


NOTICE OF POSTING OF PROPOSED ZONING TEXT AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Jamestown Charter Township Zoning Text Amendment Ordinance had its first reading at a meeting of the Jamestown Charter Township Board held on February 18, 2019 and is scheduled for a second reading on March 11, 2019.

The Zoning Text Amendment Ordinance will amend Section 14.7 – Building Material Standards by revising minimum materials, expanding minimum materials to certain elevations, and requiring compliance for existing buildings at certain thresholds and; will amend Section 15.8 – Industrial Architecture by revising minimum materials, expanding minimum materials to certain elevations, requiring compliance for existing buildings at certain thresholds, and providing for the screening of roof top equipment of the Jamestown Charter Township Zoning Ordinance.

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: March 3, 2019



Candy DeHaan, Clerk
Jamestown Charter Township

The following Zoning Text Amendment Ordinance was introduced and a first reading completed at the Jamestown Charter Township Board meeting on February 18, 2019.

ORDINANCE NO. 19-001

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND SECTION 14.7 – BUILDING MATERIALS STANDARDS AND; SECTION 15.8 – INDUSTRIAL ARCHITECTURE OF THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE, AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Building Materials Standards. Section 14.7 of the Zoning Ordinance shall be amended to state in its entirety as follows.

It is intended that industrial buildings be both attractive and functional. The architecture of each building (building color, materials, finishes and form) should harmonize and integrate with the character of other buildings in the district.

- A. All office facades and at least thirty-five (35%) percent of any other wall surface facing a public or private street shall be constructed of face brick, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble, ceramic tile, glass or glass block, or EIFS materials. Wood may be utilized for decorative and non-structural porticos, canopies and other attachments. Cement and cinder block front facades are prohibited. Any other block or building materials not specifically listed may be reviewed and approved by the Planning Commission if the material is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously with the natural features, and promotes a high quality image to those traveling through the Township.
- B. Exterior walls facing a public or private street or customer, visitor or vendor parking area, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front façade of the building which are identified in Section 14.7A, for the entire width of the exterior walls; provided, however, that the use of such materials shall only be required for the length and to the extent of customer, visitor or vendor parking when the wall does not face a public or private street.

Exterior walls facing a public or private street or customer, visitor, or vendor parking area shall contain a minimum of five percent (5%) glass windows, and or contain varying rooflines, building lines, recesses, projections, wall insets, arcades, architectural accents or other building materials, exclusive of the four (4) foot vertical façade required by this subsection.

- C. Meter and utility boxes, dumpsters, mechanical equipment, and similar types of equipment, shall not be located on the front or side of the building that faces residentially-zoned or used property, or public or private streets, unless the Planning Commission determines that it is not reasonably possible to locate such boxes and equipment at that location for one of more specific reasons.
- D. The provisions of Section 14.7 shall not apply to an existing building unless more than fifty percent (50%) of the exterior of the building is modified or the floor area of the building is modified by more than sixty percent (60%).

Section 2. Industrial Architecture. Section 15.8 of the Zoning Ordinance shall be amended to state in its entirety as follows.

- A. All proposed industrial buildings should be designed to be compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously with site features and promote a high quality image to those traveling through the Township.
- B. A minimum of fifty percent (50%) of the exterior finish material of all building facades (excluding the roof) visible from a public or private street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of face brick, glass or glass block, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble, ceramic tile, EIFS materials, or wood with an opaque or semi-transparent stain, or bleaching oil. Cement or cinder block front facades are prohibited. Any other block or building material not specifically listed may be reviewed and approved by the Planning Commission if the material is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously with the natural features, and promotes a high quality image to those traveling through the Township.
- C. Exterior walls facing a public or private right-of-way or customer, visitor or vendor parking area, shall contain at least four (4) vertical feet or greater of the same type of materials as used on the front façade of the building and identified in Section 15.8B for the entire width of the exterior walls; provided, however, that the use of such materials shall only be required

for the length and to the extent of customer, visitor or vendor parking when the wall does not face a public or private street.

- D. Exterior walls facing a public or private right-of-way or customer, visitor, or vendor parking areas shall contain a minimum of five percent (5%) glass windows, and or contain varying rooflines, building lines, recesses, projections, wall insets, arcades, architectural accents or other similar architectural variation or details, exclusive of the four (4) foot vertical façade required by subsection 15.8C.
- E. Buildings shall be consistent with the scale and proportion of existing structures in the Corridor Overlay District.
- F. Building walls over one hundred (100) feet in length shall be broken up with items such as varying rooflines, varying building lines, recesses, projections, wall insets, arcades, windows, architectural accents, bands of complementary building materials and trees. The Planning Commission may waive this requirement for walls that are effectively screened from view by other buildings, landscaping or woodlands.
- G. In the case of roof top equipment, all site plans shall include exterior wall parapets, which shall be a minimum of four feet high, measured vertically up from the roof top to which the equipment is stationed. All building exterior elevation plans must include these parapet walls to screen any existing or future roof top equipment.
- H. Meter and utility boxes, dumpsters, mechanical equipment, and similar types of equipment, shall not be located on the front or side of the building that faces residentially-zoned or used property, or public or private streets unless the Planning Commission determines that it is not reasonably possible to locate such boxes and equipment at that location for one or more specified reasons.
- I. The provisions of Section 15.8 shall not apply to an existing building unless more than fifty percent (50%) of the exterior of the building is modified or the floor area of the building is modified by more than sixty percent (60%).
- J. The applicant and the applicant's design professionals are encouraged to submit or present architectural concepts and alternatives at a study session with the Planning Commission to receive comments on compliance with the guidelines prior to preparation of detailed design drawings. These concepts and alternatives may include sketches, photographs or other graphic materials.

- K. Any person claiming to be aggrieved by a decision of the Planning Commission pursuant to Section 15.8 above may appeal that decision to the ZBA, if the decision is the sole reason for the person being denied site plan or Special Land Use approval by the Planning Commission. Any such appeal shall be the exclusive remedy for the aggrieved person and must be filed with the Township Clerk within ten (10) days of the decision by the Planning Commission from which the appeal is taken. The appeal must be based on the same documentation previously submitted to the Planning Commission, not on any revised documentation. The ZBA shall then consider the appeal, applying the same standards set forth in Section 15.8 above and using the same procedure as was used by the Planning Commission (e.g., if the Planning Commission held a public hearing, the ZBA shall hold a public hearing with the same notice requirements as were used for the Planning Commission public hearing). The ZBA may affirm, reject or revise the Planning Commission decision only with respect to Section 15.8. If the ZBA rejects or revises the Planning Commission decision on the site plan or Special Land Use application with respect to Section 15.8, the Planning Commission shall then reconsider its decision on the site plan or Special Land Use Application. However, in its reconsideration, the Planning Commission shall accept the ZBA's decision on the appeal described in this subsection.

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 _____, 2019, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2019, 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 _____, 2019, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Rapids Press* 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 _____, 2019. 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 Rapids Press* on _____, 2019.

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 February 18, 2019 and its second reading at a meeting of the Jamestown Charter Township Board held on _____, 2019, in the Township Clerk's office and on the Township's website at www.twp.jamestown.mi.us on _____, 2019.

Candy DeHaan, Clerk
Jamestown Charter Township

Subscribed and sworn to before this
_____ day of _____, 2019.

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