

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 September 15, 2025 and is scheduled for a second reading on October 20, 2025.

The Zoning Text Amendment Ordinance to the Jamestown Charter Township Zoning Ordinance will amend Section 19.3A – Density by replacing “General Development” with “Master” and provide language regarding additional open space incentives beyond the minimum open space required; will add Section 19.3E – Open Space to establish a minimum amount of open space for residential or mixed use Planned Developments, provide for areas not counted as open space including road right-of-ways, areas within a plat, condominium or metes and bounds parcel, off-street parking areas, and certain percentages of wet or naturally wet areas, will provide for standards for open space and, will provide for methods to preserve open space such through an open space preservation and maintenance agreement and; will revise Section 15.6J – Landscaping and Overall Site Design to reserve it for future use.

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: September 23, 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 September 15, 2025.

ORDINANCE NO. 25-010

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE JAMESTOWN CHARTER TOWNSHIP ZONING ORDINANCE BY AMENDING SECTION 19.3A – DENSITY, BY ADDING SECTION 19.3E – OPEN SPACES, BY AMENDING SECTION 15.6J – LANDSCAPING AND OVERALL SITE DESIGN, 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. Section 19.3A - Density. Section 19.3A of the Zoning Ordinance is to read in its entirety as follows.

Section 19.3A – Density

DENSITY: Maximum residential uses of up to 6.5 units per gross acre may be considered in any underlying residential zoning district except the AR, Agricultural-Rural Residential, where a maximum gross density of up to 3 units per acre may be considered. In each case the maximum density for residential uses shall be determined at the discretion of the Township Board, after review and recommendation by the Planning Commission. The recommendation shall be based on consistency with the Master Plan, additional open space incentives offered by the developer beyond that required by Section 19.3E, plans and policies for public sewer and water, standards outlined in this Ordinance, and the impact such density would have on the character of the area, water and sewer services, storm water drainage, road capacity, traffic safety and circulation, parks and recreation, police and fire services, schools and any planned public improvements in the area.

Section 2. Section 19.3E – Open Spaces. Section 19.3E of the Zoning Ordinance is to read in its entirety as follows.

Section 19.3E – Open Spaces

Open Space. Planned Developments which will devote all or a portion of the site to residential dwellings or a mixed use PD (one that includes both residential and non-residential uses) shall provide and maintain a minimum of twenty percent

(20%) of that portion of the PD site acreage devoted to residential use (including any property occupied by commercial and office buildings with residential uses) as preserved open space in accordance with the standards of this Chapter.

Open space which is not contiguous to the proposed PD property shall not be considered as open space.

1. Areas Not Counted as Open Space.

- a. The area within all public or private road rights-of-ways.
- b. The area within a platted lot, site condominium unit, or metes and bounds parcel occupied or to be occupied by a dwelling unit, a non-residential building or any similar principal building.
- c. Off street parking area.
- d. No more than fifty percent (50%) of the required open space may include floodplains, slopes with a grade of more than 33%, wetlands, creeks, streams, existing and proposed ponds, detention or retention ponds, lakes, or other bodies of water.

2. Standards for Open Space

The following standards shall apply to the open space required by this Section:

- a. Open space shall be located so as to preserve significant natural resources, natural features, scenic or wooded conditions, bodies of water, and wetlands.
- b. The open space may include a recreational trail, picnic area, children's play area, community building, a building used to house equipment for maintaining the open space or other use which, as determined by the Planning Commission, is substantially similar to these uses. These uses, however, shall not utilize more than 50% of the open space.
- c. Open space areas encouraged to be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.
- d. The open space shall be available for all residents of the development, subject to reasonable rules and regulations and shall be reasonably accessible to the residents of the open space development. Safe and convenient pedestrian access points to the open space from the interior of the site shall be provided. All open space shall be accessible to the occupants of the development and such access shall be clearly identifiable by the occupants therein throughout the entire year

through landscaping, signage, or other improvements above grade level.

- e. If the property contains a lake, stream or other body of water, the Planning Commission may require that a portion of the open space about the body of water.
- f. Grading in open space areas shall be kept to a minimum.

3. Methods to Preserve Open Space.

The applicant shall provide an open space preservation and maintenance agreement to the Township Board stating that all open space portions of the development shall be maintained in the manner approved. Documents shall be presented that bind all successors and future owners in title to commitments made as part of the proposal. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township and the property uses continue as approved in the PD plan, unless an amendment is approved by the Township Board. The agreement must be acceptable to the Township Board and may consist of a recorded deed restriction, covenants that run perpetually with the property or a conservation easement established according to the Michigan Conservation and Historic Preservation Act, Public Act 197 of 1980 as amended.

The legal instrument shall:

- a. Indicate the proposed permitted use(s) of the open space.
- b. Identify the parties who have an ownership interest in the open space. The owners of property which is within the PD by virtue of an association or other similar entity shall at all times maintain an ownership interest in the open space.
- c. Require that the open space be maintained and controlled by parties who have an ownership interest in the open space.
- d. Provide standards for scheduled maintenance of the open space, including periodic removal of underbrush to reduce fire hazard and the necessary pruning and harvesting of trees and new plantings.

Section 3. Section 15.6J – Landscaping and Overall Site Design. Section 15.6J of the Zoning Ordinance is to read in its entirety as follows.

Section 15.6J – Landscaping and Overall Site Design

(Reserved for future use)

Section 4. 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 5. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 6. 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 Haitsma, 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

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 _____, 2025 and its second reading at a meeting of the Jamestown Charter Township Board held on _____, 2025, in the Township Clerk's office and on the Township's website at www.twp.jamestown.mi.us on _____, 2025.

Candy DeHaan, Clerk
Jamestown Charter Township

Subscribed and sworn to before this
_____ day of _____, 2025.

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