

NOTICE OF INTRODUCTION AND POSTING OF PROPOSED ORDINANCE

PLEASE TAKE NOTICE that a proposed Jamestown Charter Township Ordinance, No. 25-006 entitled, "Amendment of DC Storage Planned Development" was introduced and had its first reading at a meeting of the Jamestown Charter Township Board held on June 16, 2025. A second reading is scheduled for July 21, 2025 at a meeting of the Jamestown Charter Township Board.

The proposed Ordinance will establish two storage buildings, pavement parking and drives, storm water controls, landscaping, and related infrastructure in the Planned Development Zoning District.

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.

Dated: June 24, 2025

Candy DeHaan, Clerk
Jamestown Charter Township

The following Ordinance was introduced and a first reading completed at the Jamestown Charter Township Board meeting on June 16, 2025.

ORDINANCE NO. 25-006

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

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

Section 1. **Amendment of DC Storage Planned Development Ordinance.** The DC Storage Planned Development Ordinance (the “Planned Development Ordinance”) adopted by the Township Board of the Charter Township of Jamestown (the “Township”) on May 21, 2012 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 approve a “major change” to the Planned Development as described herein. The Planned Development and major change are applicable to the following described real property:

THAT PART OF NE 1/4 OF SE 1/4 LYING N OF I-196 R/W EXC CONSUMERS POWER R/W LYING S OF LI COM 441.25 FT S OF NE COR & RUNNING TH S 88D 08M 30S W 600.29 FT, TH S 80D 46M 15S W 734.38 FT TO E 1/8 LI AND LYING N OF LI COM 573.36 FT S OF NE COR & RUNNING TH S 88D 08M 30S W 586.46 FT, TH S 80D 46M 15S W 748.36 FT TO E 1/8 LI, ALSO PART OF W 1/2 OF SE 1/4 COM AT CEN 1/4 COR, TH S 88D 36M 44S E 1009.62 FT ALG E&W 1/4 LI, TH S 02D 48M 26S W 734.6 FT TO PT OF BEG, TH N 83D 10M E 319.08 FT ALG S LI OF CONSUMERS POWER R/W, TH S 02D 49M 45S W 350.55 FT ALG E LI OF W 1/2 OF SE 1/4, TH S 55D 42M 41S W 394.22 FT ALG N R/W LI OF I-196, TH N 02D 48M 46S E 534.89 FT TO BEG. SEC 6 T5N R13W. 70-18-06-400-029

And:

THE SOUTH 393.53 FEET OF THE SE 1/4 OF NE FRL 1/4 SEC 6 T5N R13W 40 A ALSO LOCATED ON THIS PARCEL BLL 70-18-06-200-903

Section 2. Major Change to Planned Development; Amended Terms and Conditions

of Planned Development. The major change to the Planned Development, which is permitted pursuant to Section 19.15 of the Zoning Ordinance, is approved and the Planned Development shall be developed in accordance with the Final Development Plan of DC Storage (the “Development”) as set forth herein, subject to all of the following terms and conditions:

(a) Final Development Plan. The Development includes the drawing labeled Proposed P.D. Expansion with the revision date of 4-23-2025, prepared by Exxel Engineering, Incorporated, File No. 241807E, and the Site Development & Utility Plan- South prepared by Exxel Engineering, Incorporated, and the Site Development and Utility Plan- North prepared by Exxel Engineering, Incorporated, and the Site Grading & Soil Erosion Control Plan- South, prepared by Exxel Engineering, Incorporated, and the Site Grading & Soil Erosion Control Plan- North, prepared by Exxel Engineering, Incorporated in connection with the application for Planned Development amendment and as attached hereto and made a part hereof (Appendix).

(b) Nature of Development; Summary of Development Plan. The Development is comprised of 20 storage buildings, pavement parking and drives, storm water controls, landscaping, an office and related infrastructure. The Development is comprised of two (2) phases. Phase 1 includes buildings A through F and is to be completed no later than January 1, 2022. Phase 2 includes buildings H through P (building G has been eliminated) and is to be completed no later than January 1, 2042. As shown below, the major change includes the construction of buildings D, E & F and the area of those buildings as set forth in Table 1 below. In addition, an amendment of 2 additional buildings is to be completed by 2026.

(c) Summary of Previous Original Final Development Plan and Amendment Final Development Plan. DC Storage Phase 1 – Expansion with revision date of 07-20-16,

Drawing No. 1 of 2 and 2 of 2 prepared by Latitude Engineering and Surveying, Incorporated, Project No. L16014 and the Storage Building Elevation drawing prepared by Latitude Engineering and Surveying, Incorporated as well as the Landscape Plan prepared by Latitude Engineering and Surveying, Incorporated in connection with the application for Planned Development amendment and as attached hereto and made a part hereof (Appendix).

The summary of the Development Plan and applicable provisions to the Development pursuant to this Ordinance are set forth in the table below:

Table 1 – Summary of Development Plan	
Building D	32,400 square feet in area
Building E	26,100 square feet in area
Building F	22,500 square feet in area
Building H	12,000 square feet in area
Building I	12,000 square feet in area
Building J	12,000 square feet in area
Building K	12,000 square feet in area
Building L	12,000 square feet in area
Building M	12,000 square feet in area
Building N	12,000 square feet in area
Building O	12,000 square feet in area
Building P	12,000 square feet in area

(d) Summary of Previous Final Development Plan. The Development Plan also includes the previous Final Development Plan labeled DC Storage Expansion with revision date of 07-20-16, Drawing No. 1 of 2 and 2 of 2 prepared by Latitude Engineering and Surveying, Incorporated, Project No. L16014 and the Storage Building Elevation drawing prepared by Latitude Engineering and Surveying, Incorporated as well as the Landscape Plan prepared by Latitude Engineering and Surveying, Incorporated and 02-12-13, Drawing No. 1 of 1 prepared by Latitude Engineering and Surveying, Incorporated, Project No. L06031 (the “Prior Landscape Plan”) for the purpose of documenting the required landscaping and Phase 2 details. The

Development, as revised by this ordinance, shall be landscaped in accordance with the Prior Landscape Plan.

(e) Site Access, Streets and Drives. Access to the Development shall be from Ransom Street as shown in the Development Plan.

(f) Development Phasing. The Phasing of the Development shall be accomplished in the manner depicted on the Development Plan.

(g) Surface Water Drainage. Surface water runoff from the Development shall be contained in the detention basin as shown on the Development Plan and approved by the Township Engineer. The overall plans of the storm water drainage system shall be subject to approval of the Office of the Ottawa County Water Resource Commissioner. The maintenance of and improvements in the detention basin shall be accomplished by the Office of the Ottawa County Water Resource Commissioner and/or the property owners, through assessment of the property owners or other lawful means.

(h) Landscaping. Landscaping as shown in the Development Plan shall be planted. Installation of landscaping indicated on the Development Plan and the Prior Landscape Plan for each phase of the Development shall be required to commence with the construction of each phase.

(i) Other Matters.

(1) Except as otherwise stated in this ordinance, the Development shall comply with the requirements of the AR zoning district.

(2) The Development is subject to the comments and requirements of the Township engineer as stated in the engineer's letter of June 7, 2016, May 6, 2025, and any subsequent letters, including among others the requirements of the engineer with respect to the

storm water drainage system. The Development shall also comply with other or subsequent requirements of the Township engineer, under the terms of applicable Township ordinances.

(3) The Development shall comply with the requirements stated in the memorandums of the Township planner, dated May 8, 2025 and May 25, 2016, except with respect to such matters as are specified otherwise in the provisions of this Ordinance.

Section 3. Township Board Findings.

(a) The Township Board hereby determines that the Development, as depicted on the Development Plan, complies with, and promotes the intent and purposes, of the Zoning Ordinance.

(b) The Township Board further finds that, in accordance with Section 19.9 of the Zoning Ordinance, the Development, upon final construction and use in full compliance with all of the terms and provisions of this Ordinance and the Zoning Ordinance:

(1) will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such benefit would otherwise be unfeasible or unlikely to be achieved;

(2) in relation to underlying zoning, the proposed type and density of use in the Development will not result in a material increase in the need for public services, facilities, and utilities, and will not place a material burden on the subject or surrounding land or property owners and occupants or the natural environment;

(3) will be compatible with the General Development Plan of the Township and will be consistent with the intent and spirit of Chapter 19 of the Zoning Ordinance;

(4) in relation to underlying zoning, the Development will not result in an unreasonable negative economic impact on surrounding properties;

(5) the Development will not change the essential character of the surrounding area;

(6) the Development will be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with the Zoning Ordinance.

(c) The Township Board further finds that, in accordance with Section 19.11 of the Zoning Ordinance, the conditions imposed on the Development, in accordance with this Ordinance, are:

(1) designed to protect natural resources, the health, safety, and welfare, and the social and economic wellbeing of those who will use the Development, residents, and landowners immediately adjacent to the Development, and the community as a whole;

(2) related to the valid exercise of the police power, and purposes which are affected by the Development; and

(3) necessary to meet the intent and purpose of the Zoning Ordinance, are related to the standards established in the Zoning Ordinance and this Ordinance for the proposed use and are necessary to ensure compliance with those standards.

Section 4. **Enforcement.** The Township may enforce the provisions of this Ordinance and other applicable provisions of the Zoning Ordinance, Subdivision Ordinance, Building Code and other Ordinances, laws and regulations to the extent and in any manner provided by law.

Section 5. Ordinance Number 16-005 is hereby repealed.

Section 6. 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.

Section 7. AYES: _____

Section 8. NAYS: _____

ORDINANCE DECLARED ADOPTED.

Passed and adopted by the Township Board of the Charter Township of Jamestown, County of Ottawa, Michigan, on _____, 2025, and approved by me on _____, 2025.

Laurie Van Haitsma, Supervisor
Charter Township of Jamestown

Attest:

Candy DeHaan, Township Clerk

First Reading: _____

Second Reading: _____

Ordinance becomes effective: _____

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 _____, 2025, 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 Rapids Press* on
_____2025

Candy DeHaan
Township Clerk