

NOTICE OF INTRODUCTION AND POSTING OF PROPOSED ORDINANCE

PLEASE TAKE NOTICE that a proposed Jamestown Charter Township Ordinance, No. 18-004 entitled, "An Ordinance to Amend Chapter 34 of the Zoning Ordinance of the Charter Township of Jamestown Regarding Valley Vista Planned Development," was introduced and had its first reading at a meeting of the Jamestown Charter Township Board held on July 16, 2018. A second reading is scheduled for August 20, 2018 at a meeting of the Jamestown Charter Township Board.

The proposed Ordinance shall amend the existing Valley Vista Planned Development Ordinance by relocating the fourth and final phase, and reducing the number of units in the fourth phase from 66 to 60.

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, Jamestown, Michigan, 49427, (Phone 616-896-8376), and on the Township website at [www.twp.jamestown.mi.us](http://www.twp.jamestown.mi.us).

Dated: July 29, 2018

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Candy DeHaan, Clerk  
Jamestown Charter Township

The following Ordinance was introduced and a first reading completed at the Jamestown Charter Township Board meeting on July 16, 2018.

ORDINANCE NO. 18-004

**AN ORDINANCE TO AMEND CHAPTER 34 OF THE ZONING ORDINANCE  
OF THE CHARTER TOWNSHIP OF JAMESTOWN REGARDING  
VALLEY VISTA PLANNED DEVELOPMENT**

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

**Section 1. Amendment of Section 2.0 of the Valley Vista Planned Development**

**Ordinance.** Section 2.0 of the Valley Vista Planned Development Ordinance, adopted by the Township Board of the Charter Township of Jamestown (the “Township”) on January 27, 2003 by Ordinance No. 00-001 and subsequently amended by Ordinance No. 03-002, adopted on \_\_\_\_\_, 20\_\_ (collectively, the “Planned Development Ordinance”) relating to the real property described below and specifying the terms and conditions for the development and use of the real property as a planned development pursuant to Chapter 19 of the Township Zoning Ordinance (the “Planned Development”), is hereby amended to read in its entirety as follows:

**Section 2.0** The rezoning of the above-described lands to the Planned Development District, in accordance with the Planned Development Plan of Valley Vista Town Homes and Apartments (“the Development”) is expressly subject to all of the following terms and conditions:

1. **Development Plan.** The Development Plan (the “Plan”) includes the drawing labeled Revised Planned Development of Valley Vista Town Homes and Apartments as revised and dated 5/24/18 and prepared by Feenstra and Associates, Incorporated, (Appendix A) together with the attached floor plans and building elevations from WLP Associates dated 8/11/17 and 9/26/17, and landscape schematics (Appendices B, C and D) submitted by the Applicant in connection with the application for amendment to the Planned Development rezoning and the review thereof by the Planning Commission and Township Board.
2. **Nature of Development.** The Development is comprised of apartment and townhouse residential living quarters along with associated garages, parking areas, maintenance and management offices and associated site

improvements. The Development will be completed in up to 7 phases as indicated on the Plan. The mix and location of the various apartments, townhouses, open spaces and appurtenant uses shall be as delineated on the Plan.

3. Boundaries and Lot Areas. The boundaries of the Development shall be as shown on the Plan.
4. Site Access, Streets and Drives. Access to the Development shall be from Quincy Street as shown in the Plan. Street arrangement for other streets and drives in the Development shall be as shown in the Plan. Internal streets serving the development will be private streets. The private streets shall be constructed according to the street construction standards of the Township Subdivision Control Ordinance and the Subdivision Street Standards of the Ottawa County Road Commission for base, and sub-base with a minimum of 2.5 inches of bituminous surface, and a 24 to 30 feet wide valley inverted crown or valley gutter cross-section.
5. Development Phasing. The Phasing of the Development shall be accomplished in the manner depicted on the Plan, contingent on the following;
  - (a) Arrangements for adequate public sanitary sewer and water utilities capacity and infrastructure shall be made between the Township and the Developer.
  - (b) Final approval of each phase first being granted by the Planning Commission in the form of Final Site Plan approval under the procedures, standards and criteria of Section 17 Site Plan Review, of the Zoning Ordinance.
6. Surface Water Drainage. Surface water runoff from the Development will drain to the existing drains serving the property. Storm water run-off of will be managed by the construction of an underground storm water drainage system to be placed primarily within the internal street system and through the construction and use of detention areas, weirs and natural watercourses shown on the Plan. It is the intention of this Ordinance that the storm water drainage system for each phase, including the pipes, catch basins and detention areas as ultimately sized, designed and constructed will be adequate to handle the minimum requirements for drainage as required by the Ottawa County Drain Commission. The overall plans of the storm water drainage system shall be subject to approval of the Ottawa County Drain Commission. The maintenance of and improvements for drainage shall be accomplished by the County Drain Commission, or the same shall be accomplished by the Developer. Prior to the construction of any phase of the Development, final plans for each phase of the storm water management system shall be submitted to the Ottawa County Drain Commission for approval.

7. Sanitary sewer and Water Supply. All Phases of the Development will be served by public sanitary sewer system and a public water supply system. These systems shall be constructed in the locations, with the capacities and to the standards and specifications of Jamestown Charter Township. All plans for the water and wastewater systems shall be approved by the Township's engineers and other agencies or authorities having legitimate jurisdiction regarding the utility. The expenses of construction within the Development shall be at the expense of the Developer. The costs for over-sizing, if any and for necessary off-site improvements in support of the Development shall be in accordance with the terms of a development agreement between the Township and the Developer.
8. Landscaping. There shall be trees, shrubbery or other landscaping planted and maintained in the areas indicated on the *Plan and the Landscape and Screening Plan. Appendix D.*
9. Signage and Outdoor Lighting. There shall be street and outdoor lighting in the Development as indicated on the Plan. The cost of installation and maintenance thereof shall be at the expense of the Developer. Signs shall be as indicated on the Plan.
10. Utilities. Natural gas service, electrical service, cable television service and telephone service to each of the lots in the Development shall be by means of underground facilities.
11. Sidewalks and Bicycle path. Sidewalks shall be provided within the Development as indicated on the Plan as part of each applicable phase of internal street construction. They shall be constructed to standards for platted subdivisions as approved by the Township. A bicycle path shall be constructed at the Developer's expense along the Development's Quincy street frontage as well as adjacent parcels 300-037, 300-039 and 400-011 as indicated on the Plan. The bike path will be constructed to a uniform standard to be established by the Township and applied to similar trails in the Township.
12. Open Space. Areas represented on the Plan as undeveloped shall be maintained as open space for the common usage and enjoyment of the residents of the Development. Use of such areas shall be limited to outdoor recreation, drainage and wildlife habitat.

Section 2. **Publication/Effective Date.** This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ORDINANCE DECLARED \_\_\_\_\_.

Passed and adopted by the Township Board of the Charter Township of Jamestown, County of Ottawa, Michigan, on \_\_\_\_\_, 2018, and approved by me on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Kenneth Bergwerff, Supervisor  
Charter Township of Jamestown

Attest:

\_\_\_\_\_  
Candy DeHaan, Township Clerk

First Reading: July 16, 2018

Second Reading: \_\_\_\_\_, 2018

Ordinance becomes effective: \_\_\_\_\_, 2018

#### CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Jamestown, County of Ottawa, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2018, and that public notice of said meeting was given pursuant to the Open Meetings Act, being Act No. 267 of Public Acts of Michigan of 1976, as amended including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and such recording has been authenticated by the signatures of the Supervisor and the Township Clerk.

\_\_\_\_\_  
Candy DeHaan  
Township Clerk

**CERTIFICATE OF PUBLICATION**

I, Candy DeHaan, Township Clerk of the Charter Township of Jamestown, County of Ottawa, State of Michigan, hereby certify pursuant to MCL 42.22 that Township Ordinance No. \_\_\_\_\_, or a summary thereof, was published in the *Grand Valley Advance* and the *Southwest Advance* on \_\_\_\_\_, 2018.

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Candy DeHaan  
Township Clerk