,000) square feet or greater, a detached residential accessory building that would exceed the number of buildings allowed by right under the requirements of this Section.
2. On residential lots of thirty thousand (30,000) square feet or greater, an increase in the floor area of a detached garage or residential accessory building above the limit permitted by right under the provisions of Section 3.2 H, sub-paragraph 2 and Section 3.2 I, sub-paragraph 2.
3. In any zoning district, a detached garage or accessory building when located between the street right-of-way and the principal

use building if located on a lot or parcel of greater than two (2) acres in size.

When considering such authorization, the Planning Commission shall review the following:

1. The proximity of the building or garage to adjoining properties, specifically including proximity to occupied dwellings. The building or garage shall be located to meet or exceed the minimum front and side yard setback requirements for principal use buildings allowed in the district.
2. Potential traffic hazards at the driveway and street intersection. Additional driveways are discouraged and may be prohibited.
3. Existing or proposed landscaping. Additional plantings or fencing may be required to screen the building or garage from adjoining properties.
4. The proposed use of the building.

Section 3. Effective Date. This amendment to the Jamestown Charter Township Zoning Ordinance was approved and adopted by the Township Board of Jamestown Charter Township, Ottawa County, Michigan on _____, 2017, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2017, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2017, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Valley Advance* and the *Southwest Advance* as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Ken Bergwerff, Township Supervisor

Candy DeHaan, Township Clerk

CERTIFICATE

I, Candy DeHaan, the Clerk for the Charter Township of Jamestown, Ottawa County, Michigan, certify that the foregoing Jamestown Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2017. The following members of the Township Board were present at that meeting:

_____. The following members of the Township Board were absent:

_____.

The Ordinance was adopted by the Township Board with members of the Board _____

voting in favor and members of the Board _____

_____ voting in opposition. Notice of Adoption of the

Ordinance was published in the *Grand Valley Advance* and the *Southwest Advance* on

_____, 2017.

Candy DeHaan, Clerk
Jamestown Charter Township

AFFIDAVIT OF POSTING
(Zoning Text Amendment Ordinance)

STATE OF MICHIGAN)

)ss

COUNTY OF OTTAWA)

The undersigned, Candy DeHaan, the Jamestown Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Text Amendment Ordinance for Jamestown Charter Township, after its first reading at a meeting of the Jamestown Charter Township Board held on _____, 2017 and its second reading at a meeting of the Jamestown Charter Township Board held on _____, 2017, in the Township Clerk's office and on the Township's website at www.twp.jamestown.mi.us on _____, 2017.

Candy DeHaan, Clerk
Jamestown Charter Township

Subscribed and sworn to before this
____ day of _____, 2017.

Notary Public, Ottawa County, Michigan
Acting in Ottawa County, Michigan
My commission expires: _____