

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 March 17, 2025 and is scheduled for a second reading on April 21, 2025.

The Zoning Text Amendment Ordinance to the Jamestown Charter Township Zoning Ordinance will amend Chapter 2 – Definitions to add the definition of Event Barns to Section 2.35 and shift subsequent definitions numerically, and will add Section 6.4U – Special Uses, Event Barns to provide for event barns as a special use within the Agricultural Rural Residential Zoning District and establish regulations including a minimum lot area of three acres, one non-illuminated sign, setbacks to another event barn, safety and nuisance regulations, means for conditions, annual renewal reporting, and information required for a site plan application including hours of operation, floor area, height, outdoor storage or display, vehicular traffic and parking, employees, water and sewer supply, number of events per year, maximum capacity, and screening of adjoining properties.

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, 49426, (Phone 616-896-8376), and on the Township website at www.twp.jamestown.mi.us.

Dated: March 25, 2025

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 March 17, 2025.

ORDINANCE NO. 25-004

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE BY AMENDING CHAPTER 2 – DEFINITIONS AND ADDING SECTION 6.4U – SPECIAL USES, EVENT BARN, TO PROVIDE FOR SEVERABILITY PROVISIONS, REPEAL PROVISIONS, AND AN EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Chapter 2 – Definitions – Event Barn. Section 2.35 of the Zoning Ordinance is to read in its entirety as follows. The existing definition within Section 2.35 and subsequent definitions shall numerically shift in order.

Section 2.35 – Event Barn.

An agricultural barn or other structure which has been previously used for legitimate agricultural purposes and adapted to provide a venue for weddings or events, not requiring a ticket and or cash payment for admission, of a similar size and nature.

Section 2. Section 6.4U – Special Uses, Event Barns. Section 6.4U of the Zoning Ordinance is to read in its entirety as follows.

Event Barns, subject to the following:

1. An application for an Event Barn Special Land Use permit shall, in addition to the general requirements for a special land use application, include a complete description of the proposed uses, services and events for which the Event Barn will be used.
2. The parcel containing the proposed Event Barn shall be no less than three (3) acres.
3. For purposes of identification, one (1) non-illuminated business sign not exceeding thirty-two (32) square feet in area may be permitted. Such sign shall identify only the use of the operation.
4. Off-street parking and lighting shall be permitted only as set forth in the Special Land Use permit from the Planning Commission. The Planning Commission may permit parking on grass, gravel or similar areas.

5. As part of the application for special use, the Applicant shall provide and agree to abide by a plan for the prompt disposal of trash from the premises after each event and prevent the accumulation of trash on the premises. The Applicant shall maintain the premises in a clean and orderly condition in accordance with the special use permit and applicable Township and County ordinances and regulations.
6. No permit shall be granted for a proposed Event Barn which is located within 1,000 feet in any direction of a parcel containing another permitted Event Barn.
7. Prior to the issuance of a Special Land Use permit, the Planning Commission must find that the proposed use will not constitute a nuisance or annoyance to adjoining property or residents by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of unreasonable traffic to the premises. After the issuance of a Special Land Use permit the Event Barn and related activities shall not create, assist in creating or permit the continuation of any nuisance or annoyance as set forth above.
8. If a Special Land Use permit for an Event Barn is proposed to change, the landowner shall submit an application for a new Special Land Use permit in accordance with this Chapter.
9. The applicant must secure and remain in compliance with any and all necessary permits from the Township, the County of Ottawa and the State of Michigan, including but not limited to building permits, driveway permits and health department permits.
10. Annual renewal of the special use permit. Each year, the Event Barn is subject to a renewal of the special use permit. This renewal is not subject to a public hearing or special notice. Prior to renewal, the applicant shall provide an annual report to the Zoning Administrator containing the following information:
 - (a) The total number of events held during the previous year;
 - (b) The total number of attendees during the previous year;
 - (c) The total number of events to be held during the next year and;
 - (d) Whether any complaints were received by the Township or law enforcement, and how those complaints were remedied

The annual report shall be provided no later than January 31st of each year and shall be provided without fee by the Township. The Zoning Administrator may defer the renewal request to the Planning Commission for any reason. In the event the special use renewal is denied, the applicant may hold the events identified during the next year.

11. Conditions: When authorizing a Special Land Use permit for an Event Barn, the Planning Commission shall establish the uses permitted within the

Event Barn and may impose restrictions and limitations upon the use, as justified by the evidence in the record, relating, but not limited to, consideration of the following:

- (a) The hours of operation, which under no circumstances are to continue past 11:00 p.m. All music or amplified sound shall cease at 10:00p.m. Music, amplified sound, or any other noise from the parcel shall not exceed 65 decibels, as measured at the property line.
- (b) The floor area of the use.
- (c) The area, height, bulk and location of the building(s) and their relationships to neighboring properties and land uses.
- (d) The outdoor storage or display of goods, inventory or equipment and the screening thereof.
- (e) Motor vehicle and/or pedestrian traffic and its circulation on and off site.
- (f) The amount of off-street parking provided, and the location and surfacing and drainage thereof.
- (g) The number of permitted associates, employees or assistants whether working on-site or performing duties principally off-site.
- (h) Water usage and the adequacy of the water supply.
- (i) Solid and human waste generation and the proposed means and adequacy of treatment, storage and disposal.
- (j) The number of events per year.
- (k) The maximum capacity of each Event Barn. The capacity of the Event Barn shall refer to individuals inside the structure at any given time. The capacity of the Event Barn shall not include individuals not inside the structure.
- (l) Screening and/or buffering for the benefit of adjoining residents.

Section 3. Severable Provisions. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 5. 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 _____, 2025, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2025, 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 _____, 2025, 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.

Laurie Van Haitzma, 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 _____,

2025. 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 _____, 2025.

Candy DeHaan, Clerk
Jamestown Charter Township

