



Fresh Coast  
Planning

# **Jamestown Charter Township Master Plan Residential Land Uses Open House Tuesday, February 5, 2019**

---

Welcome!

We are glad you chose to attend the Master Plan Residential Land Uses Open House this evening.

A Master Plan serves as a guide for the physical development of the community, addressing land use and infrastructure issues, projecting 20 years of more into the future. In the state of Michigan, municipalities are required to review their Master Plans every five (5) years.

As Jamestown Charter Township's planning firm, Fresh Coast Planning has coordinated the Master Plan process. This process began in the summer of 2018 with a public survey. Once the results of the survey were analyzed, it was determined that public workshops would focus on specific aspects of the survey results that necessitated further inquiry. As such, this workshop is intended to gather your input on various aspects of residential life in Jamestown Charter Township.

This evening is an Open House, so please feel free to move about the room at your own pace. You will see posters that depict various components of life within a community. Each image has a number associated with it, which corresponds to the attached survey sheet. Please look through the posters and respond to the survey with how you feel about each image. There is space at the end of the survey to provide comments, or comment post cards that you may take and return through the mail.

There are Planners from Fresh Coast Planning spread throughout the room that are happy to explain the images, answer any questions, and listen to any comments that you may have. Information obtained from your responses and tonight's conversations will be provided to the Jamestown Charter Township Planning Commission to consider as they revise the Master Plan.

Thank you for coming – we appreciate your time and input!

---

If you'd like more information on the Jamestown Charter Township Master Plan, or to contact Fresh Coast Planning, please email us or visit the following links:

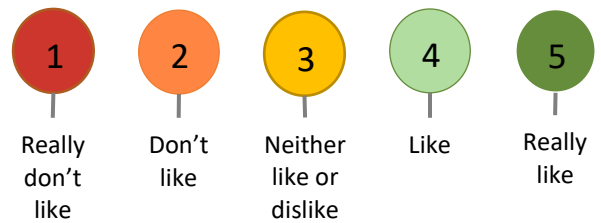
[jamestownmp@gmail.com](mailto:jamestownmp@gmail.com)

<https://www.freshcoastplanning.com/jamestownmp>

<https://twitter.com/Jamestownmp>

<https://www.facebook.com/jamestownmp/>

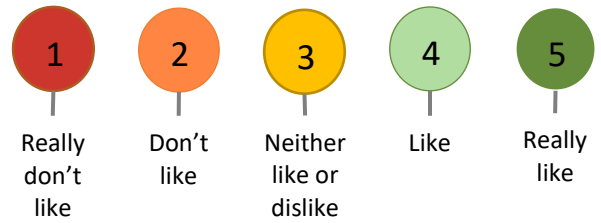




Jamestown Charter Township Master Plan  
Residential Land Uses - Visual Preference Survey

As you walk throughout the meeting room, please view the images on the posters. Each image has a corresponding image number – please note your response to the images below, using the rating system shown at the top of this page.

Image 1 – Large Individual Lots (1).....	1	2	3	4	5
Image 2 – Large Individual Lots (2).....	1	2	3	4	5
Image 3 – Cluster Development (1).....	1	2	3	4	5
Image 4 – Cluster Development (2).....	1	2	3	4	5
Image 5 – Isolated Neighborhoods (1).....	1	2	3	4	5
Image 6 – Isolated Neighborhoods (2).....	1	2	3	4	5
Image 7 – Inter-connected Neighborhoods (1).....	1	2	3	4	5
Image 8 – Inter-connected Neighborhoods (2).....	1	2	3	4	5
Image 9 – Open Space (1).....	1	2	3	4	5
Image 10 – Open Space (2).....	1	2	3	4	5
Image 11 – Buffer Areas (1).....	1	2	3	4	5
Image 12 – Buffer Areas (2).....	1	2	3	4	5
Image 13 – Multi-family with Natural Buffer (1).....	1	2	3	4	5
Image 14 – Multi-family with Wooded Buffer Surrounding Development (2).....	1	2	3	4	5
Image 15 – Multi-family with Wooded Buffer Surrounding Development (3).....	1	2	3	4	5
Image 16 – Multi-family with Natural Buffer (4).....	1	2	3	4	5
Image 17 – PUDs with Multiple Land Uses (1).....	1	2	3	4	5
Image 18 – PUDs with Multiple Land Uses (2).....	1	2	3	4	5
Image 19 – Pocket Park (1).....	1	2	3	4	5
Image 20 – Pocket Park (2).....	1	2	3	4	5
Image 21 – Pocket Park (3).....	1	2	3	4	5
Image 22 – Pocket Park (4).....	1	2	3	4	5
Image 23 – Multi-Use Pathways (1).....	1	2	3	4	5
Image 24 – Neighborhoods without Sidewalks (1).....	1	2	3	4	5
Image 25 – Neighborhoods without Sidewalks (2).....	1	2	3	4	5
Image 26 – Multi-Use Pathways (2).....	1	2	3	4	5
Image 27 – Multi-Use Pathways Between Neighborhoods (1).....	1	2	3	4	5
Image 28 – Multi-Use Pathways Between Neighborhoods (2).....	1	2	3	4	5
Image 29 – Multi-Use Pathways Between Neighborhoods (3).....	1	2	3	4	5
Image 30 – Gazebos Located in Community Spaces.....	1	2	3	4	5
Image 31 – Water Bottle Filling Stations.....	1	2	3	4	5
Image 32 – Community Garden – Adjacent to Neighborhood.....	1	2	3	4	5



<b>Image 33</b> – Community Garden – Included in Neighborhood Design.....	1	2	3	4	5
<b>Image 34</b> – Accessory Dwelling Unit Above Garage (1).....	1	2	3	4	5
<b>Image 35</b> – Accessory Dwelling Unit Separate from Main Home (2).....	1	2	3	4	5
<b>Image 36</b> – Residential Accessory Building in Front of Home.....	1	2	3	4	5
<b>Image 37</b> – Residential Accessory Building Behind Home.....	1	2	3	4	5
<b>Image 38</b> – Predominant Garage.....	1	2	3	4	5
<b>Image 39</b> – Garage Alongside House.....	1	2	3	4	5
<b>Image 40</b> – Side-Loading Garage.....	1	2	3	4	5
<b>Image 41</b> – Detached Garage, Set Back from House.....	1	2	3	4	5
<b>Image 42</b> – Garage Behind Residences.....	1	2	3	4	5
<b>Image 43</b> – Access Garage through Alley.....	1	2	3	4	5
<b>Image 44</b> – Residence (1).....	1	2	3	4	5
<b>Image 45</b> – Residence (2).....	1	2	3	4	5
<b>Image 46</b> – Residence (3).....	1	2	3	4	5
<b>Image 47</b> – Residence (4).....	1	2	3	4	5
<b>Image 48</b> – Duplex (1).....	1	2	3	4	5
<b>Image 49</b> – Duplex (2).....	1	2	3	4	5
<b>Image 50</b> – Duplex (3).....	1	2	3	4	5
<b>Image 51</b> – Duplex (4).....	1	2	3	4	5
<b>Image 52</b> – Vinyl Finish (1).....	1	2	3	4	5
<b>Image 53</b> – Vinyl Finish (2).....	1	2	3	4	5
<b>Image 54</b> – Vinyl Finish (3).....	1	2	3	4	5
<b>Image 55</b> – Mixed Masonry (1).....	1	2	3	4	5
<b>Image 56</b> – Mixed Masonry (2).....	1	2	3	4	5
<b>Image 57</b> – Mixed Masonry (3).....	1	2	3	4	5
<b>Image 58</b> – Mixed Exterior (1).....	1	2	3	4	5
<b>Image 59</b> – Mixed Exterior (2).....	1	2	3	4	5
<b>Image 60</b> – Mixed Exterior (3).....	1	2	3	4	5
<b>Image 61</b> – Tiny House (1).....	1	2	3	4	5
<b>Image 62</b> – Tiny House (2).....	1	2	3	4	5
<b>Image 63</b> – Tiny House (3).....	1	2	3	4	5
<b>Image 64</b> – Home Occupation (1).....	1	2	3	4	5
<b>Image 65</b> – Home Occupation (2).....	1	2	3	4	5
<b>Image 66</b> – Home Occupation (3).....	1	2	3	4	5
<b>Image 67</b> – Home Occupation (4).....	1	2	3	4	5
<b>Image 68</b> – Townhouses (1).....	1	2	3	4	5
<b>Image 69</b> – Townhouses (2).....	1	2	3	4	5
<b>Image 70</b> – Townhouses (3).....	1	2	3	4	5
<b>Image 71</b> – Townhouses (4).....	1	2	3	4	5
<b>Image 72</b> – Apartments (1).....	1	2	3	4	5
<b>Image 73</b> – Apartments (2).....	1	2	3	4	5
<b>Image 74</b> – Apartments (3).....	1	2	3	4	5
<b>Image 75</b> – Apartments (4).....	1	2	3	4	5

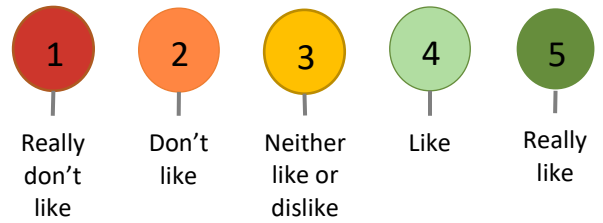
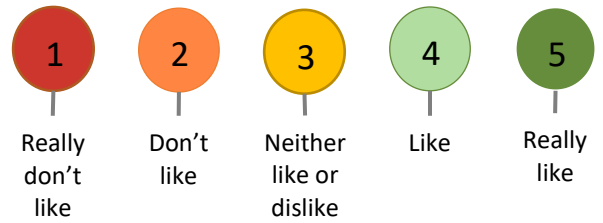


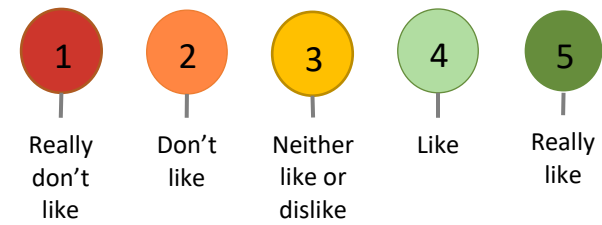
Image 76 – Multi-Family & Single-Family (1).....	1	2	3	4	5
Image 77 – Multi-Family & Single-Family (2).....	1	2	3	4	5
Image 78 – Multi-Family & Single-Family (3).....	1	2	3	4	5
Image 79 – Multi-Family & Single-Family (4).....	1	2	3	4	5
Image 80 – Proximity to Public Transportation (1).....	1	2	3	4	5
Image 81 – Proximity to Public Transportation/Park & Ride (2).....	1	2	3	4	5
Image 82 – Tree Buffers Surrounding Parking Areas (1).....	1	2	3	4	5
Image 83 – Tree Buffers Surrounding Parking Areas (2).....	1	2	3	4	5
Image 84 – Continued Use of Current Development Ordinances.....	1	2	3	4	5
Image 85 – Rural Preservation.....	1	2	3	4	5
Image 86 – Conservation Development (1).....	1	2	3	4	5
Image 87 – Conservation Development (2).....	1	2	3	4	5
Image 88 – Conservation Development (3).....	1	2	3	4	5
Image 89 – Conservation Development (4).....	1	2	3	4	5
Image 90 – Wildlife Corridor (1).....	1	2	3	4	5
Image 91 – Wildlife Corridor (2).....	1	2	3	4	5
Image 92 – Wildlife Corridor (3).....	1	2	3	4	5
Image 93 – Wildlife Corridor (4).....	1	2	3	4	5
Image 94 – Roadside Farm Stand (1).....	1	2	3	4	5
Image 95 – Roadside Farm Stand (2).....	1	2	3	4	5
Image 96 – Downtown Farmers Market (1).....	1	2	3	4	5
Image 97 –Farmers Market Located in Neighborhood Church Lot (2).....	1	2	3	4	5
Image 98 – Agricultural Tourism Activities (1).....	1	2	3	4	5
Image 99 – Agricultural Tourism Activities (2).....	1	2	3	4	5
Image 100 – “You-Pick” Activities (1).....	1	2	3	4	5
Image 101 – “You-Pick” Activities (2).....	1	2	3	4	5



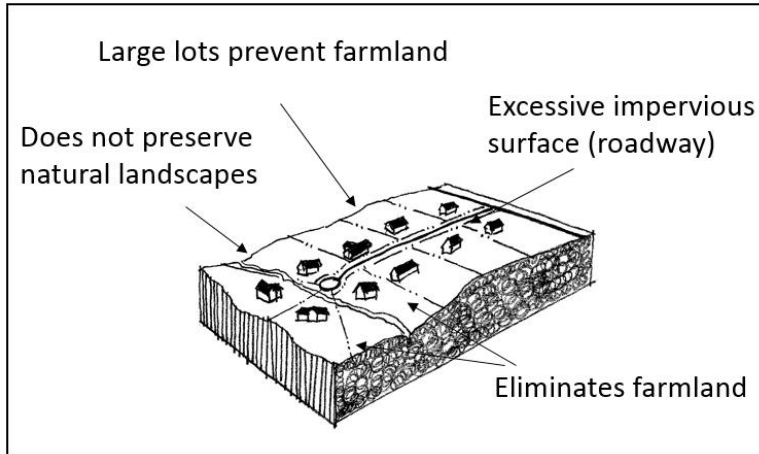
If you have additional comments that you would like considered in the preparation of the Master Plan, please include them here. Comment post cards are available for additional comment following the meeting.

[illegible]

## IMAGES 1-4



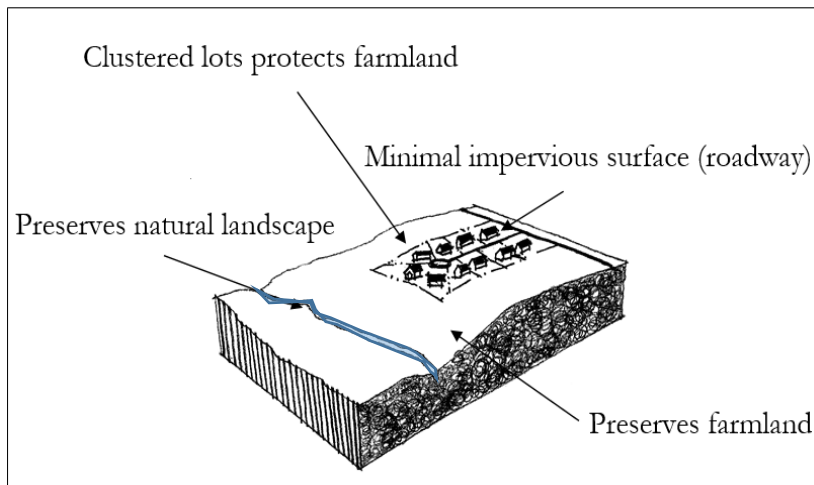
## How do you feel about the following elements of neighborhood design in the Township?



**Image 1** – Large Individual Lots (1),  
Possibly Created from Existing Farmland



**Image 2** – Large Individual Lots (2),  
Possibly Created from Existing Farmland, Limited Connectivity Between Neighborhoods



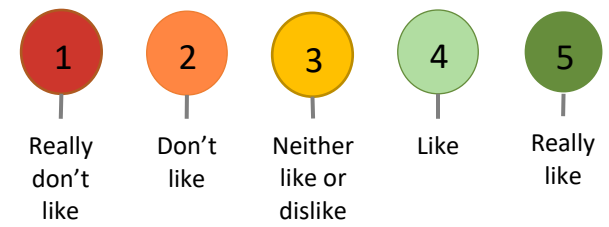
**Image 3** – Cluster Development (1)  
Shared Open Spaces, Areas of Natural Preservation



**Image 4** – Cluster Development (2)  
Shared Open Spaces, Areas of Natural Preservation, Encouraged Connectivity Between Neighborhoods



## IMAGES 5-8



How do you feel about the following elements of neighborhood design in the Township?



Image 5 – Isolated neighborhoods, Frequent use of Cul-de-sacs (1)



Image 6 – Isolated neighborhoods, Frequent use of Cul-de-sacs (2)



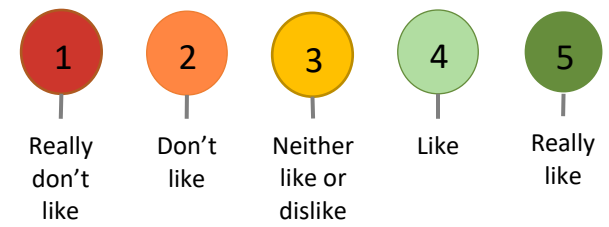
Image 7 – Inter-connected Neighborhoods, Emphasis on Walkability (1)



Image 8 – Inter-connected Neighborhoods, Emphasis on Walkability (2)



## IMAGES 9-12



How do you feel about the following elements of neighborhood design in the Township?



Image 9 – Open space areas required in neighborhood design (1)



Image 10 – Open space areas required in neighborhood design (2)



Image 11 – Buffer areas between residences and other land uses (1)

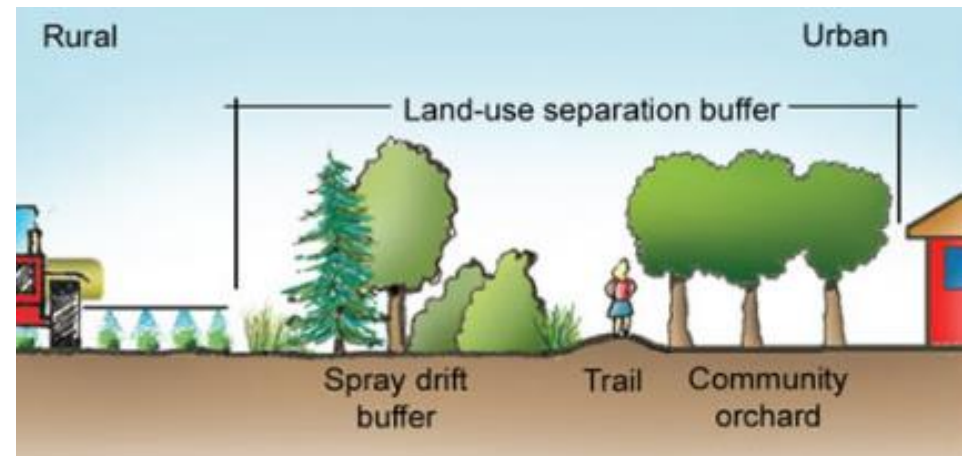


Image 12 – Buffer areas between residences and other land uses (2)



## IMAGES 13-16

- |                         |               |                               |      |                |
|-------------------------|---------------|-------------------------------|------|----------------|
| 1                       | 2             | 3                             | 4    | 5              |
| Really<br>don't<br>like | Don't<br>like | Neither<br>like or<br>dislike | Like | Really<br>like |

How do you feel about the following elements of neighborhood design in the Township?



**Image 13** – Multi-family housing with a natural buffer to adjacent land uses (1)



**Image 14** – Multi-family housing with wooded buffer surrounding development (2)



**Image 15** – Multi-family housing with wooded buffer surrounding development (3)



**Image 16** – Multi-family housing with a natural buffer to adjacent land uses (4)



## IMAGES 17-18

- 1 Really don't like
- 2 Don't like
- 3 Neither like or dislike
- 4 Like
- 5 Really like

How do you feel about the following elements of neighborhood design in the Township?



**Image 17** – Planned Unit Development (PUDs) that incorporate multiple land uses (commercial, multi-family residential, single-family residential, open space) (1)



**Image 18** – Planned Unit Development (PUDs) that incorporate multiple land uses (commercial, multi-family residential, single-family residential, open space) (2)

## IMAGES 19-22

- 1  
Really  
don't  
like
- 2  
Don't  
like
- 3  
Neither  
like or  
dislike
- 4  
Like
- 5  
Really  
like

How do you feel about the following neighborhood elements in the Township?



Image 19 – Pocket Park (1)



Image 20 – Pocket Park (2)



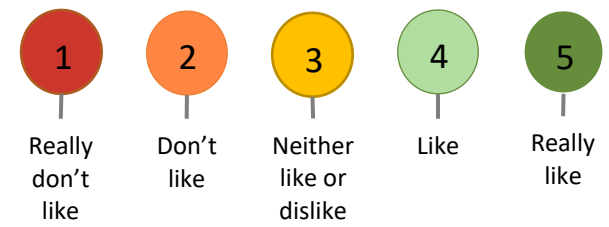
Image 21 – Pocket Park (3)



Image 22 – Pocket Park (4)



## IMAGES 23-26



How do you feel about the following neighborhood elements in the Township?



Image 23 – Multi-use Pathways (Bicycle, Pedestrian) (1)



Image 24 – Neighborhoods Constructed without Sidewalks (1)



Image 25 – Neighborhoods Constructed without Sidewalks (2)



Image 26 – Multi-use Pathways (Bicycle, Pedestrian) (2)



## IMAGES 27-29

- 1  
Really don't like
- 2  
Don't like
- 3  
Neither like or dislike
- 4  
Like
- 5  
Really like

How do you feel about the following neighborhood elements in the Township?



Image 27 – Multi-Use Pathways Between Neighborhoods (1)



Image 28 – Multi-Use Pathways Between Neighborhoods (2)



Image 29 – Multi-Use Pathways Between Neighborhoods (3)



## IMAGES 30-33

- 1 Really don't like
- 2 Don't like
- 3 Neither like or dislike
- 4 Like
- 5 Really like

How do you feel about the following neighborhood elements in the Township?



**Image 30** – Gazebos Located in Community Spaces



**Image 31** – Water Bottle Filling Stations



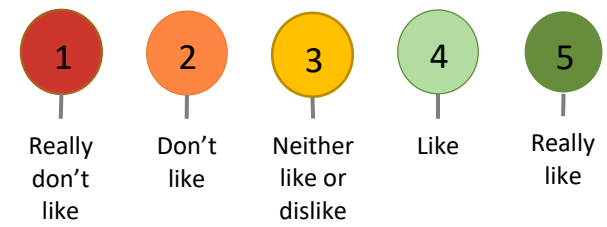
**Image 32** – Community Garden – Adjacent to Neighborhood



**Image 33** – Community Garden – Included in Neighborhood Design



## IMAGES 34-37



How do you feel about the following neighborhood elements in the Township?



Image 34 – Accessory Dwelling Unit Above Garage (1)



Image 35 – Accessory Dwelling Unit Separate from Main Home (2)



Image 36 – Residential Accessory Building in Front of Home



Image 37 – Residential Accessory Building Behind Home



## IMAGES 38-41

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

How do you feel about garage placement for homes in the Township?



Image 38 – Predominant Garage



Image 39 – Garage Alongside House

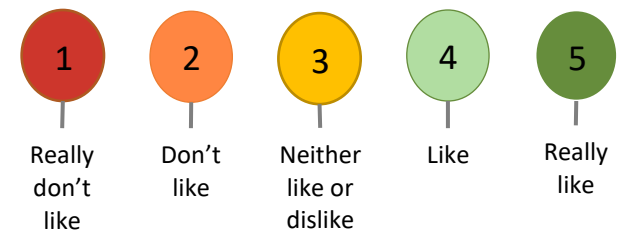


Image 40 – Side Loading Garage



Image 41 – Detached Garage, Set Back from House

## IMAGES 42-43



How do you feel about garage placement for homes in the Township?



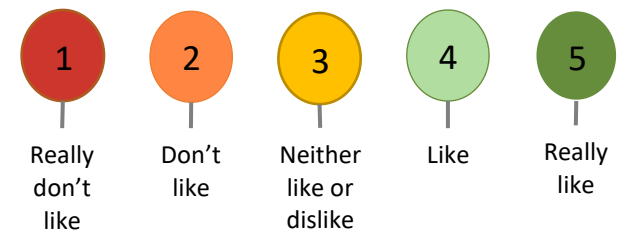
Image 42 – Garage Located Behind Residences



Image 43 – Access Garage through Alley Behind Residences



## IMAGES 44-47



How visually appealing do you find these residences?



Image 44 – Residence (1)



Image 45 – Residence (2)

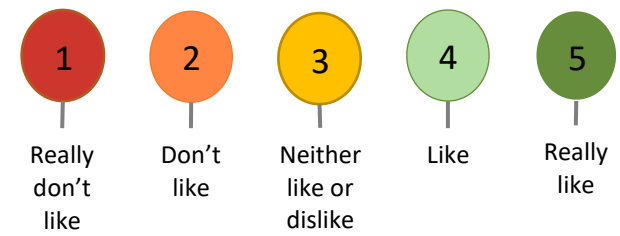


Image 46 – Residence (3)



Image 47 – Residence (4)

## IMAGES 48-51



How visually appealing do you find these duplexes?



Image 48 – Duplex (1)



Image 49 – Duplex (2)



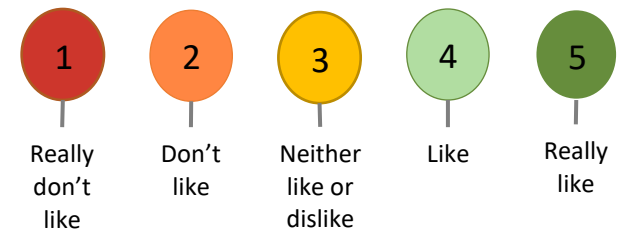
Image 50 – Duplex (3)



Image 51 – Duplex (4)



## IMAGES 52-54



How do you feel about the following aspects of residential design in the Township?



Image 52 – Vinyl Exterior Finish (1)



Image 53 – Vinyl Exterior Finish (2)



Image 54 – Vinyl Exterior Finish (3)



## IMAGES 55-57

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

How do you feel about the following aspects of residential design in the Township?



Image 55 – Mixed Masonry Exterior Finish (1)



Image 56 – Mixed Masonry Exterior Finish (2)



Image 57 – Mixed Masonry Exterior Finish (3)

## IMAGES 58-60

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

How do you feel about the following aspects of residential design in the Township?



Image 58 – Mixed Exterior Finish (1)



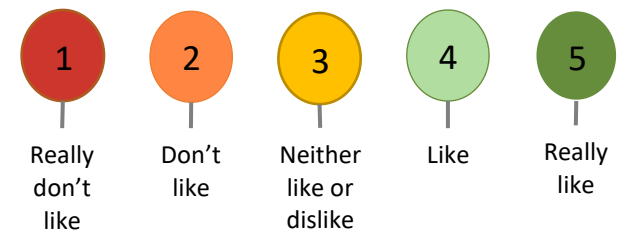
Image 59 – Mixed Exterior Finish (2)



Image 60 – Mixed Exterior Finish (3)



## IMAGES 61-63



How do you feel about the following aspects of residential design in the Township?



Image 61 – Tiny House (1)



Image 62 – Tiny House (2)



Image 63 – Tiny House (3)

## IMAGES 64-67

1

Really  
don't  
like

2

Don't  
like

3

Neither  
like or  
dislike

4

Like

5

Really  
like

How do you feel about the following aspects of residential design in the Township?



Image 64 – Home Occupation (1)



Image 65 – Home Occupation (2)



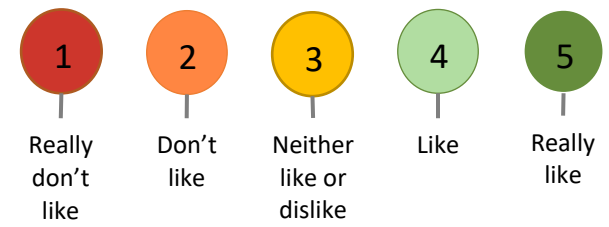
Image 66 – Home Occupation (3)



Image 67 – Home Occupation (4)



## IMAGES 68-71



How visually appealing do you find this multi-family housing?



Image 68 – Townhouses (1)



Image 69 – Townhouses (2)



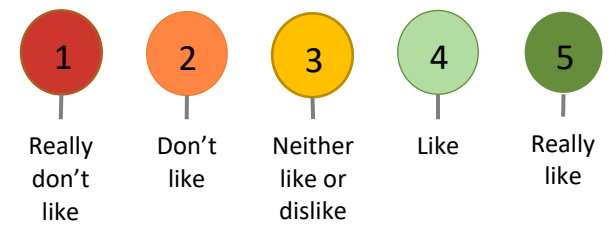
Image 70 – Townhouses (3)



Image 71 – Townhouses (4)



## IMAGES 72-75



How visually appealing do you find this multi-family housing?



Image 72 – Apartment Complex (1)



Image 73 – Apartment Complex (2)



Image 74 – Apartment Complex (3)



Image 75 – Apartment Complex (4)



## IMAGES 76-79

- |                         |               |                               |          |                |
|-------------------------|---------------|-------------------------------|----------|----------------|
| <b>1</b>                | <b>2</b>      | <b>3</b>                      | <b>4</b> | <b>5</b>       |
| Really<br>don't<br>like | Don't<br>like | Neither<br>like or<br>dislike | Like     | Really<br>like |

How visually appealing do you find this multi-family housing?



Image 76 – Multi-Family Housing and Single-Family Housing (1)



Image 77 – Multi-Family Housing and Single-Family Housing (2)



Image 78 – Multi-Family Housing and Single-Family Housing (3)



Image 79 – Multi-Family Housing and Single-Family Housing (4)



## IMAGES 80-83

- |                         |               |                               |          |                |
|-------------------------|---------------|-------------------------------|----------|----------------|
| <b>1</b>                | <b>2</b>      | <b>3</b>                      | <b>4</b> | <b>5</b>       |
| Really<br>don't<br>like | Don't<br>like | Neither<br>like or<br>dislike | Like     | Really<br>like |

How important are the follow aspects to multi-family housing?



Image 80 – Proximity to Public Transportation (1)



Image 81 – Proximity to Public Transportation/Park & Ride (2)

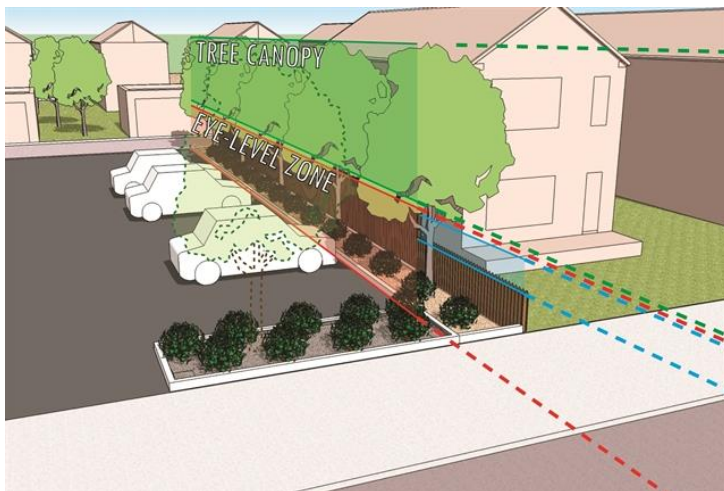


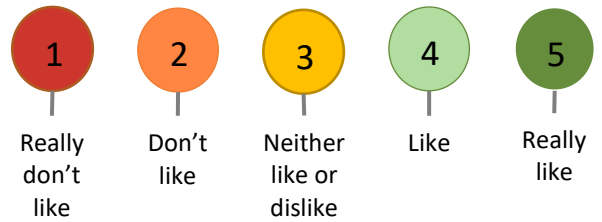
Image 82 – Tree Buffers Surrounding Parking Areas (1)



Image 83 – Tree Buffers Surrounding Parking Areas (2)



## IMAGES 84-85



**Do you agree that housing and amenities should continue at their current pace to meet market demand under current Ordinances? This would continue current development patterns through the use of existing zoning standards related to building setbacks, density, lot size, etc.**



**Image 84 – Continue Current Development Ordinances**



**Image 85 – Rural Preservation**

**Do you agree that the township should adopt Ordinances that focus on rural preservation? This option may slow development and/or alter zoning standards related to setbacks, density, lot size, etc.**

## IMAGES 86-89



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

How do you feel about the following rural character conservation strategies in the Township?



Image 86 – Conservation Development (1)



Image 87 – Conservation Development (2)



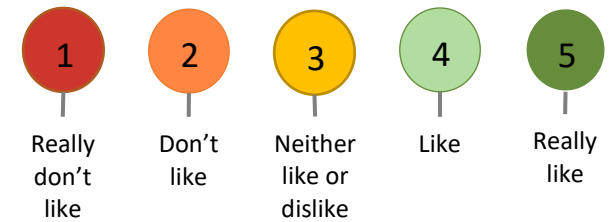
Image 88 – Conservation Development (3)



Image 89 – Conservation Development (4)



## IMAGES 90-93



How do you feel about the following wildlife conservation strategies in the Township?

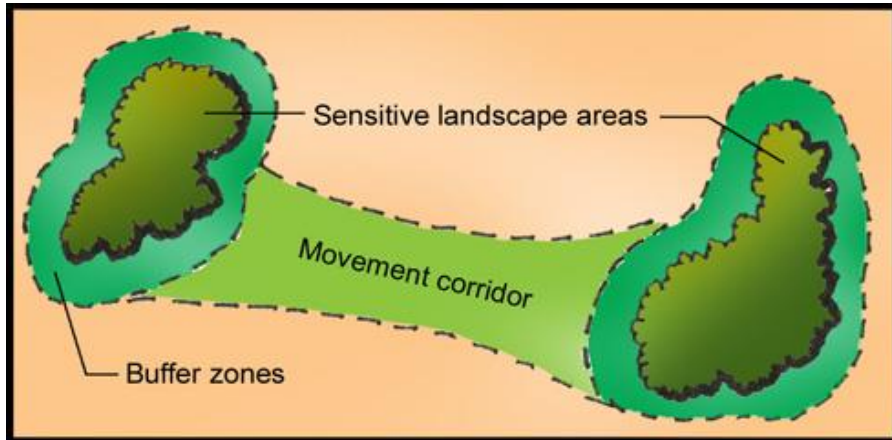


Image 90 – Wildlife Corridor (1)



Image 91 – Wildlife Corridor (2)



Image 92 – Wildlife Corridor (3)



Image 93 – Wildlife Corridor (4)



## IMAGES 94-97



Really  
don't  
like



Don't  
like



Neither  
like or  
dislike



Like



Really  
like

How do you feel about the following agricultural elements in the Township?



Image 94 – Roadside Farm Stand (1)



Image 95 – Roadside Farm Stand (2)



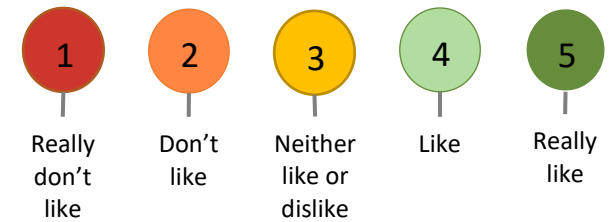
Image 96 – Downtown Farmers Market (1)



Image 97 –Farmers Market Located in Neighborhood Church Lot (2)



## IMAGES 98-101



How do you feel about the following agricultural elements in the Township?



Image 98 – Agricultural Tourism Activities (1)



Image 99 – Agricultural Tourism Activities (2)



Image 100 – “You Pick” Activities (1)



Image 101 – “You Pick” Activities (2)