

Jamestown Charter Township

2026 MASTER PLAN

Planning Commission:

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Dana O'Dell – Vice-Chairperson
Tim Tacoma – Secretary
Al Jeurink – Member
Dave Kronemeyer – Member
Sherrie Miedema – Member
Cal Klooster – Member

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With Assistance By:



Fresh Coast Planning

Jamestown Charter Township – 2380 Riley Street
Hudsonville – Michigan – 49426
Ottawa County

**RESOLUTION
CHARTER TOWNSHIP OF JAMESTOWN
COUNTY OF OTTAWA, MICHIGAN**

**JAMESTOWN CHARTER TOWNSHIP PLANNING COMMISSION
RESOLUTION TO ADOPT MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Jamestown Charter Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Jamestown Charter Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

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APPENDICIES

- Categorized Township Roads (Chapter 9)
- Ottawa County Road Commission Map for Jamestown (Chapter 9)
- Community Mapping
 - Master Plan Map
 - Slope Map
 - Generalized Environmental Suitability for Rural Development Map
 - Woodlands and Wetlands Map
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 - East Branch of Rush Creek Watershed Map
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 - Sanitary Sewer Map
- 2020 United States Census Data, Jamestown Charter Township (excerpts)
- Housing Assessment
- 2018 Jamestown Charter Township Master Plan Update Community Survey & Results Summary
- 2019 Jamestown Charter Township Master Plan Workshop Results Summary

WHEREAS, _____, the Jamestown Charter Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Jamestown Charter Township Planning Commission held a public hearing on _____ to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Jamestown Charter Township Planning Commission adopts the Master Plan, as presented to the public on _____, 2026.

The foregoing resolution was offered by Commissioner _____; second offered by Commissioner _____. Upon roll call vote the following voted: "Aye": _____. "Nay": _____

The Chair declared the resolution adopted.

Tim Tacoma, Secretary

CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Charter Township of Jamestown, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the _____ day of _____, 2026. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

Tim Tacoma, Secretary
Jamestown Charter Township Planning Commission

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Introduction & Community Profile

Preface

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, as amended, this Master Plan was created to serve as a guide for development within Jamestown Charter Township. The Master Plan is a policy tool used by township officials to coordinate growth and to serve as the basis for zoning. It guides the location and future arrangement of agricultural, industrial, residential, commercial and recreational areas. These locations must take into account a multitude of factors such as utilities, existing land use, physical characteristics of the land, traffic volumes, and traffic routes as well as environmental limitations.

The Michigan Planning Enabling Act specifically provides townships the authority to prepare and officially adopt a Master Plan. The Master Plan functions as an official advisory policy statement for the orderly and efficient use of land. The Master Plan provides the coordination of land uses with other land uses, with streets, and with other necessary public infrastructure such as public water and sanitary sewer services. The Master Plan also provides the legal and logical basis for local zoning, subdivision design, and public improvement plans, and for facilitating and guiding the work of the Planning Commission and Township Board. It is also a means of communicating to surrounding communities, private organizations, and individuals about how they need to relate their future development plans and building projects to the official plans of the Township.

Despite its purpose as a policy document, it is important to recognize that the Master Plan is general in scope. It is not always intended to establish the precise boundaries of land use areas or exact locations of future uses. Rather, the Master Plan is an organized approach to analyzing development issues and proposing strategies to address these issues. Its function is to guide growth, providing a framework to insure that future detailed decisions can be made based on a community-wide perspective. Given that the needs and desires of the community change over time, the Master Plan must be regularly reviewed and periodically updated.

Community

Physical and environmental conditions establish limitations on how some areas of the Township will develop. The physical and environmental makeup of the Township influences the population, housing, economic, and labor force composition of the community. Given the steady increase in population, demands will continue for additional infrastructure, for the conversion of farmland, and for the preservation of the natural environment to accommodate additional residential and commercial growth. The Master Plan must therefore provide for appropriate areas to be served by public sewer and water utilities as well as establish future residential, commercial, industrial, agricultural, and

recreational areas within the township in order to adequately address the needs of the community as a whole and prevent incompatible uses.

The total land area of Jamestown Charter Township consists of 35 square miles. The largest single category of land use is agricultural. However, during the past 30 years, a significant change in land use has been occurring with the conversion of agricultural/open space lands to low density single-family residential, commercial, and industrial uses. As the Grand Rapids metropolitan area and the Holland/Zeeland area continue to grow, Jamestown Charter Township has become an attractive place for persons who work in urban areas but prefer to live in a rural or semi rural setting.

The focal points of development in Jamestown Charter Township are the unincorporated Village of Jamestown and the new residential developments that have occurred north of the Village (north of Riley Street) as well as south and southeast of the City of Hudsonville. Major industrial and commercial activity has occurred south of the City of Hudsonville along 32nd Avenue and west along Quincy Street. The historical hamlet of Forest Grove is a traditional farming community similar to, but smaller than the Village of Jamestown. The remainder of the Township is predominately rural with a strong agricultural flavor but with increasing patchwork of more scattered rural residences and residential concentrations.

Definition of Terms

In order to streamline the content of the community survey and public workshop responses, the following terms are recognized and used within this Master Plan as defined below.

- *Rural Character* – is recognized as the natural features of the earth that minimize the visual exposure of buildings, structures, or other man-made features and which create scenic character. It is also recognized as the natural features of the earth that provide environmental buffers and/or habitat that is characteristic of the Township. Features are found to include:
 - Woods, woodlots, forest areas, and trees
 - Wetlands
 - Natural vegetation
 - Wildlife habitat
 - Natural field areas
 - Scenic vistas

Rural Character also includes farmland, which is recognized as natural features that are organized and managed by man.

- *Open Space* – is recognized as areas of land unoccupied by buildings, structures, or other man-made features, that are preserved to be unoccupied by buildings, structures, or other man-made features within a project. Open Space is not

intended to include displays of art or other cultural features; bridges, signage, utilities, and other essential service structures; or grade level features such as ponds.

Findings

Below is a summary of the findings derived from the 2018 Master Plan Update Community Survey and public workshop responses. These findings and in particular the Community Input Themes, establish the cornerstone for this Master Plan. The entirety of the results can be found within the Appendix.

- Community Survey Results (Summer 2018)
 - Respondents ranked the quality of life, quality of neighborhoods, as well as the Township as a place to raise children as “excellent”
 - Respondents ranked the educational opportunities in the Township as “excellent,” but also left room for improvement regarding recreational opportunities, with the majority of respondents ranking recreational opportunities as “good”
 - The majority of respondents stated that growth is occurring too quickly in the Township
 - Agricultural elements of the Township remain very important to respondents. Respondents indicated that residential development within agricultural lands should maximize the preservation of farmland and open spaces in exchange for smaller lot sizes.
 - A majority of respondents indicated that the preservation of trees, vegetation, wildlife habitat, and other natural areas are important
 - Respondents indicated that sidewalks should be mandated in all new residential development
 - Additional multi-family development is not supported
 - Traditional city/village store front façade was preferred by respondents, as two-story buildings. Additionally, store fronts with varying roof lines, entry accents, significant glass, and multiple façade materials were favored by respondents.
 - Forty-three percent (43%) of respondents supported allowing mixed-use buildings, whereas approximately thirty-five percent (35%) disagreed with allowing mixed-use buildings
- Community Workshop Results (February 2019)
 - The resounding theme from each of the workshops is that residents would like to maintain the rural character of Jamestown Charter Township through strategic, carefully considered development
 - Visual Preference Survey results indicated that while large lots for residential land was supported, there was similar support for clustering of residential development

- There was strong support for open space areas within neighborhoods, buffer areas between land uses, and multi-use pathways
 - The majority of respondents strongly “disliked” all of the imagery associated with multi-family residential design
 - The Visual Preference survey administered at the Village of Jamestown workshop revealed a strong dislike for mixed-use development in the Village
 - Respondents did indicate support of more “traditional” village architecture, including brick buildings with wall-mounted signage and goose-neck lighting. There was also support shown for varying rooflines, awnings, and hanging signage
 - Support was strong for components of agricultural land use, such as small roadside stands, farmers markets, agricultural tourism, and “you pick” activities
- Community Input Themes

The common themes that emerged between the community survey and the community workshops were as follows:

- Slow the rate of growth
- Maintain the rural character of Jamestown Charter Township through strategic, carefully considered development
- Preserve agricultural lands as well as wildlife habitat and other natural areas
- Expand recreational opportunities through public parks and multi-use pathways
- Additional multi-family development is not supported
- Respondents support a traditional architectural style for the Village of Jamestown, with the potential for limited, two-story mixed-use development

How to Use this Plan

For each land use or attribute chapter, the plan identifies goals, recommendations, and strategies, which are the basis for future development. The goals, recommendations, and strategies are designed as follows:

- Goals – These are community objectives derived from significant public input and Planning Commission oversight
 - These are applied most frequently during land use review to ensure a proposed development meets and is consistent with the core values of the Master Plan
- Recommendations – These are pointed direction to achieve the goals
 - These are applied the strongest during land use review to ensure proposed development is consistent with the intent of the Master Plan

- Strategies – In an effort to accomplish the goals and recommendations of the Master Plan, the strategies are the legislative methods to mandate certain physical form, through zoning ordinance or police power ordinances.

Chapter One

Agricultural Uses

Introduction

Throughout numerous decades, generations of farmers have managed the lands and raised livestock within our community, serving as the backbone of Jamestown Charter Township. As a thriving industry within our borders, farming remains as one of our paramount attributes of the socioeconomic success of the Township. However, as generations and attributes continue to change, Township officials should recognize and balance increasing residential, commercial, and industrial development with the needs of the agricultural community.

The Prime Farmland Soils Map, dated July 16, 2019 and found within the Appendix, classifies areas of the Township on the basis of soil suitability for general agricultural crop production. It shows the location of soils classified as prime farmland in their natural state and those that are considered prime when altered to improve drainage characteristics. It also shows those, which for a variety of reasons, are not considered prime as rated on a relative scale, by the United States Department of Agriculture. Prime farmlands are naturally endowed with the soil qualities, growing season, and moisture content necessary to sustain high crop yields under average farming practices.

As illustrated by the Prime Farmland Soils map, the highest concentration of local prime agriculture lands is located in the north central and northwestern third of the Township. A good deal of development has already occurred in the northwest area and it is in that area where most additional growth will continue to be focused. Less pervasive areas of prime farmland soils also exist in the south and east. These are often associated with other soils, that when managed effectively, are also very productive. It is envisioned that through a combination of improved state farmland preservation policies, market conditions, and local land use policies, farming will continue in the southern reaches of the Township and therefore continue to represent a significant part of the Township's economic and social fabric. In order to continue to provide an environment in which our agricultural character can thrive, the following goals, recommendations, and strategies were developed. It is important to note that the implementation of these goals, recommendations, and strategies is subject to the Michigan Right to Farm Act and may restrict the totality of their intent.

Goals, Recommendations, and Strategies

Goals

- Obtain a balance between development and agriculture by anticipating and planning for the gradual transition of certain existing agricultural and open space

lands into planned developments while minimizing the impacts of such development on ongoing farming operations

- Support agricultural operations
- Preserve open space such as trees, vegetation, wildlife habitat, farmland, and other natural areas
- Prevent residential or commercial developments that are isolated from compatible zoning districts and uses as well as necessary utilities, transportation networks and other public services, which are designed to provide interconnection between developments, to protect premature development of farmland

Recommendations

- Encourage crop production and livestock use to minimally impact existing open spaces
- Encourage all farm building construction to be designed in a central or same location to preserve the most farmland as possible and minimally impact existing open spaces
- Design a “no-cut” zone along right-of-ways to protect the natural landscape, maintain open space, and rural character, as well as preserve the native drainage system and reduce flooding
- Limit the orientation of parcel development to protect the rural image and blend development with the natural landscape
- Require clustering of housing

Strategies

- Support private conservation efforts such as county and state level farmland preservation program initiatives (e.g. purchase of development rights (PDR) and transfer development rights (TDR) programs) to assist long term farming operations
- Encourage soil conservation practices, the prudent use of fertilizers and pesticides and other means of conserving wildlife habitat, wetlands and woodlands
- Encourage the preservation of trees so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system
- Require the clustering of parcel divisions
- Require the clustering of residential developments in order to maintain more open spaces in the Township and maximize the protection of agriculture
- Develop open space incentives for developers to both help maintain the rural character of the Township and provide buffer area between residential development and farmland
- Create a development boundary that protects prime farmland soil by generally restricting residential neighborhood development, commercial development, and industrial development within that area

Chapter Two

Residential Uses

Introduction

While Jamestown Charter Township is primarily an agricultural community, residential uses are becoming the predominant land use and continue to grow as a result of available public utility infrastructure, a reliable transportation network, proximity to the City of Hudsonville, as well as other physical and locational attributes. Comprising of approximately 1,100 acres of land in the north central portion of the Township, Jamestown Charter Township has significant acreage available to accommodate additional residential development during the current planning period.

Despite this, as a result of the 2018 Master Plan Update Community Survey and numerous public workshops, together with examinations by the Jamestown Charter Township Planning Commission, the current rate of overall growth has been identified as “too fast” throughout the community and a threat to the open space and rural character of the Township. Given this, the need for regulations to preserve open space and rural character as a tool to maintain the physical attributes of the Township and to slow the growth of density throughout single-family, and limited multi-family residential development, such as duplex-family and up to quadplex-family homes, was identified as paramount in residential design within the Township.

As a result of the 2018 Master Plan Update Community Survey, public workshops, as well as various planning meetings and other planning mechanisms, the following goals, recommendations, and strategies were developed.

Goals, Recommendations and Strategies

Goals

- Provide for strong neighborhoods with a range of residential styles and densities that are of a predominantly single-family residential and rural open space character, while conscientiously integrating developments into the landscape of existing neighborhoods by abutting preserved open spaces, creating a connection of roads, linking pedestrian pathways, and appropriately blending other public amenities
- Concentrate the density of residential land uses to protect open spaces and rural character
- Preserve open spaces and rural character such as woodlands, wetlands, wildlife habitat, other vegetation, farmland, and other natural areas, particularly those that are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value

Recommendations

- Require and guide housing through clustered development that relates to natural and manmade features
- Require the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments as well as between abutting residential developments and other land uses
- Require new residential developments to be sited in a manner that protects the community's traditional and rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Require, where practicable, the preservation of farmhouses, barns, fence styles, and other architectural and landscaping forms, which symbolize the Township's agricultural heritage
- Require new residential developments to incorporate a pedestrian pathway system that ultimately connects with abutting developments to produce a walkable and connected community
- Require new residential developments to create connections of roadways at property lines that ultimately extend into abutting developments to reduce curb cuts, provide for greater emergency access, and result in better neighborhood design
- Require the preservation of existing trees between the public street and dwellings
- Planned Developments and Site Condominiums shall not be permitted until public water and public sanitary sewer is provided to the development
- Rezoning to the R-2 or R-3 Zoning District shall not occur without public water and public sanitary sewer present at the property

Strategies

- Require the lot layout, open space, roads, pedestrian pathways, and other site features of new residential developments to be extensions of existing neighborhoods, where practicable, to reduce curb cuts, provide for greater emergency access, and result in better neighborhood design and public safety
- Require higher density single family housing on lands that have the capacity to support such development by means of adequate public roads, public water and public sanitary sewer, and other available infrastructure
- Strengthen clustered housing provisions and other creative forms of development to protect the community's rural character
- Require new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community
- Encourage the Planned Development concept as a means of preserving the natural character of sites, and to encourage the provision of structured, usable open space

- Strengthen the design and open space requirements related to density incentives within Planned Developments
- Require public water and public sanitary sewer connection for all Planned Developments, Site Condominium developments, R-2 Zoning District properties, and R-3 Zoning District properties
- Maintain and provide improvements to primary and local roads to ensure safe access to residential neighborhoods
- Maintain or strengthen blight ordinance language to ensure proper maintenance of all housing
- Draft and adopt development review processes that include informing the school district(s) of potential residential developments in the Township

Chapter Three

Village of Jamestown

Introduction

Unique to Jamestown Charter Township and generally located within the center of the community is the historic Village of Jamestown. The Village of Jamestown extends in area more or less as a half mile radius from the intersection of Riley Street and 24th Avenue. It accommodates several commercial businesses, numerous homes, a library, the township hall, post office, and a mobile home park.

Similar to numerous other villages of like size throughout West Michigan, advancements in transportation, communication and other needs over the past century has caused the Village of Jamestown to experience a decline in activity and seek revitalization.

In an effort to preserve the character of the Village and strengthen its revitalization, we have concluded that the following goals are paramount in our Village of Jamestown pursuits. In addition, recommendations regarding these goals as well as strategies, accompanied by illustration examples, to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Preserve village character
- Provide for recreational opportunities
- Expand commercial opportunities

Recommendations

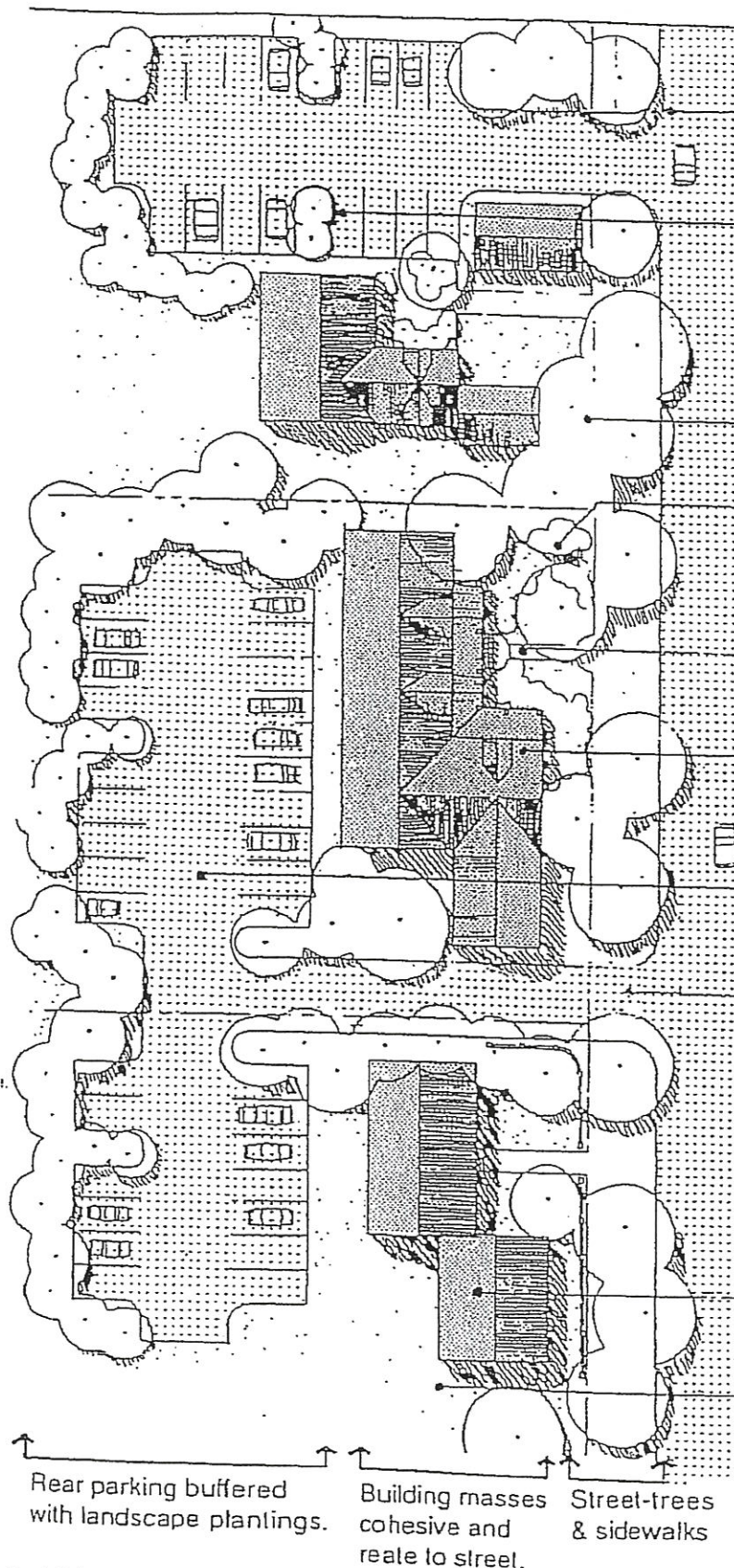
- Retain and enhance the Village of Jamestown by relying on its traditional neighborhood form to preserve a compact livable community
- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Require new residential developments to be sited in a manner that protects the community's traditional and rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Encourage higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads and other available infrastructure
- Design connective recreational paths along public street frontage
- Encourage architectural minimums for all commercial uses to enhance roadside image

- Enhance landscaping requirements to protect the rural image and blend development with the natural landscape

Strategies

- Monitor and strengthen, when necessary, the language of the Village of Jamestown Overlay Zoning District to maintain intended village character , which include:
 - Build-to lines so as to create uniformity of buildings found in a typical village
 - Off-street parking only in the rear of the building
 - The accommodation of office or similar uses above storefronts
 - Building façade and signage
 - Design incentives to encourage private investment in public utilities, civic amenities, or other improvements that are necessary for the collective public good

Village of Jamestown Concept



Parking consolidated with fewer curb-cuts.

Parking moved to sides of buildings, when it cannot fit behind them.

Buildings arranged in varied, clustered masses, more related to the main street.

Large deciduous shade trees planted at 25' to 40' intervals reinforce the "street edge".

Masses of native shrubs reflect the natural landscape.

Pedestrian-friendly sidewalks.

Building additions located in front to strengthen town-like qualities, with vernacular architectural styles.

Parking relocated behind buildings, and planted heavily around the edges.

Shared driveway access is provided wherever practicable to reduce curb-cuts and improve safety.

Fences, hedges and other traditional devices define a formal but friendly street relationship.

Building-street relationship strengthened by extending shops toward the front.

Reduced side setbacks allow varied massing of buildings.

Buildings with upper stories create better streetscape and allow for housing above, to keep area well-populated after hours, improving security while increasing rental income.

Chapter Four

Forest Grove

Introduction

Unique to Jamestown Charter Township, and generally located within the southwest region of the community, is the historic Forest Grove. Forest Grove extends in area more or less as a half mile radius from the intersection of Perry Street and 36th Avenue to the north, east and west. It accommodates several commercial businesses, numerous homes, a school, and two churches.

Similar to numerous other villages of like size throughout West Michigan as well as the Village of Jamestown within our own community, advancements in transportation, communication and other needs over the past century has caused Forest Grove to experience a decline in activity and seek revitalization.

In an effort to preserve the character of Forest Grove and strengthen its revitalization, we have concluded that the following goals are paramount in our Forest Grove pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Preserve village character
- Provide for recreational opportunities
- Expand commercial opportunities

Recommendations

- Retain and enhance Forest Grove by relying on its traditional neighborhood form to preserve a compact livable community
- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Require new residential developments to be sited in a manner that protects the community's traditional and rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Encourage higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads and other available infrastructure
- Design connective recreational paths along public street frontage

- Encourage architectural minimums for all commercial uses to enhance roadside image
- Enhance landscaping requirements to protect the rural image and blend development with the natural landscape

Strategies

- Monitor and strengthen, when necessary, the language of the Forest Grove Overlay Zoning District to maintain the intended village character , which include:
 - Build-to lines so as to create uniformity of buildings found in a typical village
 - Off-street parking only in the rear of the building
 - Building façade and signage

Chapter Five

Commercial Uses

Introduction

Jamestown Charter Township has superb accessibility to regional transportation arteries. Given this, and supported by a significant public water and sanitary sewer system, the employment and shopping needs of local and regional populations can be easily served.

As a beneficiary of its access to regional transportation arteries, including the Gerald R. Ford Freeway (I-196), the Paul B. Henry Freeway (M-6), the Gerald R. Ford International Airport, and considering its proximity to the City of Hudsonville as well as the City of Grand Rapids, Jamestown Charter Township is a haven for residential development and the commercial demands that accompany such growth.

Following the development of the Meijer store, the Township is experiencing escalated interest in commercial development as shopping traffic (and commercial desirability) in the area increases. Given Jamestown Charter Township's easy access to both M-6 and I-196, it is an attractive location for commercial uses needing highway visibility as well as relatively large parcels of land.

Consequently, in an effort to continue a healthy, controlled growth of commercial development to serve the local and regional needs of the community, we have concluded that the following goals are paramount in our commercial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Diversify the tax base and provide jobs by accommodating commercial and industrial development
- Provide for both local and regional types of commercial developments
- Meet the basic service and shopping needs of the Township's residents as well as the traveling public by directing commercial development to take place in strategic areas that are adequately served by public services
- Provide for the deliberate and objective allocation of different types of economic development in specific locations to avoid or minimize future land use and traffic conflicts
- Broaden the community's tax base and opportunities for employment
- Preserve open spaces and rural character such as woodlands, wetlands, wildlife habitat, and other natural areas, particularly those that are useful as water

retention and ground water discharge areas and which have important aesthetic and scenic value

- Integrate development into the natural landscape while abutting preserved open spaces or providing beneficial linkage of preserved open spaces between developments
- Establish pedestrian connectivity throughout development, to adjacent lots, and neighboring residential areas

Recommendations

- Limit commercial development to areas that are best served by transportation routes and concentrate the development as much as possible to avoid the pitfalls of strip development
- Encourage various types of economic development to locate in the areas best suited to meet individual business needs
- Delay the rezoning of commercial areas and the development that would follow in those areas where public utilities and police and fire protection cannot be provided concurrently with the development
- Improve and expand upon existing business areas that will provide functional, safe, convenient, and attractive shopping and service opportunities
- Promote the 32nd Avenue I-196 interchange as a commercial district that serves the needs of both the motoring public and local residents
- Allow balanced but limited commercial development in the M-6/8th Avenue interchange area once utilities are available. Commercial development should be oriented primarily to the traveling public with only small nodes of locally oriented businesses being located south of the intersection at 8th Avenue and Quincy Street.
- Protect existing rural character and pedestrian movement within development design

Strategies

- Promote high quality commercial development through local site plan reviews. Utilize landscaping, sign, and building appearance guidelines and ordinances that create a unified and aesthetically pleasing commercial district.
- Commercial land uses should be separated from non-commercial uses by landscaping, buffered thoroughfares, and transitional land uses
- Require the use of traffic management and control measures such as frontage roads and shared driveways to limit congestion and ensure motorist safety
- Encourage attractive building facades and streetscapes through appropriate regulation
- Provide for the conversion of existing residential structures for office and retail use where applicable

- Ensure adequate on and off street parking in a manner that compliments compactness in the local commercial areas
- Evaluate the relationship of existing commercial uses and potential encroachments on residential areas to determine redevelopment potential or to establish additional buffering and transitional uses
- Require pedestrian pathway/sidewalk connection from the building front to the public or private road pedestrian pathway
- Require pedestrian pathway connection to adjacent residential neighborhoods, schools, parks, and other populated areas, where applicable

Chapter Six Industrial Uses

Introduction

Similar to that of the commercial uses within Jamestown Charter Township, the industrial uses within the Township also have superb accessibility to regional transportation arteries. Given this, and supported by a significant public water and sanitary sewer system, the employment needs of local and regional populations can be easily served.

As a beneficiary of its access to regional transportation arteries, including the Gerald R. Ford Freeway (I-196), the Paul B. Henry Freeway (M-6), the Gerald R. Ford International Airport, and coupled with its available public water and sanitary sewer system, Jamestown Charter Township is a haven for industrial development.

Consequently, in an effort to continue a healthy, controlled growth of industrial development, we have concluded that the following goals are paramount in our Industrial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Diversify the tax base and provide jobs by accommodating commercial and industrial development
- Accommodate industrial development in areas that are easily accessible by major transportation facilities, are adequately served by public utilities and services, and are well positioned to avoid conflicts with emerging residential areas
- Continue to capitalize upon the expressway interchange access locations when planning for industrial location and expansion. Allow planned industrial area expansions once utilities are made available.
- Preserve open spaces and rural character such as woodlands, wetlands, wildlife habitat, and other natural areas, particularly those that are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value

Recommendations

- Promote high quality industrial development through controlled access, service areas within the side or rear of buildings, screening of outdoor storage and equipment, as well as an emphasis on main building entry and landscaping

- Industrial nuances such as air pollution, water pollution, vibration, and outdoor storage of materials should be controlled by adequate zoning, site improvements, and performance standards
- Promote the development of industrial plats rather than piece-meal single lot development
- Promote an orderly progression of industrial expansion together with the availability of and mandatory connection to public utilities, road improvements, and police and fire protection
- Industrial sites should transition well with adjacent uses. Extensive outdoor storage and other activities in areas that may detract from the business park environment and the character of surrounding uses of the Township's highly visible interchange gateways should be prohibited
- Protect existing rural character and pedestrian movement within development design

Strategies

- Establish and reserve suitable land for future industrial purposes
- All new industrial development must be served by public water and sewer and rezoning should be timed to coincide with extension of these utilities
- Encourage business parks and planned industrial developments rather than piecemeal development
- Incrementally expand the availability of industrial zoned properties based on the needs as they arise over the entire planning period
- Separate industrial sites from low-density residential uses and other non-industrial uses by appropriate landscaped buffer strips
- Through permit application and enforcement procedures, require the satisfactory reclamation of lands after removal of natural resources such as sand, gravel, soil, rocks or minerals
- The concept of allowing complementary office uses within the industrial areas should be encouraged where offices can serve as a good transition

Chapter Seven

Public & Recreational Facilities

Introduction

Public and recreational facilities are a vital component of community life within the Township. Access to public resources provides an opportunity to meet your neighbors, utilize space economically, and increase your overall health, among other benefits.

Jamestown Charter Township seeks to build this opportunity through several public spaces in an effort to provide additional recreation opportunities for its residents beyond the County owned Spring Grove Park.

Consequently, in an effort to continue to develop, promote, and ensure excellent recreational opportunities for the residents and visitors of Jamestown Charter Township, we have concluded that the following goals are paramount in our recreational pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Provide for public, semi-public and recreational uses in locations appropriate for their development and utilization.
- Update the Township Recreation Plan every five years in order to continue to be eligible for state and federal recreation funding programs.
- Prepare an open space plan and periodically update the Non-Motorized Trail Plan.

Recommendations

- Maximize the utilization of public buildings and grounds for multi-functional services
- Pursue recreation funding from Department of Natural Resources through the Township Recreation Plan in accordance with Department of Natural Resources rules and qualifications
- Establish an integrated open space network of public and private open spaces linked by a trail system
- Evaluate reclamation of gravel extraction sites for possible development as recreation areas
- Identify ecologically unique areas for possible use as a Township recreation area, preservation area, or natural interpretive area
- Encourage civic amenities in all Planned Developments

- Continue to partner with residential developers to set aside suitable portions of land for parks, and road easements for pedestrian/bicycle paths

Strategies

- Encourage citizen participation to determine needed and desired improvements, and for expansions to public facilities and recreation
- Assist and guide semi-public and citizen groups in their efforts to provide needed community facilities
- Plan for the acquisition of park land and the provision of recreational opportunities based upon Recreation Park and Open Space Standards and Guidelines (National Recreation and Park Association) and upon local needs
- Develop neighborhood recreational facilities in conjunction with school facilities to provide economical and convenient recreational opportunities
- Utilize the Capital Improvements Program as the means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official Township policy for implementation of bike bath and other recreational path construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate
- Strengthen Planned Development Chapter to require public civic amenities in all Planned Development projects

Chapter Eight

Public Utilities

Introduction

Jamestown Charter Township has established numerous miles of public water and sanitary sewer lines throughout the community. In those areas where public water and sewer are not available, private well and septic systems are often viable. However, in an effort to plan for future population growth, private well and septic failures, to improve quality of life, and foster economic growth, the Township should continue to service, upgrade, and expand its public utility network.

The Jamestown Charter Township utility network exists in the north central portion of the Township south of the City of Hudsonville and includes the Village of Jamestown area. The sewer collection system flows out of Jamestown Charter Township at 22nd Avenue and Jackson Street, then through Georgetown Township, and ultimately discharges at the Grandville Clean Water Plant located on the Grand River near the I-196 Baldwin Street exit ramp. Jamestown Charter Township can send a peak sanitary sewer flow rate of 2.54 million gallons per day (mgd) through Georgetown. The peak flow rate measured to date (March 15, 2019) is approximately 0.75 mgd.

The municipal water system within the Township is intended to parallel the sanitary sewer system and is being extended on a regular basis consistent with area growth and development trends. Jamestown Charter Township obtains its water via a connection to a regional transmission line that traverses the extreme northern part of the Township on its way from Lake Michigan to the City of Wyoming. Areas of the Township that are not served by municipal water currently rely on private well systems, which are placed and installed under the direction of the Ottawa County Health Department. Jamestown's water usage has been steadily increasing. The preceding graph shows average daily usage from 1998 to 2023 and indicates strong, sustained growth. The Township can pump a maximum flow rate of 3.38 mgd from the City of Wyoming transmission main. The max daily flow rate measured to date (June 1, 2023) is approximately 2.0 mgd.

The Township does not anticipate that municipal water and sanitary sewer will be provided throughout the entire Township in any foreseeable planning period. Accordingly, the Master Plan focuses development towards the areas where the feasibility and timing of municipal water and sanitary sewer can best be anticipated. Emphasis is given to system expansions consistent with the locations planned to support the reasonable growth of residential, commercial, and industrial development.

Consequently, in an effort to continue to develop appropriate public water and sanitary sewer utilities for the residents and visitors of Jamestown Charter Township, we have concluded that the following goals are paramount in our public utility pursuits. In addition,

recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Develop adequate public utilities that will ensure balanced, orderly growth, and ensure the safety and well-being of Township residents
- Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future utilities could gain a foothold by being most cost effective and where access to I-196 or M-6 is readily available

Recommendations

- Provide water and sanitary sewer utilities in areas of the Township designated for increased residential, commercial, and industrial concentrations
- Prohibit public utilities south of the boundary of the Rush Creek Watershed and the Minderhouse Drain to the point where the Minderhouse Drain terminates at Ransom Street to concentrate development
- Create a plan that promotes development with utilities originating in the northeast corner of the Township, continuing southwest to the 8th Avenue & M-6 interchange, and ultimately following the drainage course toward the Village of Jamestown town center (part of the East Branch Rush Creek watershed)
- Consider improvements to the public water and sanitary sewer systems to increase reliability and redundancy
- Support a general atmosphere of cooperation among adjoining units of government, school districts, and other public agencies to maximize utilization of public investments
- Encourage funding practices for improvements to public utilities that, to the extent possible, appropriately place the cost of such improvements on new developments and users

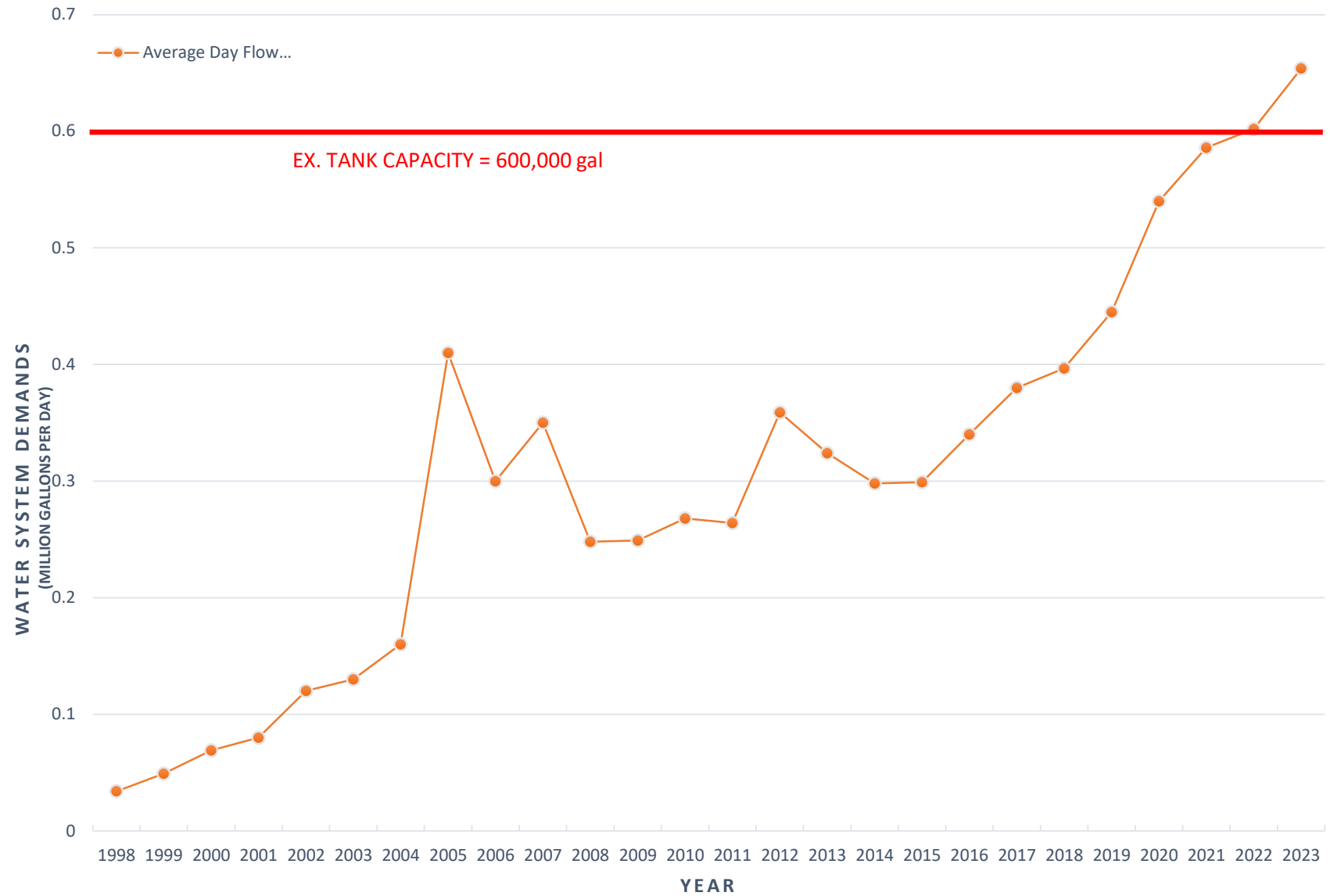
Strategies

- Perform joint sewer studies with neighboring municipalities, as necessary, to evaluate treatment and collection alternatives for the East Branch Rush Creek watershed
- Assist the Township Board of Trustees with updates to the Capital Improvements Program
- Design commercial and industrial incentives to encourage private investment in public water and/or sewer expansion

- Complete regular rate studies to ensure rates structures and fees are sufficient to cover utility maintenance, operations, repairs, improvements, and expansions

WATER SYSTEM RELIABILITY STUDY

AVERAGE DAY DEMANDS



Chapter Nine

Transportation

Introduction

Although local roads are under the jurisdiction of the Ottawa County Road Commission, Jamestown Charter Township funds limited new road paving of County roadways. The County maintains all paved roads, grades gravel roads on a seasonal basis, and performs some graveling and other maintenance. Local traffic volumes continue to rise, increasing wear and tear on roads. As a result, the Township has established a road improvements program which prioritizes gravel roads for paving. Township residents have supported these efforts by supporting local tax levies specifically for road improvements.

For planning purposes, it is useful to recognize that the various roads within Jamestown Charter Township can have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, building setbacks, and adjoining land use. Below is a brief description of three road types that are important to consider in Jamestown Charter Township. A full list of categorized Township roads is provided in the Appendix and is reflected on the Jamestown map also within the Appendix.

- Limited Access Highway - These facilities are devoted entirely to the movement of large volumes of traffic at high speeds over relatively long distances. These roads provide little or no direct access to individual properties adjoining the roads. Interstate 196 and M-6 are examples of Limited Access Highways. Given that the Township has direct access to these regional transportation routes, local residents are within a reasonable commute to employment throughout the Grand Rapids metropolitan area and Holland. These transportation routes make Jamestown Charter Township an attractive location for residential development as well as commercial and industrial development.
- Primary Streets - The major function of these roads is to move a fair volume of traffic within and through the Township. A secondary function is to provide access to adjacent properties. In Jamestown Charter Township, primary roads include 24th Avenue, 32nd Avenue north of Byron Road, and Byron Road. Many residents use these roads when traveling to and from the Township.
- Local Streets - These roads provide for internal traffic movement within the Township and connect local land areas with the primary street system. Providing direct access to adjacent properties is an important function of these roads. The majority of the roads in Jamestown Charter Township fall under this classification. Examples of such roads include 8th Avenue, 40th Avenue and Quincy Street.

Given the vast transportation network within Jamestown Charter Township and considering the impact of residential, commercial, and industrial development on the existing transportation infrastructure, we have concluded that the following goals are paramount in our transportation pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Continue to establish adequate transportation routes to ensure the safety and well-being of Township residents.
- Ensure balanced, orderly growth of sidewalks, bike paths, roadways, and other transportation routes

Recommendations

- Provide all land uses with adequate access to the road system
- Strive to minimize traffic disruptions on thoroughfares, while keeping through traffic off of the local residential streets
- Strive to create a multimodal transportation system, including bicycles, pedestrian, and automobile traffic
- Work toward obtaining right-of-way dedications and reservations, consistent with an adopted Street Plan as new developments are reviewed for approval
- Require streetlights within developments, where appropriate

Strategies

- Pursue funding programs to repair and replace existing streets and sidewalks in disrepair and to expand the sidewalk system in areas of existing development where sidewalks do not exist
- Continually monitor and update road improvement policy which generally gives priority to the roads based on the highest concentrations of traffic and development, cost, houses per mile, the potential for traffic volume increases and public support
- Work with Ottawa County Road Commission personnel and Michigan Department of Transportation personnel to promote road improvement policies consistent with the goals of the Master Plan
- Improve access and emergency service by maintaining site plan review standards that ensure adequate ingress and egress by emergency vehicles
- Limit the number of driveways and curb cuts to the minimum necessary to provide for safe ingress and egress

- Strengthen the development of joint-use driveways and internal connections between adjoining businesses to reduce the number of curb cuts on major streets
- Utilize the Capital Improvements Program as the means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official Township policy for implementation of street construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

Chapter Ten

32nd Avenue & M-6 Corridors

Introduction

Typically, commercial establishments seek out major streets with high traffic volumes to maximize their visibility and to encourage drive in trade. Similar to that of the commercial areas within Jamestown Charter Township, industrial uses benefit from access to regional transportation arteries. Both 32nd Avenue and the M-6 highway at 8th Avenue serve as the primary entryways to Jamestown Charter Township. Given this, and supported by an improving public water and sanitary sewer system, the Master Plan recognizes the potential development of both of these corridors for commercial and industrial uses. As a result, it is imperative to ensure a high quality of building façade, site design, and access, among other physical improvements, to preserve welcoming entries to Jamestown Charter Township and community investment.

In an effort to continue healthy, controlled growth of commercial and industrial development along these corridors, and to serve the local and regional needs of the community and the region, we have concluded that the following goals are paramount for uses along 32nd Avenue as well as uses along the M-6 and 8th Avenue intersection. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Corridor Goals

- New commercial and industrial development shall be directed to areas which have utility services or are planned to receive them
- Promote rural character and require tree planting along the corridor
- Locate more intense commercial land uses that generate higher traffic volumes near the City of Hudsonville and near M-6 and transition to less intense land uses with lower traffic volumes away from the City and M-6
- Discourage strip commercial development that is typically characterized by utilitarian buildings with no architectural character or relationship to surrounding buildings. These frequently have minimally sized windows, large expanses of blank walls, and their facades lack varying features, such as offsets or shadow lines.
- An emphasis on interconnected drives and streets should be promoted so that internal trips can be made without compelling drivers to exit and enter multiple times onto the corridor
- A system of integrated shared use paths should be promoted for all new developments to provide safe walking routes to surrounding stores and uses

Commercial Goals

- Accommodate commercial facilities that provide sufficient amounts of goods and services to meet the daily needs of a growing Township population
- Promote the physical clustering of commercial establishments to encourage more convenient shopping
- Promote high quality commercial development, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways
- Provide for commercial development in areas that contain public water and public sanitary sewer service
- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden

Industrial Goals

- Encourage industries to locate in an industrial park setting
- Promote diversification of the local tax base
- Provide nearby entrepreneurial and employment opportunities for Township residents
- Promote high quality industrial development, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways
- Provide for industrial development in areas that contain public water and public sanitary sewer service
- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden

Corridor Recommendations

- Provide pedestrian access within a site and between sites
- Promote rural character through a unified streetscape plan to maintain a consistent aesthetic theme along the corridor
- Preserve a natural screen along the corridor for new development
- Parking should be set back from the highway and buffered by landscaping. While uses may change along the highway, the consistent application of parking and landscaping will provide a theme of 'rural roadside' character.

- Interconnect service drives to improve traffic distribution and to promote access management
- Adjacent residential neighborhoods and uses must be protected from the potential negative impacts of employment areas such as the scale of development and buildings, noise, odors, air quality, traffic, and objectionable views
- New utility lines should be buried
- Rezoning to commercial or industrial shall not occur without public utilities present at the property

Commercial Recommendations

- Require commercial development to connect to public water and public sanitary sewer
- Ensure high quality of building facade and site design that promotes longevity and the protection of public and private investment
- Direct commercial development to occur in areas with suitable infrastructure
- Require aesthetic façade and site design to eliminate the appearance of typical commercial strip development
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic and pedestrians
- Encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

Industrial Recommendations

- Require industrial development to connect to public water and public sanitary sewer
- Ensure high quality of building facade and site design that promotes longevity and the protection of public and private investment
- Direct development to occur in areas with suitable infrastructure
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic and pedestrians
- Encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

Corridor Strategies

- Strengthen the 32nd Avenue and M-6 Overlay District by incorporating, at a minimum, the commercial and industrial strategies of this chapter

- Prohibit commercial or industrial use without public utilities

Commercial Strategies

- Periodically review and amend façade standards, when necessary, to ensure high quality development
- Require the shared use of commercial driveways and access roads to limit the number and spacing of driveways. Shared driveways shall be located on the property line.
- Strengthen greenbelt or buffer areas between conflicting land uses
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials
- Require the joint use of parking facilities
- Require pedestrian pathway connectivity along street right-of-ways and internal to the site
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas
- Development should not be permitted until public water and public sanitary sewer are provided

Industrial Strategies

- Periodically review and amend façade standards, when necessary, to ensure high quality development
- Require the shared use of commercial driveways and access roads to limit the number and spacing of driveways. Shared driveways shall be located on the property line.
- Strengthen greenbelt or buffer areas between conflicting land uses
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials, where objectionable
- Adopt or strengthen regulations requiring the adequate siting and screening of those land uses which tend to have a blighting influence on the community
- Require pedestrian pathway connectivity along street right-of-ways
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas.
- Development should not be permitted until public water and public sanitary sewer are provided

Chapter Eleven

Implementation

Introduction

In order for the Master Plan to serve as an effective guide to the continued development of Jamestown Charter Township it must be implemented. Primary responsibility for implementing the Plan rests with the Jamestown Charter Township Board, the Planning Commission, and the Township staff. This is done through a number of methods including adoption of ordinances, policies, and administrative procedures, as well as site plan review. The Master Plan itself has no legal authority to regulate development, however, it does influence land use based on the policies identified within the Master Plan related to the proposed land use. Implementation must come from the legislated decisions of the Township Board and Planning Commission.

The private sector, including individual home and landowners, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation between the public and private sectors is important in successful implementation of the Master Plan.

Zoning and Land Use Regulations

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community plans. The zoning process consists of an official zoning map and an accompanying zoning ordinance text. The official zoning map divides the community into different districts within which certain uses are permitted. The zoning ordinance text establishes permitted uses and regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses, among other physical and linear attributes. The zoning ordinance also sets forth procedures for special approval provisions and regulates accessory structures such as signs. These measures permit the Township to control the quality as well as the type of development.

The Planning Commission and Township Board of Trustees should periodically review and make any necessary revisions to the zoning regulations based on the strategies of this Plan to ensure that the goals and recommendations of the Master Plan are instituted. Further, the zoning ordinance requires systematic and frequent updates to address needs resulting from changing trends, case law and state statutes, such as adult uses, mineral removal, and wireless communication facilities.

Relationship of Master Plan Classifications to Zoning Districts (Zoning Plan)

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the Township organizes and intends future improvements and uses. These classification terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map. In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Ordinance map, as shown in the table below, specific future uses are determined by numerous natural and man-made features of the landscape such as public utilities, topography, soils, road improvements, surrounding uses, existing densities, and etcetera, as well as other planning considerations such as compatibility, public safety, access and etcetera. Consequently, while the land use classifications of the Master Plan map are designed to serve as a guide for future uses, they are not considered to be a mandate for immediate improvements, public, private, or otherwise. Ultimately, while the Master Plan map identifies areas for future uses, the feasibility of a proposed use is determined by the aforementioned, and the Zoning Ordinance with its regulations regarding height, area, bulk, location, etcetera for each of its Zoning Districts.

Terminology

Table of Master Plan Classification Terms & Zoning Ordinance Map District Terms

Master Plan Map Classification Terms	Zoning Ordinance Map Districts
Rural/Agricultural Preservation	Agricultural Rural Residential
Low Density Residential A	Residential (R-1)
Medium Density Residential A	Residential (R-2)
High Density Residential A	Residential (R-3)
Neighborhood Commercial	Village Commercial
Commercial	General Commercial
Highway Commercial	Interchange Commercial, Business & Industrial
Industrial	Business & Industrial, Planned Industrial
Forest Grove	Village Commercial
Village of Jamestown	Village Commercial
32 nd Avenue & M-6 Corridors	32 nd Avenue M-6 Corridor Overlay Zone

Relationship of Master Plan Classification Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the goals, recommendations, and strategies regarding future land uses within the Township. While the goals, recommendations, and strategies will likely always evolve, the intended uses related to the chapter titles will

remain the same. Those chapter titles can generally be related to the Master Plan map terms as provided in the table below.

Master Plan Map Classification Terms	Master Plan Chapters
Rural/Agricultural Preservation	Agricultural Uses
Low Density Residential A	Residential Uses
Medium Density Residential A	Residential Uses, Forest Grove, Village of Jamestown
High Density Residential A	Residential Uses
Neighborhood Commercial	Commercial Uses
Commercial	Commercial Uses
Highway Commercial	Commercial Uses & Industrial Uses
Industrial	Industrial Uses
Forest Grove	Forest Grove, Residential Uses
Village of Jamestown	Village of Jamestown, Residential Uses
32 nd Avenue & M-6 Corridors	32 nd Avenue & M-6 Corridors

Master Plan Classification Terms

The following is a description of land use Classifications identified within this Master Plan.

Rural Agricultural Preservation

The Rural Agricultural Preservation Classification is the largest future land use classification in the Township. This classification primarily consists of agricultural lands and lands currently vacant but not currently being farmed. Rural Agricultural Preservation lands are intended to provide for the continuation of existing agricultural uses while also allowing a gradual transition of certain lands to low density, rural estate type development.

Low Density Residential A (LDR)

The Low Density Residential A Classification encompasses lands that were previously planned to be Rural Agricultural Preservation. Low Density Residential designated lands are recommended to have sanitary sewer service in place prior to any changes in zoning.

Medium Density Residential A (MDR)

The Medium Density Residential A Classification recommends a density greater than LDR but less than HDR to provide significant clustering and transition between use densities.

High Density Residential A (HDR)

The High Density Residential Classification is located adjacent to the City of Hudsonville and recommends the highest residential density within the Township to provide concentrated development and access to urban amenities and services.

Neighborhood Commercial

The Neighborhood Commercial Classification is intended to provide locations for small businesses established to meet the day-to-day convenience shopping and service needs of the local population. Neighborhood Commercial uses should provide shared access, reciprocal access easements, screened parking and loading areas. Building architecture and signage should be compatible with surrounding uses, including residential uses.

Commercial

Commercial Classification uses typically serve the local and regional market, are automobile-oriented, and benefit from increased visibility and accessibility. Commercial uses generate large volumes of traffic and require larger parcels than Neighborhood Commercial uses. Outdoor display and storage of goods are also common characteristics of uses in this land use classification, although design standards should be developed to manage the intensity, location, and environmental impact of such displays. It is the intent of the Township that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This includes public water and sanitary sewer as well as roads.

Highway Commercial

The Highway Commercial Classification recognizes that the M-6/8th Avenue interchange area will be a desirable and valuable location for businesses catering to the traveling public. The Master Plan will direct these types of uses into four strategic locations nearest the on and off ramps of M-6. Access controls and strict site plan design requirements are recommended to minimize traffic and land use conflicts. Similar to the Commercial Classification, it is intended that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This includes public water and sanitary sewer as well as roads.

Industrial

The Industrial Classification is planned to develop principally within the recently developed, fully improved, 149-acre industrial park on the southwest side of the City of Hudsonville. This area is generally intended to accommodate extensive industries that have comparatively high acreage requirements. It is recognized that industrial development is important to the economy and tax base of the community as well as the

region. Collectively, the areas set aside in Jamestown Charter Township contain over 600 acres and represent a regionally significant reserve area of land for future industrial development. The areas designated are located for easy access and where utilities are either available or are in the process of being established. Through proper site design and the transitioning of adjacent land uses to the west, south and east, conflicts can be minimized. Similar to the Commercial Classification, it is intended that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This includes public water and sanitary sewer as well as roads.

Village of Jamestown & Forest Grove

These land use Classifications seek to revitalize historic town centers by preserving their physical character through form-based codes and allowing a mix of uses that blend with adjacent, more modern residential neighborhood and commercial design.

32nd Avenue and M-6 Corridors

The 32nd Avenue and M-6 Corridors Classification is intended create a higher quality of building façade, site design, access, and physical improvements for land uses along 32nd Avenue as well as the M-6 and 8th Avenue intersection than elsewhere within the Township because of the primary gateway that each corridor serves for the Township.

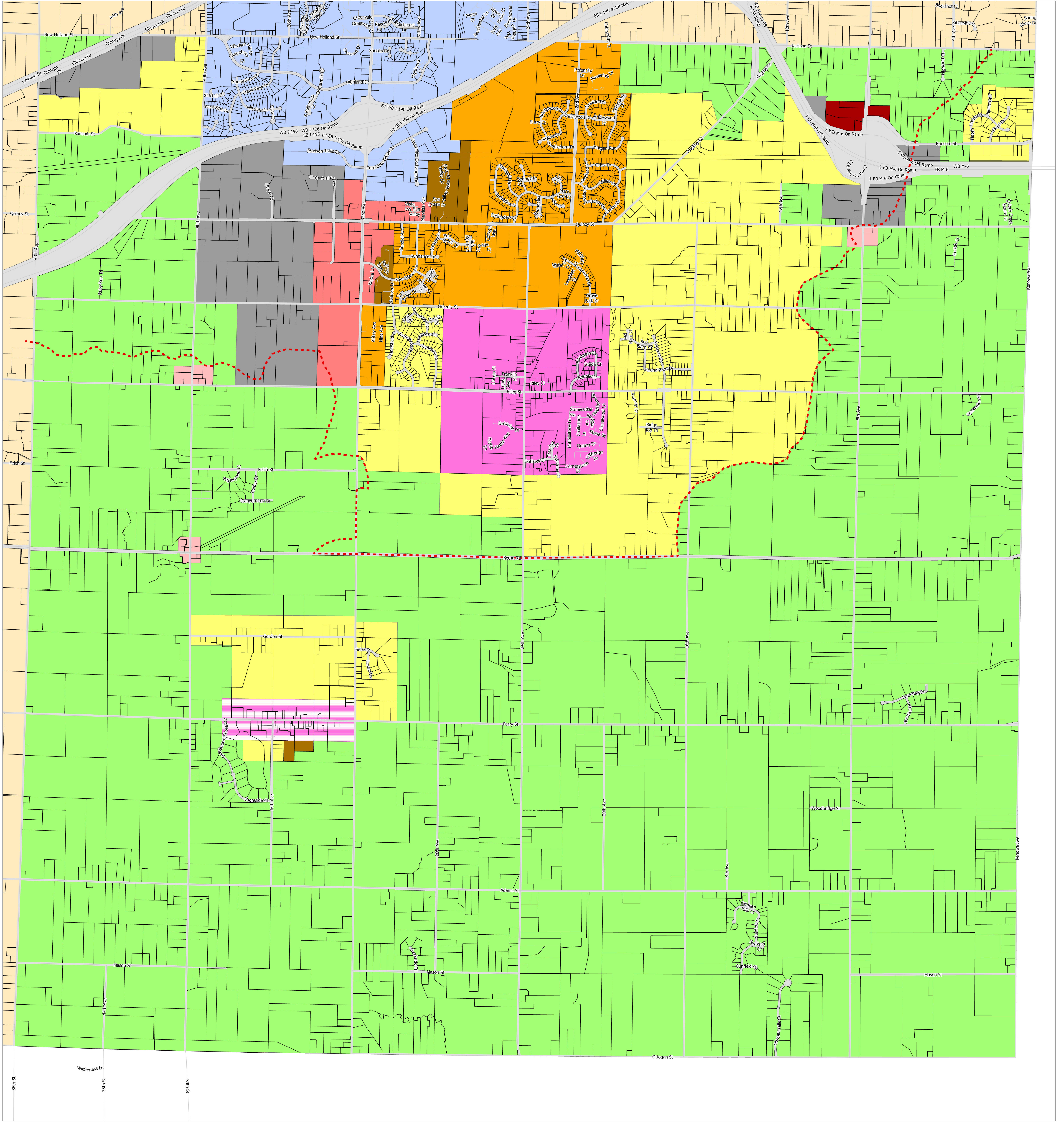
Master Plan Map

Within Chapter Ten and the Appendix is the Master Plan Map of Jamestown Charter Township.

Complete Streets Plan

In 2010, the Michigan Planning Enabling Act was amended to require that master plans account for “all legal users” of the transportation system within the municipality. The amended Act, in part, states that the Master Plan must include, “among other things, promotion of or adequate provision for 1 or more of the following: (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.”

Although the Township does not own or operate any of the streets within it, Chapter 9 – Transportation, as well as other provisions throughout the Master Plan regarding pathways, identify key means to implement the “complete streets.” As a result, the Township is in compliance with “complete streets” requirement of the Michigan Planning Enabling Act.



2026 Master Plan

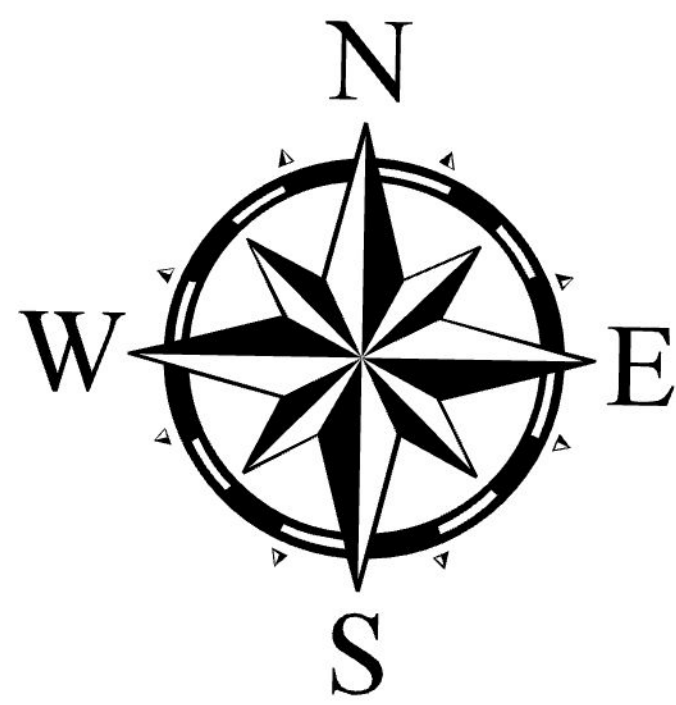
CHARTER TOWNSHIP OF
Jamestown
Ottawa County, Michigan



JAMESTOWN
CHARTER TOWNSHIP
ESTABLISHED 1849

Legend

- Growth Boundary
- Parcels
- Right of Way
- Master Plan
- Rural/Agricultural Preservation (RAP)
- Low Density Residential (LDR)
- Medium Density Residential (MDR A)
- High Density Residential (HDR A)
- Neighborhood Commercial (NC)
- Commercial (C)
- Highway Commercial (HC)
- Industrial (GI)
- Village of Jamestown (TC)
- Forest Grove (TC)
- Township
- City
- Road



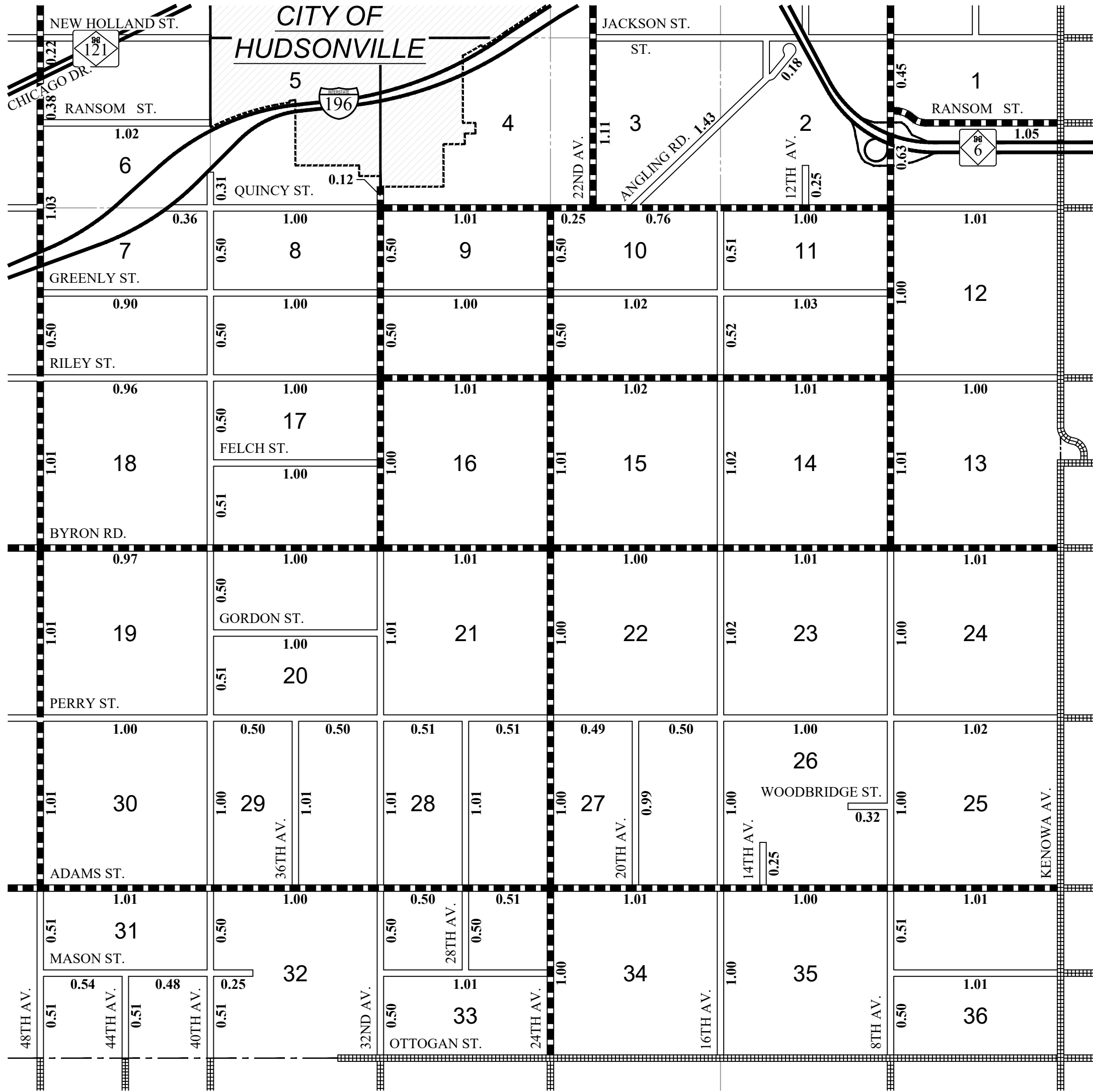
Appendix

Available within this appendix is the following data:

- Categorized Township Roads (Chapter 9)
- Ottawa County Road Commission Map for Jamestown (Chapter 9)
- Community Mapping
- 2020 United States Census Data, Jamestown Charter Township (excerpts)
- Housing Assessment
- 2018 Jamestown Charter Township Master Plan Update Community Survey & Results Summary
- 2019 Jamestown Charter Township Master Plan Workshop Results Summary

Categorized Township Roads

Primary Roads:	32 nd Avenue, from the City of Hudsonville to Byron Road Riley Street, between 8 th Avenue and 32 nd Avenue 24 th Avenue, entire length Ransom Street, in Section 1 8 th Avenue, from Ransom Street to Byron Road 22 nd Avenue, in Section 3 Byron Road, entire length Adams Street, entire length 48 th Avenue from Adams Street north
Local Streets:	Jackson Street Angling Road Ransom Street, in Section 6 Quincy Street Greenly Street Riley Street Felch Street Gordon Street Perry Street Mason Street Ottogan Street 48 th Avenue from Adams Street south 44 th Avenue 40 th Avenue 36 th Avenue 32 nd Avenue, from Byron Street to Ottogan Street 28 th Avenue 20 th Avenue 16 th Avenue 14 th Avenue 12 th Avenue 8 th Avenue, from Riley Street to Ottogan Street Kenowa Avenue

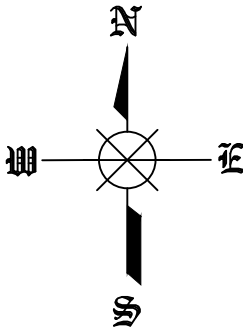


LEGEND

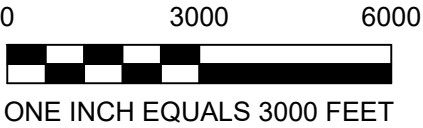
- COUNTY LINE
- CORPORATE LIMITS
- STATE TRUNKLINE
- COUNTY PRIMARY
- COUNTY LOCAL
- ADJACENT COUNTY
- CITY OR VILLAGE STREET

KENT COUNTY

PRIMARY ROAD SYSTEM IS 35.64 MILES
LOCAL ROAD SYSTEM IS 46.53 MILES
BLOWUPS ROAD SYSTEM IS 16.47 MILES
63.00 MILES



SCALE



JAMESTOWN TWP.

T 5 N R 13 W

COUNTY OTTAWA

SHEET NUMBER 106

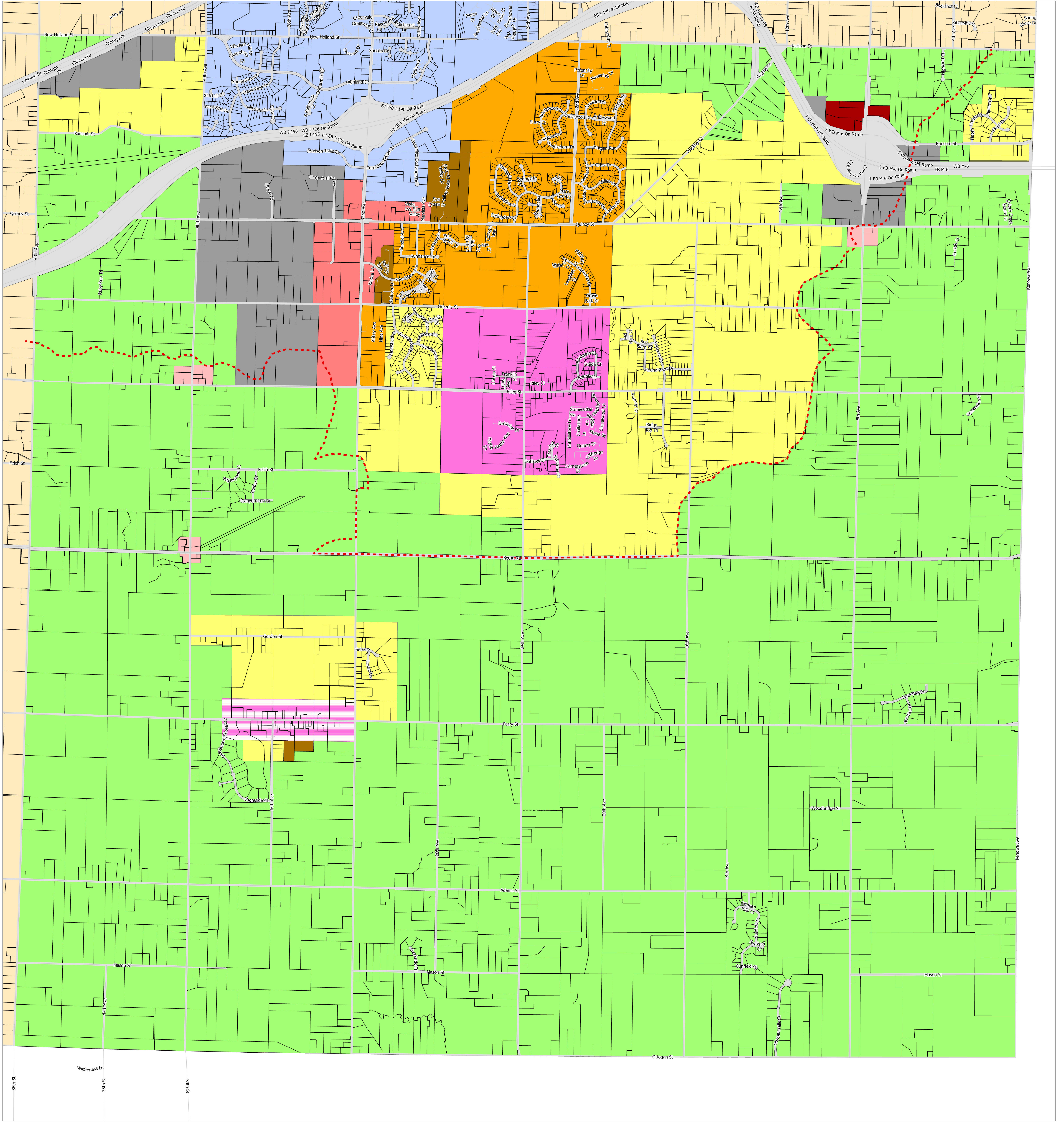
ALLEGAN COUNTY

Community Mapping

Contents:

Following are the community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below but rather establish a minimum relationship to the Master Plan.

1. **Master Plan** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Slope** – illustrates the impact that topography has on drainage
3. **Generalized Environmental Suitability for Rural Development** – indicates the location of soils within the Township that present severe limitations for both building and onsite septic systems
4. **Woodlands and Wetlands** – documents highly scattered pattern of woodland and wetland features
5. **Prime Farmland Soils** – classifies areas of the Township on the basis of soil suitability for general agricultural crop production
6. **East Branch of Rush Creek Watershed** – illustrates drainage areas and their boundaries
7. **Street Map** – documents existing network of transportation infrastructure to illustrate feasibility of supporting a proposed use
8. **Public Water System** – establishes exiting public water system to illustrate feasibility of supporting proposed development
9. **Sanitary Sewer System** – establishes exiting sanitary sewer system to illustrate feasibility of supporting proposed development



2026 Master Plan

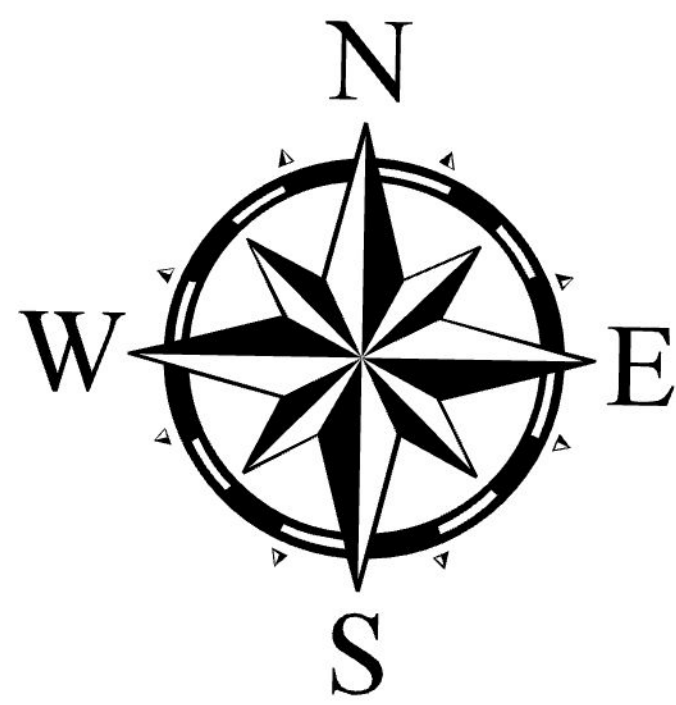
CHARTER TOWNSHIP OF
Jamestown
Ottawa County, Michigan

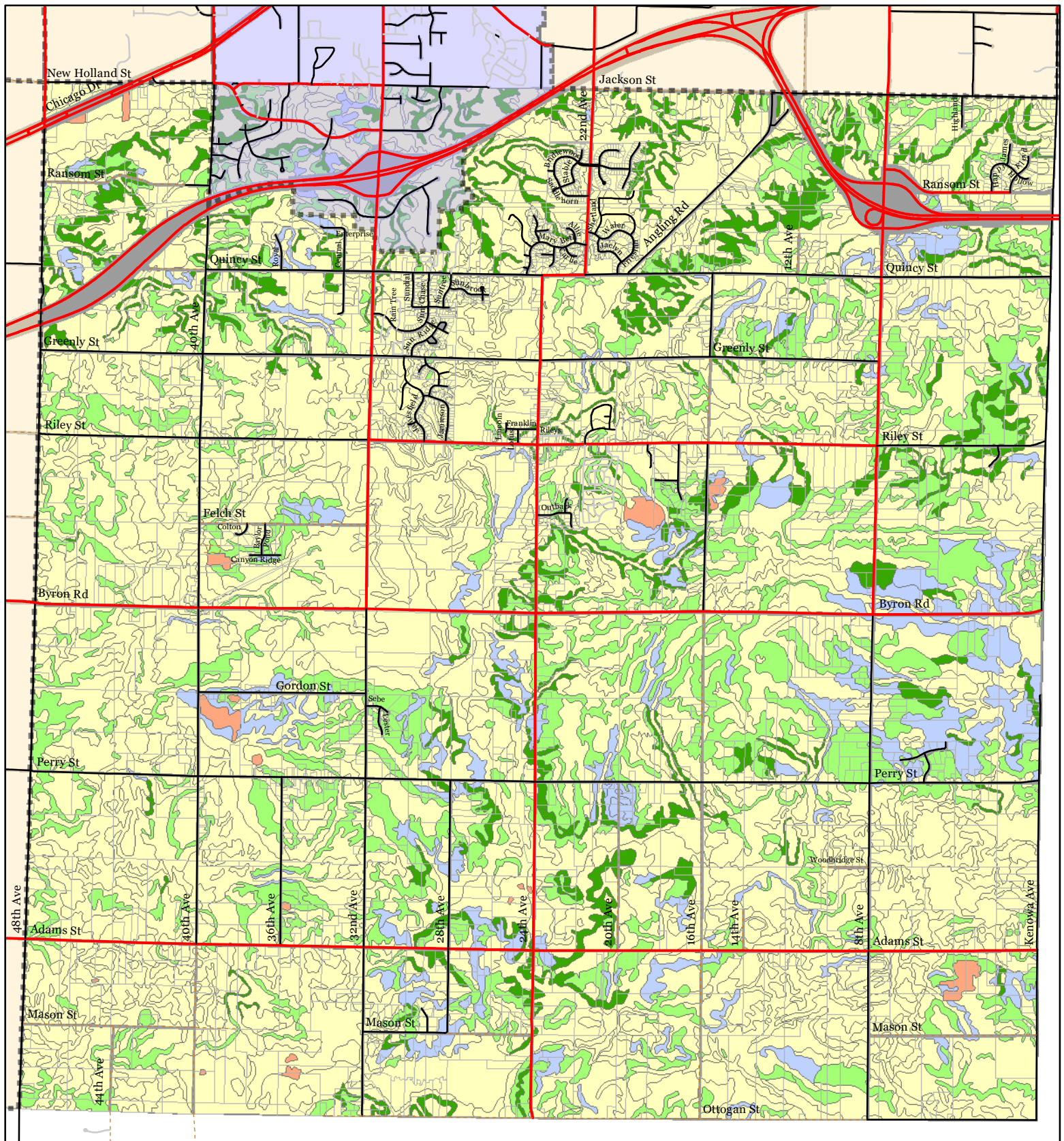


JAMESTOWN
CHARTER TOWNSHIP
ESTABLISHED 1849

Legend

- Growth Boundary
- Parcels
- Right of Way
- Master Plan
- Rural/Agricultural Preservation (RAP)
- Low Density Residential (LDR)
- Medium Density Residential (MDR A)
- High Density Residential (HDR A)
- Neighborhood Commercial (NC)
- Commercial (C)
- Highway Commercial (HC)
- Industrial (GI)
- Village of Jamestown (TC)
- Township
- City
- Road





SLOPE

CHARTER TOWNSHIP OF JAMESTOWN Ottawa County, Michigan



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Photography date: April 2018

Geospatial Insights & Solutions
IT Department
12220 Fillmore Street, Suite 320
West Olive, Michigan 49460
Phone (616)-738-4600
www.gis.mottawa.org

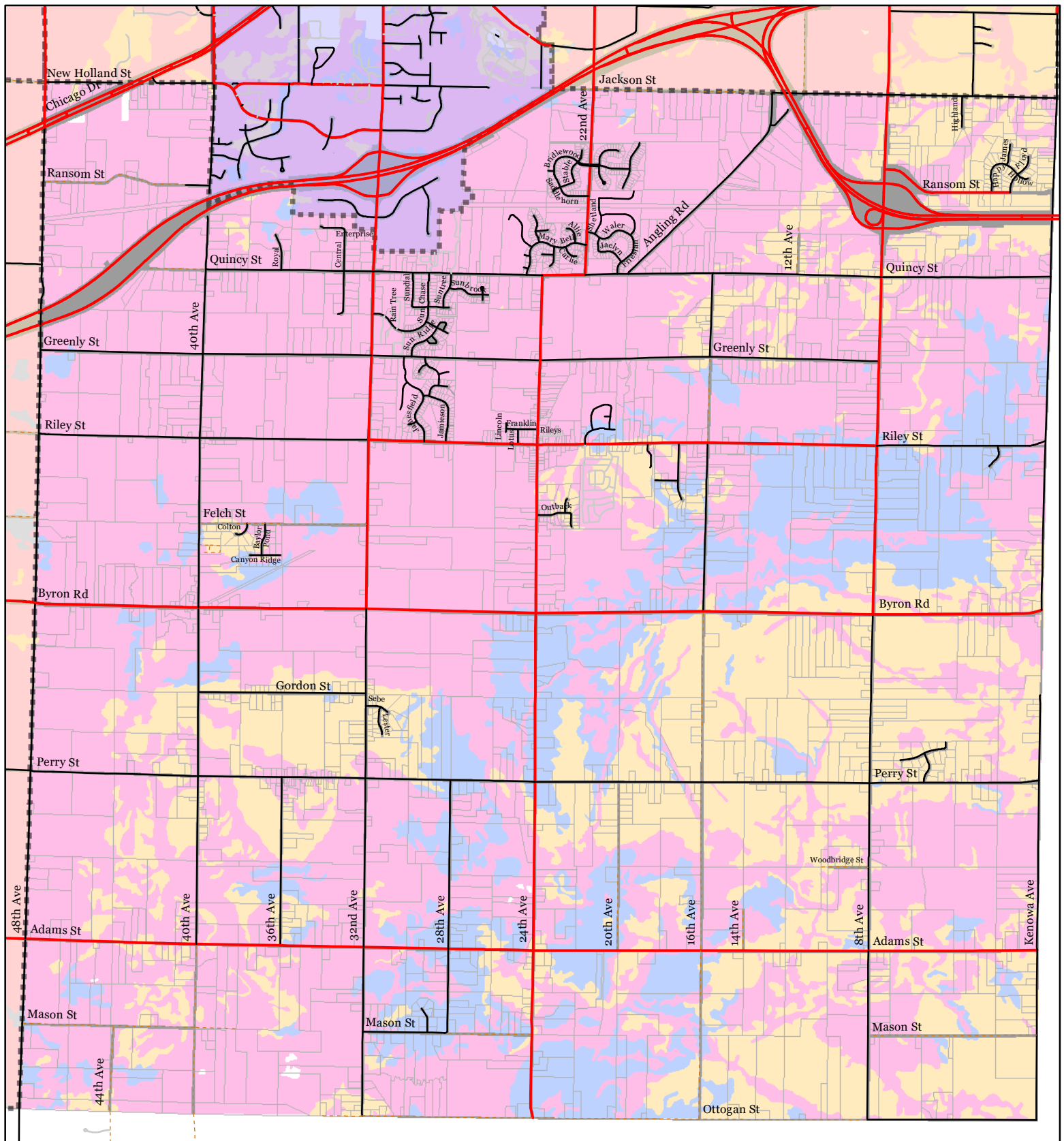
Date: 7/16/2019

Legend

- | | |
|------------------|-------------------|
| Primary Road | Right of Way |
| Local Paved Road | Parcels |
| Unpaved Road | Nearly Level - 6% |
| Private Road | 6% - 12% |
| City | > 12% |
| Township | Unclassified |
| | Varies |



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SOIL SUITABILITY FOR SEPTIC

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan



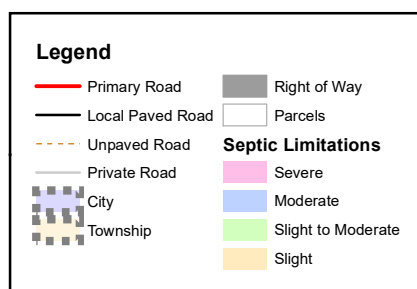
Ottawa County
Where You Belong

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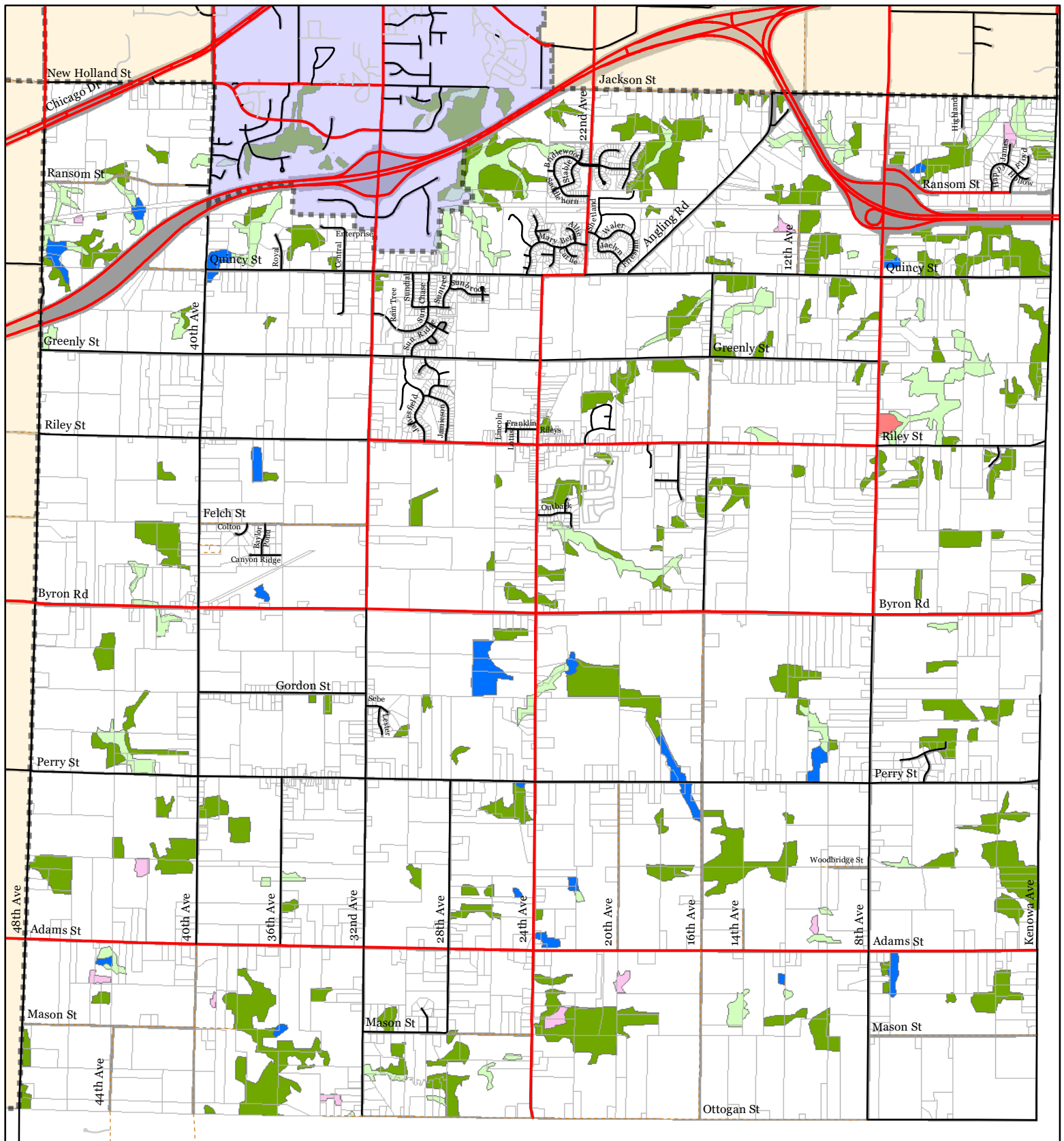
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WOODLANDS AND WETLANDS

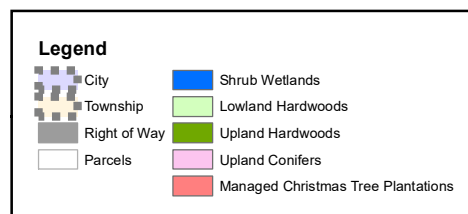


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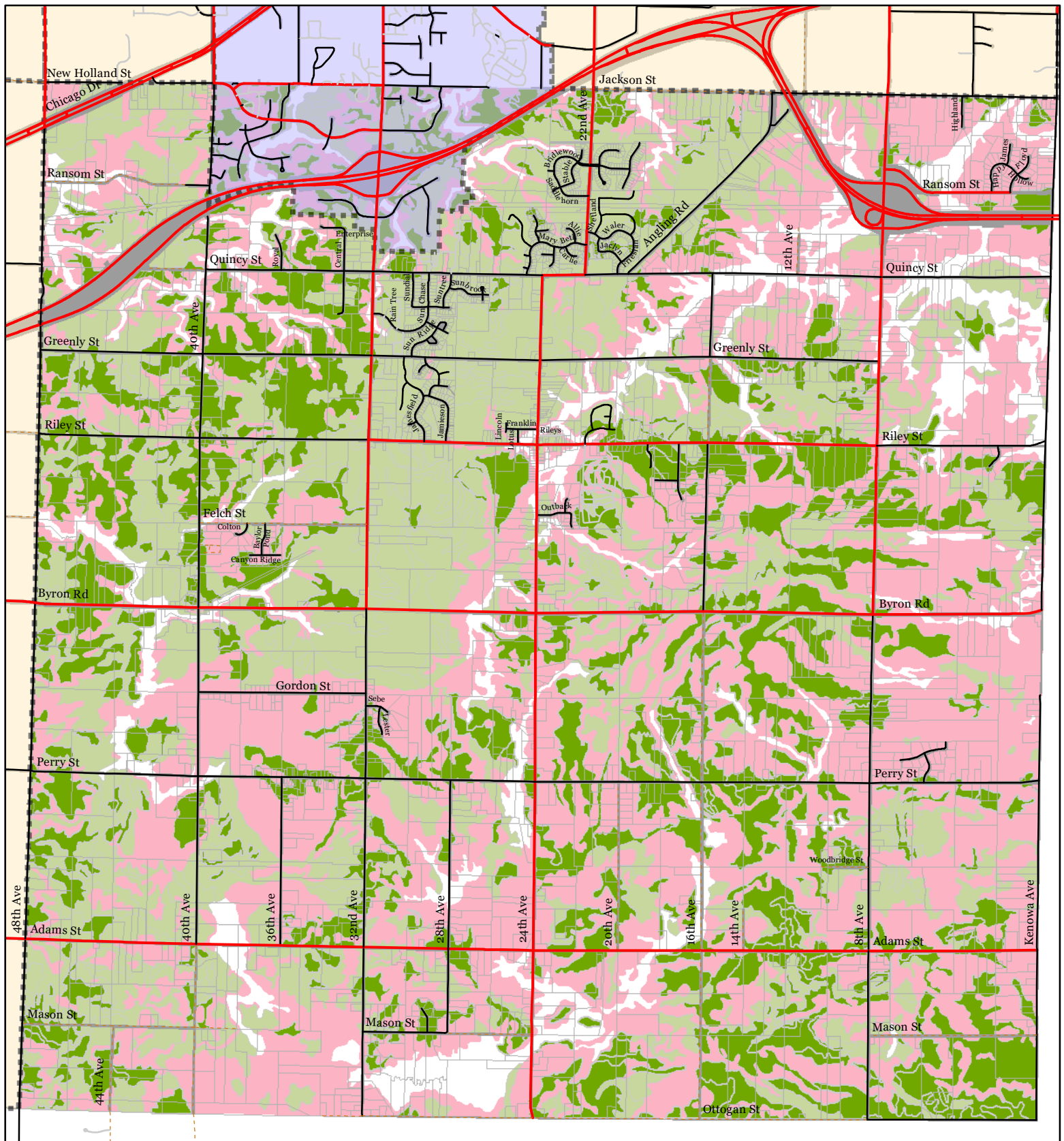
Geospatial Insights & Solutions
IT Department
12220 Fillmore Street, Suite 320
West Olive, Michigan 49460
Phone (616)-738-4600
www.gis.miohio.org

Photography date: April 2018

Date: 7/16/2019



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PRIME FARMLAND SOILS



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Photography date: April 2018

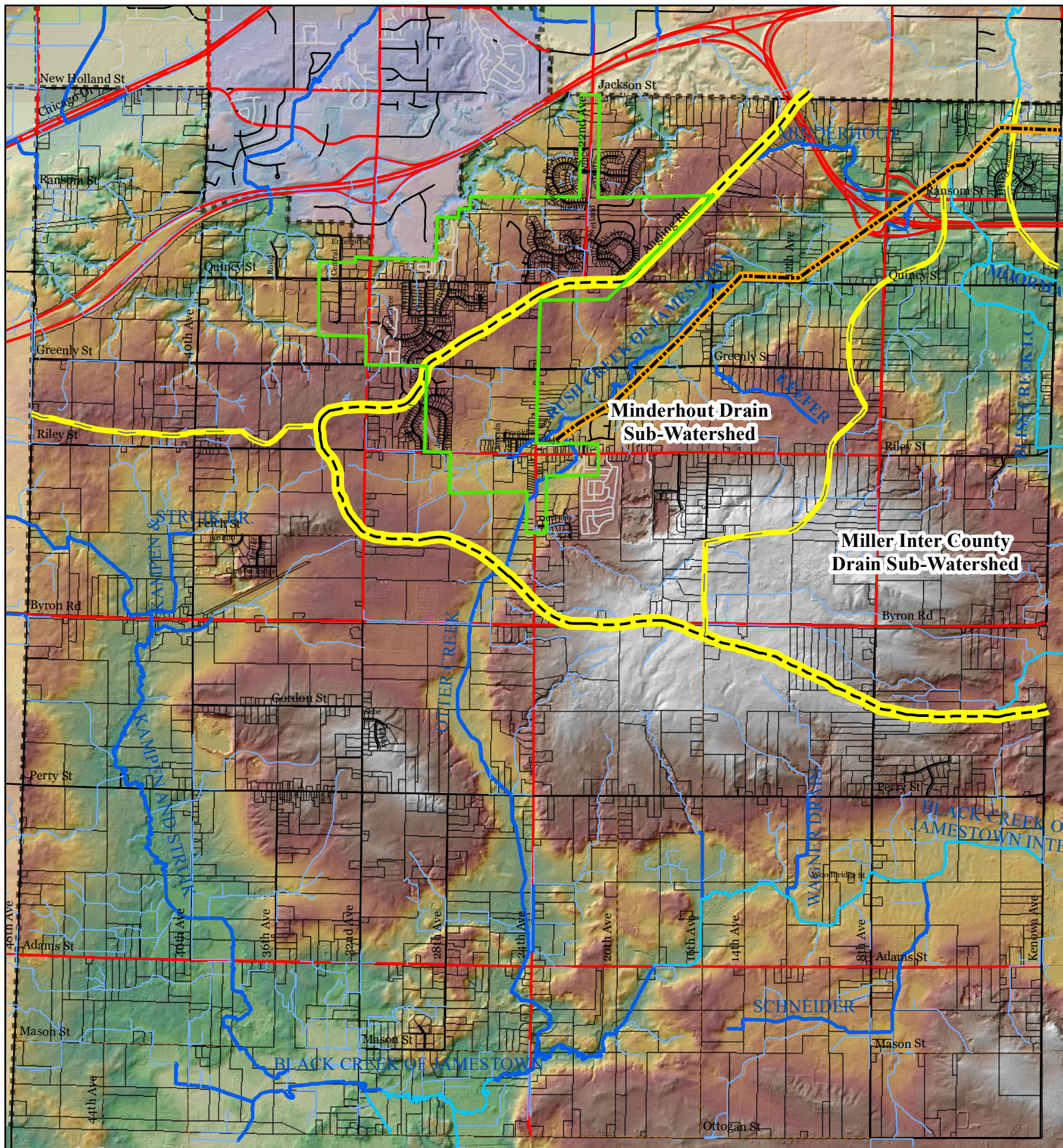
Geospatial Insights & Solutions
IT Department
12220 Fillmore Street, Suite 320
West Olive, Michigan 49460
Phone (616)-738-4600
www.gis.mtottawa.org

Date: 7/16/2019

Legend

- Primary Road
- Local Paved Road
- Unpaved Road
- Private Road
- City
- Township
- Right of Way
- Parcels
- Not Prime Farmland Soil or Unclassified
- Prime Farmland Soil, if drained
- Prime Farmland Soil





EAST BRANCH OF RUSH CREEK WATERSHED



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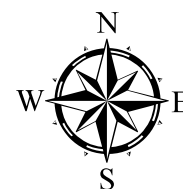
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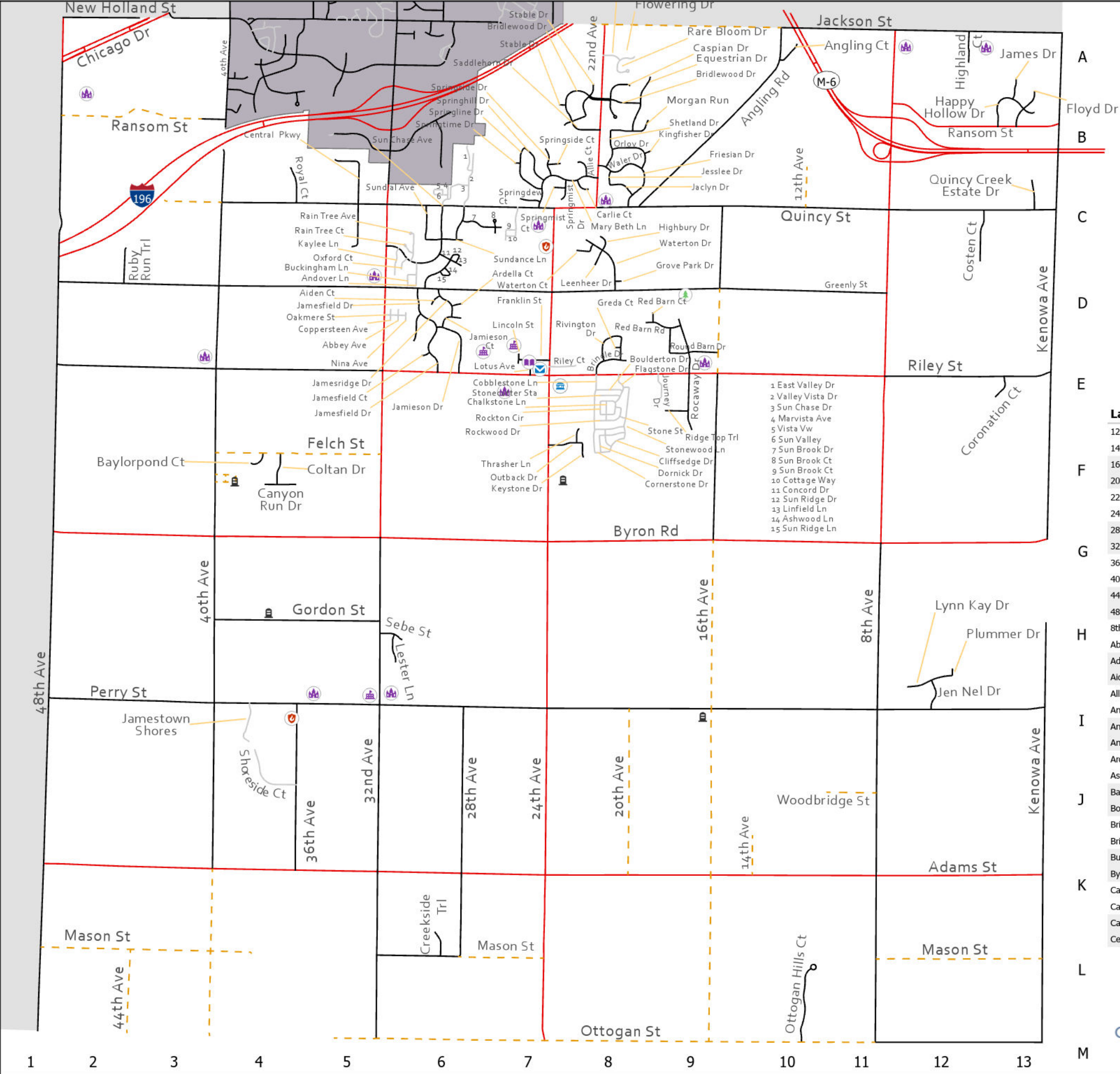
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West Olive, Michigan 49460
Phone: (616)-738-4600
www.gis.miohwa.org

Date: 7/16/2019

Legend

- | | |
|---|------------------|
| Sanitary Sewer | Primary Road |
| Future Sewer | Local Paved Road |
| Watershed Boundary | Unpaved Road |
| Sub-Watershed Boundary | Private Road |
| River, Streams, Creeks, & Drains | |
| County Drain | City |
| Intercounty Drain | Township |
| Stream | Parcels |





STREET MAP

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan

Legend

- Landmarks

Cemetery

Church

Fire Station

Library

Park

Post Office

School

Township Office

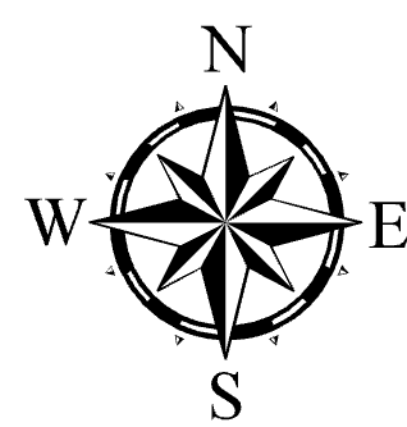
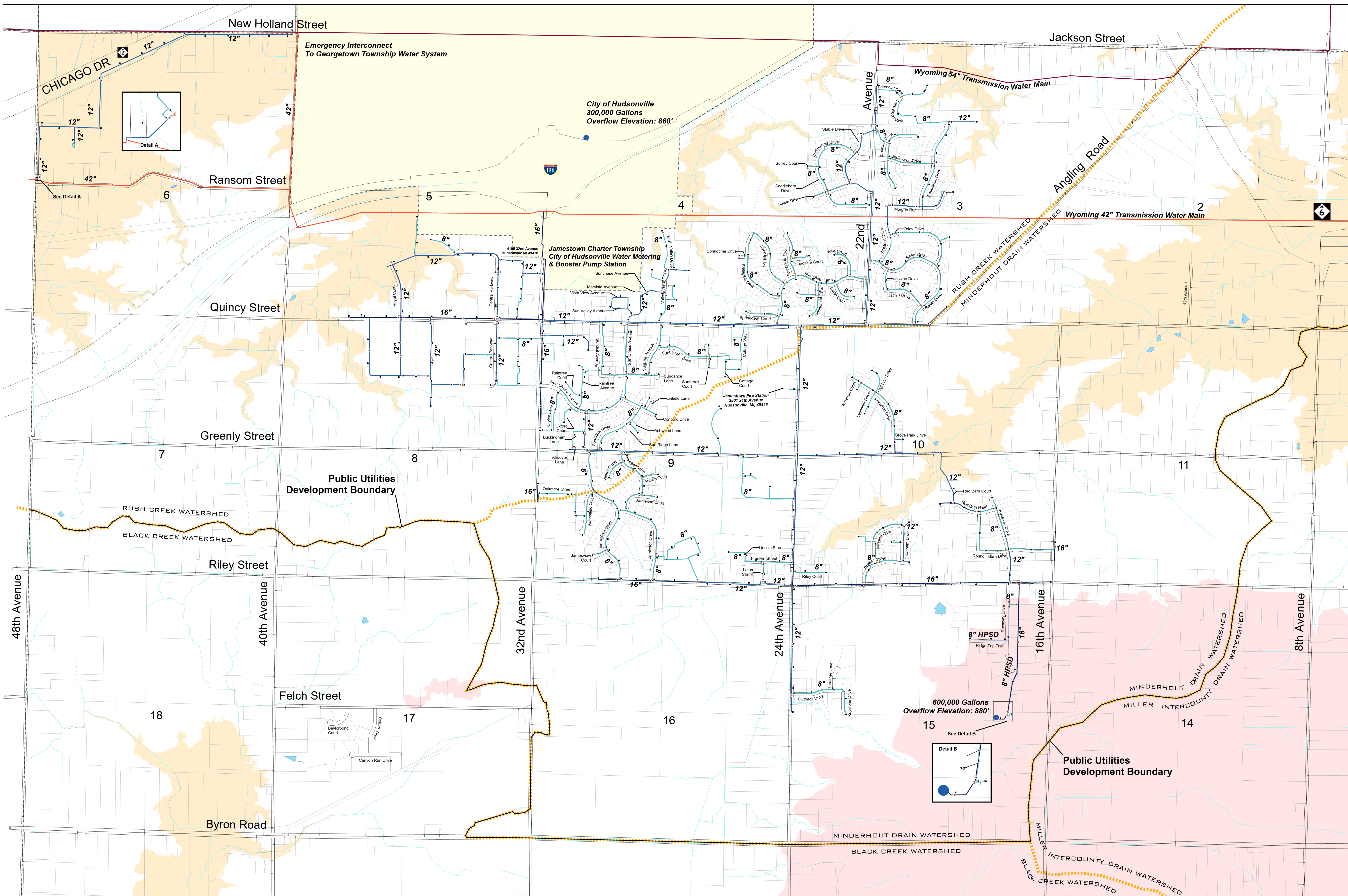
Primary Road

Local Paved Road

Private Road

Unpaved Road

Label	Label	Label	Label	Label
12th Ave B-C10	Chalkstone Ln E8	Jackson St A8-13	Ottogan Hills Ct L-M10	Springhill Dr B-C7
14th Ave J-K10	Chicago Dr A1-2	Jaclyn Dr C8	Ottogan St M5-13	Springline Dr B-C7
16th Ave C9-M9	Cliffsedge Dr F8	James Dr A-B13	Outback Dr F7-8	Springmist Ct C7
20th Ave I-K8	Cobblestone Ln E-F8	Jamesfield Ct D6	Oxford Ct D5	Springmist Dr C7
22nd Ave A-C8	Coltan Dr F4	Jamesfield Dr D-E6	Perennial Dr A8	Springside Ct B7
24th Ave C-M7	Concord Dr C6	Jamesridge Dr D6	Perry St I1-13	Springside Dr B7
28th Ave I-L6	Coppersteen Ave D5	Jamestown Shores Ct I4	Plummer Dr H12	Springtime Dr B7
32nd Ave B-M5	Cornerstone Dr F8	Jamesview Ct E6	Quarry Dr F8	Stable Dr A-B8 B7
36th Ave I-K4	Coronation Ct E13	Jamieson Ct D6	Quincy Creek Estate Dr C13	Stone St E8
40th Ave A-M3	Costen Ct C12	Jamieson Dr D-E6	Quincy St C2-13	Stonemitter Sta E8
44th Ave L-M2	Cottage Ct C7	Jen Nel Dr I12	Rain Tree Ave C5-6 D5	Stonewood Ln E-F8
48th Ave A-M1	Cottage Way C7	Jesslee Dr B-C8	Rain Tree Ave D5	Sun Brook Ct C6
8th Ave A-M11	Creekside Trl L6	Journey Dr E8-9	Rain Tree Ct C5	Sun Brook Dr C6-7
Abbey Ave D5	Dornick Dr F8	Kaylee Ln C-D5	Ransom St B1-3 B11-13	Sun Chase Ave C5-6 D5-6
Adams St K1-13	Downham Dr D-E8	Kenowa Ave A-M13	Rare Bloom Dr A8	Sun Chase Dr C6
Aiden Ct D6	East Valley Dr B6	Keystone Dr F8	Red Barn Ct D8	Sun Ridge Dr C-D6
Allie Ct B7-8	Equestrian Dr A-B8	Kingfisher Dr B8	Red Barn Rd D8-9	Sun Ridge Ln D6
Andover Ln D5-6	Felch St F3-5	Leenheer Dr C-D8	Ridge Top Trl E9	Sun Valley C6
Angling Ct A10	Flagstone Dr E8	Lester Ln H5	Riley Ct E7	Sundance Ln C6
Angling Rd C8-B9-A10	Flowering Dr A8	Lincoln St E7	Riley St E1-13	Sundial Ave C6
Ardella Ct D6	Floyd Dr A-B13	Linfield Ln C-D6	Rivington Dr D-E8	Suntree Ave C6
Ashwood Ln D6	Franklin St E7	Lotus Ave E7	Rocaway Dr D-F9	Surry Ct B7
Baylorpond Ct F4	Friesian Dr B-C8	Lynn Kay Dr H-I12	Rockton Cir E8	Thrasher Ln F8
Boulderton Dr E8	Gordon St H3-5	Marvista Ave C6	Rockwood Dr E8	Valley Vista Dr B-C6
Bridlewood Dr B7-8	Granite St F8	Mary Beth Ln C7-8	Round Barn Dr D-E9	Vista Vw C6
Brindle Dr E8	Greda Ct E8	Mason St L1-7 L11-13	Royal Ct B-C4	Waler Dr B8
Buckingham Ln D5-6	Greenly St D1-11	Monolith Dr F8	Ruby Run Trl C-D2	Waterton Ct C7-8
Byron Rd G1-13	Grove Park Dr D8	Morgan Run B8	Saddlehorn Dr B7-8	Waterton Dr C-D8
Canyon Run Dr F4	Happy Hollow Dr B12-13	New Holland St A1-3	Sebe St H5	Woodbridge St J11
Carlie Ct C7-8	Highbury Dr C8	Nina Ave D5	Shetland Dr B8	
Caspian Dr A-B8	Highland Ct A12	Oakmere St D5	Shoreside Ct I-J4	
Central Pkwy B-C5	Hudson Trails Dr B4	Orlov Dr B8	Springdew Ct C7	



- Elevated Storage Tank - Hydrant - Valve - Meter - Booster Station	8" Watermain (LPSD) 8" Watermain (HPSD) 12" Watermain 16" Watermain 42" Transmission Main 54" Transmission Main	- Waterway - Water Body - ROW - Parcel	- High Pressure Service District (780' Contour) - Static Pressure > 80psi (695' Contour) - Watershed Boundary - Public Utilities Development Boundary
---	--	---	---



2380 Riley Street
Hudsonville, MI 49426
616-896-8376
www.hwp.jamestown.mi.us
Facebook: JamestownCharterTWP

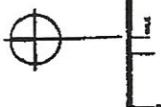
WATER DISTRIBUTION SYSTEM



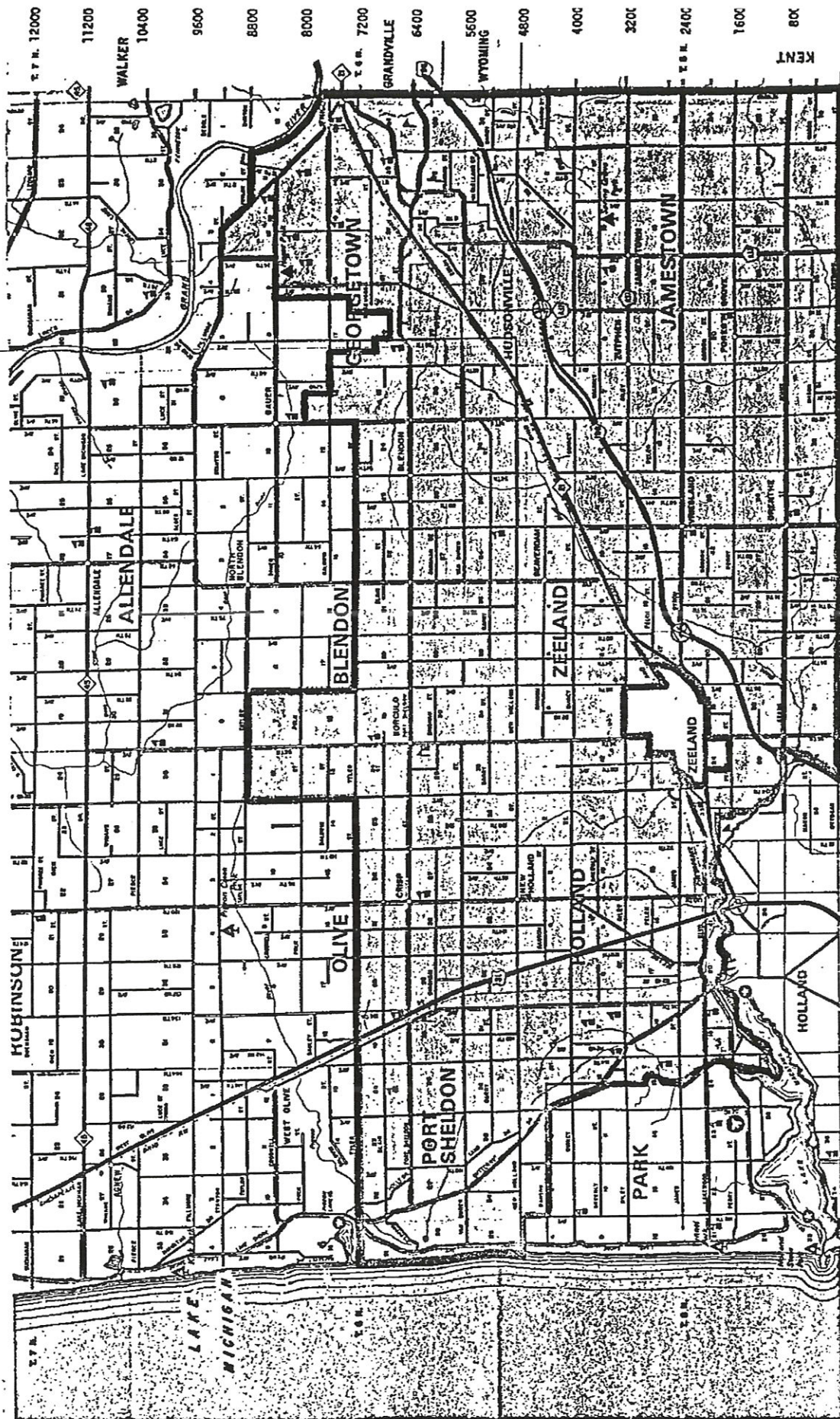
OTTAWA COUNTY MICHIGAN

BOARD OF COUNTY ROAD COMMISSIONERS

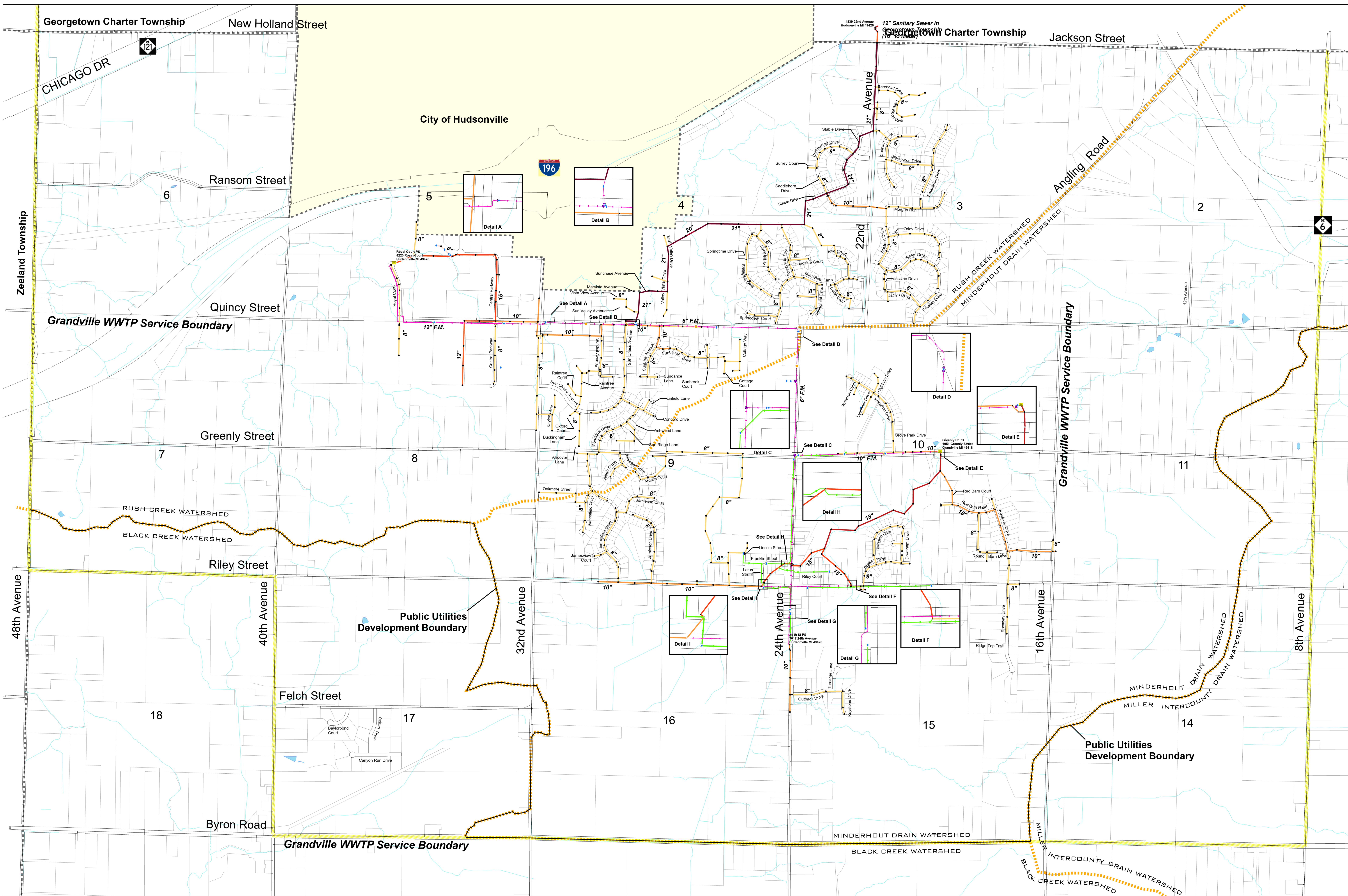
PRODUCED BY:
OTTAWA COUNTY ROAD COMMISSIONER
GARY T. BROWN, Chairman
GARY T. BROWN, Chairman



- Local Roads
- Local Unimproved Roads
- State and County Parks
- School
- Golf Course
- Public Launching Site
- Airports
- Interstate Routes
- Devotee Interchange
- Federal Routes
- State Routes
- Intercounty Routes
- Primary Paved Roads
- Local Paved Roads



19200 19400 19600 19800 20000 20200 20400 20600 20800 21000 21200 21400 21600 21800 22000 22200 22400 22600 22800 23000 23200 23400 23600 23800 24000 24200 24400 24600 24800 25000 25200 25400 25600 25800 26000 26200 26400 26600 26800 27000 27200 27400 27600 27800 28000 28200 28400 28600 28800 29000 29200 29400 29600 29800 30000 30200 30400 30600 30800 31000 31200 31400 31600 31800 32000 32200 32400 32600 32800 33000 33200 33400 33600 33800 34000 34200 34400 34600 34800 35000 35200 35400 35600 35800 36000 36200 36400 36600 36800 37000 37200 37400 37600 37800 38000 38200 38400 38600 38800 39000 39200 39400 39600 39800 40000 40200 40400 40600 40800 41000 41200 41400 41600 41800 42000 42200 42400 42600 42800 43000 43200 43400 43600 43800 44000 44200 44400 44600 44800 45000 45200 45400 45600 45800 46000 46200 46400 46600 46800 47000 47200 47400 47600 47800 48000 48200 48400 48600 48800 49000 49200 49400 49600 49800 50000 50200 50400 50600 50800 51000 51200 51400 51600 51800 52000 52200 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	Pump Station		Low Pressure Main		6" Gravity Main		Water Treatment Boundary
	Manhole		8" Gravity Main		Watershed Boundary		Public Utilities Development Boundary
	Cleanout		10" Gravity Main		Water Body		Waterway
	Air Release		12" Gravity Main		Parcel		ROW
	FM Valve		15" Gravity Main				
	Meter Station		18" Gravity Main				
	Force Main		20" Gravity Main				
			21" Gravity Main				



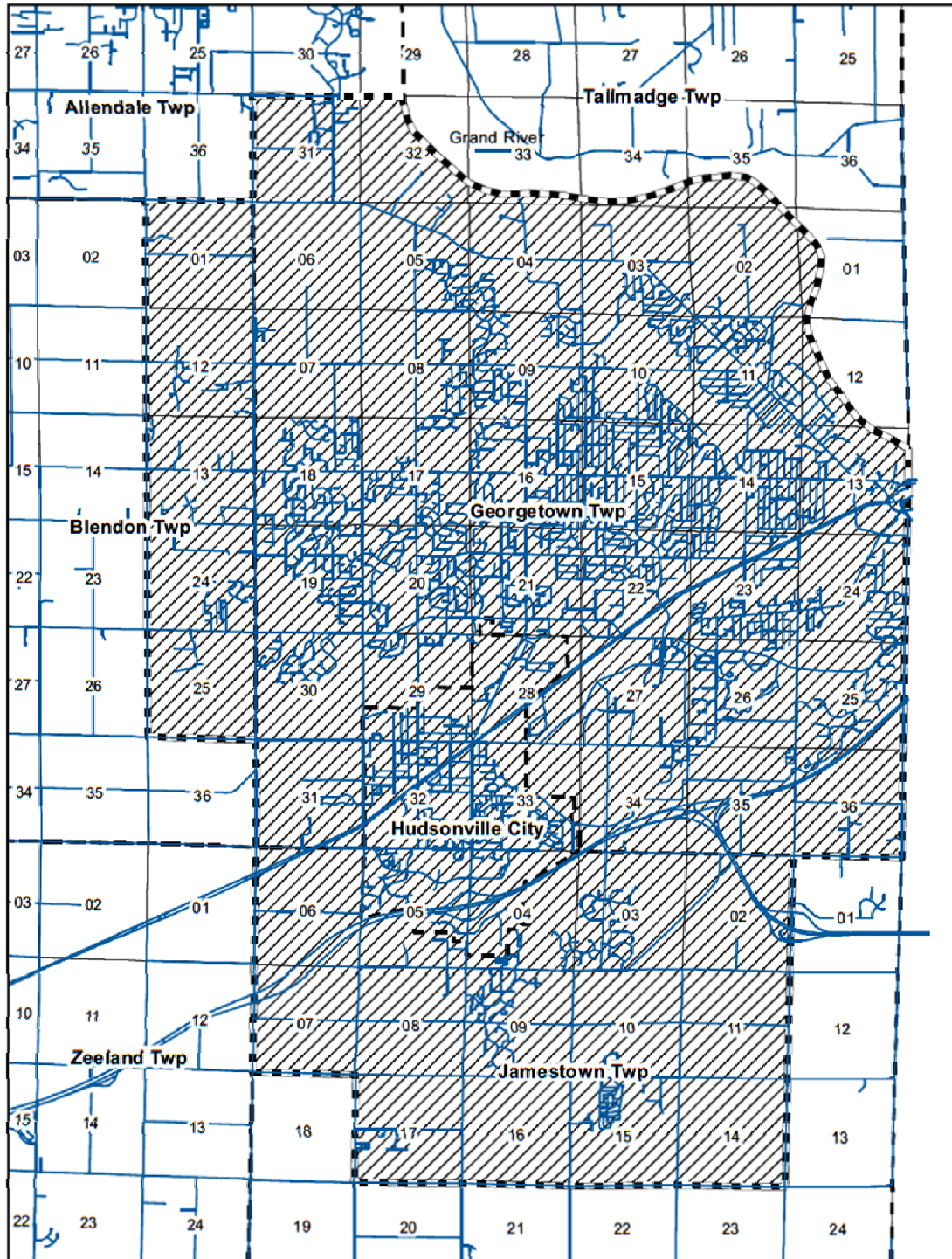
2380 Riley Street
Hudsonville, MI 49426
616-896-8376
www.hwp.jamestown.mi.us
Facebook: JamestownCharterTWP

SANITARY SEWER SYSTEM



0016
Revised: 4/21/2025

Exhibit A
Ottawa County Service Area



Legend

 Ottawa County Service Area

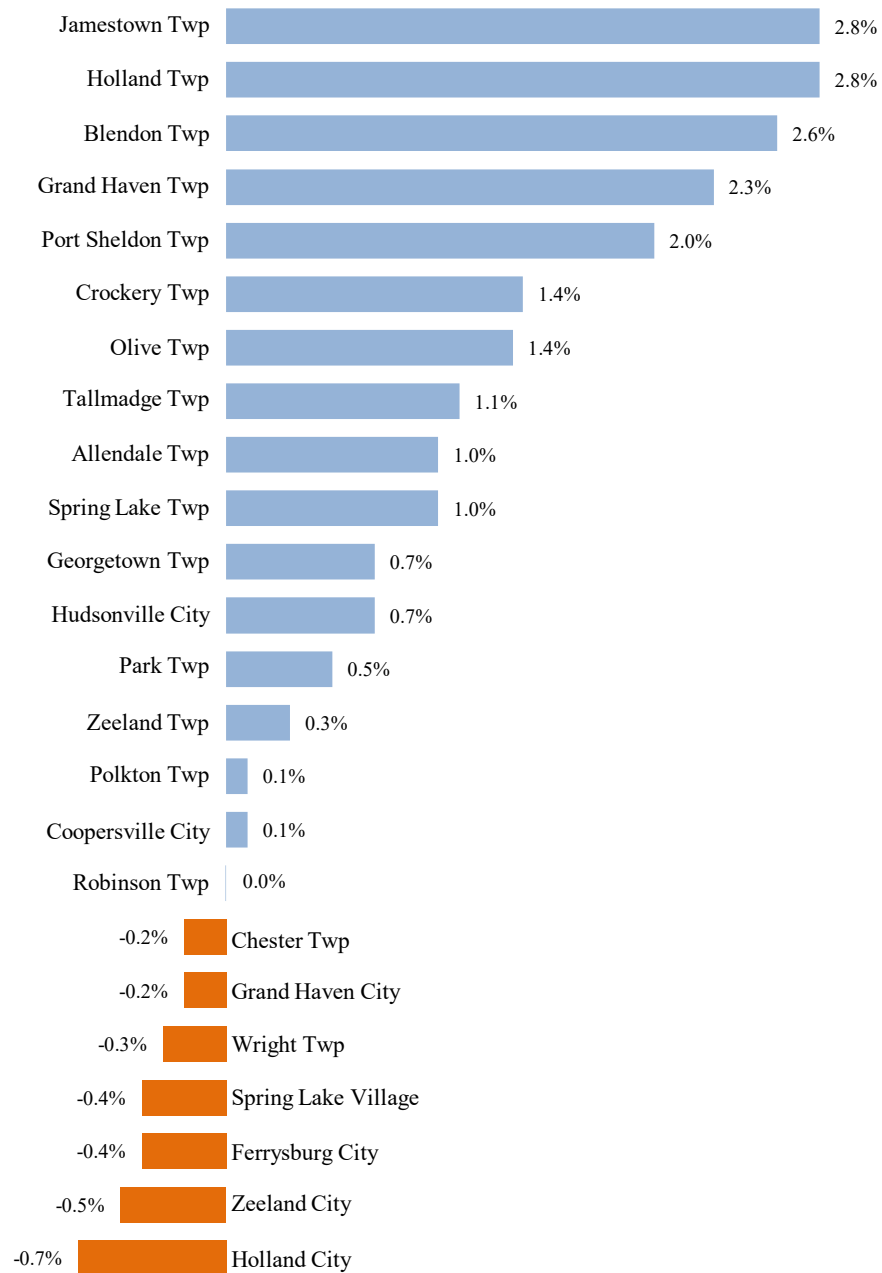
Population and Growth Rates in Ottawa County

Unit of Government	Population							Population Growth					
	Census						Estimate	Actual % Change					Estimated
	1970	1980	1990	2000	2010	2020	2021	1970-1980	1980-1990	1990-2000	2000-2010	2010-2020	2020-2021
City/Village													
Coopersville	2,129	2,889	3,421	3,910	4,275	4,837	4,844	35.7%	18.4%	14.3%	9.3%	13.1%	0.1%
Ferrysburg	2,196	2,440	2,919	3,040	2,892	2,955	2,944	11.1%	19.6%	4.1%	-4.9%	2.2%	-0.4%
Grand Haven	11,844	11,763	11,951	11,168	10,412	11,017	10,991	-0.7%	1.6%	-6.6%	-6.8%	5.8%	-0.2%
Holland (Ottawa pt)	23,133	21,767	25,086	27,846	26,035	26,514	26,328	-5.9%	15.2%	11.0%	-6.5%	1.8%	-0.7%
Hudsonville	3,523	4,844	6,170	7,160	7,116	7,639	7,692	37.5%	27.4%	16.0%	-0.6%	7.3%	0.7%
Spring Lake	3,034	2,731	2,537	2,514	2,323	2,540	2,529	-10.0%	-7.1%	-0.9%	-7.6%	9.3%	-0.4%
Zeeland	4,734	4,764	5,417	5,805	5,504	5,723	5,694	0.6%	13.7%	7.2%	-5.2%	4.0%	-0.5%
Holland (Allegan pt) ¹	3,346	4,514	5,792	7,202	7,016	7,728	7,696	34.9%	28.3%	24.3%	-2.6%	10.1%	-0.4%
Township													
Allendale	3,554	6,080	8,022	13,042	20,708	26,322	26,573	71.1%	31.9%	62.6%	58.8%	27.1%	1.0%
Blendon	2,927	3,763	4,740	5,721	5,772	7,095	7,278	28.6%	26.0%	20.7%	0.9%	22.9%	2.6%
Chester	1,786	2,034	2,133	2,315	2,017	2,102	2,098	13.9%	4.9%	8.5%	-12.9%	4.2%	-0.2%
Crockery	2,861	3,536	3,599	3,782	3,960	4,581	4,644	23.6%	1.8%	5.1%	4.7%	15.7%	1.4%
Georgetown	17,615	26,104	32,672	41,658	46,985	54,141	54,511	48.2%	25.2%	27.5%	12.8%	15.2%	0.7%
Grand Haven	5,489	7,238	9,710	13,278	15,178	18,037	18,449	31.9%	34.2%	36.7%	14.3%	18.8%	2.3%
Holland	10,849	13,739	17,523	28,911	35,636	38,366	39,450	26.6%	27.5%	65.0%	23.3%	7.7%	2.8%
Jamestown	2,926	3,546	4,059	5,062	7,034	9,649	9,923	21.2%	14.5%	24.7%	39.0%	37.2%	2.8%
Olive	2,072	2,449	2,866	4,691	4,735	5,013	5,085	18.2%	17.0%	63.7%	0.9%	5.9%	1.4%
Park	6,639	10,354	13,541	17,579	17,802	18,673	18,770	56.0%	30.8%	29.8%	1.3%	4.9%	0.5%
Polkton	1,962	2,027	2,277	2,335	2,423	2,571	2,573	3.3%	12.3%	2.5%	3.8%	6.1%	0.1%
Port Sheldon	1,078	2,206	2,929	4,503	4,240	5,209	5,314	104.6%	32.8%	53.7%	-5.8%	22.9%	2.0%
Robinson	2,051	3,018	3,925	5,588	6,084	6,397	6,394	47.1%	30.1%	42.4%	8.9%	5.1%	0.0%
Spring Lake	4,979	6,857	8,214	10,626	11,977	12,780	12,912	37.7%	19.8%	29.4%	12.7%	6.7%	1.0%
Tallmadge	4,883	5,927	6,300	6,881	7,575	8,815	8,910	21.4%	6.3%	9.2%	10.1%	16.4%	1.1%
Wright	2,983	3,387	3,285	3,286	3,147	3,191	3,182	13.5%	-3.0%	0.0%	-4.2%	1.4%	-0.3%
Zeeland	2,934	3,711	4,472	7,613	9,971	12,033	12,069	26.5%	20.5%	70.2%	31.0%	20.7%	0.3%
Ottawa County	128,181	157,174	187,768	238,314	263,801	296,200	299,157	22.6%	19.5%	26.9%	10.7%	12.3%	1.0%
Michigan	8,881,826	9,262,044	9,295,287	9,938,444	9,883,640	10,077,331	10,050,811	4.3%	0.4%	6.9%	-0.6%	2.0%	-0.3%

Source: U.S. Census Bureau

¹ Part of the City of Holland is located in Allegan County.

Population Growth in Ottawa County (2020-2021)



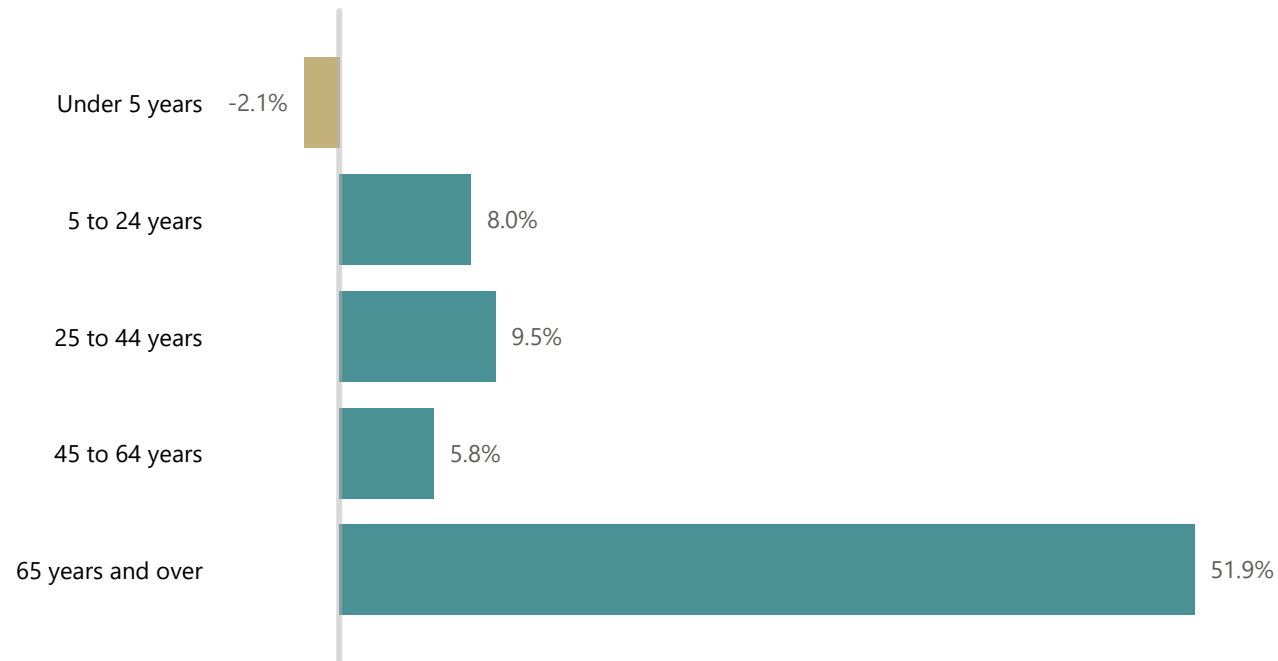
Age Distribution (2020 Census)

		Total	Under 5 years		5 to 24 years		25 to 44 years		45 to 64 years		65 years and over	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	4,828	356	7.4%	1,490	30.9%	1,275	26.4%	1,076	22.3%	631	13.1%
	City of Ferrysburg	2,952	119	4.0%	522	17.7%	598	20.3%	862	29.2%	851	28.8%
	City of Grand Haven	11,011	407	3.7%	2,345	21.3%	2,433	22.1%	2,985	27.1%	2,841	25.8%
	City of Holland	26,648	1,615	6.1%	8,543	32.1%	6,637	24.9%	5,500	20.6%	4,353	16.3%
	City of Hudsonville	7,629	550	7.2%	2,084	27.3%	2,086	27.3%	1,649	21.6%	1,260	16.5%
	City of Zeeland	5,719	343	6.0%	1,429	25.0%	1,446	25.3%	1,137	19.9%	1,364	23.9%
	Village of Spring Lake	2,497	115	4.6%	468	18.7%	525	21.0%	692	27.7%	697	27.9%
Townships	Allendale Charter Township	26,582	1,303	4.9%	15,250	57.4%	4,816	18.1%	3,631	13.7%	1,582	6.0%
	Blendon Township	7,081	477	6.7%	2,070	29.2%	1,735	24.5%	1,720	24.3%	1,079	15.2%
	Chester Township	2,096	126	6.0%	538	25.7%	471	22.5%	607	29.0%	354	16.9%
	Crockery Township	4,572	273	6.0%	1,202	26.3%	1,170	25.6%	1,234	27.0%	693	15.2%
	Georgetown Charter Township	54,091	3,388	6.3%	17,073	31.6%	12,772	23.6%	12,003	22.2%	8,855	16.4%
	Grand Haven Charter Township	18,004	1,014	5.6%	4,652	25.8%	4,225	23.5%	4,875	27.1%	3,238	18.0%
	Holland Charter Township	38,276	2,401	6.3%	11,086	29.0%	10,302	26.9%	9,436	24.7%	5,051	13.2%
	Jamestown Charter Township	9,630	715	7.4%	3,129	32.5%	2,664	27.7%	2,118	22.0%	1,004	10.4%
	Olive Township	5,007	392	7.8%	1,491	29.8%	1,386	27.7%	1,209	24.1%	529	10.6%
	Park Township	18,625	893	4.8%	4,579	24.6%	3,695	19.8%	5,521	29.6%	3,937	21.1%
	Polkton Charter Township	2,565	128	5.0%	719	28.0%	587	22.9%	662	25.8%	469	18.3%
	Port Sheldon Township	5,206	249	4.8%	1,187	22.8%	1,039	20.0%	1,562	30.0%	1,169	22.5%
	Robinson Township	6,382	322	5.0%	1,725	27.0%	1,571	24.6%	1,855	29.1%	909	14.2%
	Spring Lake Township	12,799	658	5.1%	3,310	25.9%	2,750	21.5%	3,496	27.3%	2,585	20.2%
	Tallmadge Charter Township	8,802	546	6.2%	2,202	25.0%	2,059	23.4%	2,377	27.0%	1,618	18.4%
	Wright Township	3,190	210	6.6%	793	24.9%	746	23.4%	902	28.3%	539	16.9%
	Zeeland Charter Township	12,008	782	6.5%	3,725	31.0%	3,062	25.5%	2,917	24.3%	1,522	12.7%
Ottawa County		296,200	17,382	5.9%	91,612	30.9%	70,050	23.6%	70,026	23.6%	47,130	15.9%
Michigan		10,077,331	548,875	5.4%	2,564,819	25.5%	2,488,419	24.7%	2,669,438	26.5%	1,805,780	17.9%

Age Distribution in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
Under 5 years	17,762	17,382	-380	-2.1%
5 to 24 years	84,821	91,612	6,791	8.0%
25 to 44 years	63,977	70,050	6,073	9.5%
45 to 64 years	66,218	70,026	3,808	5.8%
65 years and over	31,023	47,130	16,107	51.9%

Change in Ottawa County Population by Age Group (2010-2020)



Race (2020 Census) pt. one

		Total	White		Black or African American		Asian		Amiercan Indian/Alaskan Native	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	4,828	4,298	89.0%	65	1.3%	25	0.5%	21	0.4%
	City of Ferrysburg	2,952	2,697	91.4%	26	0.9%	41	1.4%	23	0.8%
	City of Grand Haven	11,011	10,008	90.9%	123	1.1%	161	1.5%	61	0.6%
	City of Holland	26,648	18,837	70.7%	1,073	4.0%	788	3.0%	221	0.8%
	City of Hudsonville	7,629	6,862	89.9%	102	1.3%	77	1.0%	31	0.4%
	City of Zeeland	5,719	5,055	88.4%	77	1.3%	93	1.6%	15	0.3%
	Village of Spring Lake	2,497	2,356	94.4%	14	0.6%	17	0.7%	3	0.1%
Townships	Allendale Charter Township	26,582	22,892	86.1%	1,092	4.1%	403	1.5%	125	0.5%
	Blendon Township	7,081	6,558	92.6%	52	0.7%	46	0.6%	11	0.2%
	Chester Township	2,096	1,921	91.7%	18	0.9%	9	0.4%	8	0.4%
	Crockery Township	4,572	4,207	92.0%	38	0.8%	34	0.7%	18	0.4%
	Georgetown Charter Township	54,091	48,924	90.4%	713	1.3%	798	1.5%	128	0.2%
	Grand Haven Charter Township	18,004	16,185	89.9%	156	0.9%	300	1.7%	100	0.6%
	Holland Charter Township	38,276	23,830	62.3%	1,147	3.0%	3,665	9.6%	388	1.0%
	Jamestown Charter Township	9,630	8,810	91.5%	99	1.0%	145	1.5%	17	0.2%
	Olive Township	5,007	4,089	81.7%	83	1.7%	90	1.8%	13	0.3%
	Park Township	18,625	15,746	84.5%	169	0.9%	508	2.7%	67	0.4%
	Polkton Charter Township	2,565	2,379	92.7%	5	0.2%	9	0.4%	12	0.5%
	Port Sheldon Township	5,206	4,547	87.3%	32	0.6%	129	2.5%	27	0.5%
	Robinson Township	6,382	5,756	90.2%	21	0.3%	54	0.8%	25	0.4%
	Spring Lake Township	12,799	11,723	91.6%	98	0.8%	157	1.2%	53	0.4%
	Tallmadge Charter Township	8,802	8,055	91.5%	111	1.3%	75	0.9%	37	0.4%
	Wright Township	3,190	2,918	91.5%	20	0.6%	7	0.2%	9	0.3%
	Zeeland Charter Township	12,008	10,143	84.5%	128	1.1%	457	3.8%	29	0.2%
Ottawa County		296,200	248,796	84.0%	5,462	1.8%	8,088	2.7%	1,442	0.5%
Michigan		10,077,331	7,444,974	73.9%	1,376,579	13.7%	334,300	3.3%	61,261	0.6%

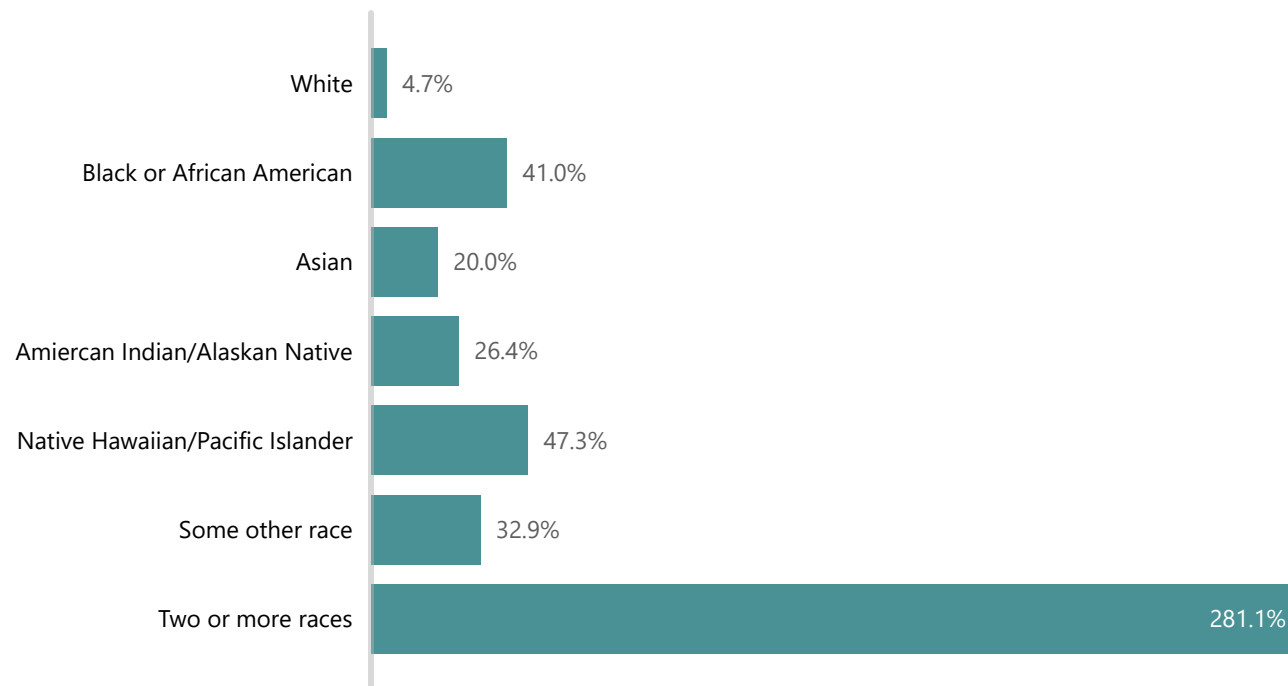
Race (2020 Census) pt. two

		Total	Native Hawaiian/Pacific Islander		Some other race		Two or more races	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	4,828	5	0.1%	109	2.3%	305	6.3%
	City of Ferrysburg	2,952	0	0.0%	11	0.4%	154	5.2%
	City of Grand Haven	11,011	2	0.0%	98	0.9%	558	5.1%
	City of Holland	26,648	24	0.1%	2,525	9.5%	3,180	11.9%
	City of Hudsonville	7,629	4	0.1%	97	1.3%	456	6.0%
	City of Zeeland	5,719	0	0.0%	212	3.7%	267	4.7%
	Village of Spring Lake	2,497	0	0.0%	10	0.4%	97	3.9%
Townships	Allendale Charter Township	26,582	3	0.0%	705	2.7%	1,362	5.1%
	Blendon Township	7,081	3	0.0%	72	1.0%	339	4.8%
	Chester Township	2,096	0	0.0%	45	2.1%	95	4.5%
	Crockery Township	4,572	0	0.0%	21	0.5%	254	5.6%
	Georgetown Charter Township	54,091	9	0.0%	712	1.3%	2,807	5.2%
	Grand Haven Charter Township	18,004	3	0.0%	204	1.1%	1,056	5.9%
	Holland Charter Township	38,276	41	0.1%	4,751	12.4%	4,454	11.6%
	Jamestown Charter Township	9,630	3	0.0%	95	1.0%	461	4.8%
	Olive Township	5,007	0	0.0%	306	6.1%	426	8.5%
	Park Township	18,625	1	0.0%	849	4.6%	1,285	6.9%
	Polkton Charter Township	2,565	0	0.0%	43	1.7%	117	4.6%
	Port Sheldon Township	5,206	2	0.0%	158	3.0%	311	6.0%
	Robinson Township	6,382	3	0.0%	116	1.8%	407	6.4%
	Spring Lake Township	12,799	1	0.0%	130	1.0%	637	5.0%
	Tallmadge Charter Township	8,802	5	0.1%	100	1.1%	419	4.8%
	Wright Township	3,190	0	0.0%	111	3.5%	125	3.9%
	Zeeland Charter Township	12,008	0	0.0%	481	4.0%	770	6.4%
Ottawa County		296,200	109	0.0%	11,961	4.0%	20,342	6.9%
Michigan		10,077,331	3,051	0.0%	221,851	2.2%	635,315	6.3%

Race* in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
White	237,638	248,796	11,158	4.7%
Black or African American	3,874	5,462	1,588	41.0%
Asian	6,738	8,088	1,350	20.0%
American Indian/Alaskan Native	1,141	1,442	301	26.4%
Native Hawaiian/Pacific Islander	74	109	35	47.3%
Some other race	8,998	11,961	2,963	32.9%
Two or more races	5,338	20,342	15,004	281.1%

Change in Ottawa County Population by Race* (2010-2020)

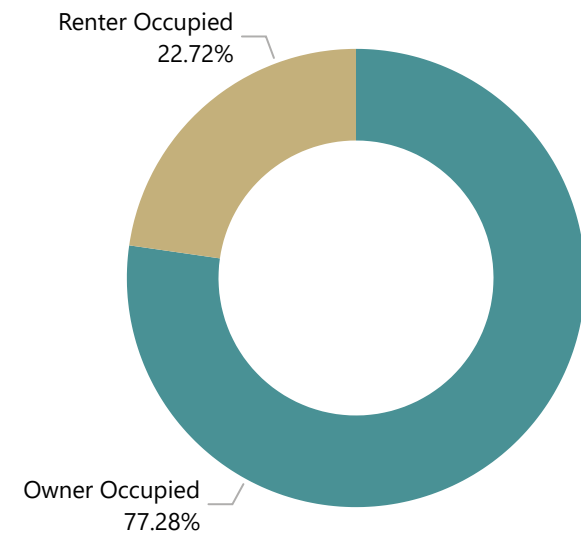


*The U.S. Census Bureau changed how they ask and code questions about race and ethnicity in the 2020 Census, particularly when it comes to how people self-identify as multiracial or of more than one race. As a result, comparisons between 2010 and 2020 data should be made with caution.

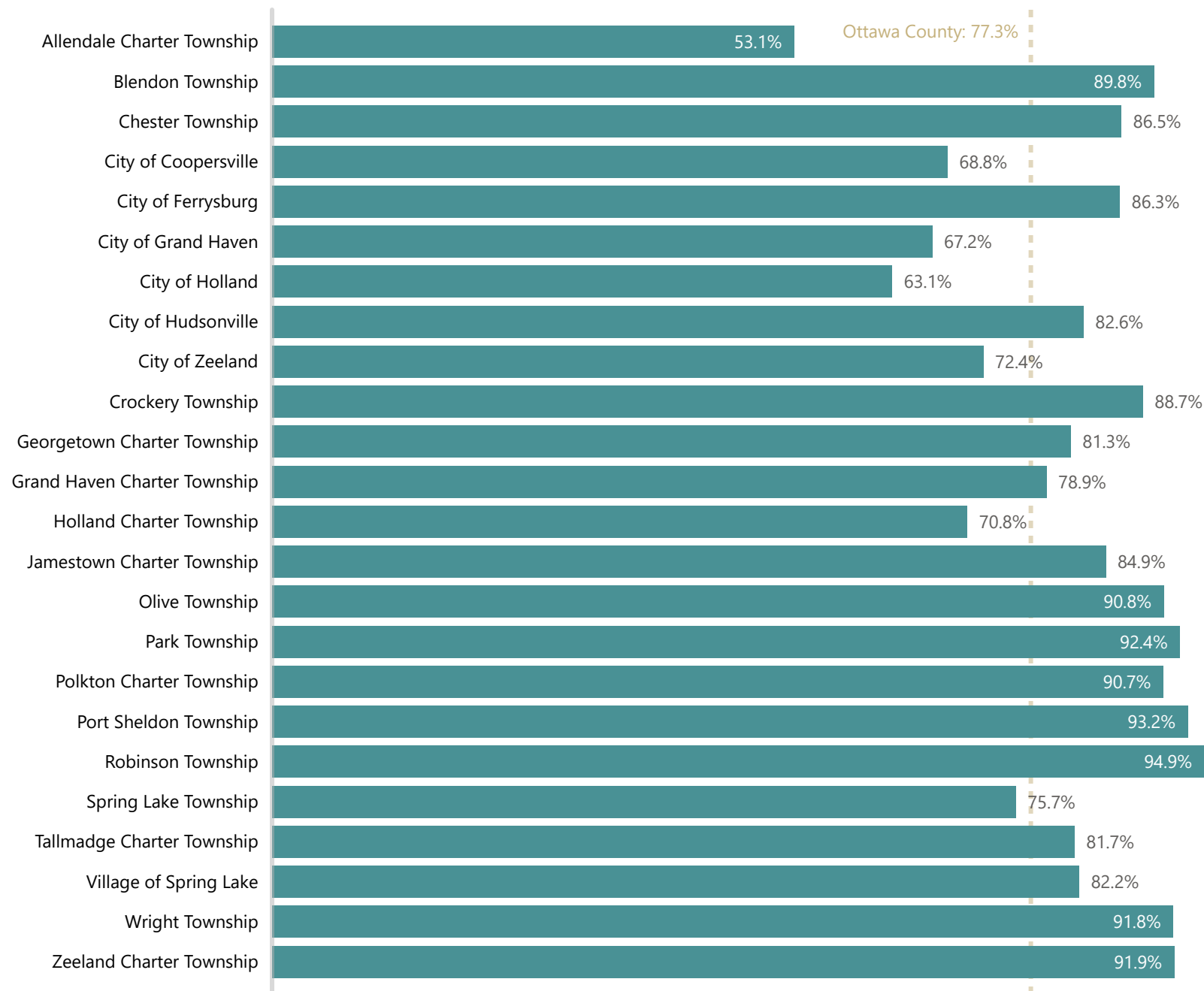
Tenure of Occupied Housing Units (2020 Census)

	Unit of Government	Total	Owner Occupied		Renter Occupied	
		Count	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	1,755	1,207	68.8%	548	31.2%
	City of Ferrysburg	1,353	1,168	86.3%	185	13.7%
	City of Grand Haven	5,175	3,478	67.2%	1,697	32.8%
	City of Holland	9,633	6,081	63.1%	3,552	36.9%
	City of Hudsonville	2,816	2,327	82.6%	489	17.4%
	City of Zeeland	2,382	1,725	72.4%	657	27.6%
	Village of Spring Lake	1,173	964	82.2%	209	17.8%
Townships	Allendale Charter Township	7,842	4,168	53.1%	3,674	46.9%
	Blendon Township	2,371	2,129	89.8%	242	10.2%
	Chester Township	777	672	86.5%	105	13.5%
	Crockery Township	1,731	1,535	88.7%	196	11.3%
	Georgetown Charter Township	19,164	15,586	81.3%	3,578	18.7%
	Grand Haven Charter Township	6,878	5,424	78.9%	1,454	21.1%
	Holland Charter Township	13,892	9,834	70.8%	4,058	29.2%
	Jamestown Charter Township	3,083	2,617	84.9%	466	15.1%
	Olive Township	1,638	1,487	90.8%	151	9.2%
	Park Township	7,106	6,569	92.4%	537	7.6%
	Polkton Charter Township	886	804	90.7%	82	9.3%
	Port Sheldon Township	1,891	1,763	93.2%	128	6.8%
	Robinson Township	2,240	2,126	94.9%	114	5.1%
	Spring Lake Township	5,079	3,846	75.7%	1,233	24.3%
	Tallmadge Charter Township	3,258	2,662	81.7%	596	18.3%
	Wright Township	1,140	1,046	91.8%	94	8.2%
	Zeeland Charter Township	3,976	3,652	91.9%	324	8.1%
Ottawa County		107,239	82,870	77.3%	24,369	22.7%
Michigan		4,041,760	2,865,305	70.9%	1,176,455	29.1%

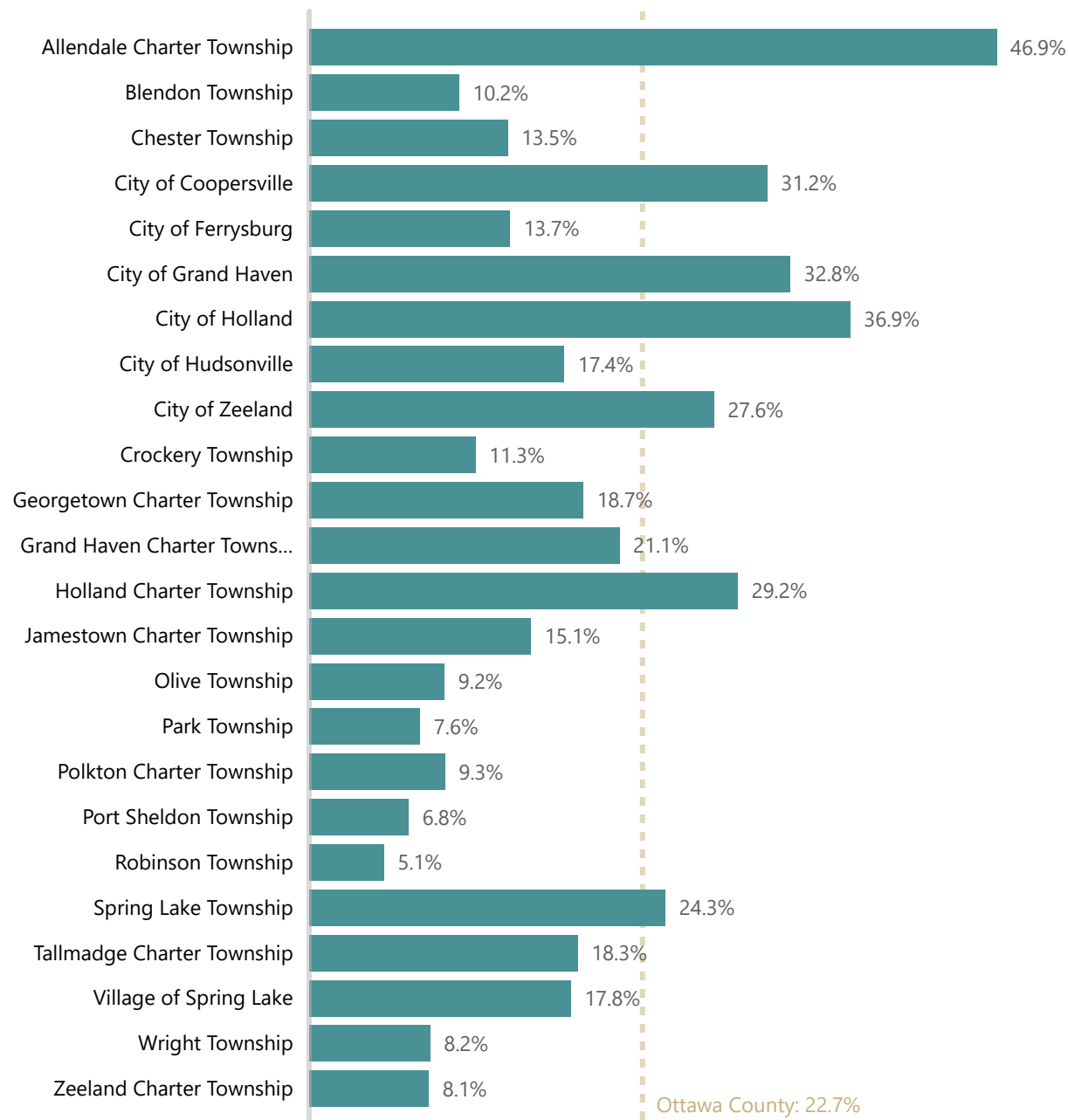
Tenure of Occupied Housing Units in Ottawa County (2020 Census)



Percent of Occupied Housing Units that are Owner Occupied (2020 Census)



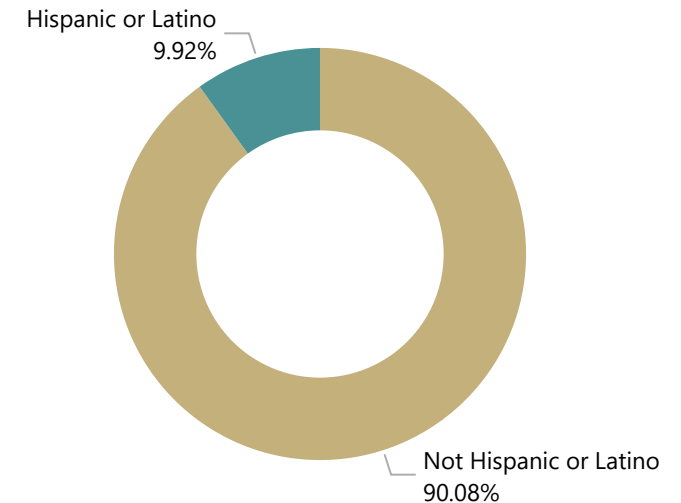
Percent of Occupied Housing Units that are Renter Occupied (2020 Census)



Hispanic/Latino* Population (2020 Census)

	Unit of Government	Total	Hispanic or Latino		Not Hispanic or Latino	
		Count	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	4,828	264	5.5%	4,564	94.5%
	City of Ferrysburg	2,952	87	2.9%	2,865	97.1%
	City of Grand Haven	11,011	355	3.2%	10,656	96.8%
	City of Holland	26,648	6,369	23.9%	20,279	76.1%
	City of Hudsonville	7,629	375	4.9%	7,254	95.1%
	City of Zeeland	5,719	425	7.4%	5,294	92.6%
	Village of Spring Lake	2,497	47	1.9%	2,450	98.1%
Townships	Allendale Charter Township	26,582	1,752	6.6%	24,830	93.4%
	Blendon Township	7,081	228	3.2%	6,853	96.8%
	Chester Township	2,096	107	5.1%	1,989	94.9%
	Crockery Township	4,572	144	3.1%	4,428	96.9%
	Georgetown Charter Township	54,091	2,328	4.3%	51,763	95.7%
	Grand Haven Charter Township	18,004	761	4.2%	17,243	95.8%
	Holland Charter Township	38,276	10,122	26.4%	28,154	73.6%
	Jamestown Charter Township	9,630	384	4.0%	9,246	96.0%
	Olive Township	5,007	670	13.4%	4,337	86.6%
	Park Township	18,625	2,124	11.4%	16,501	88.6%
	Polkton Charter Township	2,565	78	3.0%	2,487	97.0%
	Port Sheldon Township	5,206	404	7.8%	4,802	92.2%
	Robinson Township	6,382	315	4.9%	6,067	95.1%
	Spring Lake Township	12,799	397	3.1%	12,402	96.9%
	Tallmadge Charter Township	8,802	252	2.9%	8,550	97.1%
	Wright Township	3,190	160	5.0%	3,030	95.0%
	Zeeland Charter Township	12,008	1,234	10.3%	10,774	89.7%
Ottawa County		296,200	29,382	9.9%	266,818	90.1%
Michigan		10,077,331	564,422	5.6%	9,512,909	94.4%

Hispanic/Latino* Population in Ottawa County (2020 Census)

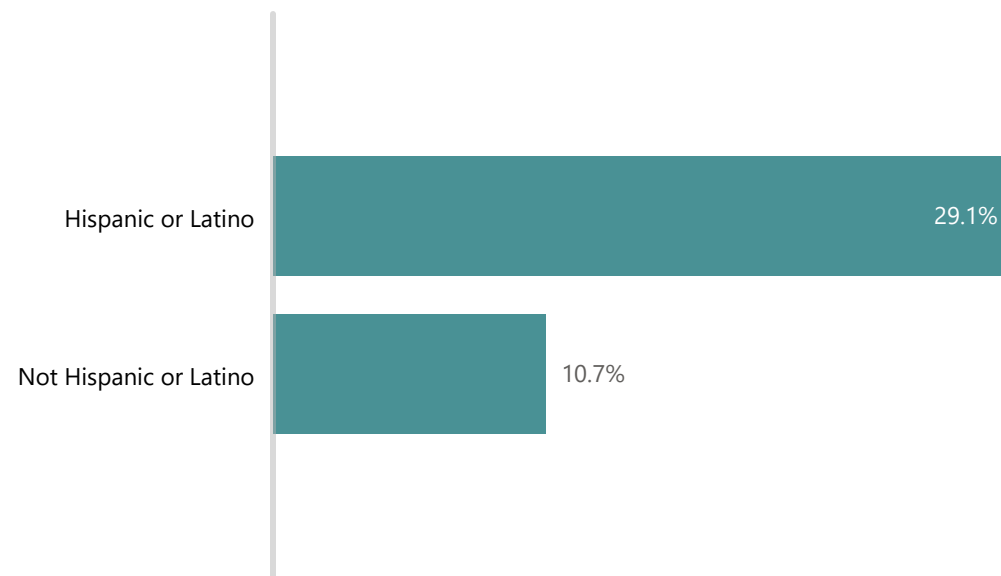


*The U.S. Census Bureau considers race and Hispanic/Latino origins to be separate and distinct concepts. Hispanics/Latinos can be of any race.

Hispanic/Latino* Population in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
Hispanic or Latino	22,761	29,382	6,621	29.1%
Not Hispanic or Latino	241,040	266,818	25,778	10.7%

Change in Ottawa County Hispanic/Latino* Population (2010-2020)

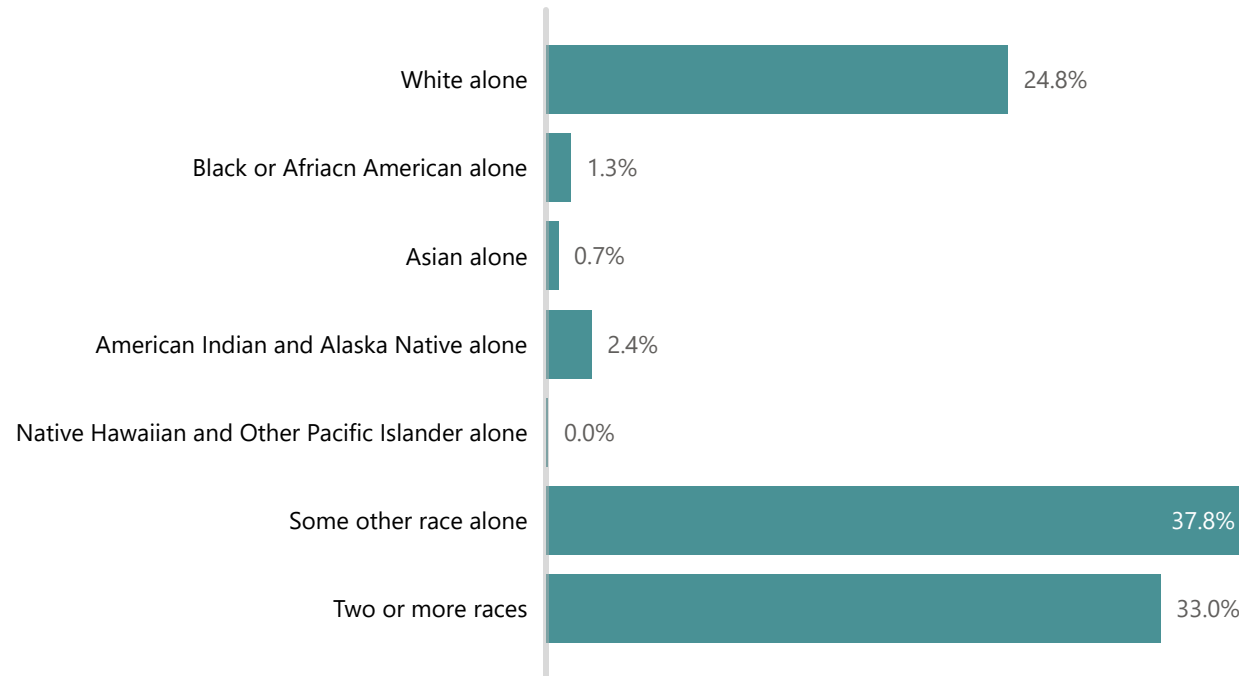


*The U.S. Census Bureau considers race and Hispanic/Latino origins to be separate and distinct concepts. Hispanics/Latinos can be of any race.

Ottawa County Hispanic/Latino* Population by Race (2020)

	Total	Hispanic or Latino		Not Hispanic or Latino	
	Count	Count	Percent	Count	Percent
White alone	248,796	7,276	24.8%	241,520	90.5%
Black or Afriacn American alone	5,462	391	1.3%	5,071	1.9%
Asian alone	8,088	193	0.7%	7,895	3.0%
American Indian and Alaska Native alone	1,442	716	2.4%	726	0.3%
Native Hawaiian and Other Pacific Islander alone	109	14	0.0%	95	0.0%
Some other race alone	11,961	11,110	37.8%	851	0.3%
Two or more races	20,342	9,682	33.0%	10,660	4.0%
Total	296,200	29,382	100.0%	266,818	100.0%

Ottawa County Hispanic/Latino* Population by Race (2020)



*The U.S. Census Bureau considers race and Hispanic/Latino origins to be separate and distinct concepts. Hispanics/Latinos can be of any race.

Household Size* (2020 Census) pt. one

		Total	One Person		Two Persons		Three Persons		Four Persons	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	1,755	482	27.5%	464	26.4%	262	14.9%	290	16.5%
	City of Ferrysburg	1,353	423	31.3%	568	42.0%	146	10.8%	121	8.9%
	City of Grand Haven	5,175	2,042	39.5%	1,848	35.7%	568	11.0%	411	7.9%
	City of Holland	9,633	3,027	31.4%	3,123	32.4%	1,334	13.8%	1,181	12.3%
	City of Hudsonville	2,816	645	22.9%	996	35.4%	386	13.7%	409	14.5%
	City of Zeeland	2,382	800	33.6%	749	31.4%	297	12.5%	277	11.6%
	Village of Spring Lake	1,173	422	36.0%	419	35.7%	136	11.6%	122	10.4%
Townships	Allendale Charter Township	7,842	1,472	18.8%	2,447	31.2%	1,496	19.1%	1,657	21.1%
	Blendon Township	2,371	324	13.7%	906	38.2%	342	14.4%	370	15.6%
	Chester Township	777	154	19.8%	310	39.9%	110	14.2%	108	13.9%
	Crockery Township	1,731	356	20.6%	658	38.0%	246	14.2%	262	15.1%
	Georgetown Charter Township	19,164	3,907	20.4%	6,513	34.0%	2,846	14.9%	3,277	17.1%
	Grand Haven Charter Township	6,878	1,411	20.5%	2,667	38.8%	1,078	15.7%	1,012	14.7%
	Holland Charter Township	13,892	3,190	23.0%	4,505	32.4%	2,198	15.8%	2,064	14.9%
	Jamestown Charter Township	3,083	395	12.8%	1,043	33.8%	411	13.3%	633	20.5%
	Olive Township	1,638	258	15.8%	540	33.0%	262	16.0%	279	17.0%
	Park Township	7,106	1,333	18.8%	3,004	42.3%	1,020	14.4%	1,007	14.2%
	Polkton Charter Township	886	131	14.8%	328	37.0%	123	13.9%	155	17.5%
	Port Sheldon Township	1,891	311	16.4%	839	44.4%	290	15.3%	267	14.1%
	Robinson Township	2,240	329	14.7%	844	37.7%	383	17.1%	385	17.2%
	Spring Lake Township	5,079	1,270	25.0%	1,880	37.0%	712	14.0%	739	14.6%
	Tallmadge Charter Township	3,258	672	20.6%	1,278	39.2%	448	13.8%	425	13.0%
	Wright Township	1,140	196	17.2%	442	38.8%	154	13.5%	167	14.6%
	Zeeland Charter Township	3,976	619	15.6%	1,280	32.2%	662	16.6%	714	18.0%
Ottawa County		107,239	24,169	22.5%	37,651	35.1%	15,910	14.8%	16,332	15.2%
Michigan		4,041,760	1,198,796	29.7%	1,377,390	34.1%	595,907	14.7%	489,742	12.1%

*A household consists of all people who occupy a housing unit regardless of relationship.

Household Size* (2020 Census) pt. two

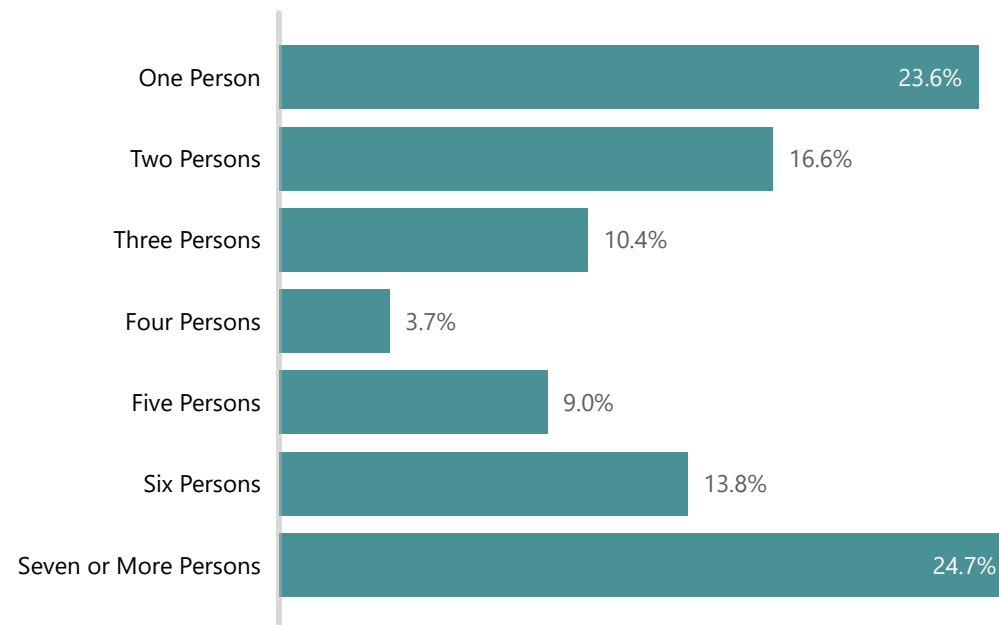
		Total	Five Persons		Six Persons		Seven or More Persons	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	1,755	139	7.9%	74	4.2%	44	2.5%
	City of Ferrysburg	1,353	54	4.0%	23	1.7%	18	1.3%
	City of Grand Haven	5,175	193	3.7%	71	1.4%	42	0.8%
	City of Holland	9,633	604	6.3%	226	2.3%	138	1.4%
	City of Hudsonville	2,816	229	8.1%	104	3.7%	47	1.7%
	City of Zeeland	2,382	173	7.3%	52	2.2%	34	1.4%
	Village of Spring Lake	1,173	40	3.4%	26	2.2%	8	0.7%
Townships	Allendale Charter Township	7,842	506	6.5%	155	2.0%	109	1.4%
	Blendon Township	2,371	258	10.9%	120	5.1%	51	2.2%
	Chester Township	777	63	8.1%	24	3.1%	8	1.0%
	Crockery Township	1,731	140	8.1%	50	2.9%	19	1.1%
	Georgetown Charter Township	19,164	1,745	9.1%	599	3.1%	277	1.4%
	Grand Haven Charter Township	6,878	461	6.7%	188	2.7%	61	0.9%
	Holland Charter Township	13,892	1,226	8.8%	446	3.2%	263	1.9%
	Jamestown Charter Township	3,083	357	11.6%	153	5.0%	91	3.0%
	Olive Township	1,638	177	10.8%	74	4.5%	48	2.9%
	Park Township	7,106	482	6.8%	177	2.5%	83	1.2%
	Polkton Charter Township	886	95	10.7%	35	4.0%	19	2.1%
	Port Sheldon Township	1,891	122	6.5%	44	2.3%	18	1.0%
	Robinson Township	2,240	188	8.4%	79	3.5%	32	1.4%
	Spring Lake Township	5,079	329	6.5%	102	2.0%	47	0.9%
	Tallmadge Charter Township	3,258	247	7.6%	115	3.5%	73	2.2%
	Wright Township	1,140	115	10.1%	49	4.3%	17	1.5%
	Zeeland Charter Township	3,976	431	10.8%	197	5.0%	73	1.8%
Ottawa County		107,239	8,374	7.8%	3,183	3.0%	1,620	1.5%
Michigan		4,041,760	228,871	5.7%	94,288	2.3%	56,766	1.4%

*A household consists of all people who occupy a housing unit regardless of relationship.

Household Size* in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
One Person	19,561	24,169	4,608	23.6%
Two Persons	32,280	37,651	5,371	16.6%
Three Persons	14,411	15,910	1,499	10.4%
Four Persons	15,746	16,332	586	3.7%
Five Persons	7,680	8,374	694	9.0%
Six Persons	2,798	3,183	385	13.8%
Seven or More Persons	1,299	1,620	321	24.7%

Change in Ottawa County Household Size* (2010-2020)

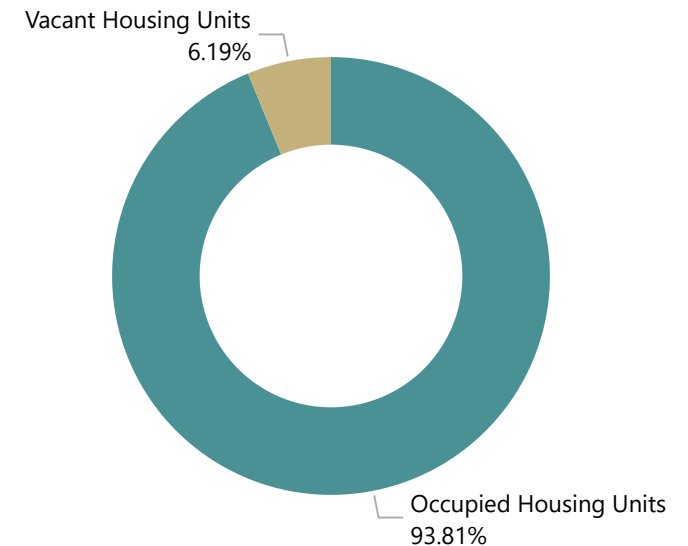


*A household consists of all people who occupy a housing unit regardless of relationship.

Housing Occupancy (2020 Census)

	Unit of Government	Total	Occupied Housing Units		Vacant Housing Units	
		Count	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	1,813	1,755	96.8%	58	3.2%
	City of Ferrysburg	1,595	1,353	84.8%	242	15.2%
	City of Grand Haven	6,066	5,175	85.3%	891	14.7%
	City of Holland	10,293	9,633	93.6%	660	6.4%
	City of Hudsonville	2,880	2,816	97.8%	64	2.2%
	City of Zeeland	2,472	2,382	96.4%	90	3.6%
	Village of Spring Lake	1,354	1,173	86.6%	181	13.4%
Townships	Allendale Charter Township	8,227	7,842	95.3%	385	4.7%
	Blendon Township	2,444	2,371	97.0%	73	3.0%
	Chester Township	823	777	94.4%	46	5.6%
	Crockery Township	1,815	1,731	95.4%	84	4.6%
	Georgetown Charter Township	19,878	19,164	96.4%	714	3.6%
	Grand Haven Charter Township	7,557	6,878	91.0%	679	9.0%
	Holland Charter Township	14,397	13,892	96.5%	505	3.5%
	Jamestown Charter Township	3,185	3,083	96.8%	102	3.2%
	Olive Township	1,732	1,638	94.6%	94	5.4%
	Park Township	8,125	7,106	87.5%	1,019	12.5%
	Polkton Charter Township	930	886	95.3%	44	4.7%
	Port Sheldon Township	2,225	1,891	85.0%	334	15.0%
	Robinson Township	2,333	2,240	96.0%	93	4.0%
	Spring Lake Township	5,548	5,079	91.5%	469	8.5%
	Tallmadge Charter Township	3,359	3,258	97.0%	101	3.0%
	Wright Township	1,215	1,140	93.8%	75	6.2%
	Zeeland Charter Township	4,052	3,976	98.1%	76	1.9%
Ottawa County		114,318	107,239	93.8%	7,079	6.2%
Michigan		4,570,173	4,041,760	88.4%	528,413	11.6%

Housing Occupancy in Ottawa County (2020 Census)



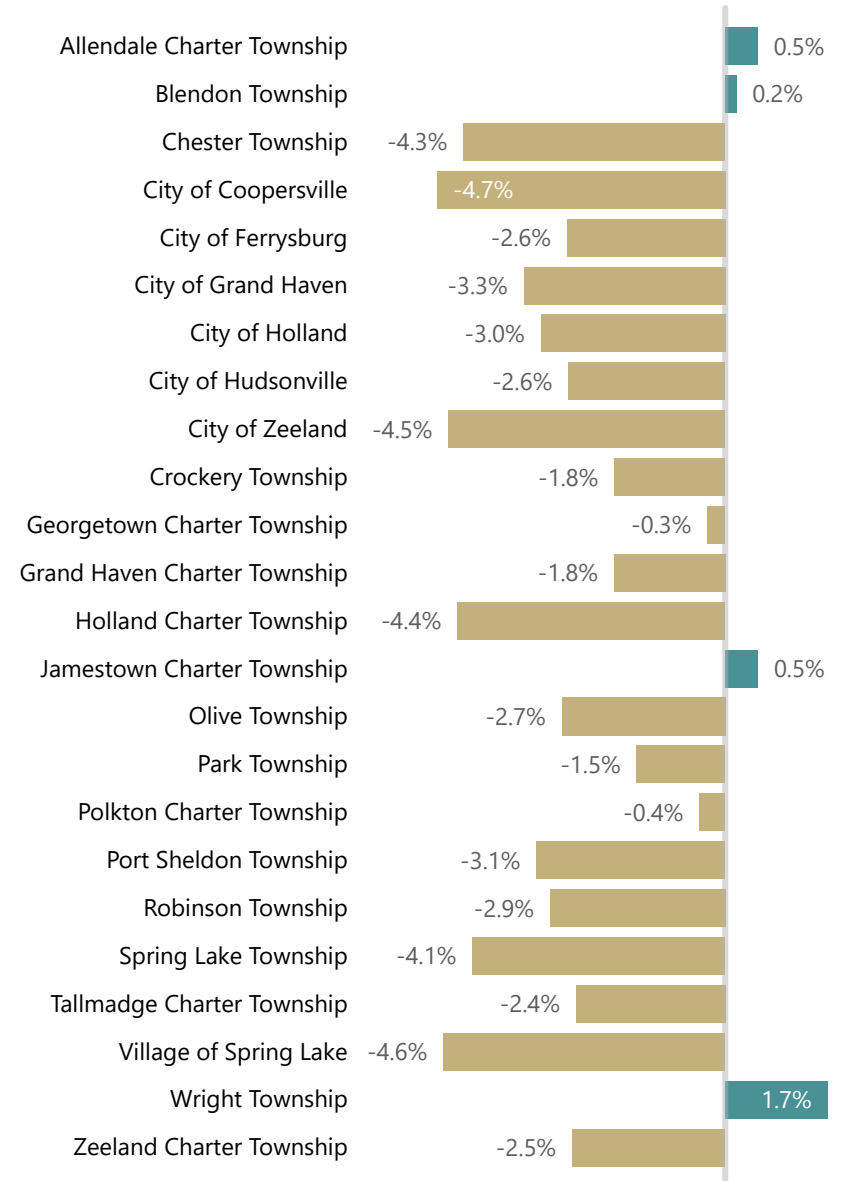
Vacant Housing Units by Type (2020 Census)

		Vacant Housing Units	For Rent/Rented, not occupied		For Sale/Sold, not occupied		For Seasonal/Occasional Use		All Other Vacant Housing Units	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	58	36	62.1%	7	12.1%	1	1.7%	13	22.4%
	City of Ferrysburg	242	12	5.0%	13	5.4%	177	73.1%	37	15.3%
	City of Grand Haven	891	168	18.9%	34	3.8%	558	62.6%	105	11.8%
	City of Holland	660	185	28.0%	81	12.3%	153	23.2%	158	23.9%
	City of Hudsonville	64	13	20.3%	10	15.6%	9	14.1%	18	28.1%
	City of Zeeland	90	27	30.0%	15	16.7%	14	15.6%	22	24.4%
	Village of Spring Lake	181	13	7.2%	20	11.0%	111	61.3%	17	9.4%
Townships	Allendale Charter Township	385	230	59.7%	41	10.6%	39	10.1%	49	12.7%
	Blendon Township	73	9	12.3%	6	8.2%	11	15.1%	31	42.5%
	Chester Township	46	4	8.7%	4	8.7%	23	50.0%	14	30.4%
	Crockery Township	84	20	23.8%	17	20.2%	24	28.6%	15	17.9%
	Georgetown Charter Township	714	323	45.2%	101	14.1%	59	8.3%	124	17.4%
	Grand Haven Charter Township	679	230	33.9%	45	6.6%	253	37.3%	111	16.3%
	Holland Charter Township	505	172	34.1%	76	15.0%	103	20.4%	104	20.6%
	Jamestown Charter Township	102	34	33.3%	30	29.4%	7	6.9%	24	23.5%
	Olive Township	94	33	35.1%	4	4.3%	8	8.5%	42	44.7%
	Park Township	1,019	84	8.2%	51	5.0%	798	78.3%	58	5.7%
	Polkton Charter Township	44	6	13.6%	6	13.6%	5	11.4%	22	50.0%
	Port Sheldon Township	334	31	9.3%	9	2.7%	261	78.1%	28	8.4%
	Robinson Township	93	4	4.3%	1	1.1%	49	52.7%	29	31.2%
	Spring Lake Township	469	113	24.1%	45	9.6%	241	51.4%	64	13.6%
	Tallmadge Charter Township	101	15	14.9%	19	18.8%	22	21.8%	33	32.7%
	Wright Township	75	24	32.0%	2	2.7%	10	13.3%	36	48.0%
	Zeeland Charter Township	76	11	14.5%	15	19.7%	11	14.5%	18	23.7%
Ottawa County		7,079	1,797	25.4%	652	9.2%	2,947	41.6%	1,172	16.6%
Michigan		528,413	100,095	18.9%	38,276	7.2%	242,831	46.0%	116,317	22.0%

Vacancy Rate of Housing Units (2010-2020)

	Unit of Government	2010	2020	Change 2010 to 2020
Cities/Villages	City of Coopersville	7.9%	3.2%	-4.7%
	City of Ferrysburg	17.8%	15.2%	-2.6%
	City of Grand Haven	18.0%	14.7%	-3.3%
	City of Holland	9.4%	6.4%	-3.0%
	City of Hudsonville	4.8%	2.2%	-2.6%
	City of Zeeland	8.2%	3.6%	-4.5%
	Village of Spring Lake	18.0%	13.4%	-4.6%
Townships	Allendale Charter Township	4.1%	4.7%	0.5%
	Blendon Township	2.8%	3.0%	0.2%
	Chester Township	9.9%	5.6%	-4.3%
	Crockery Township	6.4%	4.6%	-1.8%
	Georgetown Charter Township	3.9%	3.6%	-0.3%
	Grand Haven Charter Township	10.8%	9.0%	-1.8%
	Holland Charter Township	7.9%	3.5%	-4.4%
	Jamestown Charter Township	2.7%	3.2%	0.5%
	Olive Township	8.1%	5.4%	-2.7%
	Park Township	14.0%	12.5%	-1.5%
	Polkton Charter Township	5.2%	4.7%	-0.4%
	Port Sheldon Township	18.1%	15.0%	-3.1%
	Robinson Township	6.9%	4.0%	-2.9%
	Spring Lake Township	12.6%	8.5%	-4.1%
	Tallmadge Charter Township	5.4%	3.0%	-2.4%
	Wright Township	4.5%	6.2%	1.7%
	Zeeland Charter Township	4.4%	1.9%	-2.5%
Ottawa County		8.5%	6.2%	-2.3%
Michigan		14.6%	11.6%	-3.0%

Change in Housing Vacancy Rate (2010-2020)



Household Composition* (2020 Census)

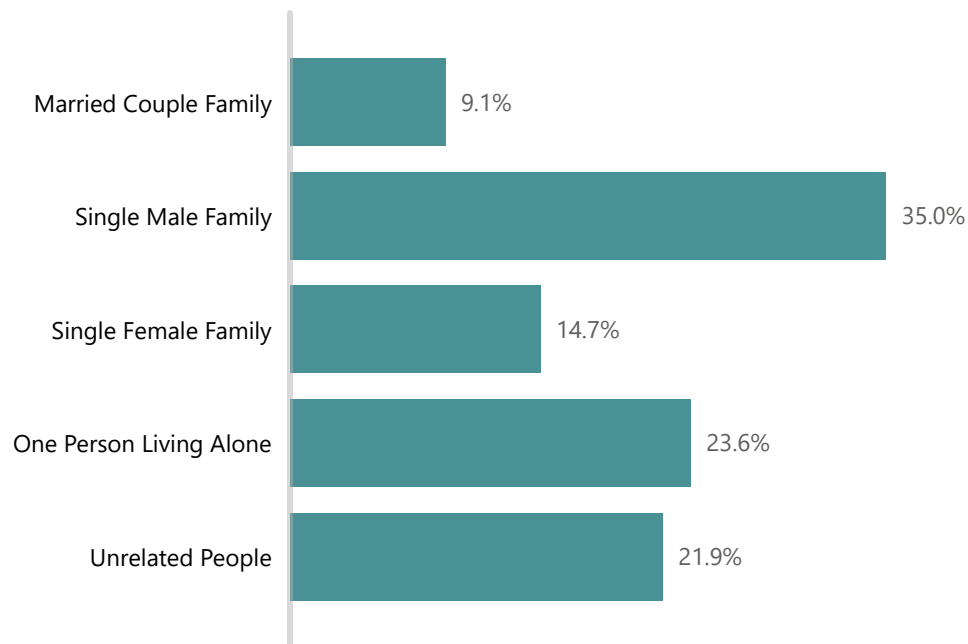
		Total	Married Couple Family		Single Male Family		Single Female Family		One Person Living Alone		Unrelated People	
	Unit of Government	Count	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	1,755	829	47.2%	114	6.5%	244	13.9%	482	27.5%	86	4.9%
	City of Ferrysburg	1,353	726	53.7%	46	3.4%	100	7.4%	423	31.3%	58	4.3%
	City of Grand Haven	5,175	2,066	39.9%	205	4.0%	528	10.2%	2,042	39.5%	334	6.5%
	City of Holland	9,633	4,349	45.1%	468	4.9%	1,088	11.3%	3,027	31.4%	701	7.3%
	City of Hudsonville	2,816	1,634	58.0%	132	4.7%	279	9.9%	645	22.9%	126	4.5%
	City of Zeeland	2,382	1,176	49.4%	100	4.2%	238	10.0%	800	33.6%	68	2.9%
	Village of Spring Lake	1,173	571	48.7%	42	3.6%	85	7.2%	422	36.0%	53	4.5%
Townships	Allendale Charter Township	7,842	3,346	42.7%	332	4.2%	600	7.7%	1,472	18.8%	2,092	26.7%
	Blendon Township	2,371	1,803	76.0%	70	3.0%	102	4.3%	324	13.7%	72	3.0%
	Chester Township	777	499	64.2%	41	5.3%	48	6.2%	154	19.8%	35	4.5%
	Crockery Township	1,731	1,024	59.2%	102	5.9%	158	9.1%	356	20.6%	91	5.3%
	Georgetown Charter Township	19,164	12,398	64.7%	634	3.3%	1,258	6.6%	3,907	20.4%	967	5.0%
	Grand Haven Charter Township	6,878	4,212	61.2%	319	4.6%	553	8.0%	1,411	20.5%	383	5.6%
	Holland Charter Township	13,892	7,383	53.1%	829	6.0%	1,629	11.7%	3,190	23.0%	861	6.2%
	Jamestown Charter Township	3,083	2,322	75.3%	99	3.2%	158	5.1%	395	12.8%	109	3.5%
	Olive Township	1,638	1,097	67.0%	74	4.5%	128	7.8%	258	15.8%	81	4.9%
	Park Township	7,106	4,809	67.7%	274	3.9%	478	6.7%	1,333	18.8%	212	3.0%
	Polkton Charter Township	886	637	71.9%	41	4.6%	52	5.9%	131	14.8%	25	2.8%
	Port Sheldon Township	1,891	1,308	69.2%	71	3.8%	122	6.5%	311	16.4%	79	4.2%
	Robinson Township	2,240	1,570	70.1%	108	4.8%	124	5.5%	329	14.7%	109	4.9%
	Spring Lake Township	5,079	2,861	56.3%	235	4.6%	443	8.7%	1,270	25.0%	270	5.3%
	Tallmadge Charter Township	3,258	2,060	63.2%	118	3.6%	223	6.8%	672	20.6%	185	5.7%
	Wright Township	1,140	772	67.7%	52	4.6%	75	6.6%	196	17.2%	45	3.9%
	Zeeland Charter Township	3,976	2,759	69.4%	164	4.1%	317	8.0%	619	15.6%	117	2.9%
Ottawa County		107,239	62,211	58.0%	4,670	4.4%	9,030	8.4%	24,169	22.5%	7,159	6.7%
Michigan		4,041,760	1,831,996	45.3%	224,000	5.5%	518,517	12.8%	1,198,796	29.7%	268,451	6.6%

*"Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. "Nonfamily households" consist of people living alone and households that do not have any members related to the householder.

Household Composition* in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
Married Couple Family	57,012	62,211	5,199	9.1%
Single Male Family	3,458	4,670	1,212	35.0%
Single Female Family	7,872	9,030	1,158	14.7%
One Person Living Alone	19,561	24,169	4,608	23.6%
Unrelated People	5,872	7,159	1,287	21.9%

Change in Ottawa County Household Composition* (2010-2020)

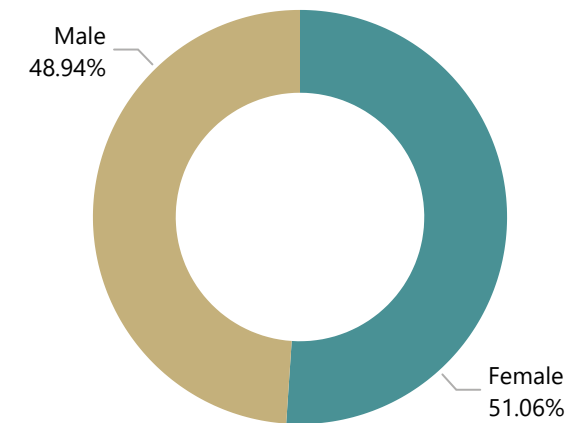


*"Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. "Nonfamily households" consist of people living alone and households that do not have any members related to the householder.

Gender (2020 Census)

		Total	Male		Female	
	Unit of Government	Count	Count	Percent	Count	Percent
Cities/Villages	City of Coopersville	9,103	4,389	48.2%	4,714	51.8%
	City of Ferrysburg	5,844	2,776	47.5%	3,068	52.5%
	City of Grand Haven	21,423	10,041	46.9%	11,382	53.1%
	City of Holland	52,683	25,097	47.6%	27,586	52.4%
	City of Hudsonville	14,745	7,098	48.1%	7,647	51.9%
	City of Zeeland	11,223	5,114	45.6%	6,109	54.4%
	Village of Spring Lake	4,820	2,263	47.0%	2,557	53.0%
Townships	Allendale Charter Township	47,290	21,819	46.1%	25,471	53.9%
	Blendon Township	12,853	6,507	50.6%	6,346	49.4%
	Chester Township	4,113	2,134	51.9%	1,979	48.1%
	Crockery Township	8,532	4,432	51.9%	4,100	48.1%
	Georgetown Charter Township	101,076	49,177	48.7%	51,899	51.3%
	Grand Haven Charter Township	33,182	16,415	49.5%	16,767	50.5%
	Holland Charter Township	73,912	36,975	50.0%	36,937	50.0%
	Jamestown Charter Township	16,664	8,395	50.4%	8,269	49.6%
	Olive Township	9,742	5,116	52.5%	4,626	47.5%
	Park Township	36,427	18,020	49.5%	18,407	50.5%
	Polkton Charter Township	4,988	2,557	51.3%	2,431	48.7%
	Port Sheldon Township	9,446	4,790	50.7%	4,656	49.3%
	Robinson Township	12,466	6,466	51.9%	6,000	48.1%
	Spring Lake Township	24,776	12,090	48.8%	12,686	51.2%
	Tallmadge Charter Township	16,377	8,151	49.8%	8,226	50.2%
	Wright Township	6,337	3,209	50.6%	3,128	49.4%
	Zeeland Charter Township	21,979	11,019	50.1%	10,960	49.9%
Ottawa County		560,001	274,050	48.9%	285,951	51.1%
Michigan		19,960,971	9,818,970	49.2%	10,142,001	50.8%

Gender in Ottawa County (2020 Census)



Gender in Ottawa County (2010-2020)

	2010	2020	2010 to 2020 Change	2010 to 2020 % Change
Male	129,136	144,914	15,778	12.2%
Female	134,665	151,286	16,621	12.3%

Change in Ottawa County Population by Gender (2010-2020)



Housing Assessment

To draft this Assessment, we utilized the demographic data within this Appendix as well as the attached housing reports from Zillow and Rocket.com.

Between 2010 and 2020, the population growth rate was 37.2% for a total population of 9,649 persons. The period from 2020 to 2021 is expected to grow another 2.8%. If this growth rate is sustained it is projected that between 2020 and 2030 the population of Jamestown Charter Township will be approximately 12,718, or 3,069 new persons.

To estimate the number of new housing units that will be necessary to accommodate these individuals, a few factors were considered including average household size, occupancy/vacancy rate, and the characteristics of vacant housing. Based on the data collected from the 2020 United States Census, the average household size in Jamestown Charter Township is approximately 3.12 persons. Occupied housing units totaled 3,083 with 102 vacant units, or a 3.3% vacancy rate. Out of the 102 vacant units, 34 were for rent, 30 were for sale, seven (7) are seasonal, and 24 units are none of those. The 102 units are an increase of five percent (5%) from the year 2010.

On the assumption that Jamestown Charter Township will continue to grow at the rate of 2.8% per year, the housing need projected over the next 10 years is approximately 984 units, or almost 100 homes each year.

The average home price in the Township is currently \$532,836 according to a report from Zillow (<https://www.zillow.com/home-values/5316/jamestown-byron-center-mi/>). The median sale price average in the Township according to a report from Rocket.com is \$470,000 (<https://rocket.com/homes/market-reports/mi/jamestown-charter-township>).

In regards to housing affordability, the Township is faced with an environmental challenge of reducing sodium chloride within its groundwater. In response to the environmental challenge, the Township requires connection to public water for all developments (not including metes and bounds divisions), which is expected to increase the average home cost in the Township. However, as more users connect to the system, those utility costs should decrease.

While the Township maintains reasonable setbacks, minimum dwelling area requirements, and other dimensional provisions that impact housing costs, the value of land as a result of location, the Hudsonville Public Schools, and other amenities in the Township and the region, have created a base cost for a new home that is otherwise uncontrolled by the Township. Based on this, the Township will need to examine its own regulations and others means to accommodate more affordable housing, which could include the elimination of a minimum dwelling area, reduction in setbacks, and promoting more multi-family housing, for instance.

[Sign In](#)[United States](#) > [Michigan](#) > [Ottawa County](#) > [Byron Center](#) > **Jamestown**

Jamestown, MI Housing Market

\$532,836

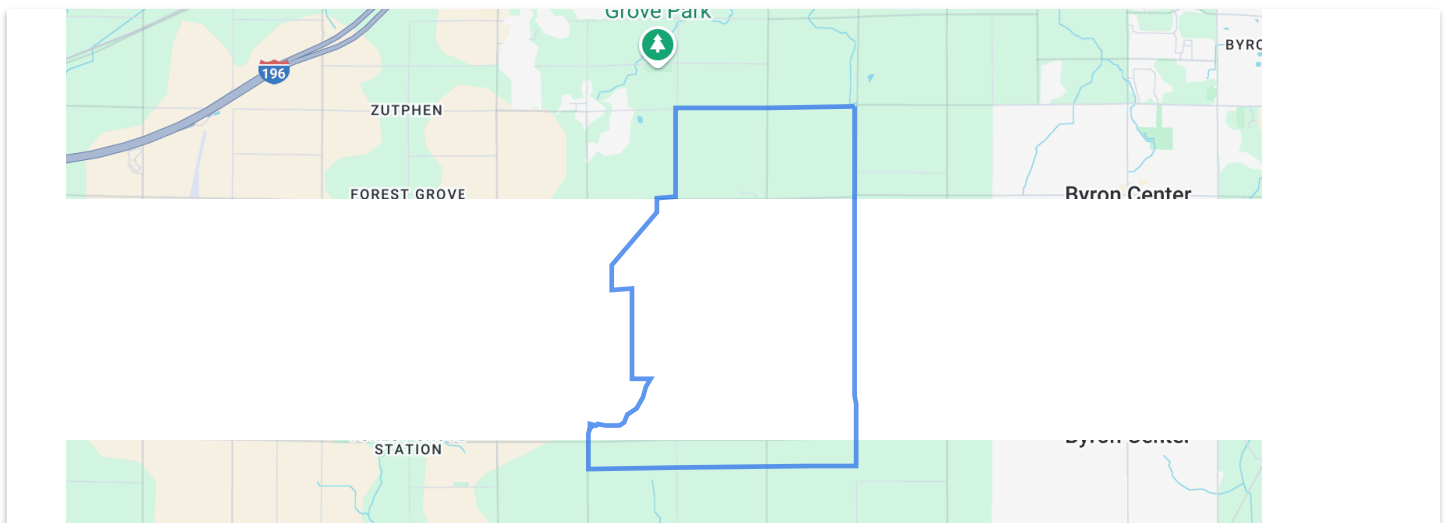
↑ 5.1% 1-yr

The average Jamestown, MI home value is \$532,836, up 5.1% over the past year.

What is the Zillow Home Values Index?

Zillow Home Value Index (ZHVI), built from the ground up by measuring monthly changes in property level Zestimates, captures both the level and home values across a wide variety of geographies and housing types.

[Learn more about the Zillow Home Value Index](#)



Jamestown Key Takeaways

Typical Home Values: \$532,836

1-year Value Change: +5.1%

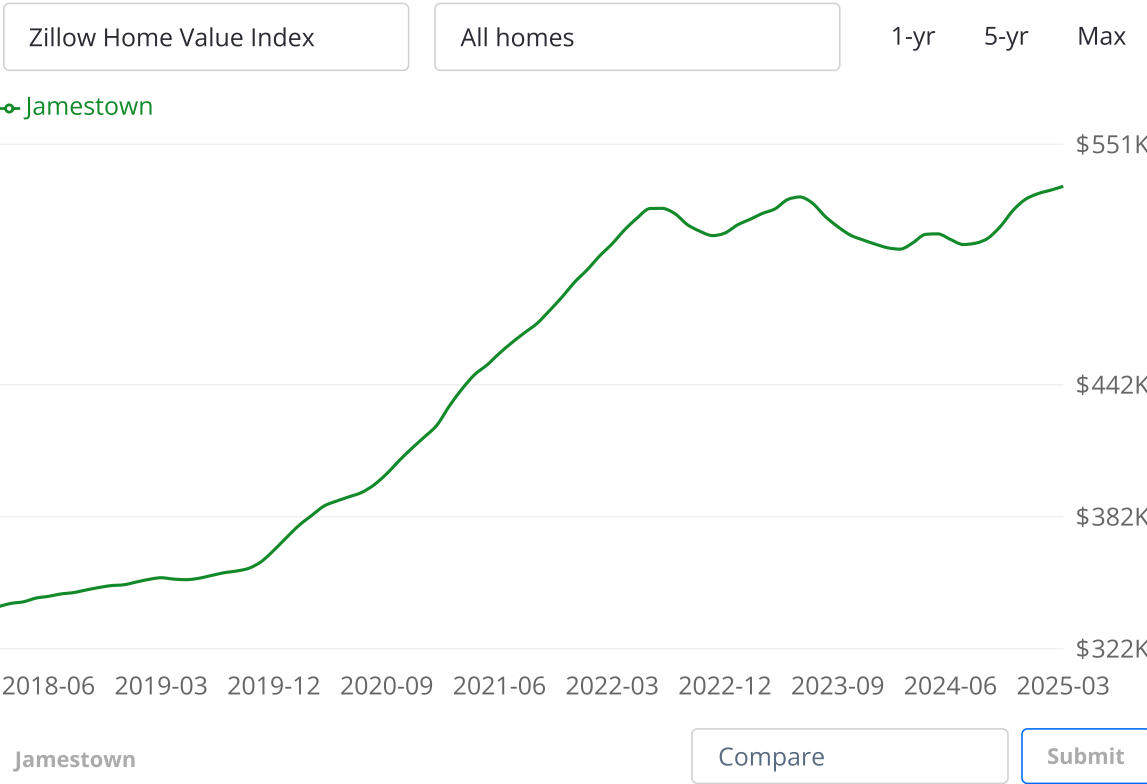
(Data through March 31, 2025)

Jamestown Housing Market Overview

⬆️ -- 1-year Market Forecast

- For sale inventory (March 31, 2025)
- New listings (March 31, 2025)
- Median sale to list ratio
- Median sale price (February 28, 2025)
- Median list price (March 31, 2025)
- Percent of sales over list price
- Percent of sales under list price
- Median days to pending

(Metric availability is based on market)



coverage and data)



**How does
this data
help me?**

Zillow's metrics provide valuable market data by tracking market changes in different locations and housing types.

Nearby Neighborhoods

Name	Median ZHVI	Name	Median ZHVI	Name	Median ZHVI
Ken-O-Sha Park	\$299,566	Black Hills	\$197,716	John Ball Park	\$283,889
Garfield Park	\$225,286	Roosevelt Park	\$195,118	Shangrai-La	\$290,277
Millbrook	\$335,382	Alger Heights	\$281,330	South East Community	\$215,245



Move forward with a local partner

Zillow is more than a place to browse homes. It's a place to connect with a local agent, explore financing solutions, schedule home tours, understand your buying and selling power, and more.

Talk to a local agent



Get pre-qualified for a loan

At Zillow Home Loans, we can pre-qualify you in as little as 5 minutes with no impact on your credit score.

Start Now

An equal housing lender. NMLS #10287.

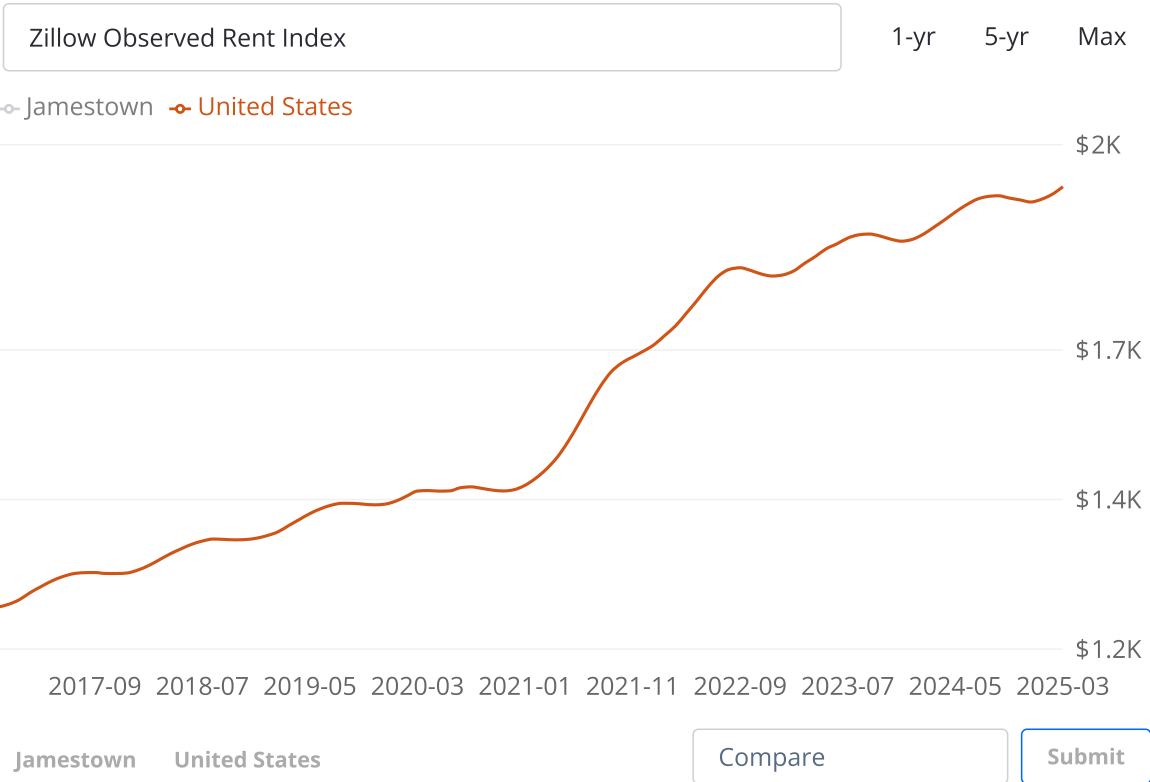
Jamestown Rental Market Trends

-- Average rent in Jamestown

\$2,005 National average rent (March 31, 2025)

-- Month-over-month change

-- Year-over-year change



How does this data help me?

The Zillow Observed Rent Index (ZORI) measures changes in asking rents

over time,
controlling
for changes
in the quality
of the
available
rental
inventory.

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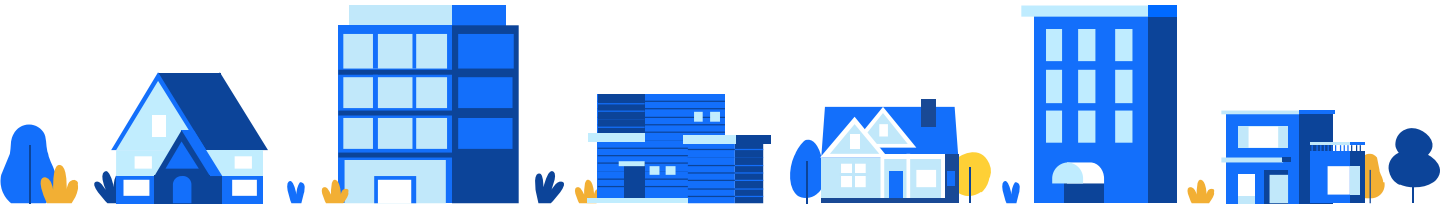
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Jamestown Charter Township Housing Market Report

April 2025 • Ottawa County, Michigan



Housing Prices in Jamestown Charter Township, MI

How much do homes in Jamestown Charter Township, MI cost?

Housing Market Conditions ⓘ

Is Jamestown Charter Township, MI a buyer's or seller's market?



Difference Since April 2024

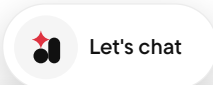
Since last year, Jamestown Charter Township has remained a Seller's Market.



Insight

Jamestown Charter Township is a **Sellers Housing Market**, which means prices tend to be higher and homes sell faster.

Median Sold Price ⓘ



Connect with an agent

+\$32,500 **+7.4%** 

Based on all homes sold in the last 12 months



Insight

Homes in Jamestown Charter Township have sold for **7.4%** more than they did a year ago.

Summary: The median home sold price in Jamestown Charter Township was \$470,000 in April 2025, up 7.4% from last year, and the median price per square foot was \$199.

Median Sold Price By Cities

City	Change YoY
Jamestown Charter Township	+7.4% 
Byron Center	+4.8% 
Hudsonville	+4.3% 
Georgetown Charter Township	+3.6% 
Byron Township	+2.4% 

Median Sold Price By Bedrooms

Beds	Apr 2024	Apr 2025	Change YoY
1	-	\$399.4K	N/A
2	\$458K	\$328.5K	-28.3% 
3	\$368.4K	\$382.4K	+3.8% 
4	\$419.6K	\$485K	+15.6% 

Let's chat

Summary: Jamestown Charter Township housing price by bedroom type for April 2025, compared to the previous year. The home price for 1 bedroom homes did not change. The home price for 2 bedroom homes decreased by -28.3%. The home price for 3 bedroom homes increased by +3.8%. The home price for 4 bedroom homes increased by +15.6%. The home price for 5 bedroom homes increased by +36.8%.

How does Jamestown Charter Township, MI compare with other places?

Market comparison tool

Add location to compare to Jamestown ...

Q

What would you like to compare?

Median Sold Price

▼

Home Type

All Homes

▼

Bedrooms

Any Beds

▼

Data and numbers shown are subject to change and may vary based on different timeframes.

Jamestown Charter Township, MI

🔗



6M

1Y

2Y

Let's chat

Housing supply in Jamestown Charter Township, MI

How many homes are available in Jamestown Charter
Township, MI?

Number of Homes For Sale (i)

26

Last Month
Apr 2025

24

2 months ago
Mar 2025

+8.3 % 

Change MoM
Mar – Apr

Summary: The Jamestown Charter Township real estate market had 26 homes for sale in Apr 2025, a 8.3 % increase compared to Mar 2025.

Number of Homes Sold (i)

5

Last Month
Apr 2025

4

2 months ago
Mar 2025

+25.0 % 

Change MoM
Mar – Apr

Homes For Sale By Bedroom Count (i)

Beds	Mar 2025	Apr 2025	Change MoM
1	0	0	0.0%
2	0	0	0.0%
3	11	12	+9.1% 
4	9	9	0.0%

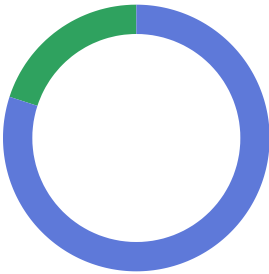
Let's chat

Summary: Jamestown Charter Township housing inventory by bedroom type for April 2025, compared to the previous month. The inventory for 1 bedroom homes remained the same. The inventory for 2 bedroom homes remained the same. The inventory for 3 bedroom homes increased by +9.1%. The inventory for 4 bedroom homes remained the same. The inventory for 5 bedroom homes increased by +25.0%.

Asking Price vs. Sold Price



How much do homes in Jamestown Charter Township, MI cost?



Over Asking Price	1 Home
At Asking Price	4 Homes
Under Asking Price	0 Home



Insight

If you're buying a home in Jamestown Charter Township, expect to pay close to the asking price. 80% of homes here sold near the asking price last month.

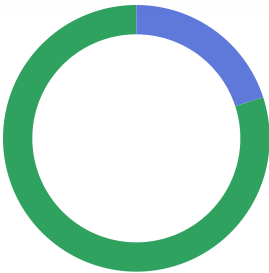
Summary: A total of 5 homes were sold or pending in Jamestown Charter Township in April 2025, up by 25.0% month-over-month. Of the 5 sold homes, 0% were sold under asking, 80% were sold at asking, and 20% were sold over asking.

Days on Market for Jamestown Charter Township, MI

How long does it take to sell a home in Jamestown Charter Township, MI?

Breakdown of Home Sale Times

Let's chat



Under 30 Days	4 Homes
30 – 90 Days	1 Home
Over 90 Days	0 Home



Insight

Many homes in Jamestown Charter Township are selling fast, if you're buying plan to act quickly.

Summary: During April 2025, 5 homes were sold in Jamestown Charter Township; 80% of homes were sold within 30 days, 20% of homes were sold within 30 to 90 days, and 0% of homes were sold over 90 days.

Average Sale Time ⓘ

16 Days

This Year
Apr 2025

41 Days

1 year ago
Apr 2024

-61.0 %

Change YoY
Apr 2024 – Apr 2025

Summary: Homes in Jamestown Charter Township had an average listing age of 16 days in Apr 2025, down by 61.0% compared to the previous year.



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Sell My Home →

Sell your home with an expert or get the job done on your own.



Get Approved →

Get a customizable mortgage solution based on today's rates.

Newest Listings in Jamestown Charter Township, MI

What homes are available in Jamestown Charter Township, MI?

See More Listings

3 days on Rocket

\$8,491 Closing Credit¹

\$715,000



4 beds • 1.5 baths • 2,109 sqft

4618 New Holland St, Hudsonville, MI 49426

#65025020184, Steve Frody, Listing Office: City2Shore Real Estate Inc.



Nearby markets

Hudsonville, MI

Georgetown Charter Township, MI

Byron Center, MI

Byron Township, MI

Let's chat

Popular Cities with Homes for Sale in Michigan

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Jamestown Charter Township – Master Plan Update 2019

Public Input Workshop Summary

As part of the master plan update process, three separate public input workshops were held at the Jamestown Charter Township Hall. Each public workshop contained a specific focus area, and attendees provided input in various different ways. Workshops were held as follows:

Workshop Date	Focus Area	Attendees (Based on Sign-In Sheets)
February 5, 2019	Residential Land	69 ¹
February 7, 2019	Village of Jamestown	20
February 12, 2019	Agricultural Land	25

During each public workshop, input was provided through methods including interactive surveys, SWOT (Strength, Weaknesses, Opportunities, Threats) analyses, visual preference surveys, and comment cards. Comments were also received by e-mail, letter, comment post card, and etcetera after the public workshops. A complete report of the results of the visual preference surveys, SWOT analyses, and public input that was received is following this Workshop Summary. The following provides a summary of the comments and feedback that was received during and after the public workshops.

What Do You Appreciate About Jamestown Charter Township?

The resounding theme from each of the workshops is that residents would like to maintain the rural character of Jamestown Charter Township through strategic, carefully considered development. This was evidenced from the beginning of the Village and Agricultural workshops when attendees were asked what attracts them to the Village (Village workshop), as well as what attendees enjoy about agricultural lands (Agricultural workshop).² Approximately 30 percent of the Village workshop attendees responded that the small-town feel is what attracts them to the Village. While the response to the question in the Agricultural workshop was split more evenly between options, rural character did garner the greatest response rate at 28 percent. The following table provides a summary of the responses:

What attracts you to the Village of Jamestown? (Question allows selection of multiple answers)	Small-town Feel	Local Businesses	Walkability	Community Amenities	Easy Access to Other Areas	Friendliness of Locals	Other
	30%	8%	10%	8%	18%	18%	10%

¹ Visual Preference Survey results for the Residential Workshop were a greater number of survey responses than attendees listed above. The number of attendees above, as noted, are based on the sign-in sheets. It is evident based on survey results that a number of attendees did not sign in.

² As explained in the Public Workshop Results document, Mentimeter surveys were not used at the Residential Land workshop due to the open house format of the event. As such, all of the survey questions asked at the Residential workshop were completed through a Visual Preference Survey.

What do you enjoy about agricultural lands? (Question allows the selection of multiple answers)	Rural Character	Open Spaces	Farm Operations (Crops/Animals)	Farm Buildings	None of These
	28%	25%	26%	21%	0%

Key takeaway: Accommodating growth while maintaining rural character is a challenge faced by many growing communities. It will be important to consider preservation of rural character when making development decisions.

Visual Preference Surveys

Each workshop was provided a photographic set of various characteristics that may be considered when master planning for the future of each respective focus area. At the Residential Land workshop, images were printed on poster boards and hung around Township Hall. Participants were asked to fill out a paper survey, indicating their response to each image on a scale of one (1) to five (5) to capture their dislike or like of the image, respectively. The surveys were submitted to staff, who then tallied and totaled the response rate to each image. At the Village and Agricultural workshops, the majority of participants used Mentimeter, an online polling tool further described in the Workshop Results, to complete the Visual Preference Survey. For participants without an LTE or WIFI capable device, they were provided with a paper survey to fill out, which was then submitted to staff and added into the Mentimeter results. Below is a summary of the visual preference survey findings for each workshop:

Residential Land

- While large lots were supported, the visual preference survey revealed similar support for clustering of residential development
- The majority of respondents “liked” inter-connected neighborhoods
- There was strong support for open space areas within neighborhoods and buffer areas between land uses
- Respondents strongly “disliked” imagery depicting multi-family housing as well as PUDs with multiple land uses
- Support for a pocket park in the Township was mixed
- There was strong support for multi-use pathways and providing pathways between neighborhoods
- The majority of respondents did not prefer accessory dwelling units
- In considering residential design, garages alongside houses or side-loading garages were preferred
- Traditional suburban home design was largely supported
- Tiny homes were not supported by participants
- Home occupations were neither “liked” nor “disliked” by participants
- The majority of respondents strongly “disliked” all of the images associated with multi-family design and public transportation. However, there were two (2) images depicting tree buffers surrounding parking areas, which the majority of respondents “liked”
- There was strong support for the images depicting agriculture, including the intended depiction of concepts such as rural preservation, conservation development, and wildlife corridors

Village of Jamestown

- The visual preference revealed a strong dislike for mixed-use development in the Village
- While survey results still indicate a dislike for mixed-use buildings, participants did indicate slightly less dislike for smaller scale mixed-use buildings (two (2) to three (3) stories, less than one (1) block in area)
- When comparing different architectural styles, participants indicated stronger support of brick buildings with wall-mounted signage and goose-neck lighting. There was also support shown for varying rooflines, awnings, and hanging signage.
- There was strong support for images that showed village buildings set back from the street with wide sidewalks
- Participants indicated they liked dining options with outdoor seating
- The concept of a pocket park in the Village received both strong support (28 percent) and strong dislike (38 percent)
- Higher residential building setbacks in the Village were strongly supported. A range of residential setback photographs were shown (10, 25, 50, and 150 feet); as the setback increased, support for the photograph generally grew
- Garages alongside residences and side-loading garages received significant support
- Participants did not like the images shown for rear-access or alley-access garages

Agricultural Lands

- While responses were mixed between two (2) different large lot versus clustering of development illustrations, the common theme that resulted was that participants do not like large lots with long roadways (and the potential associated loss of farmland), but have neutral feelings regarding smaller lots and clustered development (47 percent neither like nor dislike)
- Support was provided for buildings containing higher quality material (wood or masonry) and/or design that did not include basic pole barn metal
- Support for buffers between land uses, as well as a farmland greenbelt/development boundaries in the agricultural district was significant
- Support was strong for small roadside stands, farmers markets, agricultural tourism, and “you pick” activities in Jamestown Charter Township
- The response regarding multi-use paths in the agricultural district was polarized – 27 percent of participants “really liked” multi-use paths, while 27 percent “really did not like” multi-use paths

Key findings: Participants clearly identified that the rate of development is a concern for the community, and the means to control that development is an important process to be determined by Jamestown Charter Township. Support exists for development tools that protect farmland and rural character, encourage pedestrian pathway development, and ensure high quality building and site design within the entire township. There is strong sentiment expressed by citizens against multi-family housing, a response that was initially captured through the survey completed in 2018.

SWOT Analyses (Strengths, Weaknesses, Opportunities, Threats)

A SWOT analysis of each focus area was completed during the Village of Jamestown and Agricultural Land workshops. At the Village of Jamestown workshop, after the completion of the Visual Preference Survey, attendees were divided into small groups and were asked to discuss the strengths, weaknesses, opportunities, and threats of the Village. After the analysis was completed, the major themes were presented to the attendees and they were asked to prioritize these themes using Mentimeter. Below is a summary of the prioritization of the major themes for the Village workshop:

Village of Jamestown

- Strengths: Preservation of the small-town feel was identified as the top strength. Thirty-four percent (34%) of the attendees selected small town feel preservation as the top strength.
- Weaknesses: Lack of consistent code application was identified as the top weakness. Forty-two percent (42%) of the respondents found that this was the primary weakness in Jamestown Charter Township.
- Opportunities: Preservation of rural feel was identified as the primary opportunity. Fifty-four percent (54%) of the respondents prioritized this a top opportunity for Jamestown Charter Township.
- Threats: High-density residential development was determined to be the top threat to Jamestown Charter Township. Sixty-six (66%) of the respondents identified this threat as being a major concern.

Key Findings: Preserving/maintaining rural character and limiting high-density residential development are the major themes that were presented by attendees. With that in mind, a careful review of the areas zoned and master planned for higher-density residential development should be considered.

Agricultural Land

As described in the Workshop Results, attendees at the Agricultural Land workshop participated in two (2) SWOT analyses. The first analysis focused on strengths, weaknesses, opportunities, and threats that were identified through agricultural stakeholder interviews conducted in December 2018. Stakeholders identified clustered development as the strength, property rights infringement as the weakness, public education as the opportunity, and traffic as the threat associated with agriculture in Jamestown Charter Township. Participants at the workshop in February 2019 were asked to reflect on those themes utilizing the standard SWOT format, but then to identify challenges associated with the strengths and opportunities, as well as solutions associated with the weaknesses and threats. The second analysis completed at the Agricultural Land workshop was a generalized SWOT analysis of agriculture in Jamestown Charter Township. Results from both analyses are outlined below; due to workshop time constraints, participants did not rank the SWOT findings, as was done at the Village workshop.

- Strengths (Clustered Development): Increased efficiencies in terms of utilities and roadways were identified as strengths associated with clustered development. Conversely, proper planning for the location of cluster development was identified as a top challenge.
- Weaknesses (Property Rights): Participants identified the legal issues surrounding trespassing on agricultural lands as one of the greatest weaknesses for property rights. They identified an increased Sheriff presence and public education as potential solutions.
- Opportunities (Public Education): There were a number of opportunities for public education identified, including but not limited to farmer's markets, public educational events, direct mailings, and farm tours. Challenges associated with public education included making sure that the people presented with the information were those receptive to it.
- Threats (Traffic): Participants emphasized that increased residential development has led to increased traffic and speed around agricultural vehicles. It was also frequently noted that the dedicated truck routes throughout the township limit access to the roads necessary for agriculture. Potential solutions proposed to address these threats included driver safety campaigns as well as systematic development of land.

Agricultural Land Generalized SWOT Analysis

- Strengths: Providing food and employment opportunities to the community, as well as providing the rural atmosphere of the area (open space, fertile land, wildlife, roadside stands, history) were identified as the top strengths.
- Weaknesses: The cost of business (price of land, tax rates) and development pressures were identified as the primary weaknesses.
- Opportunities: Planning development with greater focus on availability of public utilities, lot size, buffer strips, and growth boundaries was identified, as well as public education, as the top opportunities.
- Threats: Cost of business, development pressures, and public perceptions were identified as the biggest threats.

Key Findings: Protecting rural character and strategically planning for residential development are the major themes that were presented by attendees at the Agricultural Land workshop. While preservation programs are valuable to achieving both of these themes, participants did not express interest due to the cost and availability of these programs. Rather, they seemed to focus more on mounting development pressure and altering public perception of the realities of living in an agricultural community.

Jamestown Charter Township – Master Plan Update 2018

Master Plan Update Community Survey Summary

As part of the master plan update process, a township wide community survey was available to the public for approximately two months, which sought their perspectives on numerous community attributes related to land development. Over 400 surveys were completed. Below is a summary of the survey findings. For your convenience, the related question is noted within parenthesis to provide reference to the information source. (Q3 = Question 3)

Demographic Characteristics & General Responses

Internal Attributes

- Fifty-three percent (53%) of respondents identified themselves as “female” and forty-four percent (44%) identified themselves as “male” (Q26)
- The most common age range of respondents was 35 to 44 years, which included forty-five percent (45%) of respondents. Eighty-three percent (83%) of respondents ranged from 25 to 54 years. (Q27)
- Approximately ninety-five percent (95%) of respondents live in the township (Q28)
- Forty-four percent (44%) of respondents live in Quadrant 2 (north side of Riley Street, between 48th Avenue and 22nd/24th Avenues) (Q29)
- Forty-six percent (46%) of respondents have lived in Jamestown for 10 or more years (Q30)
- Only four (4) respondents live in an apartment (Q31)

Respondents were asked to rate four attributes of the current quality of Jamestown Charter Township. Their results are below:

Rate Jamestown as a place to live (Q1)	Overall quality of life	Quality of Neighborhood	A place to raise children	A place to retire
Excellent	59%	55%	68%	39%
Good	34%	37%	27%	42%
Total	93%	92%	95%	81%

External Attributes

Although some of the attributes in the table below are not external, the entirety of the results to Question 2 have been included. It is important to note those attributes that are external given the inability of the township to control the influence from those attributes. Specifically, these include:

- Ease of Travel – the township contains direct or nearly direct access to the M-6 Bypass, Interstate 196, and Chicago Drive. These highway networks greatly influence the convenience of travel, coupled with the proximity to the City of Grand Rapids and the Lakeshore.
- Good Educational Opportunities – The Hudsonville Public School District is highly sought for the education of children, with multiple locations located within Jamestown Charter Township and the nearby City of Hudsonville.

- Access to Health Care Facilities – While regulated by the availability of commercial zoning and related land use provisions, two primary care medical facilities, one of which includes urgent care, are located in the heart of Jamestown Charter Township along 32nd Avenue.

Rate each of the following characteristics (Q2)	Ease of travel	Availability of quality, affordable housing	Diverse housing options	Job opportunities	Access to health care facilities	Small town shopping opportunities	Good educational opportunities	Recreational opportunities
Excellent	31%	15%	19%	13%	34%	12%	57%	17%
Good	55%	43%	43%	31%	46%	26%	33%	39%
Total	86%	58%	62%	44%	80%	38%	90%	56%

Rate of Growth (Q3)

- Growth is too fast: 64.52%
- Growth is about right: 31.76%
- Growth is too slow: 3.72%

Key Takeaways

Support exists for slowing growth but nearly all of the respondents acknowledge that their quality of life, neighborhood, and a place to raise children is excellent to good. External factors such as the transportation network, school district, and health care access will be challenges to slowing growth. Coupled with relatively low taxes, we expect the attraction to Jamestown Charter Township to continue to be driven by the internal and external attributes identified herein. Lastly, it is important to note that only four (4) respondents identified themselves as living in an apartment and one (1) respondent was identified as living in a townhome. Given the significant number of multi-family dwellings within the township, this demographic appears under represented from the survey.

Agricultural Land Use

- Seventy-two percent (72%) of respondents indicated that the preservation of agricultural lands is extremely important (Q4)
- Eighty-four percent (84%) of respondents support agricultural land conservation programs/initiatives (Q6)
- Eighty-four percent (84%) of respondents indicated that the preservation of trees, vegetation, wildlife habitat, and other natural areas is extremely important (Q5)
- Approximately forty-five percent (45%) of respondents agree that reducing minimum lot sizes should be offered in development when buffers are included between residential lots and farmland, whereas approximately thirty-two percent (32%) disagree (Q7)
- Significant comments were provided to preserve the agricultural character of the township (Q32)

Key Takeaways

The agricultural elements of the township remain important to respondents and may need preservation through programs that maintain the agricultural land in perpetuity. Respondents indicated that residential development within agricultural lands should maximize the preservation of farmland and open spaces in exchange for smaller lot sizes.

Residential Land Use

- Eighty-four percent (84%) of respondents indicated that the preservation of trees, vegetation, wildlife habitat, and other natural areas is extremely important (Q5)
 - While this question was included within the agricultural portion of the survey, we believe its relevance to residential land use is equally as significant
- Approximately forty-five percent (45%) of respondents agree that reducing minimum lot sizes should be offered in development when buffers are included between residential lots and farmland, whereas approximately thirty-two percent (32%) disagree (Q7)
 - While this question was included within the agricultural portion of the survey, we believe its relevance to residential land use is equally as significant
- Approximately forty-five percent (45%) of respondents indicated that the township should not increase the amount of land master planned for residential development, where as approximately thirty percent (30%) indicated the township should increase the amount of land (Q8)
- Eighty-six percent (86%) of respondents favor open space, clustered subdivision design over large acreage lots (Q9)
- Fifty-three percent (53%) of respondents indicated the township should allow smaller lots sizes where open space, recreational areas, or other common areas are included within the design, whereas approximately twenty-five percent (25%) disagreed (Q10)
- Approximately fifty-four percent (54%) of respondents indicated that current densities are appropriate, whereas approximately fourteen percent (14%) disagree (Q11)
- Pedestrian pathways are significantly supported throughout the township. Approximately ninety percent (90%) of respondents indicated that sidewalks are very important to somewhat important to being required in all new residential developments. (Q24)
- Eighty-three percent (83%) of respondents indicated that no more multi-family housing, such as apartments or townhomes, are needed in the township (Q12)
 - Significant concerns exist regarding traffic congestion, property conditions, and density. However, some comments indicated that younger individuals cannot afford current single-family housing and need multi-family housing options. (Q14)

Key Takeaways

While seventy-two percent (72%) of respondents indicate that the preservation of agricultural lands is important, a greater majority further indicates that the preservation of trees, vegetation, wildlife habitat, and other natural areas are important. While agricultural components are used in residential design, respondents appear to identify rural character in a number of ways. Respondents indicate that adequate land exists as planned for future single-family residential development but that existing density levels should remain when open space, recreational, and or other rural character design standards are required as part of the development, and in particular sidewalks are mandated in all new residential development. Additional multi-family density development is not supported.

Commercial Land Use

- Traditional city/village store front façade was preferred by respondents, as two-story buildings (Q16)
 - Almost equally as preferred, store fronts with varying roof lines, entry accents, significant glass, and multiple façade materials were favored by respondents (Q16)
- Although Question 16 revealed that respondents prefer the traditional city/village store front façade, only forty-three percent (43%) support allowing mixed-use buildings (retail and office on the street level and residential units above), whereas approximately thirty-five percent (35%) disagree (Q18)
- Support exists to require internal connection of commercial drives and reduce curb cuts in the main roads (Q23)

Village of Jamestown

- Fifty percent (50%) of respondents support more commercial uses in the Village of Jamestown (Q19)

Forest Grove

- Only twenty-six percent (26%) of respondents support more commercial uses in Forest Grove, whereas forty-one percent (41%) disagree (Q20)

Key Takeaways

High-quality building façade and improved access management are important elements of commercial development within the community, with particular support for growth within the Village of Jamestown.

Industrial Land Use

- Only twenty percent (20%) of respondents indicated more industry is desired in the township, whereas approximately fifty-three percent (53%) disagree (Q21)
- Overall, a mix of façade materials such as glass, stone, EFIS, and other architectural accents are preferred for industrial buildings. All metal building facades are not supported. (Q17)

Key Takeaways

Respondents did not recognize a need to expand industrial areas. For new construction of industrial, respondents acknowledged the importance of high-quality building materials.