

NOTICE OF ADOPTION AND POSTING OF ZONING MAP REZONING AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Jamestown Charter Township Zoning Map Rezoning Amendment Ordinance was adopted at a meeting of the Jamestown Charter Township Board held on January 19, 2025 after its first reading at a meeting of the Jamestown Charter Township Board held on December 15, 2025.

The Zoning Map Rezoning Amendment Ordinance will amend certain property in the Township to the B-I Business / Industrial Zoning District.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Jamestown Charter Township Clerk Jamestown Charter Township Hall, 2380 Riley Street, Hudsonville, Michigan, 49426, (Phone 616-896-8376), and on the Township website at [www.twp.jamestown.mi.us](http://www.twp.jamestown.mi.us).

Dated: January 27, 2026

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Candy DeHaan, Clerk  
Jamestown Charter Township

The following Zoning Map Amendment Ordinance was adopted at a Jamestown Charter Township Board meeting on January 19, 2026.

ORDINANCE NO. 26-003

AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
OF THE CHARTER TOWNSHIP OF JAMESTOWN

[Application of Mark Pater for Conditional Rezoning from  
Current R-2 to B/I Business and Industrial District  
3613, 3623 and 3649 24th Avenue]

THE CHARTER TOWNSHIP OF JAMESTOWN ORDAINS:

Section 1. Section 5.1 of the Zoning Ordinance of the Charter Township of Jamestown, being the Zoning Map, is hereby amended so as to rezone the following described lands from its current R-2 zoning to the B/I Business and Industrial District, but upon certain conditions offered by the applicant and stated in Section 2 of this Ordinance:

Part of the Northeast 1/4 of Section 9, Town 5 North, Range 13 West, Jamestown Township, Ottawa County, Michigan, described as: Commencing North 89°57'03" West 300 feet from the East 1/4 COR, then North 89°57'03" South West 475 feet, then North 0° 01' 06" West 715 feet, South 89° 57' 03" South East 775 feet, then S 0° 01' 06" South East 415 feet Along East Section Line, N 89° 57" 03" South West 300 feet, then S 0° 01' 06" South East 300 feet to the point of beginning. Contains 10.65 acres. (Permanent Parcel No. 70-18-09-200-034); and

Part of the Northeast 1/4 of Section 9, Town 5 North, Range 13 West, Jamestown Township, Ottawa County, Michigan, described as: Beginning at the East 1/4 corner of said Section 9; thence N00°01'06"W 414.66 feet along the East line of said Section 9; thence N89°57'03"W 413.34 feet parallel with the East-West 1/4 line of said Section 9; thence S00°01'06"E 414.66 feet; thence S89°57'03"E 413.34 feet along said East-West 1/4 line to the Point of Beginning. Contains 3.93 acres. Subject to highway right-of-way for 24th Avenue over the East 33.00 feet thereof and Greenly Street over the South 33.00 feet thereof. Subject to easements, restrictions, and rights of way of record. (Permanent Parcel Nos. 70-18-09-200-032 and 70-18-09-200-012)

Section 2. The applicant, TCCM Properties, has submitted a voluntary written offer, under the terms of Section 405 of the Michigan Zoning Enabling Act, such offer being dated July

28, 2025, whereby the applicant has agreed to use and develop the above-described lands (the "Property") only as stated in the voluntary offer, if such lands are rezoned by the Township to the B/I Business and Industrial District, upon the conditions stated in the applicant's voluntary offer.

Accordingly, it is a condition of the rezoning of the Property that it shall be used and developed only as stated in the applicant's voluntary written offer, as follows:

(a) Any of the following commercial uses:

- i) Business and professional office
- ii) Libraries and government administration or service buildings such as post offices, fire stations and police offices.
- iii) Essential services as defined in Section 2.34.
- iv) Wholesale stores.
- v) Mini-warehouses, and rental storage facilities.
- vi) Sign shops.
- vii) Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator, taxidermist, exterminator, or similar trade subject to the following conditions:

(1) All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.

(2) The ground floor premises facing upon the visible from any abutting streets shall be used only for entrances, offices, sales, or display.

(3) There shall be no outside storage and/or display of materials of goods of any kind.

viii) Accessory Uses including customary and incidental retail sales accessory to the forgoing permitted uses.

ix) Additional Permitted Uses identified in Section 13.3 of the Township's Zoning Ordinance.

x) The existing single-family residence located on the Property may continue to be used for single-family residential purposes as a non-conforming use.

xi) The following Special Uses listed in Section 13.4 of the Township's Zoning Ordinance:

(1) Storage yards for machinery, trucks, or equipment in operating condition, provided adequate screening is installed and maintained according to the requirements of Section 3.10.

(2) Other industrial operations which involve outdoor storage or activities exceeding fifty (50%) of the Floor Area of the principal Building located on the premises.

(3) Public and private schools.

(4) Churches

xii) That portion of any use permitted by right which is not conducted wholly within a completely enclosed building, except for automobile parking for customers or employees, off-street loading spaces, and signs (Outdoor storage of vehicles to be repaired shall require a special use permit.

(b) All uses of the property shall be as shown on that certain Illustrative Site Plan, submitted by the applicant, and dated as of January 13, 2025 (the "Site Plan"), to the Township in connection with the applicant's application for conditional rezoning of the Property.

(c) The off-street parking area, vehicle entrance locations, vehicle circulation drives and other aspects of the uses permitted herein on the Property shall be as shown on the Site Plan, or as it may be revised as required by the Township.

(d) The applicant shall comply with the site plan review requirements of Chapter 17 of the Zoning Ordinance.

(e) The approved development of the Property, as authorized by this Ordinance, shall be commenced within three months of the effective date of this Ordinance and shall thereafter proceed diligently to completion. In any event, completion shall occur not later than 48 months after the commencement of work on the development. The time limitation for development of the Property set forth herein may be extended by the Township Board, upon written request of the owner of the Property to the Township, if the Township Board finds:

1. There is a strong likelihood that the development of the Property in accordance with this Ordinance will be commenced or completed within the extension period requested by the owner of the Property; and

2. There has not been a change in circumstances that would render the rezoning accomplished pursuant to this Agreement incompatible with other zoning districts and land uses in the surrounding area or otherwise inconsistent with sound zoning policy.

Section 3. The permitted and special land uses on and for the Property shall be only those stated in Section 2 of this Ordinance. Other permitted uses and special land uses otherwise included in the B/I Business and Industrial District under the terms of the Township Zoning Ordinance shall not be available or permitted, in whole or in part, so long as this Ordinance remains effective.

Section 4. Upon adoption and effectiveness of this Ordinance, the applicant shall promptly record with the County Register of Deeds, at the applicant's expense, a declaration of restrictive covenant, or another instrument acceptable to the Township, which provides public notice of the above-stated conditions on the use of the land and imposes a restrictive covenant that will run with the land, limiting its use to the permitted uses stated in Section 2. The declaration or other instrument shall be subject to approval by the Township attorney prior to recording. The declaration shall be recorded prior to the commencement of the land uses permitted hereunder. After the recording of the instrument, the applicant shall promptly furnish a recorded copy thereof to the Township office.

Section 5. The above-stated permitted land uses, having been voluntarily offered by the applicant and accepted by the Township, shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the applicant. No subsequent owner of the lands or any part thereof shall conduct any other uses on or for the Property, so long as this Ordinance remains in effect.

Section 6. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: Wolfert, DeHaan, VanHaitsma, Brouwer and Tacoma

NAYS: Miller

ORDINANCE DECLARED ADOPTED.

Passed and adopted by the Township Board of the Charter Township of Jamestown, County of Ottawa, Michigan, on January 19, 2026, and approved by me on January 20, 2026.



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Laurie VanHaitsma, Supervisor  
Charter Township of Jamestown

Attest:



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Candy DeHaan, Township Clerk

First Reading: December 15, 2025

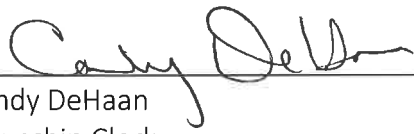
Second Reading: January 19, 2026

Ordinance becomes effective: February 4, 2026

### CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Jamestown, County of Ottawa, State of Michigan, at a regular meeting held on January 19, 2026, and that public notice of said meeting was given pursuant to the Open Meetings Act, being Act No. 267 of Public Acts of Michigan of 1976, as amended including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and such recording has been authenticated by the signatures of the Supervisor and the Township Clerk.

  
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Candy DeHaan  
Township Clerk

### CERTIFICATE OF PUBLICATION

I, Candy DeHaan, Township Clerk of the Charter Township of Jamestown, County of Ottawa, State of Michigan, hereby certify pursuant to MCL 42.22 that Township Ordinance No. 26-003, or a summary thereof, was published in the *Grand Rapids Press* on January 27, 2026.

  
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Candy DeHaan  
Township Clerk



AFFIDAVIT OF POSTING

STATE OF MICHIGAN )

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COUNTY OF OTTAWA )

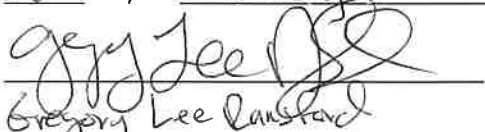
The undersigned, Candy DeHaan, the Jamestown Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Map Rezoning Amendment Ordinance for Jamestown Charter Township, after its first reading at a meeting of the Jamestown Charter Township Board held on December 15, 2025 and its second reading at a meeting of the Jamestown Charter Township Board held on January 19, 2026, in the Township Clerk's office and on the Township's website at [www.twp.jamestown.mi.us](http://www.twp.jamestown.mi.us) on January 27, 2026.



Candy DeHaan, Clerk  
Jamestown Charter Township

Subscribed and sworn to before this  
22nd day of January, 2026.



Gregory Lee Randolph  
Notary Public, Ottawa County, Michigan

Acting in Ottawa County, Michigan

My commission expires: April 15, 2026