

Jamestown Charter Township

2014 MASTER PLAN

Planning Commission:

Tom Larabel – Chairperson
Christine Webster – Vice-Chairperson
Tim Tacoma – Secretary
Ted Woltjer – Member
Jeff Dykstra – Member
Jim Keppel – Member
Dean Smith – Member

Board of Trustees:

Ken Bergwerff – Supervisor
Ruth Prais – Clerk
Scott Brouwer – Treasurer
Janet Oskin – Trustee
Gail Altman – Trustee
Daniel Jansen – Trustee
Tim Tacoma – Trustee

With Assistance By:

Gregory L. Ransford – Municipal Planning Consultant

Jamestown Charter Township – 2380 Riley Street, PO Box #88
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**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:

TABLE OF CONTENTS

Introduction & Community Profile	1
Agricultural Uses	3
Residential Uses.....	5
Village of Jamestown	8
Forest Grove.....	10
Commercial Uses	12
Industrial Uses.....	15
Public & Recreational Facilities.....	18
Public Utilities.....	20
Transportation	22
Future Land Use.....	25
Implementation.....	32
Appendix.....	35

APPENDICIES

- Population and Population Growth Statistics (Chapter 2)
- Commercial Development Assumptions (Chapter 5)

- Industrial Development Assumptions (Chapter 6)
- Categorized Township Roads (Chapter 9)
- Ottawa County Road Commission Map for Jamestown (Chapter 9)
- Community Mapping
 - Future Land Use Map
 - Slope Map
 - Soil Suitability for Septic Map
 - Woodlands and Wetlands Map
 - Prime Farmland Soils Map
 - East Branch of Rush Creek Watershed Map
 - Street Map
 - Public Water System Map
 - Sanitary Sewer Map
- Futuring Workshop (Futuring Report)
- 2010 United States Census Data, Jamestown Charter Township (excerpts)

WHEREAS, on May 19, 2014, 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 October 21, 2014 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

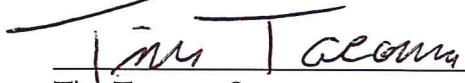
WHEREAS, the Planning Commission finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Jamestown Charter Township Planning Commission adopts the Master Plan, as presented to the public on October 21, 2014.

The foregoing resolution was offered by Commissioner Tacoma; second offered by Commissioner Dykstra.

Upon roll call vote the following voted: “Aye”: Webster, Smith, Dykstra, Tacoma, Larabel, Woltjer and Keppel. “Nay”: None.

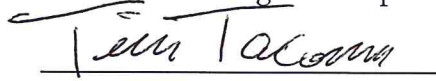
The Chair declared the resolution adopted.



 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 21st day of October, 2014. 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.

A handwritten signature in dark ink, appearing to read "Tim Tacoma", is written over a horizontal line.

Tim Tacoma, Secretary

Jamestown Charter Township Planning Commission

Table of Contents

Introduction & Community Profile.....	1
Agricultural Uses.....	3
Residential Uses.....	5
Village of Jamestown.....	8
Forest Grove.....	10
Commercial Uses.....	12
Industrial Uses.....	15
Public & Recreational Facilities.....	18
Public Utilities.....	20
Transportation.....	22
Future Land Use.....	25
Implementation.....	32
Appendix.....	35

Introduction & Community Profile

Preface

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, 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, as amended, 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 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 Township's official plans.

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

Jamestown Township's total land area 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 use. As the Grand Rapids metropolitan area and the

Holland/Zeeland area continue to grow, Jamestown Township has become an attractive place for persons who work in urban areas but who prefer to live in a rural or semi rural setting.

The focal point of development in Jamestown is the Village of Jamestown and the new developments that have occurred north of the Village and south and southeast of Hudsonville. Major industrial and commercial activity has occurred south along 32nd Avenue and west along Quincy Street as well. 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.

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 throughout the township, the agricultural community must evolve and recognize increasing residential, commercial and industrial development that was attracted to the township by the very character agriculture provides.

The Prime Farmland Soils Map 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 U.S. 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 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

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
- Require more compact residential developments in order to maintain more open lands in the Township
- 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
- Periodically consider review of the minimum setback for all farm buildings, so as to protect the greatest amount of open space and or farmland as possible

Strategies

- Support private conservation efforts such as county and state level farmland preservation program initiatives such as 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 any trees within the right-of-way and within 30 feet of the right of way, so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system
- Require the clustering of parcel divisions

Chapter Two

Residential Uses

Introduction

Comprising of approximately 1,100 acres of land in the north central portion of the township, the community has significant acreage available to support low and medium density residential development (2 to 4 units per acre). Based on the following land need projections it appears that in the event of the fastest growth rate scenario (Alternative C), there is roughly enough residential land planned to meet a 15-year demand. Given this, additional land to meet a 20-year to 30-year projection should be considered. In particular, the land surrounding the Village of Jamestown and within the area of Forest Grove are suitable prospects to help meet long range demands.

The three sets of land need projections that were utilized to estimate the 15, 20 and 30 year time periods are presented below. The first two projections are based on the Constant Rate and Building Permit population projections described in the Appendix. The third is based on the more rapid rate of increase that has been experienced in nearby Allendale Township. It is provided to serve as a real life example of how much land might be consumed if a more rapid rate of growth should occur.

Alternative Residential Land Need Projections

A. Estimated number of new home sites and acres needed to match trend based 2030 population projection at 3.11 pph (2943 more people - Constant Proportion Projection)	• 37 homes per year • 740 total home sites • 400 to 460 acres at 1.4 to 1.6 du/ac (recent approved development range) • Current supply would satisfy this projection
B. Estimated number of new home sites and acreage needed by 2030 to match an accelerated growth rate similar to rates experienced by Byron Township between 1990 and 2009 (54%): 3798 more people at 3.11 pph.	• 64 homes per year • 1221 total new homes sites • 700 to 800 acres at 1.4 to 1.6 du/ac • Current supply would satisfy this projection
C. Estimated number of new home sites and acreage needed by 2030 to match an accelerated growth rate similar to rates experienced by Allendale Township between 1990 and 2010 (121%): 4255 more people at 3.11 pph.	• 68 homes per year • 1368 total new homes • 1010 to 1270 acres at 1.4 to 1.6 du/ac • Additional acreage may be needed to be allocated to satisfy this projection.

Source: US Census. State of Michigan and derived figures

Given the above factors, it is evident that we need to allocate additional land area to satisfy a 20 to 30 year period of demands for low and medium density residential development. In order to appropriately plan for this future expansion of residential uses, the following goals, recommendations and strategies were developed.

Goals, Recommendations and Strategies

Goals

- Provide for a range of residential styles and densities to meet the needs of the community's diverse population while conscientiously integrating developments into the landscape of existing neighborhoods
- Realize strong neighborhoods with a predominantly single-family residential and rural open space character with a sense of community that is accepting of alternative housing styles designed to respond to the needs of a diverse range of incomes and lifestyles
- Address the need to provide specialized housing resources to meet the diverse lifestyle choices of existing and future residents
- In areas that will be served by public utilities, provide for a variety of housing types in appropriate locations and at acceptable densities to accommodate varying needs in household size, location, style and income levels

Recommendations

- Encourage and guide the development of housing at densities that relate to natural and manmade features
- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Continually examine site plan review requirements that encourage shared access drives and minimize the hazards of excessive curb cuts
- Consider the impact new developments will have on the area's ecosystem as part of the site plan review process
- Draft and adopt development review processes that include informing the school district(s) of potential residential developments in the Township
- Encourage 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
- Develop local incentives to encourage residential development that complements the community's rural character without compromising the provision of public services and facilities
- Encourage the maintenance and preservation of the existing housing stock through proper code enforcement
- Encourage the preservation of farmhouses, barns, fence styles, and other architectural and landscaping forms, which symbolize the Township's agricultural heritage

Strategies

- Require the establishment of transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses

- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible. This shall apply to lot layout, road extensions, and open space plans
- 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
- Encourage cluster housing and other creative forms of development to permit higher density housing while protecting the community's rural character and balancing the needs of the agricultural community with the interests of the non-farm residents and property owners
- 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 Unit Development concept as a means of preserving the natural character of sites, and to encourage the provision of structured, usable open space
- 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

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, 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

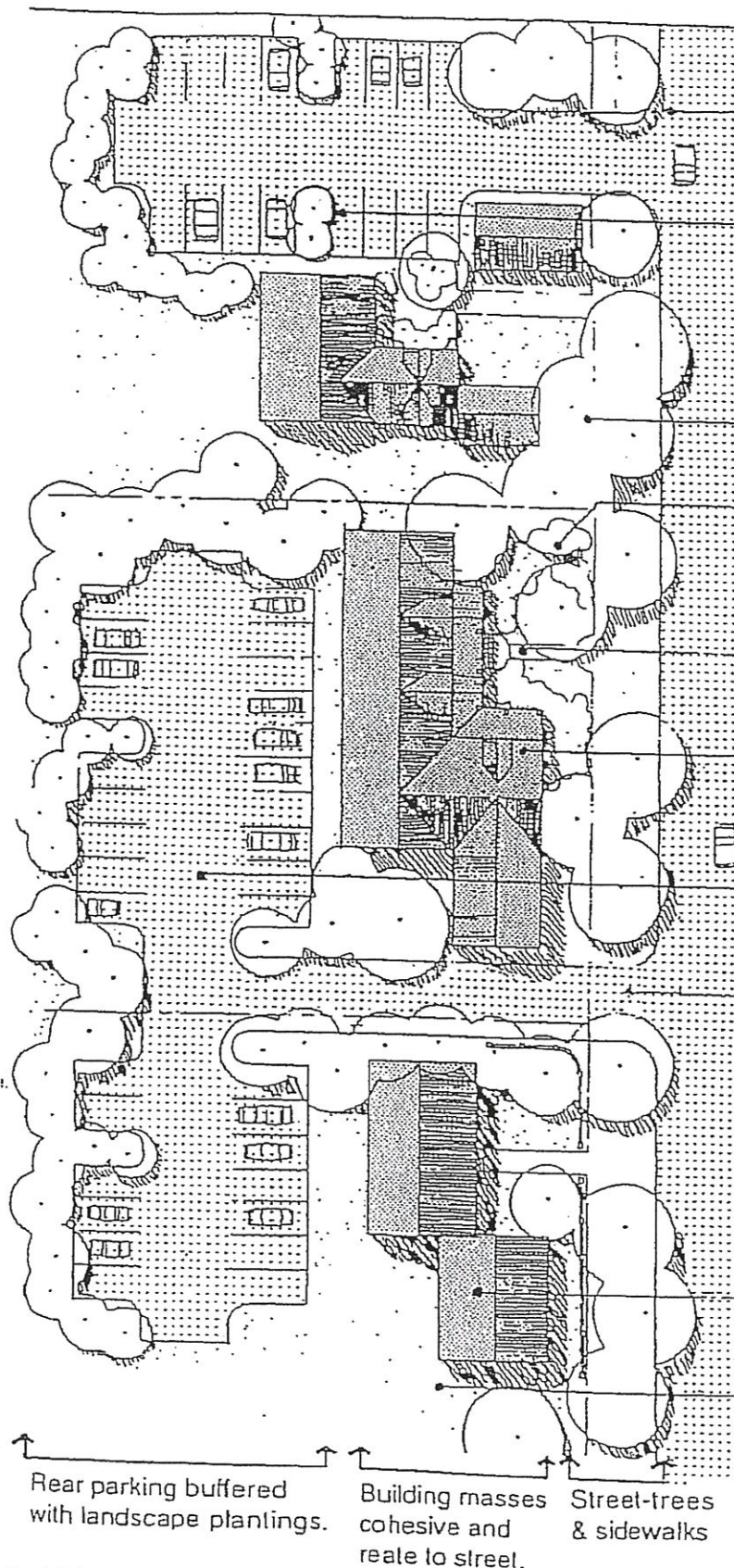
- Retain and enhance the Village of Jamestown by relying on its traditional neighborhood form to preserve a compact livable community
- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Develop site plan review requirements which will serve to encourage shared access drives and minimize the hazards of excessive curb cuts
- Encourage 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
- Encourage new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community

- Encourage village orientation of commercial store fronts with apartment living above stores
- Develop central park to accompany village orientation
- Design connective recreational paths
- 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

- Require the layout of new residential developments to be logical extensions of existing neighborhoods, where possible. This shall apply to lot layout, road extensions, and open space plans.
- Redesign the zoning ordinance through a Village of Jamestown Overlay Zoning District to utilize form-based codes, which include:
 - Build-to lines instead of minimum setbacks, which would require the specific location of the front of a building as either a zero front lot line or a precise setback from the front lot line, 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 apartment space above storefronts
 - Minimum design standards of building façade and signage
 - The establishment of pedestrian friendly streetscape
 - Concrete sidewalks in front of stores
- Provide design incentives, such as additional building height beyond the maximum permitted, to encourage private investment in public utilities or other improvements that are necessary for the collective public good
- Require connective public spaces in addition to those required by the form-based codes
- Pursue grant opportunities to finance recreational parks and pathways

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.

Rear parking buffered with landscape plantings.

Building masses cohesive and relate to street.

Street-trees & sidewalks

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
- Develop site plan review requirements which will serve to encourage shared access drives and minimize the hazards of excessive curb cuts
- Encourage 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
- Encourage new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community

- Design connective recreational paths
- 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

- Require the layout of new residential developments to be logical extensions of existing neighborhoods, where possible. This shall apply to lot layout, road extensions, and open space plans.
- Redesign the zoning ordinance through a Forest Grove Overlay Zoning District to utilize form-based codes, which include:
 - Build-to lines instead of minimum setbacks, which would require the specific location of the front of a building as either a zero front lot line or a precise setback from the front lot line, so as to create uniformity of buildings found in a typical village
 - Off-street parking only in the rear of the building
 - Minimum design standards of building façade and signage
 - The establishment of pedestrian friendly streetscape
 - Concrete sidewalks in front of stores
- Provide design incentives, such as additional building height beyond the maximum permitted, to encourage private investment in public utilities or other improvements that are necessary for the collective public good
- Require connective public spaces in addition to those required by the form-based codes
- Pursue grant opportunities to finance recreational parks and pathways

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 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 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.

However, commercial land needs are less likely to be affected by an explosive local population growth rate due to the fact that projections and assumptions are based on a larger regional area for which overall trends are easier to predict. The population assumptions used to determine the necessary commercial lands are based on the *Workbook for Preparing or Updating a Master Plan or Growth Management Plan, First Edition, March, 1992*. Commercial development assumptions are detailed as follows.

Commercial Development Assumptions*

*Development ratios are calculated based on the *Workbook for Preparing or Updating a Master Plan or Growth Management Plan, First Edition, March, 1992*. The results are provided in the Appendix.

- The physical commercial space need per capita for shopping and convenience goods is about one (1) acre per 42 persons based on existing commercial acreage and the 2010 population.
- With an expected 2020 population increase of at least 2000 people in Jamestown Charter Township, the above factors yields a total additional need of 47 acres. Even though Jamestown Charter Township is part of a much larger retail market and will be an attractive commercial location due to accessibility, the commercial land needs are calculated based only on the population of Jamestown Charter Township.
- There is presently approximately 50 acres of land zoned in the 32nd Avenue/Quincy Street area for general commercial purposes. With the development of the new Meijer store this acreage is assumed to be “taken out” of the available future commercial land category.
- There are an additional 20 acres of planned neighborhood service land in the north central area. An additional eight to 10 acres is allocated near the M-6 interchange
- There are presently about 40 acres of General Commercial planned at the M-6 interchange.

As a result, the total of approximately 75 acres of presently allocated vacant commercial land in the north central sub-area and M-6 interchange areas seem adequate based on general development standards. Considering the potential future development of the Meijer store, escalated interest in commercial development is expected 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 expected that it will become an attractive location for commercial uses needing highway visibility as well as relatively large parcels of land. In addition, it is important that enough additional land be planned to at least replace the amount consumed by Meijer.

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

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 re-zoning of commercial areas and the development that would follow in those areas where public utilities and police and fire protection cannot be provided concurrent 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 interchange at Quincy Street

Strategies

- 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 and over time, broaden the community's tax base and opportunities for employment

- Promote high quality commercial development through local site plan reviews. Utilize landscaping, sign, and building appearance guidelines and ordinances that and create 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

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 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 International Airport and coupled with its available public water and sewer system, Jamestown Charter Township is a haven for industrial development.

However, industrial land needs are less likely to be affected by an explosive local population growth rate due to the fact that projections and assumptions are based on a larger regional area for which overall trends are easier to predict. The population assumptions used to determine necessary industrial lands are based on the *Workbook for Preparing or Updating a Master Plan or Growth Management Plan, First Edition, March, 1992*. Industrial development assumptions are detailed as follows.

Industrial Development Assumptions *

*Development ratios are calculated based on the *Workbook for Preparing or Updating a Master Plan or Growth Management Plan, First Edition, March, 1992*. The results are provided in the Appendix.

- The regional labor force market area includes Jamestown Charter Township, the City of Hudsonville, Byron Township, Zeeland Township and Blendon Township and parts of the City of Wyoming and the City of Grandville. The conservative estimate of population growth in that area to the year 2020 is 61,855 people.
- The physical industrial space need per labor force capita is about one (1) acre per 114 persons based on existing industrial acreage and the 2010 estimate of population growth.
- With an expected 2020 labor force population of 61,855 persons, an additional 298 acres is required in the planning period.
- There are presently about 300 acres of land zoned and uncommitted industrial land in the north central area. There is an additional 60 to 70 acres of industrial land planned in the M-6 area. Approximately 20 acres of industrial land remains available in Section 6, west of the City of Hudsonville. The latter two areas do not yet have sanitary sewer, but public water is available in the area west of the City of Hudsonville.
- According to the Slope Map, there exists a ravine with slopes of 12 percent and greater in the north central area currently zoned, but undeveloped as, industrial. This slope will likely have a negative impact on the desirability of the land for industrial.

Given the above factors it appears that sufficient land exists but accommodations for additional industrial land within Jamestown Charter Township for development within the planning period may be appropriate.

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

Recommendations

- Establish and reserve suitable land for future industrial purposes
- 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
- Promote high quality industrial development through local site plan review
- Industrial nuances such as air pollution, water pollution, vibration, and outdoor storage of materials should be controlled by adequate zoning and performance standards

Strategies

- Promote the development of industrial plats rather than piece-meal single lot development
- All new industrial development must be served by public water and sewer and rezoning should be timed to coincide with expansion of these utilities
- Encourage business parks and planned industrial developments rather than piecemeal development
- Promote an orderly progression of industrial expansion together with the availability of utilities, road improvements, and police and fire protection
- 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
- Industrial sites should transition well with adjacent uses. Discourage extensive outdoor storage and other activities in areas that may detract from the business park environment, the character of surrounding uses of the Townships highly visible interchange gateways
- 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 recreation 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 or by amending the Ottawa County Recreation Plan
- Establish an integrated open space network of public and private open spaces link 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's recreation area, preservation area, or natural interpretive area

Strategies

- Encourage citizen participation to determine needed and desired improvements and 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
- Continue to partner with residential developers to set aside suitable portions of land for parks, and road easements for pedestrian/bicycle paths
- Develop neighborhood recreational facilities in conjunction with school facilities to provide economical and convenient recreational opportunities
- Utilize the Capital Improvements Program, which is to be created by the Jamestown Charter Township Board of Trustees, 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

Chapter Eight

Public Utilities

Introduction

Jamestown Charter Township has established numerous miles of public water and sanitary sewer lines throughout the community. Fortunately, in those areas where public water and sewer are not available, private well and septic systems continue to be viable. However, in an effort to plan for future population growth, greater densities within the lands of Jamestown as well as for private well and septic failures the township must continue to service, upgrade and expand its public utility network.

Currently, the Jamestown Charter Township utility network exists in the north central portion of the Township south of the City of Hudsonville and including the Village of Jamestown, which is served by two separate municipal sewer collection systems. Both systems ultimately discharge at the Grandville Wastewater Treatment plant located on the Grand River just east of Jenison. Through these two well designed sewer systems, Jamestown Charter Township no longer faces challenges of physical limitations. As a result, the sewer system is prepared to continue to grow.

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. The main transmission line traverses the extreme north part of the Township on its way from Lake Michigan to the City of Wyoming. Areas of the Township that are not served, but planned to be served by municipal water, currently rely on private well systems, which are placed and installed under the direction of the Ottawa County Health Department.

The Township does not anticipate that municipal sanitary sewer or water service 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 sewer and water service can best be anticipated. Emphasis is then given to system expansions consistent with the locations planned to support the highest density of residential, commercial and industrial development.

Consequently, in an effort to continue to develop appropriate public sewer and water services 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 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 was readily available

Recommendations

- Provide, where feasible and desirable, water and sanitary sewer services in areas of the Township identified for higher density residential, commercial and industrial concentrations
- 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 utilities on users

Strategies

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

Chapter Nine

Transportation

Introduction

Although local roads are under the jurisdiction of the Ottawa County Road Commission, Jamestown Charter Township must fund any 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. As a result of tightening budgets, there are historically fewer and fewer funds available for road maintenance and improvements. Nevertheless, local traffic volumes continue to rise, increasing wear and tear on local 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 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 in Jamestown Charter Township, 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 multi-modal 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
- Institute a program for a unified theme for streetlights
- Work with Ottawa County Road Commission officials and Michigan Department of Transportation officials to periodically evaluate the capacity and condition of primary streets in Jamestown Charter Township and to increase roadway capacities based upon the Master Plan
- Work with the Ottawa County Road Commission toward improved maintenance of roadways, specifically addressing drainage, grading of gravel roads, ditching near private driveways, and brine applications
- Work with the Ottawa County Road Commission and the Michigan Department of Transportation to promote the use of traffic control measures such as traffic signals, stop signs, and acceptable maximum speed limits wherever necessary along primary streets

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
- Continually monitor and update the road improvements matrix 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

- Establish solid communication 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 smooth 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
- Promote 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, which is to be created by the Jamestown Charter Township Board of Trustees, 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

Future Land Use

Introduction

This chapter contains descriptions and recommendations for future land use in Jamestown Charter Township. These recommendations represent the framework for the management and regulation of future development and will also serve as part of the basis for evaluating zoning changes initiated by the Township and property owners.

The timing of a particular land use is dependent upon a number of factors such as availability of public utilities, provisions for adequate roadways, affect on public services and the demand for a particular land use versus the available land zoned for the use. These factors plus others must be considered when reviewing a request for rezoning for a particular parcel of land.

Descriptions of the various land use classifications are included in this section and are also illustrated on the Master Plan map accompanying this document. The following narrative provides a brief explanation of the relationship between future land use planning and zoning.

The Relationship of Planning to Zoning

The relationship between land use planning and zoning is important but it is often misunderstood. Planning is a process of setting general direction and policy for future development and use of land within a community while zoning is the legislative act of regulating the use of these lands by ordinance. The laws of the State of Michigan require that a community engage in land use planning activities, including the preparation of a master plan, prior to the initiation of zoning. Given that communities are dynamic in nature and the pace of growth fluctuates, periodic reevaluations and updates of a community's master plan are necessary. These periodic reevaluations legitimize the master plan and the community's zoning ordinance decisions relevant to ever-changing growth demands and development pressures.

Land Use Planning

Land use planning is the process of guiding future growth and development within a community. Studies and public workshops could be conducted, a public hearing or hearings are held and a document is prepared, which is referred to as the Master Plan. The master plan addresses various factors relating to the growth of a community. Through the process of land use planning, it is intended that a community can preserve, promote, protect and improve the public health, safety, morals, order, convenience, prosperity and general welfare.

The general purpose of a master plan is to guide and accomplish development that is coordinated, adjusted, harmonious, efficient and economical. The purpose shall consider the character of the township and its suitability for particular uses judged in terms of such factors as trends in land and population development. Additional considerations include comfort, good order, appearance, convenience, law enforcement and fire protection, the prevention of overcrowding of the land and the avoidance of undue concentration of

population and homes, highways and streets, water, sewage requirements and services, and the conservation, development, utilization and protection of natural resources within the community.

Zoning

Zoning is a legislative act, which partitions a community into districts. Within each district are regulations that permit certain uses of land for the purpose of conserving and promoting the health, safety, convenience and general welfare of the people within the community. A zoning ordinance contains regulations controlling land uses, densities, building heights and bulk, lot sizes, yard and open spaces, setbacks and accessory uses, among other physical and dimensional attributes. A zoning ordinance consists of two distinct parts; a written text and a zoning map. The text establishes the purposes, uses and regulations for each district, the standards for special land uses and the administration of the ordinance, among other provisions. The map denotes a specific zoning district, which accompanies the text, for every parcel of land within the community. Zoning is a major tool, but is only one of the tools that is used to implement the goals and recommendations of the master plan. Other tools include but are not necessarily limited to, utility plans, capital improvement planning and the administration of local subdivision regulations.

Overview of the Master Plan

The master plan is graphically presented on the map at the end of this chapter. The master plan takes into account, but is not necessarily limited to, an analysis of demographics, major development issues and development trends, the views and concerns expressed in discussions with elected officials as well as concerns and visions expressed by citizens during a well attended Futuring Workshop that was conducted as part of the planning process. The following paragraphs represent a summary of the statements generated by the four visioning groups that took part in the Futuring Workshop and also serves as an overview of the intent of the master plan.

As the master plan is implemented to the year 2025 and beyond, it is envisioned and intended that the predominate rural character of more than two thirds of the Township will remain, in large part, intact. Within this area, agriculture will continue to be significant but it will be a diminishing part of the area's fabric. In the north, and northeast where utilities and other critical infrastructure has been strategically planned and expanded, growth will occur in a managed and concentrated fashion. This growth will include commercial and industrial development as well as residential. Also included will be an expanding array of community facilities such as a new Township Hall and fire station and improved recreational resources. A network of both public and private open space will have been created to preserve significant ravines and other natural features.

A wide variety of housing densities and alternate housing types are also accommodated. Included will be homes located on conventional subdivision lots of 12,000 to 20,000 square feet in size, neo-traditional sized lots under 7,000 square feet in area, as well as attached condominiums and apartments

of varying styles. Through this balanced planning approach, it will be possible to respond to varied and changing economic and demographic conditions and to the needs of the area's population. The predominant single-family character of neighborhoods will be retained and it is envisioned that so too will the village character and identity of the Villages of Jamestown and Forest Grove.

The Master Plan is founded on the preceding chapter goal statements, each supported by more specific recommendations and strategies for implementation. The goals are intended to describe a desirable end state of the Township about twenty years into the future. The recommendations and strategy statements are more specific objectives that represent milestones (recommendations) and actual law (strategies), respectively, in the process of achieving the broader goal. As the policy foundation for the Master Plan, the goal statements define the values and visions for the community, which the Master Plan is intended to achieve.

The content of the Master Plan is a reflection of initiatives based on comments from citizens that participated in the Futuring Workshop conducted as part of the planning process. The direct results of that workshop are presented in the Futuring report found in the appendix.

Master Plan Classifications

The following is a description of land use classifications along with supporting recommendations.

Rural Agricultural Preservation (AR)

The Rural Agricultural Preservation land use 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.

Due to the lack of public water and sanitary sewer systems in these areas, densities of approximately one (1) unit per two (2) acres are recommended. These large lot sizes generally provide adequate area for well and septic system placement and allow flexibility incentives in site design to aid in protecting active farmland and open space areas. The most familiar example of site design flexibility is known as clustering or open space development. (Refer to the illustration later in this chapter.) Under an incentive system, for example, the property owner could be given a bonus of up to 50 percent in additional lots beyond the maximum permitted if 50 percent of the overall property is maintained as open space. Further, for example, a 40 percent bonus for 40 percent open space, and etcetera. As an example of incentive system development, if a 40 acre parcel would yield, after a 15 percent allowance for infrastructure, 17 home sites, the bonus for open space would result in approximately 25 sites. This would still provide an overall density of one home site per 1.6 acres (provided the Health Department permits are attainable at that density). The open space could be incorporated as undeveloped land between the development and any

surrounding farming operations while still allowing the developer or property owner a fair return on his often lifetime investment in land.

Uses that may blend in with the agricultural community could include value-added industries such as woodworking and finish carpentry. In addition, any industry related to agriculture such as dairies, farm produce auctions and stockyards could be considered for compatibility within the agricultural land use area. Other non-farm uses that may be considered compatible could include kennels and veterinary facilities, noncommercial wind energy and conversion systems, and etcetera. Permitting uses such as those identified above could assist Jamestown Charter Township in protecting farmland and open space because it offers farmers the option of a second income, thus permitting them to continue farming in all economies.

Implementation of this land use classification will occur naturally over time as the incentives for farming decrease for many residents. In the event that public sanitary sewer and water service become available in areas now planned as Rural Agricultural Preservation, this Master Plan would be more feasible for amendment to allow more concentrated developments in those areas.

Low Density Residential A (LDR)

The Low Density Residential area 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.

As a base density (assuming utilities), the Low Density Residential classification allows single family lots as small as 30,000 square feet or an average of approximately 1.4 dwelling units per acre.

Medium Density Residential A (MDR)

The Medium Density Residential classification recommends a density of approximately two (2) units per acre. Approval of attached four-plexes under a unified Planned Unit Development (PUD) plan has been historically provided for areas adjacent to Quincy Street. This increased density development provided significant clustering and transition and similar consideration could be granted to areas along 32nd Avenue if developed in a similar fashion. Parcels along 32nd Avenue between Greenly Street and Riley Street and east of the Valley Vista apartments on Quincy Street could be considered for the High Density Residential classification under a unified PUD rather than the Medium Density Residential classification.

High Density Residential A (HDR)

The High Density Residential classification has been given to the area north of Quincy Street that is presently being developed as apartments and town homes. A similarly sized area to the west may also develop as such given the proximity to urban services. The area includes a series of wooded ravines and buildable upland areas that offer tremendous potential as open space preserves in a Planned Unit form of development.

The overall gross density of remaining undeveloped portion of this area is intended to be approximately five (5) to six (6) units per acre. Net site area densities for attached units as high as 10 units per net acre could be considered under PUD and cluster forms of development.

Mobile home parks are also included in this classification, but no new parks are planned or recommended for Jamestown Charter Township due to the fact that the township already has a high percentage of mobile home housing. Specifically, Jamestown Charter Township has approximately eighty-four (84) acres of land in the Manufactured Home Planned Development Zoning District all within one (1) existing mobile home park containing approximately 239 dwelling sites.

Clustering and Open Space Overlays in the Residential Classifications

Due to the desire for varied housing styles and the need to provide for the transition of uses, variations in the overall density and types of housing are still appropriate. For this reason,

Traditional Residential Development



Figure 7A-2, Site A: Yield Plan

the cluster or “conservation subdivision” concept is intended as an overlay development policy. Under this policy, density bonuses as incentives may be allowed if area is set aside as open space. For individual developments where it is shown that clustering and other value added or quality of life design features within neo-traditional designs, (parallel sidewalks, neighborhood squares or community center improvements) would result in increased costs, bonus density incentives could be offered to offset some of these costs in order to achieve the desired quality of life design features.

Open Space Residential Development



For each LDR, MDR or HDR residential area developed using the clustering or conservation subdivision approach, it is assumed that public sanitary sewer and water will be made available. The open space that is preserved in each development is expected to be integrated with that of adjacent developments.

Neighborhood Commercial

The Neighborhood Commercial land use 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. Generally acceptable uses within the Neighborhood Commercial area include small retail businesses, personal service establishments and restaurants. Individual businesses within the Neighborhood Commercial area should not exceed 5,000 gross square feet, and generally commercial buildings for multiple tenants should not exceed 10,000 gross square feet. The purpose of the limiting floor area recommendation is to ensure that the Neighborhood Commercial area remains focused toward serving the day-to-day needs of the local neighborhood market area rather than expanding to serve a regional market area. They are further intended to be smaller, less intensive uses and will most likely achieve this size and impact through the recommended floor area limitation.

Neighborhood Commercial uses should be encouraged to provide shared access, margin access easements, screened parking and loading areas. Building architecture and signage should be compatible with surrounding uses, including residential uses.

Commercial

Commercial land use 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.

Generally acceptable uses in the Commercial area could include large retail centers, warehouse outlets, home and garden improvement centers, building material yards, furniture and appliance stores, boat, recreational vehicle and motor vehicle sales, supermarkets, automobile service stations, standard and fast-food restaurants, hotels and motels and mini-storage facilities. Industrial uses should not be permitted to develop or expand within the Commercial area.

The Commercial area is depicted on the Master Plan map on all four corners of the 32nd Avenue/Quincy Street intersection and extends south along 32nd Avenue. It includes 32nd Avenue frontage portions of the Jamestown Commerce Park plat as well as the commercial portions of the Spring Meadows Planned Unit Development. An area that may also be included in this classification of land use is the tract of land immediately south of the Jamestown Commerce plat on the west side of 32nd Avenue to Greenly Street. This tract has been given a Commercial designation. 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 new M-6/8th Avenue interchange area will be a desirable and valuable location for businesses catering to the

traveling public. The 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. The range of uses intended in this classification is consistent with the C-3 Interchange Commercial District contained in the Township Zoning Ordinance. Primary permitted uses could include restaurants, service stations and motels. Similar to the General 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

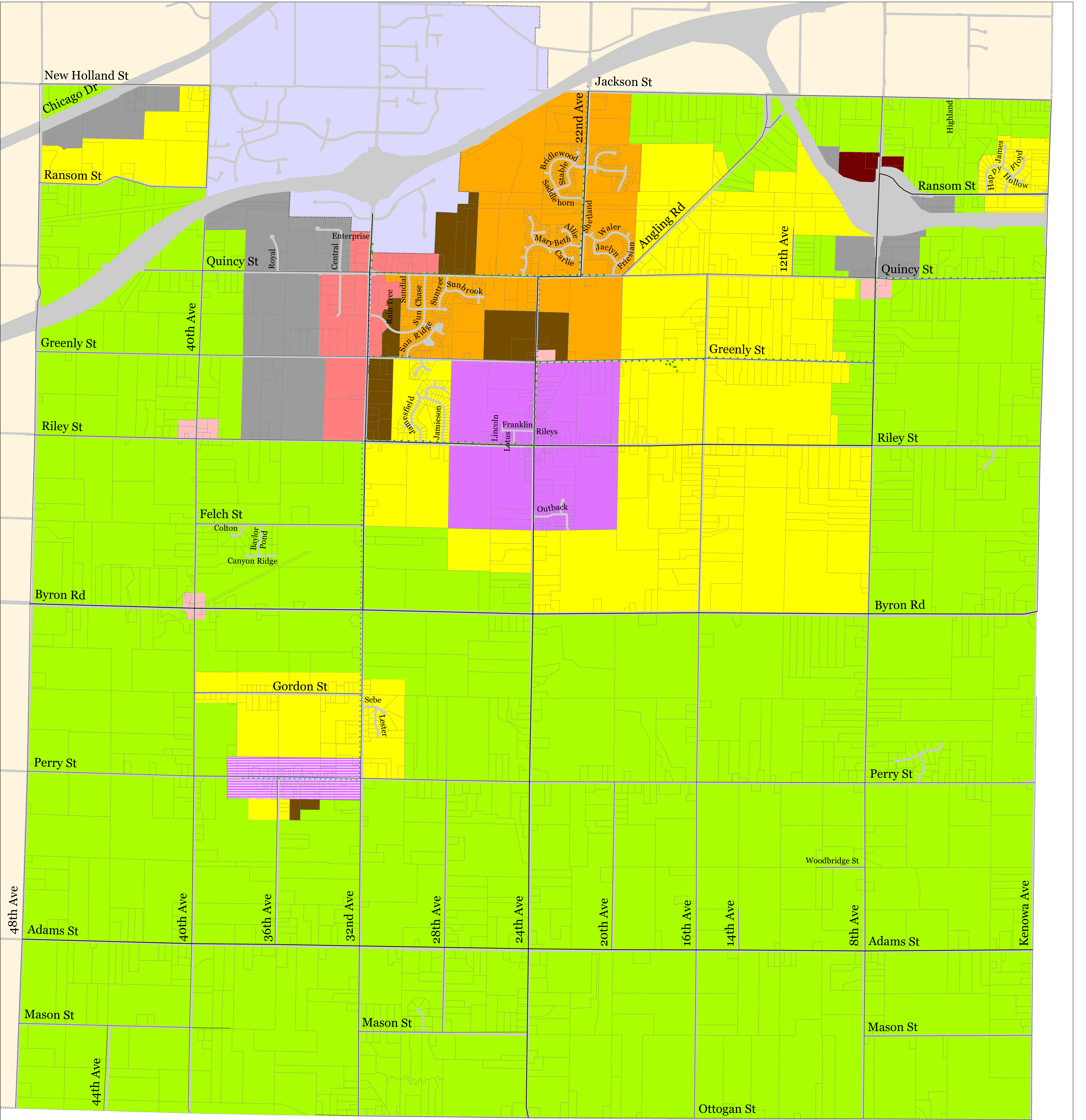
New industrial land uses are planned to develop principally within the recently developed, fully improved, 149-acre industrial park on the southwest side of the City of Hudsonville. This area is generally intended to accommodate extensive industries that have comparatively high acreage requirements. 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.

Future industrial development should incorporate sound industrial site design principles. The main elements of sound industrial site design include:

- Controlled access;
- Service areas located at the sides and rear of building;
- Convenient access, visitor parking and on-site circulation;
- Screening of outdoor storage, work areas, and equipment, and emphasis on the main building entry and landscaping.

A variety of building and parking setbacks should be provided in order to avoid long monotonous building facades and to create diversity. Structures should be located on “turf islands,” where the office portion of the building does not directly abut paved parking areas. Landscape strips should be provided between parking areas and the office portion of a structure. Building setbacks within industrial areas should be proportional to the scale of the structure and in consideration of existing adjacent development. As with the General 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.

The Industrial classification of land use is intended to accommodate such uses as manufacturing and processing, warehousing, and similar establishments. This classification includes both heavy and light industrial uses.



FUTURE LAND USE

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan

Legend

• • • Existing Trail Network

• • • Future Trail Network

Right of Way

Parcels

City

Township

Master Plan

Standardized Class (Code)

Rural/Agricultural Preservation (RAP)

Low Density Residential (LDR A)

Medium Density Residential (MDR A)

High Density Residential (HDR A)

Neighborhood Commercial (NC)

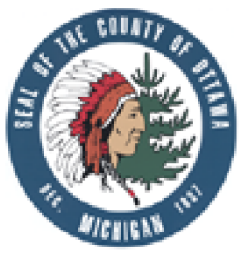
Commercial (C)

Highway Commercial (HC)

Industrial (GI)

Village of Jamestown (TC)

Forest Grove (TC)



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Date: 10/31/2014
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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. The Master Plan itself has no legal authority to regulate development. 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 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 the uses, which are permitted and establishes 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 should periodically review and make any necessary revisions to the zoning regulations to ensure that the recommendations of the 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 Zoning Ordinance and its regulations regarding height, area, bulk, location and etcetera for each of its Districts.

Terminology

Table of Master Plan Terms & Zoning Ordinance Map District Terms

Master Plan Map 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	(Forest Grove District to be drafted)
Village of Jamestown	(Village of Jamestown District to be drafted)

Relationship of Master Plan Map Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the interests, recommendations and strategies regarding future land uses in the township. While the interests, 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 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
Village of Jamestown	Village of Jamestown

Map

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

Appendix

Available within this appendix is the following data:

- Population and Population Growth Statistics (Chapter 2)
- Commercial Development Assumptions (Chapter 5)
- Industrial Development Assumptions (Chapter 6)
- Categorized Township Roads (Chapter 9)
- Ottawa County Road Commission Map for Jamestown (Chapter 9)
- Community Mapping
- Futuring Workshop (Futuring Report)
- 2010 United States Census Data, Jamestown Charter Township (excerpts)

Population and Growth Rates in Ottawa County

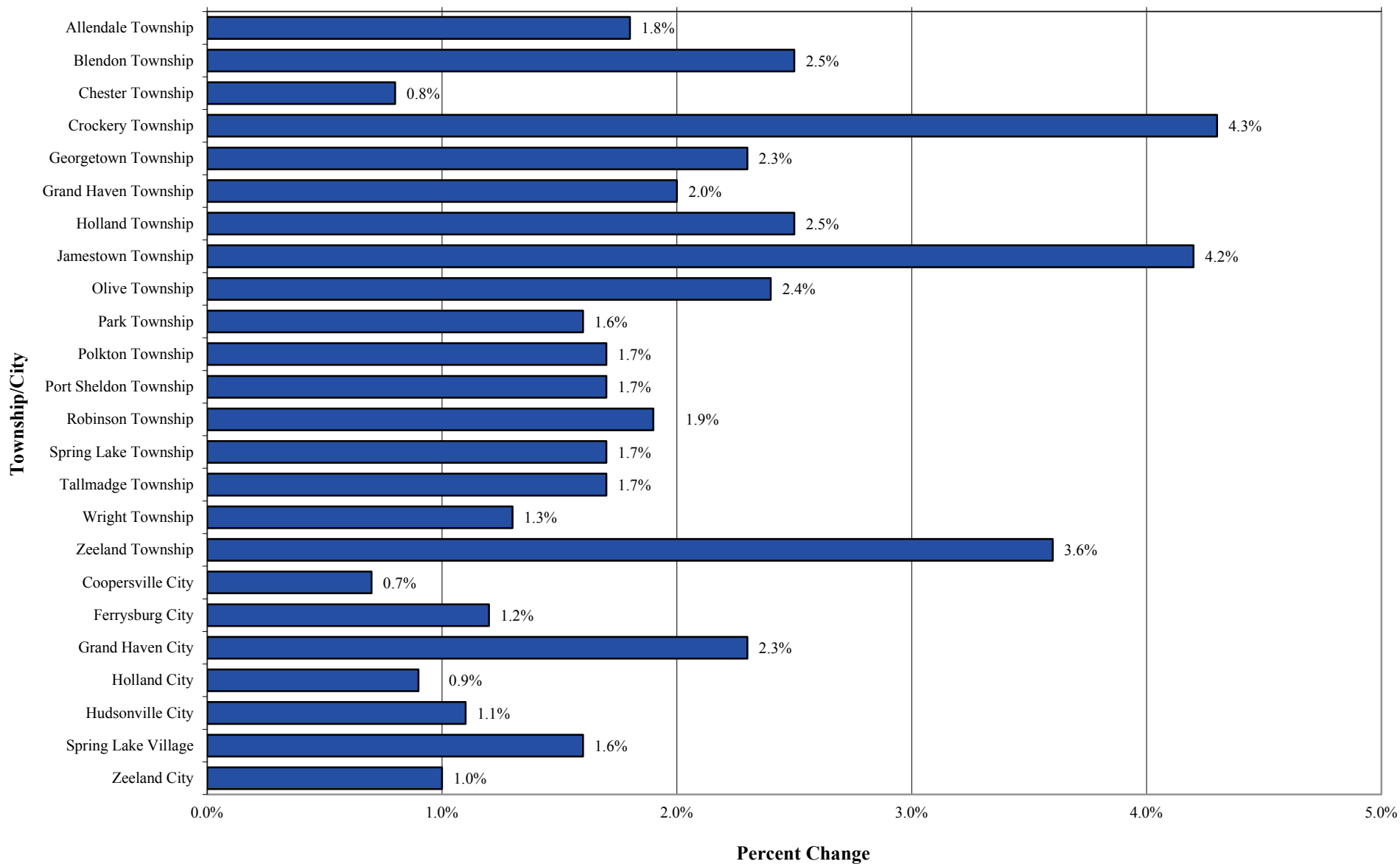
Unit of Government	Population									Population Growth							
	Census					Estimates		Projections ¹		Actual % Change				Estimated % Change		Projected % Change	
	1970	1980	1990	2000	2010	2011	2012	2020	2030	1970-1980	1980-1990	1990-2000	2000-2010	2010-2012	2011-2012	2010-2020	2010-2030
<i>City/Village</i>																	
Coopersville	2,129	2,889	3,421	3,910	4,275	4,286	4,306	4,420	4,563	35.7%	18.4%	14.3%	9.3%	0.7%	0.5%	3.4%	6.7%
Ferrysburg	2,196	2,440	2,919	3,040	2,892	2,908	2,928	3,043	3,158	11.1%	19.6%	4.1%	-4.9%	1.2%	0.7%	5.2%	9.2%
Grand Haven	11,844	11,763	11,951	11,168	10,412	10,447	10,650	11,016	11,474	-0.7%	1.6%	-6.6%	-6.8%	2.3%	1.9%	5.8%	10.2%
Holland (Ottawa pt)	23,133	21,767	25,086	27,846	26,035	26,129	26,260	26,232	26,197	-5.9%	15.2%	11.0%	-6.5%	0.9%	0.5%	0.8%	0.6%
Hudsonville	3,523	4,844	6,170	7,160	7,116	7,150	7,193	7,335	7,513	37.5%	27.4%	16.0%	-0.6%	1.1%	0.6%	3.1%	5.6%
Spring Lake	3,034	2,731	2,537	2,514	2,323	2,333	2,360	2,421	2,497	-10.0%	-7.1%	-0.9%	-7.6%	1.6%	1.2%	4.2%	7.5%
Zeeland	4,734	4,764	5,417	5,805	5,504	5,529	5,558	5,590	5,630	0.6%	13.7%	7.2%	-5.2%	1.0%	0.5%	1.6%	2.3%
Holland (Allegan pt) ²	3,346	4,514	5,792	7,202	7,016	7,005	7,019	6,984	6,940	34.9%	28.3%	24.3%	-2.6%	0.0%	0.2%	-0.5%	-1.1%
<i>Township</i>																	
Allendale	3,554	6,080	8,022	13,042	20,708	20,878	21,079	23,214	25,883	71.1%	31.9%	62.6%	58.8%	1.8%	1.0%	12.1%	25.0%
Blendon	2,927	3,763	4,740	5,721	5,772	5,845	5,915	6,278	6,732	28.6%	26.0%	20.7%	0.9%	2.5%	1.2%	8.8%	16.6%
Chester	1,786	2,034	2,133	2,315	2,017	2,026	2,033	2,023	2,011	13.9%	4.9%	8.5%	-12.9%	0.8%	0.3%	0.3%	-0.3%
Crockery	2,861	3,536	3,599	3,782	3,960	4,035	4,130	4,596	5,178	23.6%	1.8%	5.1%	4.7%	4.3%	2.4%	16.1%	30.8%
Georgetown	17,615	26,104	32,672	41,658	46,985	47,479	48,045	51,560	55,954	48.2%	25.2%	27.5%	12.8%	2.3%	1.2%	9.7%	19.1%
Grand Haven	5,489	7,238	9,710	13,278	15,178	15,287	15,488	16,540	17,855	31.9%	34.2%	36.7%	14.3%	2.0%	1.3%	9.0%	17.6%
Holland	10,849	13,739	17,523	28,911	35,636	36,056	36,513	39,873	44,073	26.6%	27.5%	65.0%	23.3%	2.5%	1.3%	11.9%	23.7%
Jamestown	2,926	3,546	4,059	5,062	7,034	7,176	7,328	8,447	9,846	21.2%	14.5%	24.7%	39.0%	4.2%	2.1%	20.1%	40.0%
Olive	2,072	2,449	2,866	4,691	4,735	4,793	4,847	5,112	5,443	18.2%	17.0%	63.7%	0.9%	2.4%	1.1%	8.0%	15.0%
Park	6,639	10,354	13,541	17,579	17,802	17,944	18,086	18,776	19,638	56.0%	30.8%	29.8%	1.3%	1.6%	0.8%	5.5%	10.3%
Polkton	1,962	2,027	2,277	2,335	2,423	2,450	2,463	2,578	2,722	3.3%	12.3%	2.5%	3.8%	1.7%	0.5%	6.4%	12.3%
Port Sheldon	1,078	2,206	2,929	4,503	4,240	4,270	4,311	4,438	4,597	104.6%	32.8%	53.7%	-5.8%	1.7%	1.0%	4.7%	8.4%
Robinson	2,051	3,018	3,925	5,588	6,084	6,130	6,198	6,547	6,983	47.1%	30.1%	42.4%	8.9%	1.9%	1.1%	7.6%	14.8%
Spring Lake	4,979	6,857	8,214	10,626	11,977	12,074	12,182	12,888	13,771	37.7%	19.8%	29.4%	12.7%	1.7%	0.9%	7.6%	15.0%
Tallmadge	4,883	5,927	6,300	6,881	7,575	7,639	7,704	8,130	8,662	21.4%	6.3%	9.2%	10.1%	1.7%	0.9%	7.3%	14.3%
Wright	2,983	3,387	3,285	3,286	3,147	3,163	3,189	3,247	3,320	13.5%	-3.0%	0.0%	-4.2%	1.3%	0.8%	3.2%	5.5%
Zeeland	2,934	3,711	4,472	7,613	9,971	10,149	10,333	11,685	13,375	26.5%	20.5%	70.2%	31.0%	3.6%	1.8%	17.2%	34.1%
Ottawa County	128,181	157,174	187,768	238,314	263,801	266,176	269,099	285,989	307,075	22.6%	19.5%	26.9%	10.7%	2.0%	1.1%	8.4%	16.4%
Michigan	8,881,826	9,262,044	9,295,287	9,938,444	9,883,640	9,876,801	9,883,360	9,834,134	9,772,602	4.3%	0.4%	6.9%	-0.6%	0.0%	0.1%	-0.5%	-1.1%

Source: U.S. Census Bureau

¹ Projection data provided by the Ottawa County Planning and Performance Improvement Department. The calculations are based on the linear population trend from 2009-2012 in order to reflect the current economic conditions throughout Ottawa County and the State

² Part of the City of Holland is located in Allegan County.

Population Growth in Ottawa County, 2010-2012



Population and Population Growth Statistics

Chapter 2 – Explanation of Methods for Alternative Residential Land Need Projections

Constant Proportion (Rate) Method

The constant proportion method assumes that the Township of Jamestown will maintain the same percentage of Ottawa County's population in the years ahead as it had in 2000. Extrapolation of the West Michigan Regional Planning Commission 2020 projection to 2030 suggests that there will be 542,000 people in Ottawa County in 2030. The constant proportion method projects that Jamestown Charter Township will have 6450 people in 2010 and 8360 people in 2020 and 11,382 in 2030.

Building Permit Method

The Building permit method may be the most reliable projection technique since it reflects current growth trends based on the actual number of residential building permits issued by the Township. On average since 1996 when from a practical standpoint sanitary sewer service was first made available for new residential development, an average of 70 residential building permits per year have been issued. The Township's average occupied household size is 3.1 persons.

Alternative Residential Land Need Projections Table Calculations

- A. 369,541 population*
x .027**

9,977

- 7034***

2,943

- B. 2000-2009 population = 21,317 or 21.6% increase
1990-2000 population = 13,235 or 32.6% increase
+ _____
54% average increase

7,034***

x 1.54

10,832

- 7,034

3,798

- C. Allendale Township grew 121% from 1990-2010. Half of 121% is .605 for our 10 year rate.

$$\begin{array}{r}
 7,034^{***} \\
 \times 1.605 \\
 \hline
 11,289 \\
 - 7,034 \\
 \hline
 4,255
 \end{array}$$

*projection to the year 2030 by West Michigan Regional Planning Commission

**derived from percentage of 2010 County population that is Jamestown Charter Township

(7,034/263,801 = 2.7%)

***2010 population

Commercial Development Assumptions

2010 Population = 7,034 persons

Existing ratio of commercial acreage to current population: 167 acres : 7,034 (2010) = 24
acres per 1,000 persons

Ottawa County 2020 population projection: 9,002 persons

$$\begin{array}{r}
 9,002 \\
 - 7,034 \\
 \hline
 1,968 \\
 \times 24 \\
 \hline
 45,264 \\
 / 1,000 \\
 \hline
 47 \text{ additional acres}
 \end{array}$$

Industrial Development Assumptions

Existing ratio of industrial acreage to current population: 440^ acres : 50,210* =
8.8 acres per 1,000 persons

Ottawa County 2020 projection: 61,855 population

$$\begin{array}{r}
 61,855 \\
 - 50,210 \\
 \hline
 11,645 \\
 \times 8.8 \\
 \hline
 102,476 \\
 / 1,000
 \end{array}$$

102 additional acres

Currently 361 approximate vacant acres in the B/I and Industrial Zoning Districts

^ (*Industrial Zoning and B/I Zoning*)

*Regional workforce, 2010 estimate

Categorized Township Roads

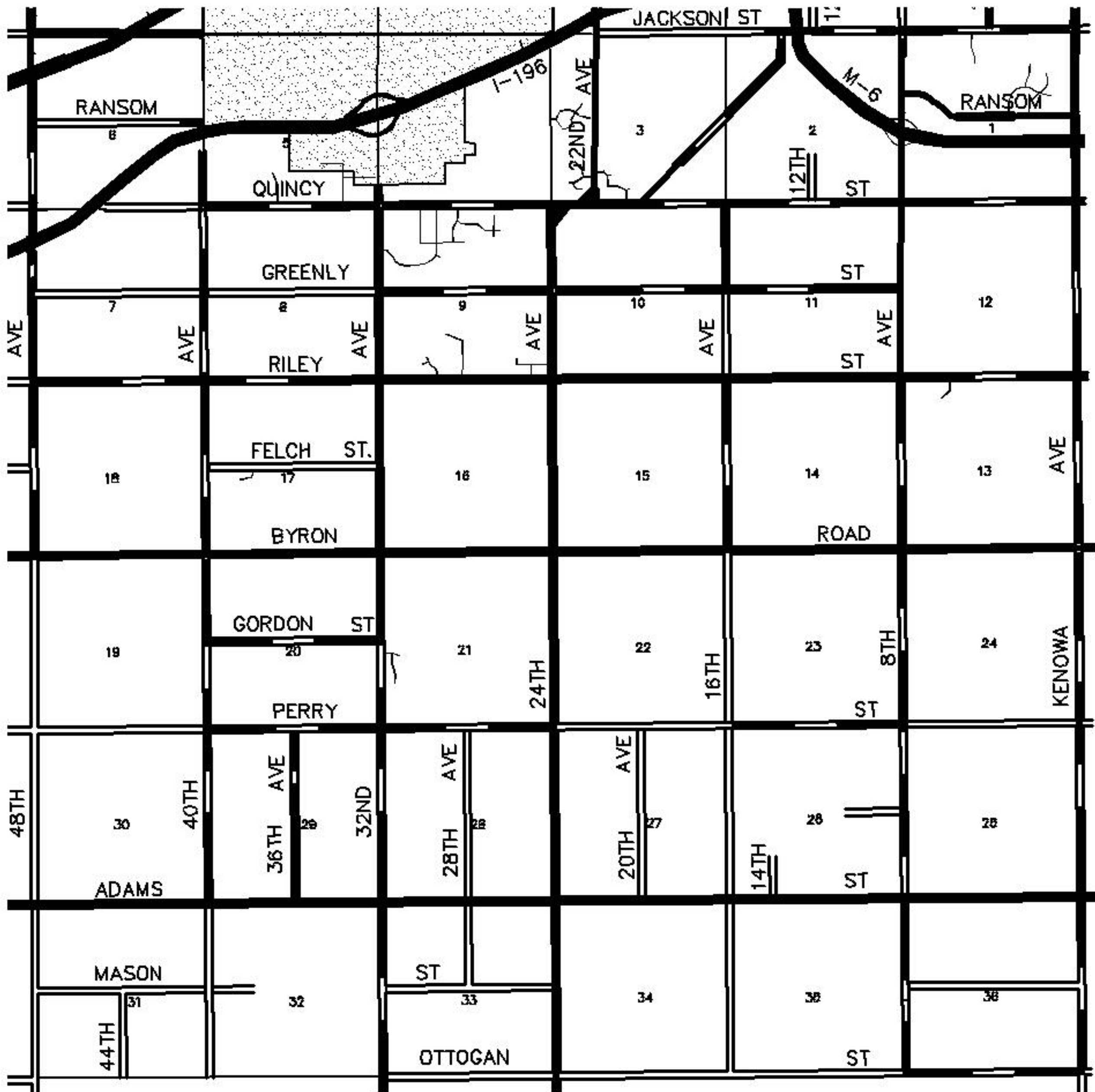
Primary Roads:	32 nd Avenue, from the City of Hudsonville to Byron Road Riley Street, between 8 th Avenue and 32 nd Avenue 24 th Avenue, entire length Ransom Street, in Section 1 8 th Avenue, from Ransom Street to Riley Street 22 nd Avenue, in Section 3 Byron Road, entire length Adams Street, entire length
Local Streets:	Jackson Street Ransom Street, in Section 8 Quincy Street Greenly Street Riley Street Felch Street Gordon Street Perry Street Ottogan Street 48 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

JAMESTOWN

PRIMARY PAVED ROAD
LOCAL PAVED ROAD
LOCAL GRAVEL ROAD
LOCAL UNIMPROVED ROAD



0 0.5 1.0
MILE

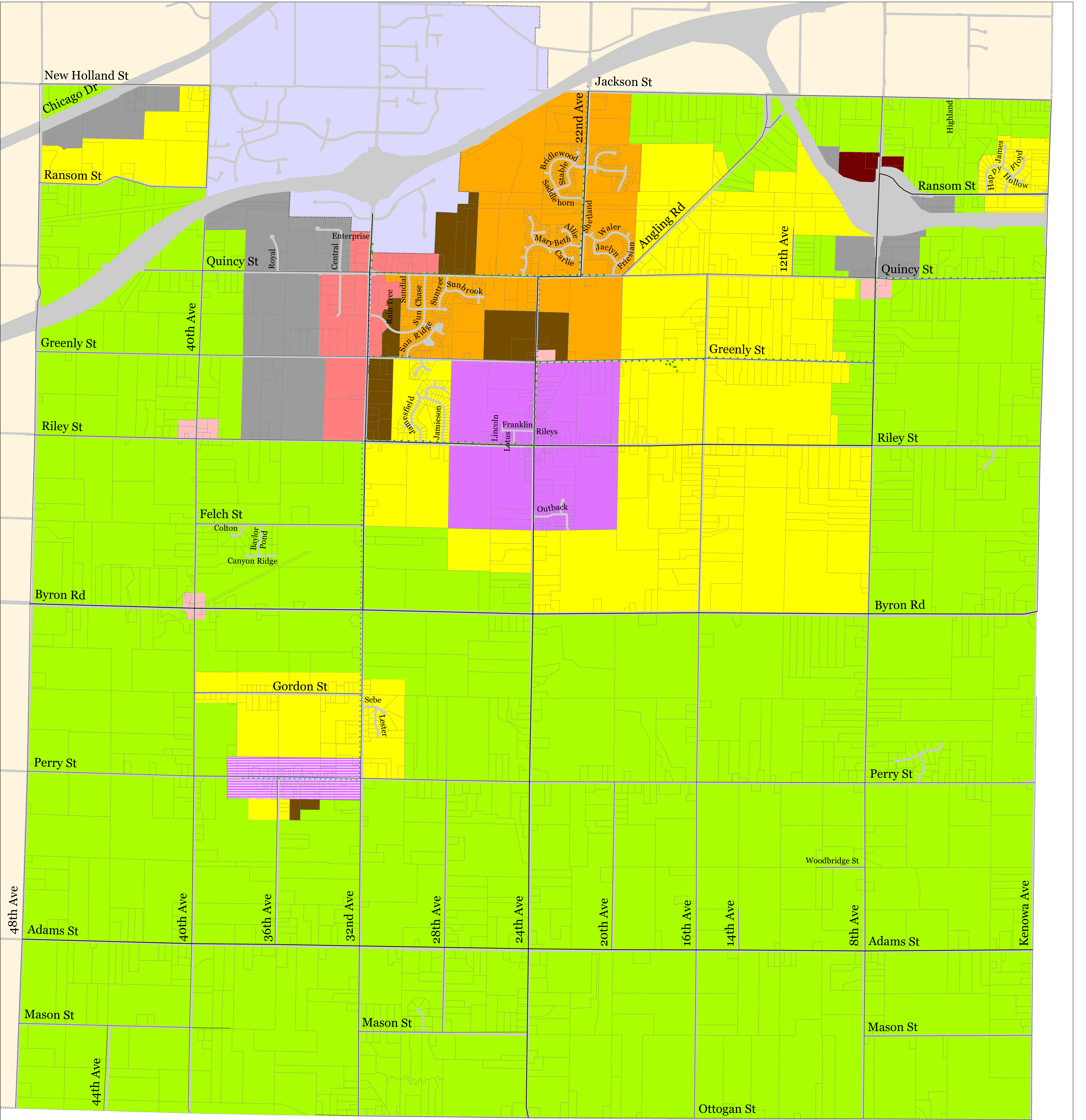


Community Mapping

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. **Soil Suitability for Septic** – 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



FUTURE LAND USE

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan

Legend

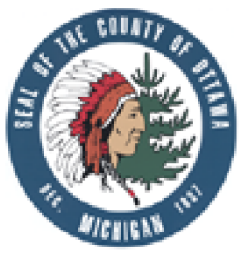
- Existing Trail Network
- Future Trail Network
- Right of Way
- Parcels
- City
- Township

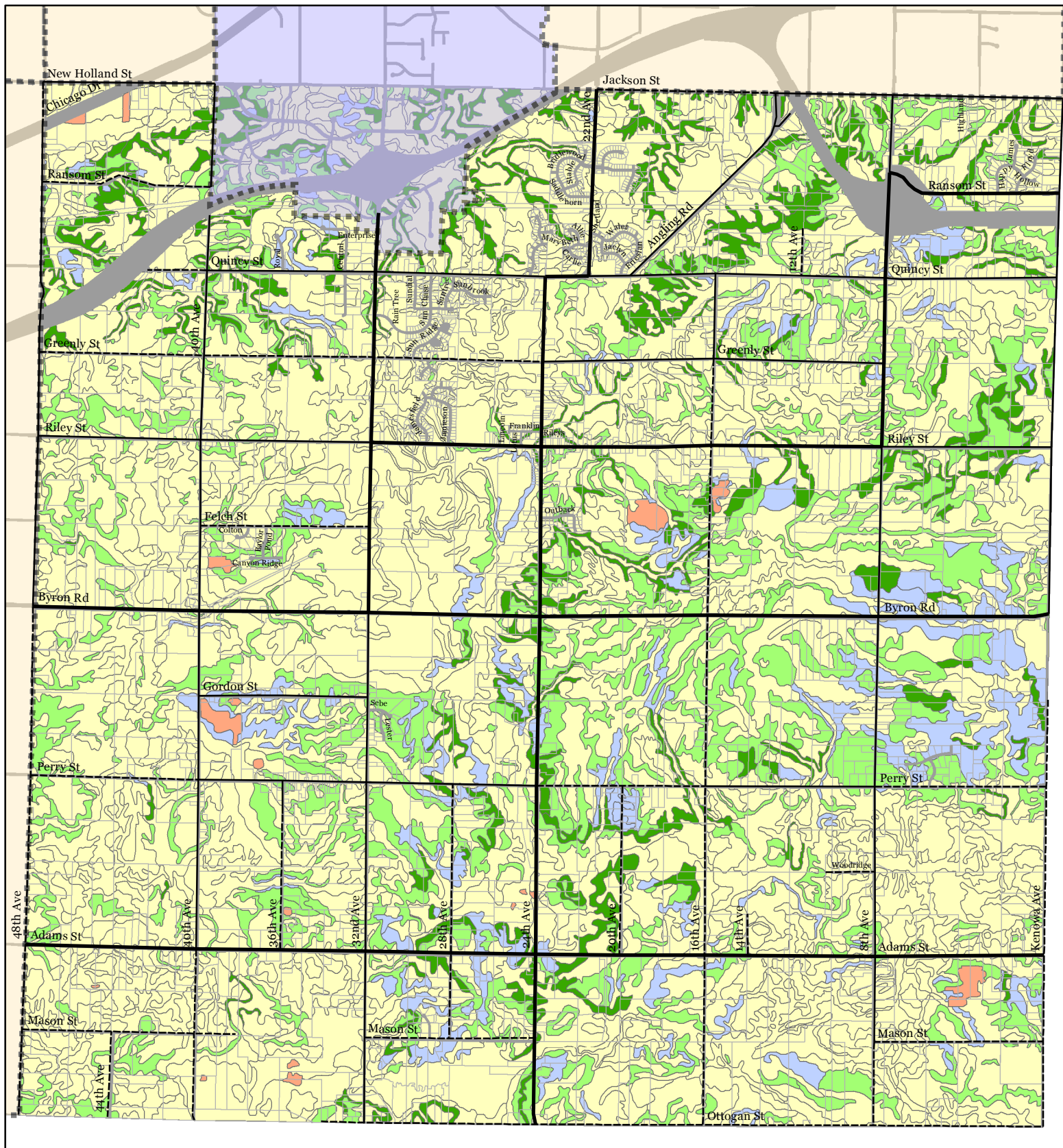
Master Plan

Standardized Class (Code)

- Rural/Agricultural Preservation (RAP)

- Low Density Residential (LDR A)
- 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)





SLOPE



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West Olive, Michigan 49460

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Fax (616)-738-4610
www.gis.miottawa.org

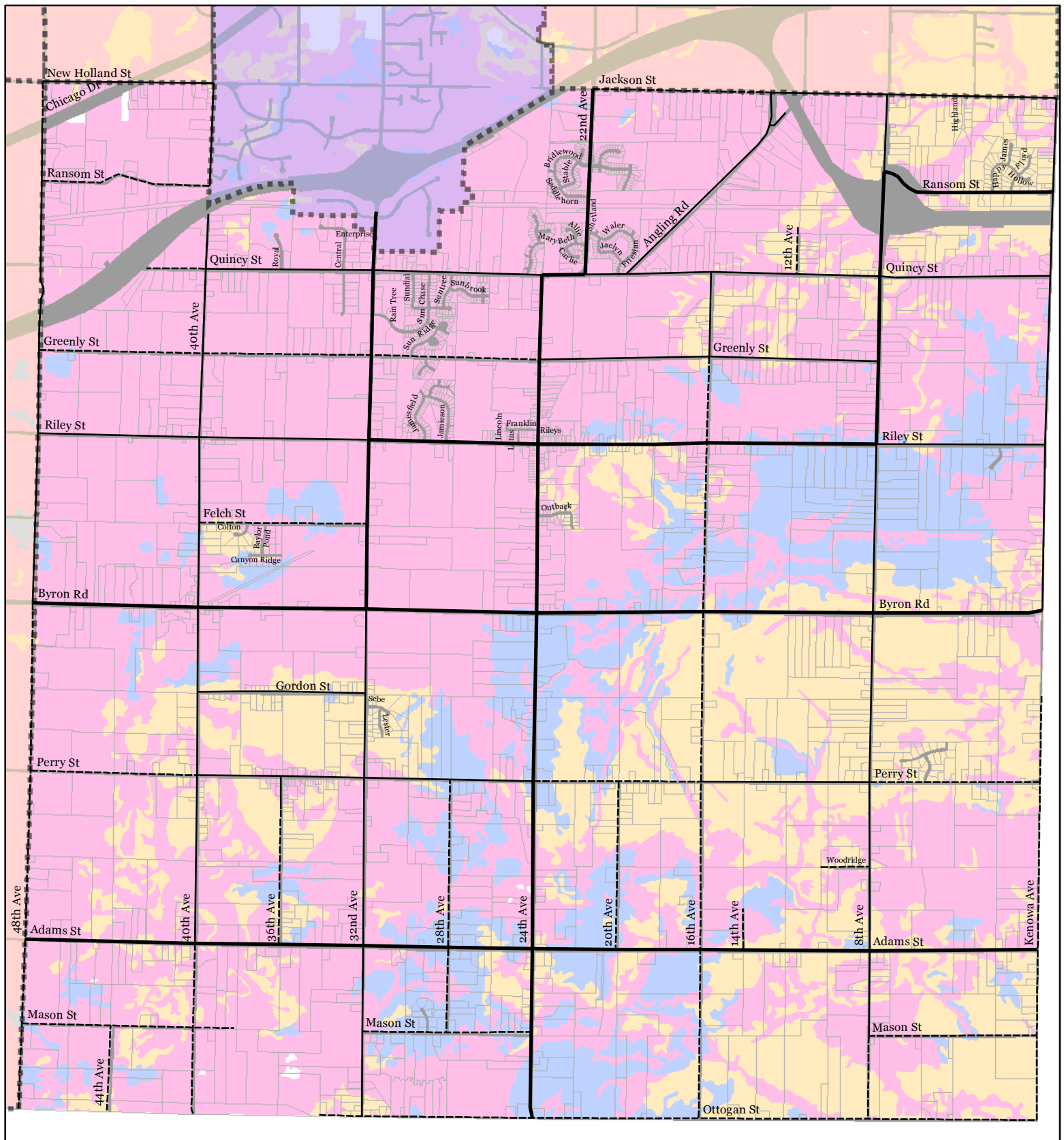
Date: 5/21/2013

Legend

	PRIMARY		Right of Way
	LOCAL PAVED		Parcels
	LOCAL GRAVEL		Nearly Level - 6%
	City		6% - 12%
	Township		> 12%
			Unclassified
			Varies



Path: S:\Local_Unit_Projects\Jamestown\Slope Soils 8x11.mxd



SOIL SUITABILITY FOR SEPTIC



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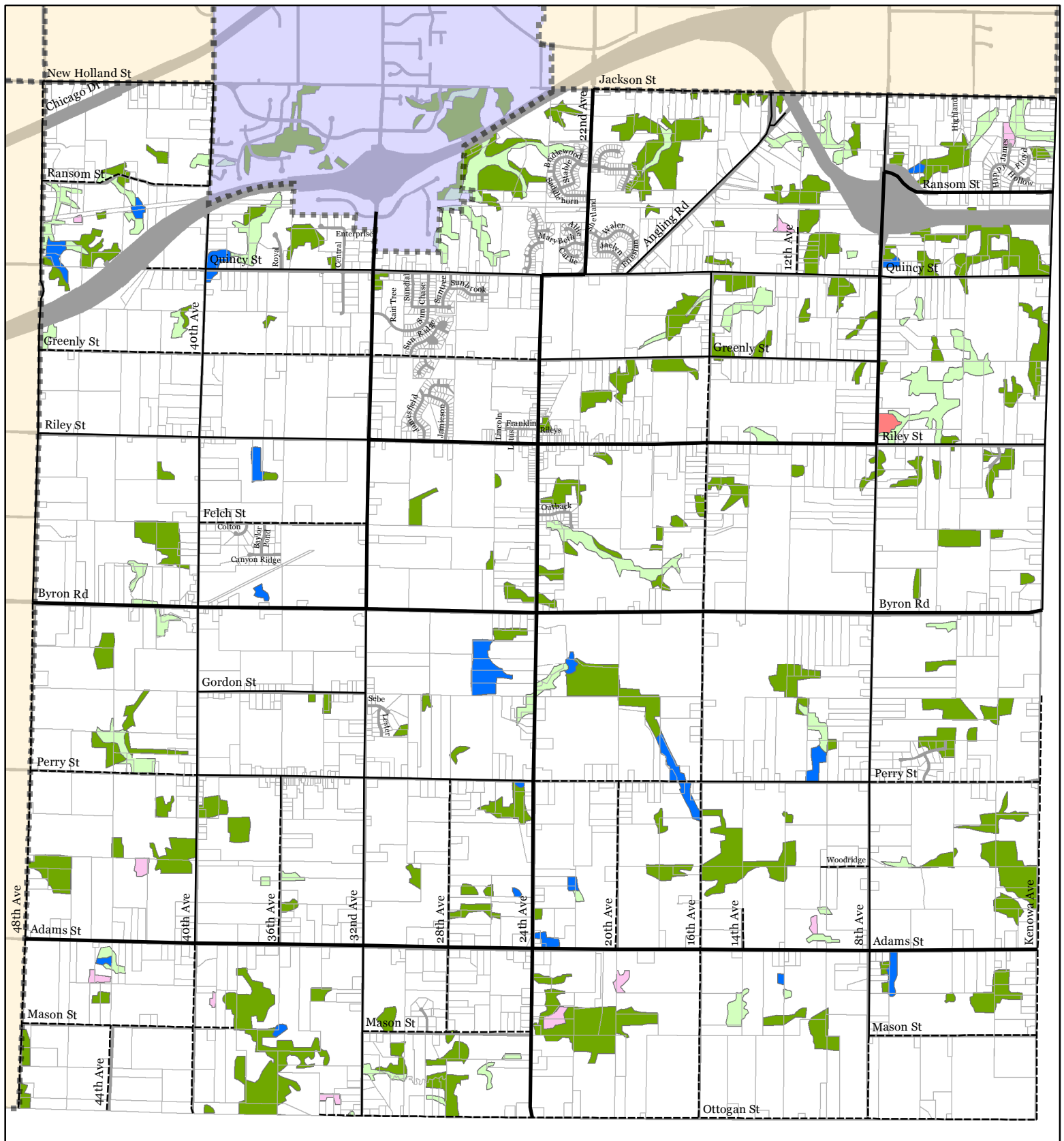
Date: 5/22/2013

Legend

— PRIMARY	Right of Way
— LOCAL PAVED	Parcels
- - - LOCAL GRAVEL	Septic Limitations
City	Severe
Township	Moderate
	Slight to Moderate
	Slight

Path: S:\Local_Unit_Projects\Jamestown\SoilsSuitability 8x11.mxd





WOODLANDS AND WETLANDS

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan



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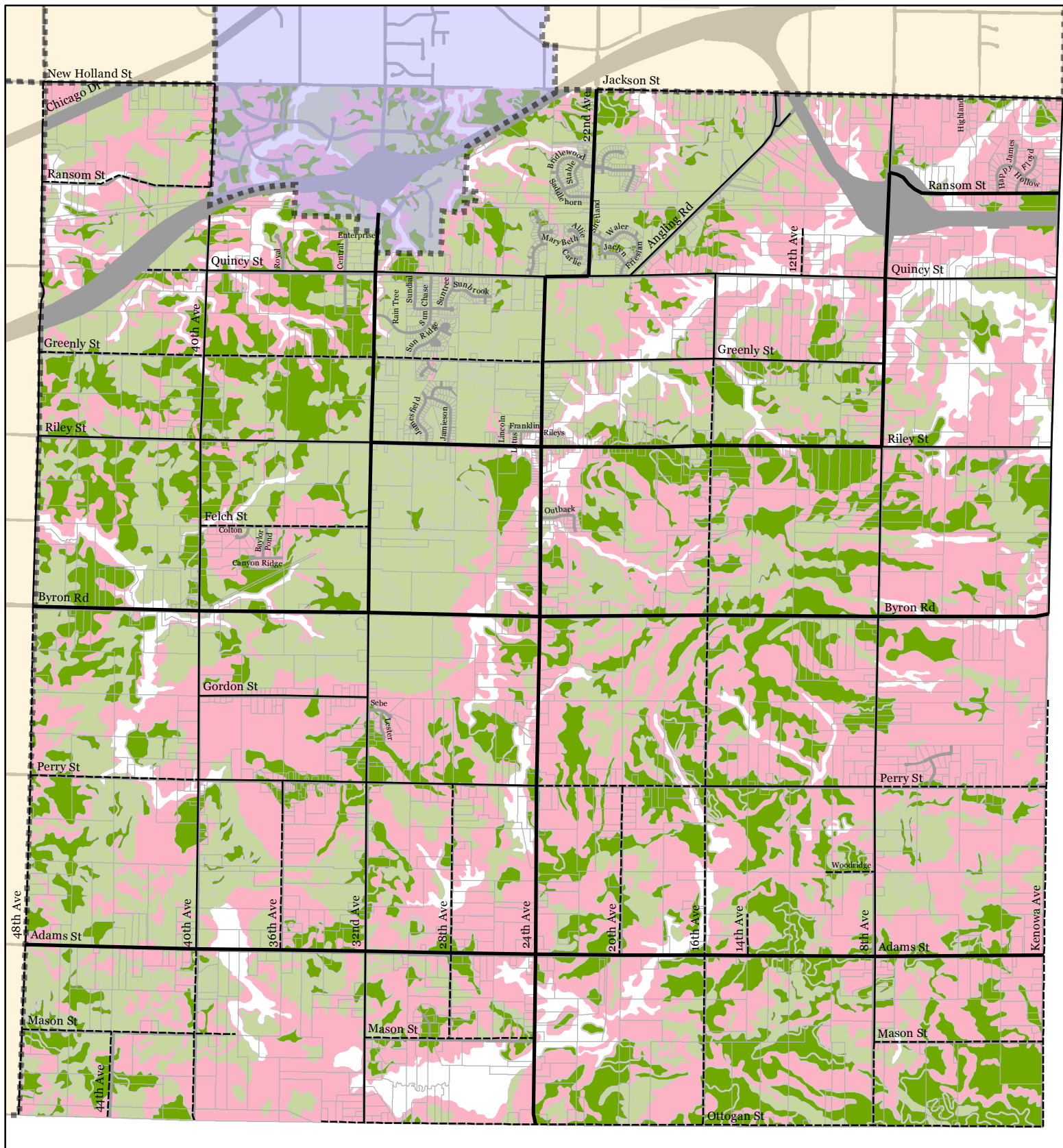
Date: 5/21/2013

Legend

- PRIMARY
- LOCAL PAVED
- LOCAL GRAVEL
- Township
- Right of Way
- Parcels
- Shrub Wetlands
- Lowland Hardwoods
- Upland Hardwoods
- Upland Conifers
- Managed Christmas Tree Plantations



Path: S:\Local_Unit_Projects\Jamestown\Woodlands Wetland8x11.mxd



PRIME FARMLAND SOILS



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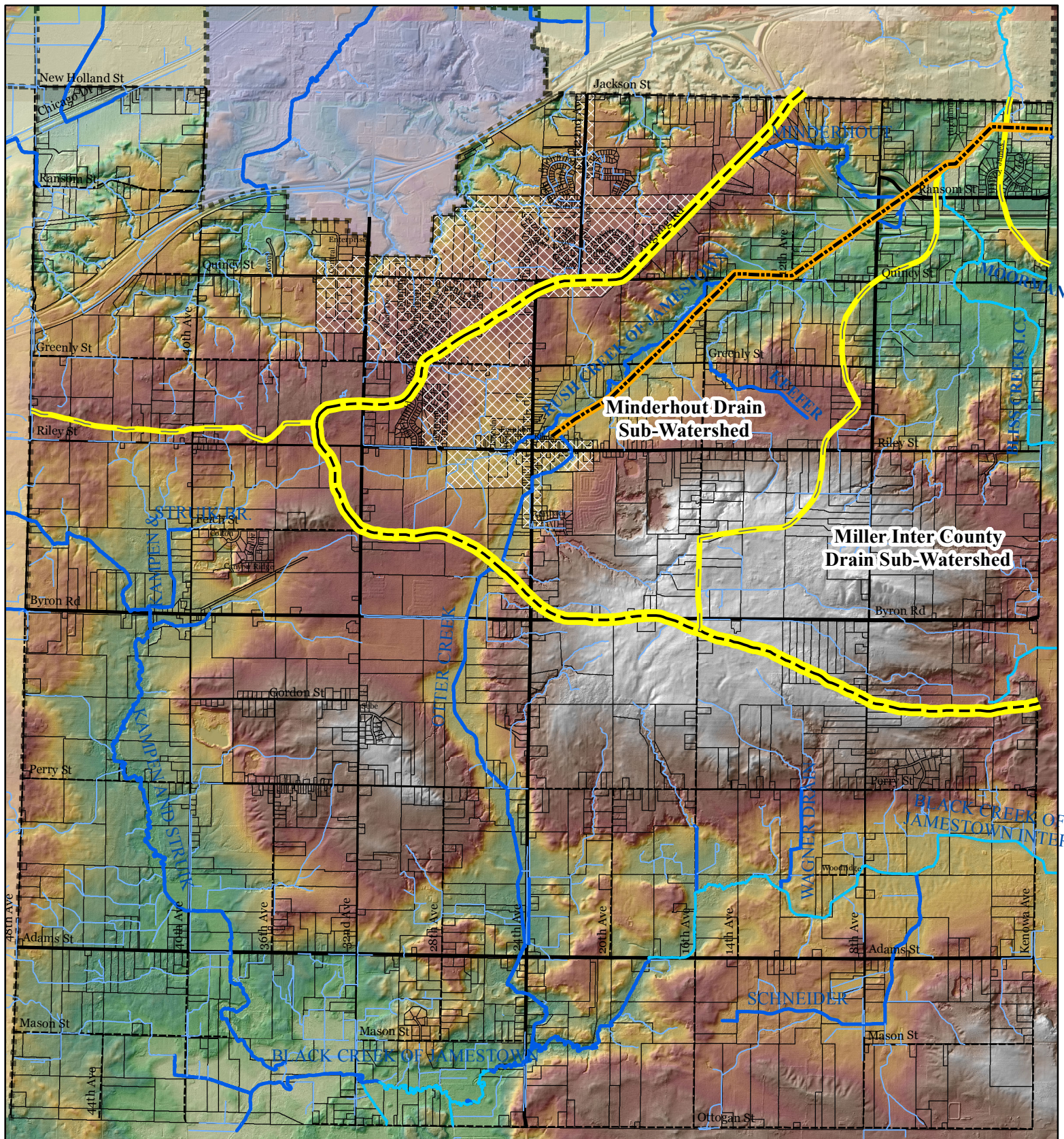
Date: 5/21/2013

Legend

- | | |
|------------------|---|
| — PRIMARY | Right of Way |
| — LOCAL PAVED | Parcels |
| --- LOCAL GRAVEL | Not Prime Farmland Soil or Unclassified |
| City | Prime Farmland Soil, if drained |
| Township | Prime Farmland Soil |



Path: S:\Local_Unit_Projects\Jamestown\Prime Farmland Soils 8x11.mxd



EAST BRANCH OF RUSH CREEK WATERSHED



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Date: 6/13/2013

Legend

Future Sewer

Watershed Boundary

Sub-Watershed Boundary

2008 River, Streams, Creeks, & Drains

Drain Classification

County Drain

Intercounty Drain

Stream

PRIMARY

LOCAL PAVED

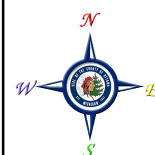
LOCAL GRAVEL

Sanitary Sewer

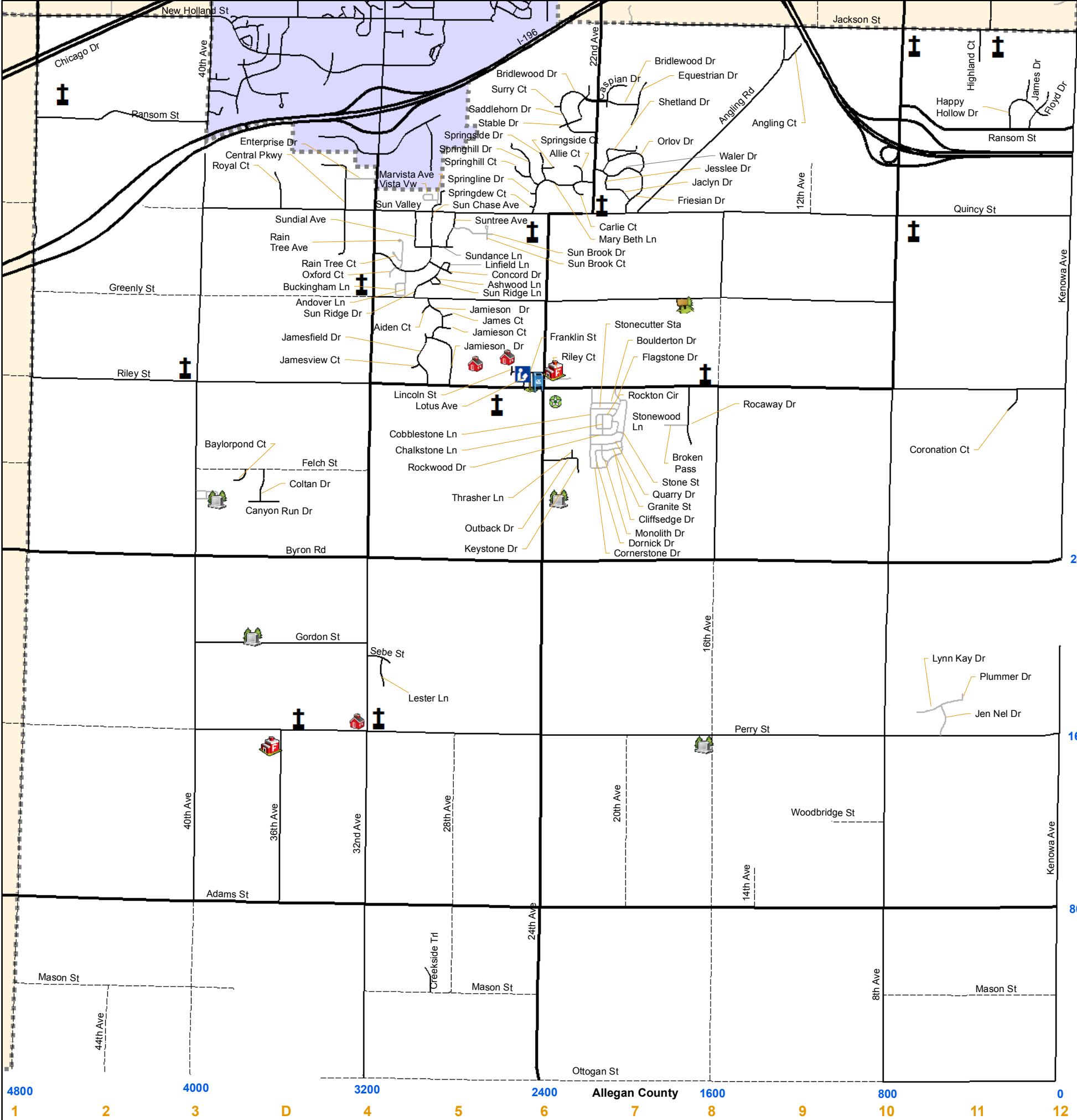
City

Township

Parcels



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STREET MAP
CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan

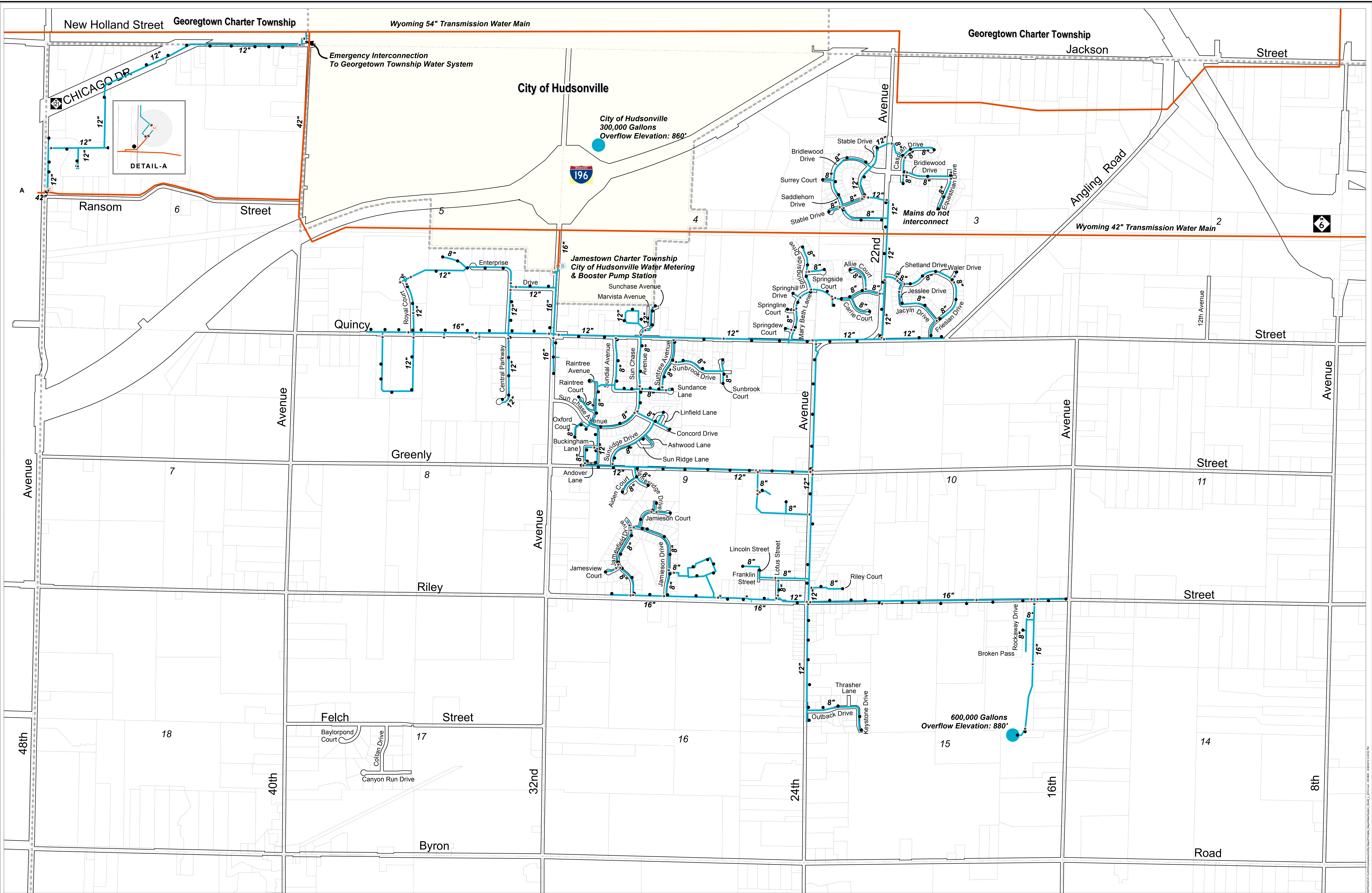
Legend

- Primary Road
- Local Paved Road
- Unpaved Road
- Private Road

- Township Office
- Fire Station
- Library
- Post Office
- Park
- School
- Church
- Cemetery

8th Ave.....A11-M11	Happy Hollow Dr...B12	Riley St.....E1-13
12th Ave.....C10	Highland Ct.....A12	Rocaway Dr.....E7
14th Ave.....K10	Jackson St.....A7-13	Rockton Cir.....E8
16th Ave.....C9-M9	Jaclyn Dr.....B7	Rockwood Dr.....E8
20th Ave.....I8-K8	James Ct.....E5	Royal Ct.....C4
22nd Ave.....A8-C8	James Dr.....B12	Saddlehorn Dr.....F8
24th Ave.....C7-M7	Jamesfield Dr.....E5	Sebe St.....H5
28th Ave.....I6-L6	Jamesridge Dr.....E5	Shetland Dr.....B7
32nd Ave.....A5-M5	Jamesview Ct.....E5	Springdew Ct.....B5
36th Ave.....I4-K4	Jamieson Ct.....E5	Springhill Ct.....B5
40th Ave.....A3=M3	Jamieson Dr.....E5	Springhill Dr.....B5
44th Ave.....L2-M2	Jesslee Dr.....B7	Springside Ct.....B5
Adams St.....M1-13	Jen Nel Dr.....I11	Springside Dr.....B5
Allie St.....B7	Kenowa Ave.....A13-M13	Stable Dr.....F8
Andover Ln.....C5	Keystone Dr.....E7	Stone St.....E8
Angling Rd.....C8-A10	Lester Ln.....H5	Stonewood Ln.....E8
Baylorpond Ct.....F3	Lincoln St.....E7	Sun Brook Ct.....C5
Boulderton Dr.....E8	Linfield Ln.....D5	Sun Brook Dr.....C5
Bridlewood Dr.....B7	Lotus Ave.....E7	Sun Chase Ave.....C5
Byron Rd.....G1-13	Lynn Kay Dr.....I11	Sun Ridge Dr.....C5
Canyon Run Dr.....F3	Marvista Ave.....B5	Sun Ridge Ln.....C5
Carlie Ct.....B7	Mary Beth Ln.....B7	Sun Valley.....B5
Central Parkway...C5	Mason St.....L1-L3	Sundance Ln.....C5
Chalkstone Ln.....E8	Mason St.....L5-L7	Sundial Ave.....C5
Chicago Dr.....B1-A2	Mason St.....L11-L13	Suntree Ave.....C5
Cliffedge Dr.....F8	Monolith Dr.....F8	Surry Ct.....F8
Cobblestone Dr.....E8	New Holland St.....A1-3	Thrasher Ln.....E7
Coltan Dr.....F3	Orlov Dr.....B7	Vista Vw.....B5
Cornerstone Dr.....F8	Ottogan St.....M1-13	Waler Dr.....B7
Coronation Ct.....E12	Outback Dr.....E7	Woodbridge St.....J10-J11
Dornick Dr.....F8	Oxford Ct.....C5	
Enterprise Dr.....C5	Perry St.....I11-13	
Felch St.....F3-5	Plummer Dr.....I11	
Flagstone Dr.....E8	Quarry Dr.....F8	
Floyd Dr.....B12	Quincy St.....C2-13	
Franklin St.....E7	Rain Tree Ave.....C5	
Friesian Dr.....B7	Rain Tree Ct.....C5	
Gordon St.....H3-5	Ransom St.....B1-B3	
Granite St.....F8	Ransom St.....B11-B13	
Greenly St.....D1-11	Riley Ct.....E7	





LEGEND

Watermain Features

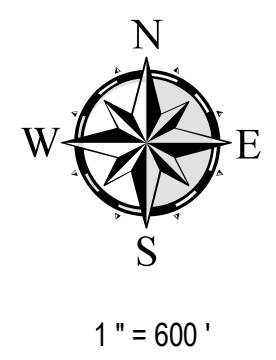
- Valve
- Hydrant
- Distribution Main
- Transmission Main
- Elevated Storage Tank
- Water Metering Station
- Booster Station
- Lateral Line

Base Map Features

- R.O.W.
- Section Line
- Parcel

Location Map

Revised August 2012



Jamestown Charter Township
OTTAWA COUNTY, MICHIGAN

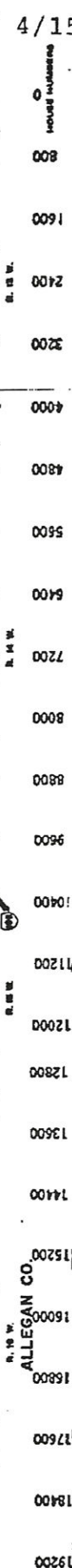
PUBLIC WATER SYSTEM

vriesman & korhorn
CIVIL ENGINEERS

067

BOARD OF COUNTY ROAD COMMISSIONERS

PRODUCED BY:
CITYAWA COUNTY ROAD COMMISSION
118 North Sixth Street
Grand Marsh, Michigan 49417

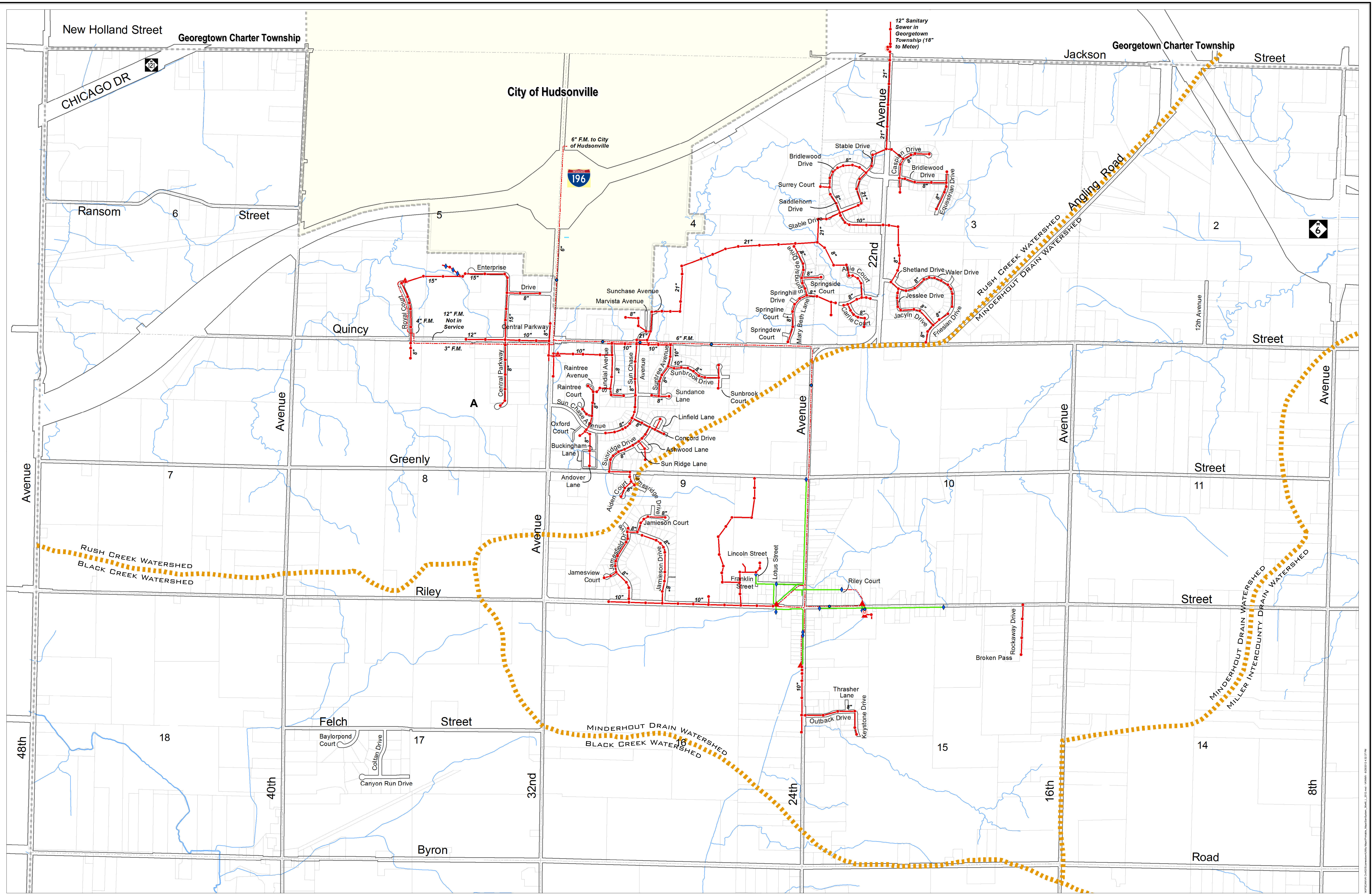


-ALL OF JAMESTOWN IS COVERED
IN THE WATER AGREEMENT WITH
WYOMING

EXHIBIT A

EXHIBIT A
OTTAWA COUNTY
SERVICE AREA

City Over
County JTCW.



Sanitary Sewer Features

- Manhole
- Air Release Valve
- Sanitary Sewer Meter
- Pump Station
- Clean Out
- Low Pressure Main
- Gravity Main
- Force Main (Not in Service)
- Force Main

Base Map Features

- Watershed Boundary
- Section Line
- R.O.W.
- Parcel
- Water Body
- Waterway

Location Map

Revised August 2012



Jamestown Charter Township
OTTAWA COUNTY, MICHIGAN

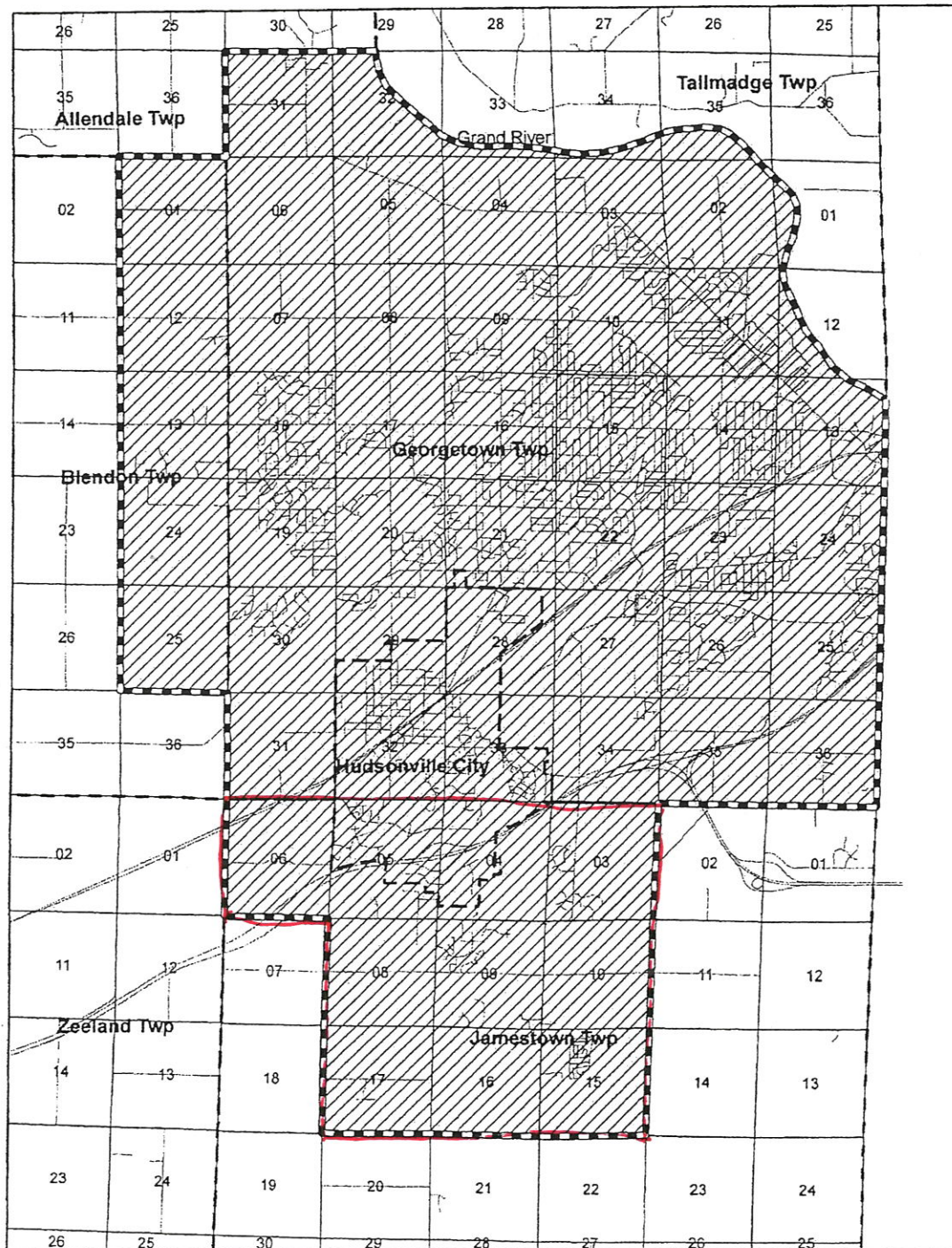
SANITARY SEWER SYSTEM

vriesman & korhorn
CIVIL ENGINEERS

067

EXHIBIT A

OTTAWA COUNTY SERVICE AREA



-  Ottawa County Service Area
-  Local Unit Boundary

-THESE ARE THE SECTIONS
FOR SEWER SERVICE IN
THE CONTRACT WITH
GRANDVILLE

JAMESTOWN CHARTER TOWNSHIP



FUTURING REPORT



FEBRUARY 2004

LANDMARK STRATEGIES

WITH THE ASSISTANCE OF

W I L L I A M S & W O R K S

TABLE OF CONTENTS

Introduction and Overview 1

The Futuring Activity 2

Threats and Opportunities Listing 5

Futuring Output 9

Vision Statements 13

Next Steps 14

INTRODUCTION AND OVERVIEW

The Township is
committed to
meaningful citizen
input.

Jamestown Charter Township is in the process of preparing an update to the current General Development Plan to guide growth and development within the Township. The Township is committed to meaningful citizen input, and the Planning Commission and Township Board chose to plan the Township in an open and public format.

On February 19, 2004, Jamestown Township sponsored a Futuring Workshop. This was an open general community meeting intended to give those in attendance an opportunity to provide input regarding the direction of future physical development in the Township. The Futuring Workshop was advertised in the Township's Newsletter and by word of mouth.

The purpose of this report is to summarize the process of that meeting and its results. In addition, this report places the output from the Futuring Workshop in the broader context of the planning process.

THE FUTURING ACTIVITY

The futuring activity was conducted in a three-hour session. The objective of the activity was to develop a general consensus among the participants as to the likely result of a continuation of the current trends in growth and development in the Jamestown community.

The session was structured to give each participant an opportunity to assist in building a community consensus regarding future development.

The session was structured to give each participant an opportunity to assist in the effort to build a community consensus regarding downtown development. To encourage residents to take part, the session was scheduled on a Thursday evening at the Jamestown Township Hall. The meeting was conducted in an informal manner to foster participation.

The Futuring Process.

The meeting was directed by the Jim Miedema, Township Supervisor and the Township's planning consultant, Mark Sisson of Landmark Strategies. The atmosphere of the meeting was open and informal, although the meeting followed an established format to assure a useful outcome. Planning professionals from Landmark Strategies and Township staff helped to guide the discussion. Participants received a handout of forms and an explanation of the process.

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The following paragraphs provide a general description of the content of the session.

1. Welcome and Overview

Supervisor James Miedema welcomed the more than 30 participants and introduced the consulting team. The consultants from Landmark Strategies provided a brief introduction to the process and an overview explanation of how the results of the activity will be incorporated into the Township planning process.

2. Land Use Images

In this activity, a series of slides were shown depicting land use conditions common in communities like the Jamestown Township. Each participant used a sheet of

paper to note their impressions of the scenes. When all of the slides were shown, Landmark Strategies led a general discussion of the images and the downtown issues they illustrate. The primary purpose of this activity was to help the participants begin to think about the multiple dimensions of planning for downtown areas as a precursor for the futuring exercise.

3. Futuring Exercise

In this activity, the group was divided into four smaller groups of nine to fifteen persons to discuss the most important threats and opportunities facing the Township.

Members of each group first individually listed the threats or opportunities that may impact their "vision" of the ideal future of Jamestown Township. Each person then shared his/her list with other group members, and a group list that included everybody's ideas was developed. The group members then ranked the list in order to identify the most important threats and the most important opportunities. Each participant used the following ranking system:

5 = High Importance

3 = Medium Importance

1 = Low Importance

Using this system, it was possible to identify through a simple sum of the responses those threats or opportunities of highest priority.

Once the top threats and opportunities were established, each group selected one particular issue to focus on in the last task of the evening.

4. The "Vision" of the Future

Each group addressed one of the issues it ranked as its top priority (either a threat or an opportunity). The group then developed a future-oriented vision statement

to address the particular issue assigned. The vision statements were intended to be very general statements of a future condition and followed the general format as follows:

"By the year 2025, Jamestown Township will ..."

5. Report to Larger Group

At the completion of the final exercise, the participants gathered together for a brief report of their activities and to congratulate one another on their hard work.

Table 1
Facilitator: Erin Kilpatrick

Rank	Opportunities	Rank	Threats
1	Well Planned Developments	1	Restricting property rights
2	Affordable housing and property for future generations	2	Traffic volumes and poor roads
3	Beautiful rural farmland	3	'Leap frogging' of development
4	Viability of Farming; live on a farm	4	Taxation of farmland, too expensive to farm
5	Jobs, Industry and Commercial	5	Too dense housing
6	Low crime; good familiarity with neighbors	6	Affordable housing/poor maintenance/large apartment complexes
7	Establishing buffer zones between uses	7	Lack of Respect to the farmer
8	Bike/Walking Paths	8	Tax incentives to industry
9	Burg Growth	N/A	Over-development, declining maintenance, poor appearance
N/R	Community Commercial Centers	N/A	Strip Malls
N/R	Utilities for environmental safety	N/A	Lack of ability to enforce building specs.
N/R	Tourism for economic growth	N/A	Wider roads, destruction of natural strip
N/R	Rural roads		
N/R	Few street lights, dark skies		
N/R	Small town feel, parades, hometown atmosphere		
N/R	Parks expansion/enhancement		
N/R	Keep industry to outer perimeters		
N/R	Small post office		
N/R	Wildlife		
N/R	Rolling hills, beautiful views and scenery		
N/R	Senior housing		
N/R	Intimate school settings		

Table 2
Facilitator: Mark Sisson

Rank	Opportunities	Rank	Threats
1	Good place to live	1	Increased Traffic
1	Good schools & neighborhoods	2	More people = More Crime
2	Safe place to live/good fire and police services – low crime	3	Uncontrolled growth
3	Friendly intimate community	4	Water Pollution
4	M-6 Interchange - Good highway access	5	School overcrowding
5	Good job by Township Board and Planning Commission	6	Cost of Infrastructure
6	Agricultural Base	7	Loss of Agricultural Base
7	Good paying jobs	8	Loss of Community Character
8	Increasing tax base	N/R	High Intensity Farms
9	Many black top roads	N/R	Swarming effect of developers to the area
10	Plenty of Open Space	N/R	Pressure to accommodate development beyond planned areas
N/R	Small business growth opportunity	N/R	Lack of Farm Market
N/R	No more annexation	N/R	M-6 Interchange/Commercial Expansion
N/R	Good existing master plan	N/R	Decrease of Wildlife
N/R	Ease of walking & biking on roads		
N/R	Still see wildlife		
N/R	Available supply of land		

Table 3 Facilitator: Lukas Hill			
Rank	Opportunities	Rank	Threats
1	Contain urban sprawl to north central portion of the Township	1	Development pressure/Growth control
2	Farmland Preservation & Consideration	2	Infrastructure not keeping up with population
3	Expansion of parks & paths (recreation)	3	Developer's wishes over powering residents desires.
4	Industrial - Economic Base	4	Less conservative population - Not appreciative of rural lifestyle
5	Rural Character	5	Tax structure pushing out farmers
6	Good place to raise kids	6	Lack of communication & involvement
7	Water distribution systems	7	Balance of jobs with population growth
8	Maintaining and capitalizing on open space opportunities	N/R	Kids and Traffic
9	Community Supported Agriculture		
10	Educational System		
N/R	Good mix of people		

Table 4 Facilitator: Norma Sharda			
Rank	Opportunities	Rank	Threats
1	Maintain rural area – Regulate Growth	1	Traffic
2	Keep housing in tight groupings	2	Allowing too much uncontrolled growth
3	Opportunity to guide development	3	Better Planning/Developer's should pay for streets and infrastructure
4	A mix between farm/commercial/highway	4	Commercial Mini Malls
5	Village appeal	5	"Old Village Building"
6	Parks and Bike paths	6	Proved Services/police/utilities
7	Wise use of facility and space	7	Special Uses and splitting parcels
8	Water and Sewer system	N/R	Question of controlling "AP" if a farmer wants to sell
9	Unique places to shop	N/R	Loss of farming community
10	Churches and Schools	N/R	Schools
N/R	Better planning of downtown	N/R	Safe Walkways
N/R	Parks – Go under expressway	N/R	See more retail
N/R	Develop homes to a point - 84 th St.		
N/R	Downtown Jamestown opportunity		
N/R	Good industrial area		
N/R	Train station look		

FUTURING OUTPUT

The groups often sighted similar ideas during their brainstorming. It is appropriate to group the opportunities and threats statements into similar categories since the four break-out groups identified 66 "opportunities" and 46 "threats" in the exercise. The following grouping is intentionally general in scope. In addition, in some instances, the placement of statements in one category as opposed to another is a matter of judgment; and other groupings are possible. We have also combined some of the statements and edited some of the "raw" input received to make clearer the values expressed in some of the observations made by participants. By combining the statements into similar groupings, it is possible to begin to make some generalizations about the opinions of the participants.

Each item has been categorized into broad planning issues. These issues have been summarized and condensed from the participant's suggestions in the tables above.

The categories are:

- (1) Natural features
- (2) Neighborhoods and sense of community
- (3) Planning, code enforcement and citizen involvement
- (4) Agriculture preservation
- (5) Rural Atmosphere
- (6) Recreation
- (7) Public facilities and services
- (8) Traffic and transportation

Natural features

- ◆ Protection of Wildlife
- ◆ Rolling Hills, beautiful views, and scenery
- ◆ Wider roads results in loss of natural strip along roads
- ◆ Decrease in Wildlife
- ◆ Water pollution

Neighborhoods and sense of community

- ◆ Affordable housing and property available for future generations.
- ◆ Low crime; good familiarity with neighbors
- ◆ Small town feel; parades, hometown atmosphere
- ◆ Intimate school settings
- ◆ Good place to live
- ◆ Good schools and neighborhoods
- ◆ Friendly intimate community
- ◆ Good place to raise kids
- ◆ Good mix of People
- ◆ Less conservative population- Not appreciative of rural lifestyle
- ◆ Village appeal
- ◆ Unique places to shop
- ◆ Train station atmosphere or look
- ◆ Need more retail
- ◆ Keep a balance of jobs with population growth
- ◆ Good paying jobs
- ◆ Loss of community character
- ◆ Jobs, industry and commercial expansion
- ◆ Tourism for economic growth
- ◆ Need senior housing options
- ◆ Over restricting property rights

Planning, code enforcement and citizen involvement

- ◆ Need more well planned developments
- ◆ Establish buffer zones between uses
- ◆ Commercial Community Centers
- ◆ Keep industry to outer perimeters
- ◆ Need to consider senior housing
- ◆ "Leap frogging" of development
- ◆ Housing is too dense
- ◆ Affordable housing can result in lack of maintenance.
- ◆ Over development results in poor appearance
- ◆ Good job by Township Board and Planning Commission
- ◆ No more annexation of the Township
- ◆ Good existing Master Plan
- ◆ Available supply of land
- ◆ Uncontrolled growth
- ◆ Small business growth opportunity

- ◆ Swarming effect of developer's to the community
- ◆ Pressure to accommodate development beyond planned areas.
- ◆ Contain sprawl (development) to the north central portion of the Township.
- ◆ Industrial economic base
- ◆ Development pressure and growth control
- ◆ Lack of citizen communication and involvement
- ◆ Maintain rural area - Regulate growth
- ◆ Keep housing in tight groupings
- ◆ Opportunity to guide development
- ◆ A mix between farm/commercial/highway development
- ◆ Better planning of downtown
- ◆ Downtown Jamestown opportunity
- ◆ Good industrial area
- ◆ Develop homes south to 84th Street only.
- ◆ Allowing too much uncontrolled growth
- ◆ Need innovative regulations regarding land splits and special uses.
- ◆ Developer's wishes over powering resident's desires.
- ◆ Increasing tax base
- ◆ Tax incentives to industry
- ◆ Threat of strip malls
- ◆ Lack of ability to enforce building specs.

Agriculture

- ◆ Farmland preservation and consideration
- ◆ Loss of Farming Community
- ◆ Community Support Agricultural activities
- ◆ Farmer Education/improvising
- ◆ Tax structure pushing out farmers
- ◆ Need to keep agricultural base
- ◆ Loss of agricultural base
- ◆ High intensity farms (Intensive livestock operations)
- ◆ Lack of farm market
- ◆ Beautiful rural farmland
- ◆ Viability of farming; hard to live on a farm these days
- ◆ Taxation of farmland
- ◆ Too expensive to farm
- ◆ Lack of respect to the farmer

Rural Atmosphere

- ◆ Wise use of space and public facilities
- ◆ Incoming commercial mini malls threaten rural character
- ◆ Old village building
- ◆ Overall rural character
- ◆ Maintaining and capitalizing on open space opportunities
- ◆ Good paying jobs
- ◆ Plenty of open space
- ◆ Still see wildlife
- ◆ More people equals more crime
- ◆ M-6 interchange- control commercial expansion

Recreation

- ◆ Safe walkways
- ◆ Expansion of parks and paths
- ◆ Ease of walking and biking on roads
- ◆ Need more bike walking paths
- ◆ Parks need to be expanded and enhanced

Public facilities and services

- ◆ Quality churches and schools
- ◆ Provided special services, police, and utilities
- ◆ Better planning/Developer's should pay for streets and infrastructure
- ◆ Good schools
- ◆ Water distribution systems
- ◆ Educational System
- ◆ Infrastructure not keeping up with population
- ◆ School overcrowding
- ◆ Cost of infrastructure
- ◆ Utilities for environmental safety
- ◆ Small post office
- ◆ Intimate school settings

Traffic and transportation

- ◆ Kids and traffic
- ◆ Many black top roads
- ◆ Increased Traffic
- ◆ Rural Roads

- ◆ Few street lights help protect night skies
- ◆ Traffic volumes and poor roads

VISION STATEMENTS

Once each of the break-out groups had completed work on the ranking of the “opportunity” and “threat” statements, each prepared a “vision statement.” These were statements about the future condition or status of Jamestown Charter Township with regard to one or more of the issues, threats or opportunities they ranked. In general, each group focused on the more highly-ranked opportunity or threat statements resulting from their work.

Set forth below are the vision statements generated by the four futuring groups. These will be helpful to the General Development Plan as the implementation process moves forward. The Township should however, not be constrained to focus only on the statements generated in the futuring session as still more research and ideas will serve to further inform the implementation process

Table 1 “In the year 2025, Jamestown Township will have preserved its beautiful rural farmland, rolling hills, and wildlife by promoting well-planned developments and protecting property rights Jamestown will protect its small town qualities by preserving the post office, enhancing community centers and promoting a respectful atmosphere.”

Table 2 “In the year 2025, Jamestown Township will guide development to maintain growth in specific areas while maintaining a rural environment through traffic control and tactical development of the infrastructure.”

Table 3 “In the year 2025, Jamestown Township will be a well balanced and carefully planned community complete with economically viable farmland, recreational opportunities, well planned infrastructure to serve the economic and social needs of it residents.”

Table 4 "In the 2025, Jamestown Township will be a good place to live as a result of controlled growth resulting in good schools, strong community, efficient transportation, family atmosphere, and open space areas."

NEXT STEPS

The completion of the futuring exercise begins to set the stage for goal setting. For the goal-setting process, it will be most important to pay attention to the rankings assigned to each statement in the tables above by the four groups. The statements ranked 1 through 5 certainly reflect the strongest consensus within a group. When two or more of the groups assigned high rankings to similar ideas, an even broader consensus becomes apparent and it is possible to discern the consistent patterns that reflect the values of the Township.

Futuring Workshop Attendees (as taken from sign in sheet)

1. Steve Rau
2. Marc VanDyk
3. Marilyn VanDyk
4. Dan Jensen
5. Paul Seons
6. Ted Woltjer
7. Ben Schreiber
8. Ken Bredeweg
9. Patricia Schrieber
10. Tia Jonke
11. Jerry Rabenberg
12. David Pruis
13. Larry Walton
14. Chris Feyen
15. Paul Emaus
16. Steve Harkema
17. Joan DeKraker
18. Dell Hoezee
19. Cal Klooster
20. Rick Suitt
21. Henry R. Vander Wey
22. Ed Poortenga
23. Jerry Poortenga
24. Matt VanDyke
25. Philip Den Besten
26. Dick Patmos
27. Bill Patmos
28. Julie White
29. Ruth Pruis
30. Doug Ymker
31. Michael Emaus
32. Kelly Blouw
33. Diane Emaus
34. Pete Hoekstra
35. Adam L. Knobloch
36. Wayne Oosterink
37. Bonnie Oosterink
38. Norma Sharda

Household Composition (2010 Census)

Unit of Government	Total Households	Household Composition*										Average Household Size
		Husband-Wife Family		Single Male Family		Single Female Family		One Person Living Alone		Unrelated People		
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
City/Village												
Coopersville	1,604	822	51.2%	68	4.2%	213	13.3%	413	25.7%	88	5.5%	2.66
Ferrysburg	1,287	649	50.4%	35	2.7%	125	9.7%	403	31.3%	75	5.8%	2.24
Grand Haven	4,769	2,009	42.1%	186	3.9%	526	11.0%	1,773	37.2%	275	5.8%	2.15
Holland (Ottawa pt)	9,139	4,254	46.5%	436	4.8%	1,052	11.5%	2,682	29.3%	715	7.8%	2.57
Hudsonville	2,582	1,560	60.4%	89	3.4%	252	9.8%	593	23.0%	88	3.4%	2.71
Spring Lake	1,067	517	48.5%	29	2.7%	89	8.3%	385	36.1%	47	4.4%	2.17
Zeeland	2,246	1,179	52.5%	63	2.8%	184	8.2%	757	33.7%	63	2.8%	2.37
Township												
Allendale	5,594	2,606	46.6%	250	4.5%	364	6.5%	688	12.3%	1,686	30.1%	3.04
Blendon	1,975	1,486	75.2%	57	2.9%	96	4.9%	269	13.6%	67	3.4%	2.92
Chester	739	486	65.8%	28	3.8%	57	7.7%	131	17.7%	37	5.0%	2.72
Crockery	1,510	901	59.7%	75	5.0%	140	9.3%	305	20.2%	89	5.9%	2.59
Georgetown	16,683	11,357	68.1%	439	2.6%	1,055	6.3%	3,062	18.4%	770	4.6%	2.81
Grand Haven	5,547	3,711	66.9%	205	3.7%	457	8.2%	956	17.2%	218	3.9%	2.72
Holland	12,385	7,079	57.2%	635	5.1%	1,461	11.8%	2,532	20.4%	678	5.5%	2.85
Jamestown	2,264	1,788	79.0%	61	2.7%	114	5.0%	251	11.1%	50	2.2%	3.11
Olive	1,406	989	70.3%	71	5.0%	87	6.2%	201	14.3%	58	4.1%	3.12
Park	6,540	4,593	70.2%	162	2.5%	437	6.7%	1,137	17.4%	211	3.2%	2.70
Polkton	847	611	72.1%	26	3.1%	51	6.0%	127	15.0%	32	3.8%	2.84
Port Sheldon	1,615	1,166	72.2%	51	3.2%	82	5.1%	263	16.3%	53	3.3%	2.61
Robinson	2,065	1,516	73.4%	77	3.7%	116	5.6%	270	13.1%	86	4.2%	2.92
Spring Lake	4,739	2,796	59.0%	149	3.1%	413	8.7%	1,166	24.6%	215	4.5%	2.50
Tallmadge	2,707	1,814	67.0%	98	3.6%	177	6.5%	481	17.8%	137	5.1%	2.78
Wright	1,127	754	66.9%	46	4.1%	75	6.7%	206	18.3%	46	4.1%	2.77
Zeeland	3,338	2,369	71.0%	122	3.7%	249	7.5%	510	15.3%	88	2.6%	2.98
Ottawa County	93,775	57,012	60.8%	3,458	3.7%	7,872	8.4%	19,561	20.9%	5,872	6.3%	2.73
Michigan	3,872,508	1,857,127	48.0%	185,363	4.8%	511,583	13.2%	1,079,678	27.9%	238,757	6.2%	2.49

Source: U.S. Census Bureau

* "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

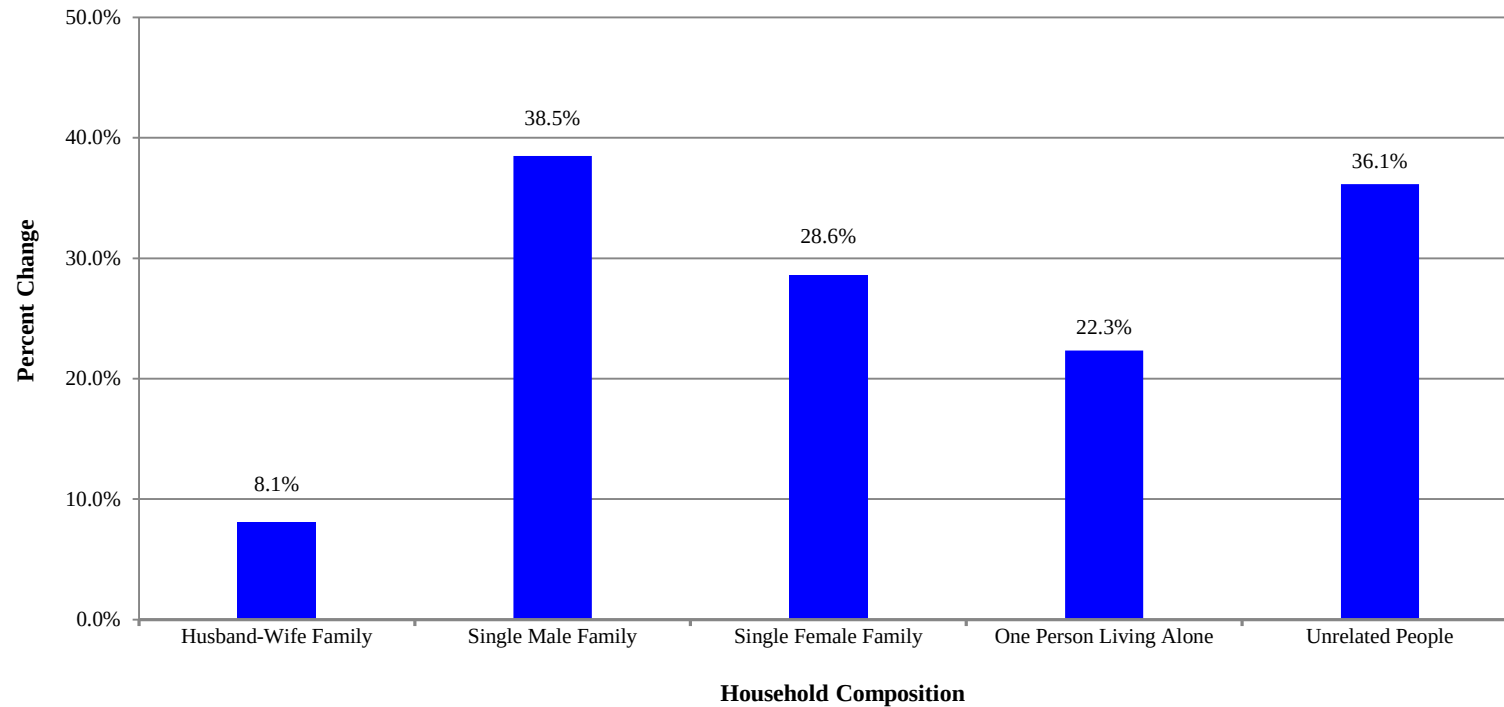
Household Composition in Ottawa County (2000-2010)

Household Composition*	2000	2010	Change 2000-2010	
			Number	Percent
Husband-Wife Family	52,744	57,012	4,268	8.1%
Single Male Family	2,497	3,458	961	38.5%
Single Female Family	6,119	7,872	1,753	28.6%
One Person Living Alone	15,989	19,561	3,572	22.3%
Unrelated People	4,313	5,872	1,559	36.1%

Source: U.S. Census Bureau

* "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

Growth in Ottawa County Households by Household Composition, 2000-2010



Household Size (2010 Census)

		Household Size*													
Unit of Government	Total Households	One Person		Two Persons		Three Persons		Four Persons		Five Persons		Six Persons		Seven or More Persons	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City/Village															
Coopersville	1,604	413	25.7%	477	29.7%	262	16.3%	251	15.6%	141	8.8%	40	2.5%	20	1.2%
Ferrysburg	1,287	403	31.3%	507	39.4%	160	12.4%	133	10.3%	56	4.4%	22	1.7%	6	0.5%
Grand Haven	4,769	1,773	37.2%	1,667	35.0%	614	12.9%	428	9.0%	192	4.0%	65	1.4%	30	0.6%
Holland (Ottawa pt)	9,139	2,682	29.3%	2,867	31.4%	1,287	14.1%	1,142	12.5%	702	7.7%	280	3.1%	179	2.0%
Hudsonville	2,582	593	23.0%	852	33.0%	403	15.6%	372	14.4%	236	9.1%	87	3.4%	39	1.5%
Spring Lake	1,067	385	36.1%	369	34.6%	142	13.3%	110	10.3%	48	4.5%	6	0.6%	7	0.7%
Zeeland	2,246	757	33.7%	711	31.7%	306	13.6%	250	11.1%	146	6.5%	51	2.3%	25	1.1%
Township															
Allendale	5,594	688	12.3%	1,651	29.5%	937	16.8%	1,683	30.1%	438	7.8%	137	2.4%	60	1.1%
Blendon	1,975	269	13.6%	735	37.2%	332	16.8%	347	17.6%	183	9.3%	69	3.5%	40	2.0%
Chester	739	131	17.7%	296	40.1%	103	13.9%	125	16.9%	53	7.2%	18	2.4%	13	1.8%
Crockery	1,510	305	20.2%	579	38.3%	263	17.4%	218	14.4%	98	6.5%	34	2.3%	13	0.9%
Georgetown	16,683	3,062	18.4%	5,705	34.2%	2,599	15.6%	3,084	18.5%	1,494	9.0%	540	3.2%	199	1.2%
Grand Haven	5,547	956	17.2%	2,093	37.7%	941	17.0%	937	16.9%	430	7.8%	134	2.4%	56	1.0%
Holland	12,385	2,532	20.4%	3,860	31.2%	1,964	15.9%	2,142	17.3%	1,154	9.3%	473	3.8%	260	2.1%
Jamestown	2,264	251	11.1%	780	34.5%	350	15.5%	465	20.5%	270	11.9%	103	4.5%	45	2.0%
Olive	1,406	201	14.3%	421	29.9%	241	17.1%	282	20.1%	158	11.2%	63	4.5%	40	2.8%
Park	6,540	1,137	17.4%	2,608	39.9%	977	14.9%	1,053	16.1%	528	8.1%	170	2.6%	67	1.0%
Polkton	847	127	15.0%	329	38.8%	129	15.2%	149	17.6%	71	8.4%	27	3.2%	15	1.8%
Port Sheldon	1,615	263	16.3%	725	44.9%	240	14.9%	227	14.1%	105	6.5%	40	2.5%	15	0.9%
Robinson	2,065	270	13.1%	766	37.1%	352	17.0%	377	18.3%	185	9.0%	81	3.9%	34	1.6%
Spring Lake	4,739	1,166	24.6%	1,766	37.3%	683	14.4%	704	14.9%	293	6.2%	104	2.2%	23	0.5%
Tallmadge	2,707	481	17.8%	1,007	37.2%	431	15.9%	427	15.8%	229	8.5%	83	3.1%	49	1.8%
Wright	1,127	206	18.3%	407	36.1%	184	16.3%	175	15.5%	108	9.6%	36	3.2%	11	1.0%
Zeeland	3,338	510	15.3%	1,102	33.0%	511	15.3%	665	19.9%	362	10.8%	135	4.0%	53	1.6%
Ottawa County	93,775	19,561	20.9%	32,280	34.4%	14,411	15.4%	15,746	16.8%	7,680	8.2%	2,798	3.0%	1,299	1.4%
Michigan	3,872,508	1,079,678	27.9%	1,307,449	33.8%	603,482	15.6%	504,315	13.0%	234,074	6.0%	88,972	2.3%	54,538	1.4%

Source: U.S. Census Bureau

* A household consists of all people who occupy a housing unit regardless of relationship. The number of households equals the number of occupied housing units

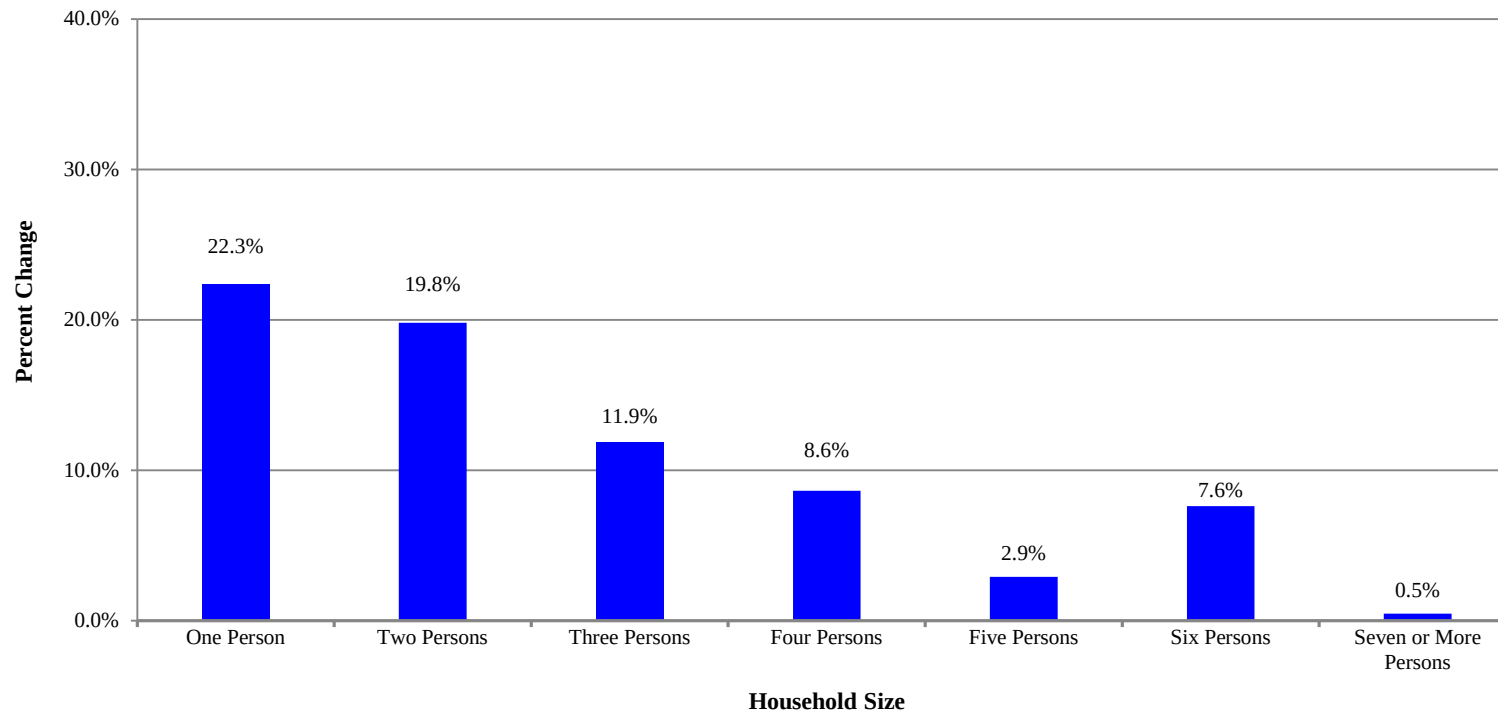
Household Size in Ottawa County (2000-2010)

Household Size*	2000	2010	Change 2000-2010	
			Number	Percent
One Person	15,989	19,561	3,572	22.3%
Two Persons	26,941	32,280	5,339	19.8%
Three Persons	12,883	14,411	1,528	11.9%
Four Persons	14,493	15,746	1,253	8.6%
Five Persons	7,463	7,680	217	2.9%
Six Persons	2,600	2,798	198	7.6%
Seven or More Persons	1,293	1,299	6	0.5%

Source: U.S. Census Bureau

* A household consists of all people who occupy a housing unit regardless of relationship.
The number of households equals the number of occupied housing units

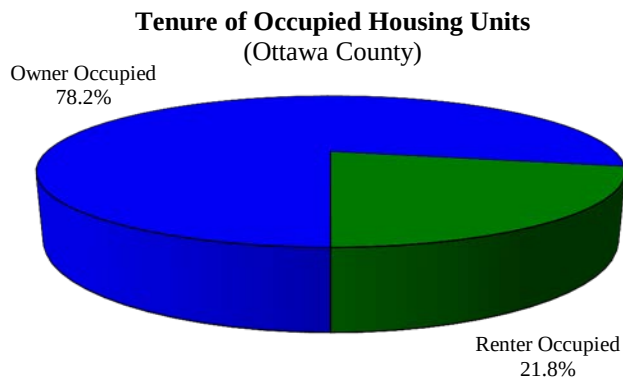
Growth in Ottawa County Households by Household Size, 2000-2010



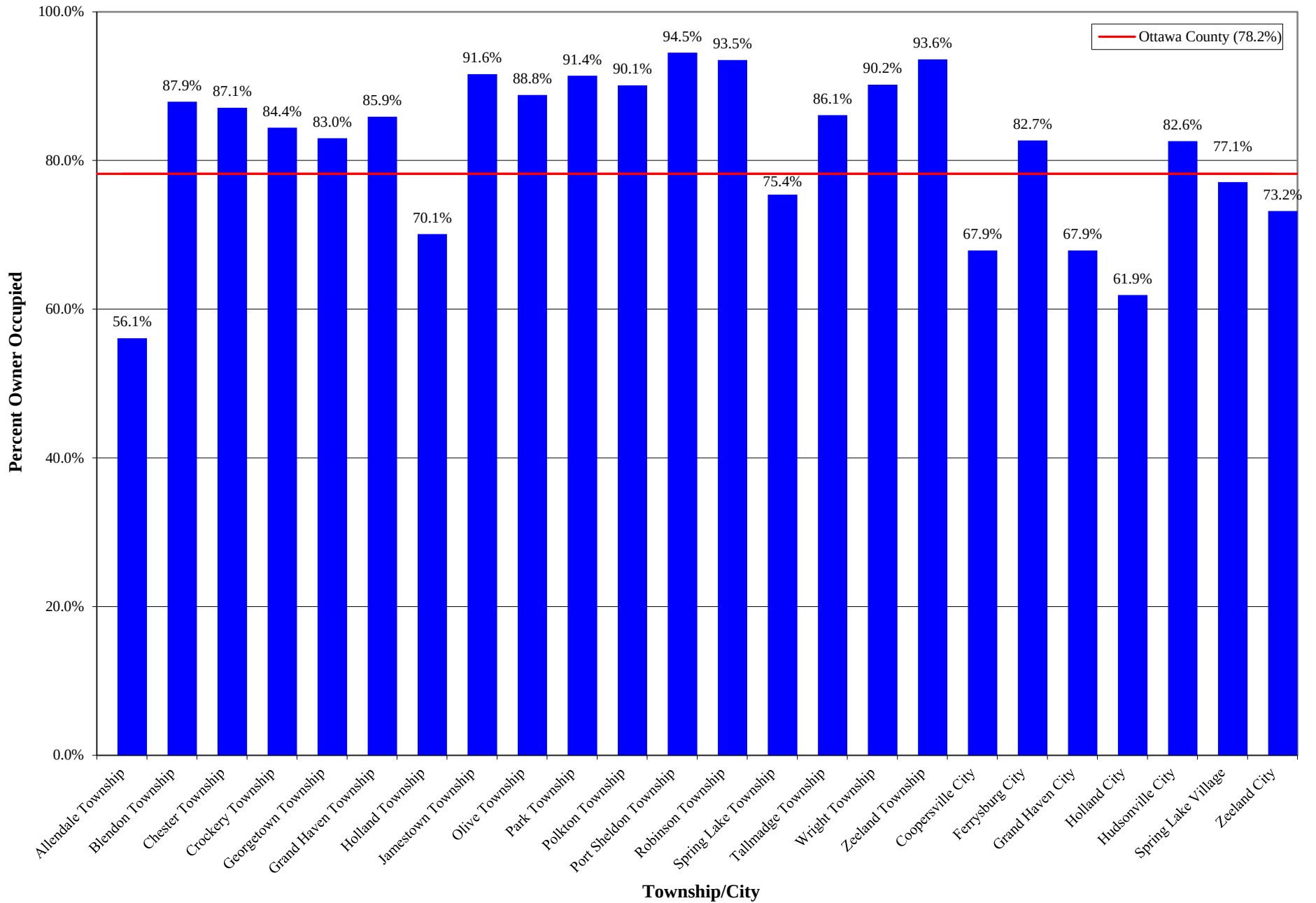
Tenure of Occupied Housing Units (2010 Census)

Unit of Government	Total Occupied Housing Units	Tenure of Occupied Housing Units			
		Owner Occupied		Renter Occupied	
		Number	Percent	Number	Percent
City/Village					
Coopersville	1,604	1,089	67.9%	515	32.1%
Ferrysburg	1,287	1,064	82.7%	223	17.3%
Grand Haven	4,769	3,239	67.9%	1,530	32.1%
Holland (Ottawa pt)	9,139	5,661	61.9%	3,478	38.1%
Hudsonville	2,582	2,134	82.6%	448	17.4%
Spring Lake	1,067	823	77.1%	244	22.9%
Zeeland	2,246	1,643	73.2%	603	26.8%
Township					
Allendale	5,594	3,136	56.1%	2,458	43.9%
Blendon	1,975	1,737	87.9%	238	12.1%
Chester	739	644	87.1%	95	12.9%
Crockery	1,510	1,274	84.4%	236	15.6%
Georgetown	16,683	13,850	83.0%	2,833	17.0%
Grand Haven	5,547	4,766	85.9%	781	14.1%
Holland	12,385	8,678	70.1%	3,707	29.9%
Jamestown	2,264	2,073	91.6%	191	8.4%
Olive	1,406	1,248	88.8%	158	11.2%
Park	6,540	5,975	91.4%	565	8.6%
Polkton	847	763	90.1%	84	9.9%
Port Sheldon	1,615	1,526	94.5%	89	5.5%
Robinson	2,065	1,931	93.5%	134	6.5%
Spring Lake	4,739	3,575	75.4%	1,164	24.6%
Tallmadge	2,707	2,332	86.1%	375	13.9%
Wright	1,127	1,016	90.2%	111	9.8%
Zeeland	3,338	3,126	93.6%	212	6.4%
Ottawa County	93,775	73,303	78.2%	20,472	21.8%
Michigan	3,872,508	2,793,342	72.1%	1,079,166	27.9%

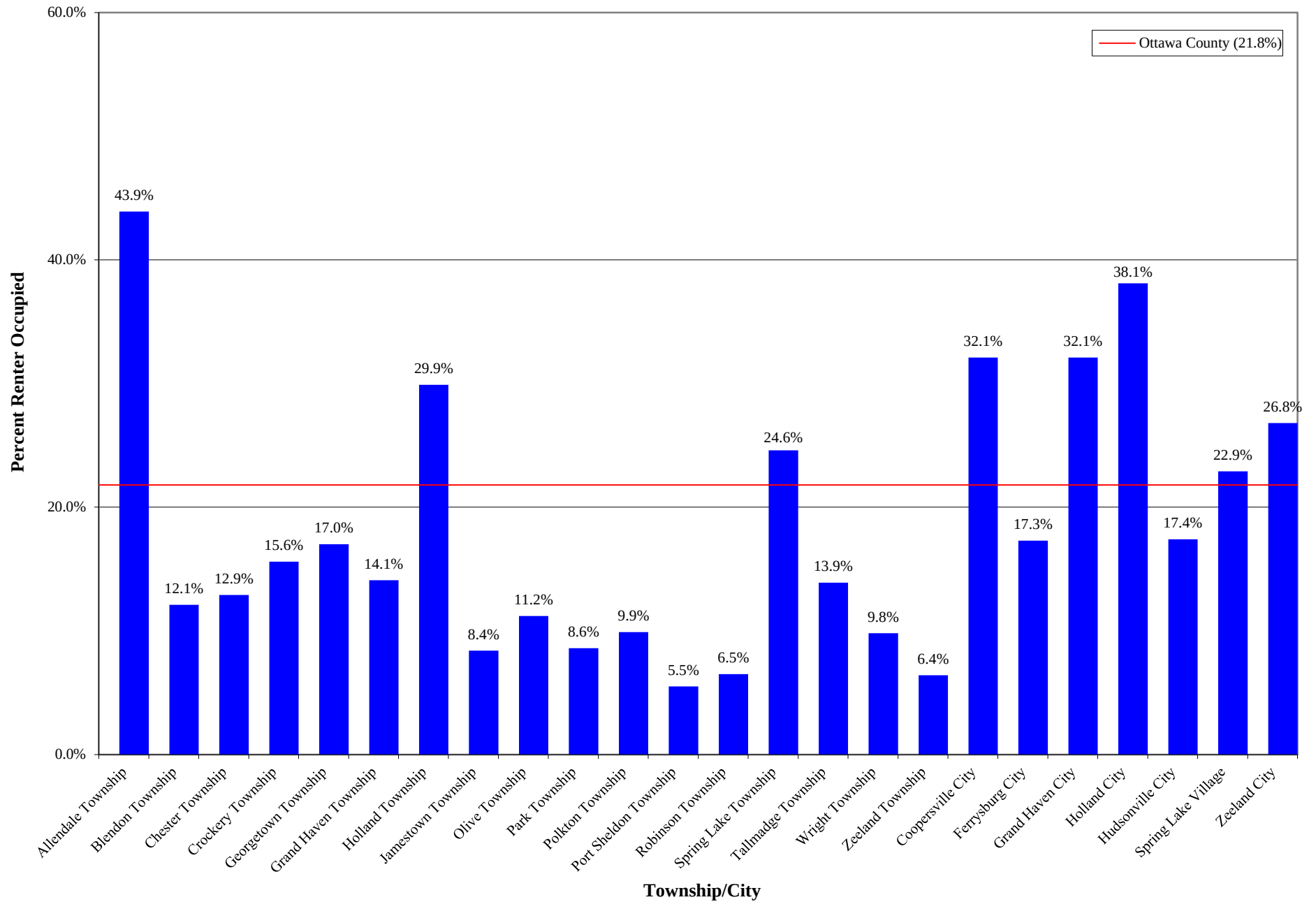
Source: U.S. Census Bureau



Percent of Occupied Housing Units that are Owner Occupied



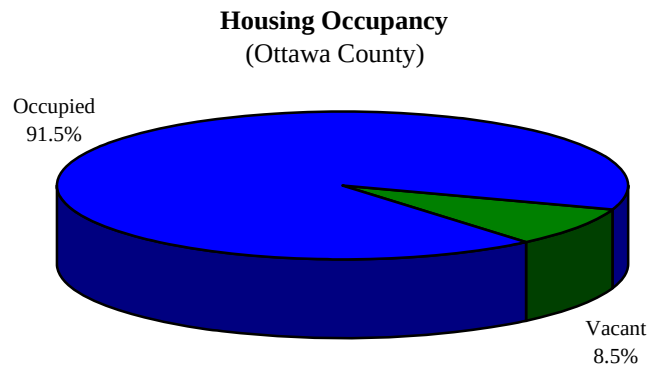
Percent of Occupied Housing Units that are Renter Occupied



Housing Occupancy (2010 Census)

Unit of Government	Total Housing Units	Occupied Housing Units		Vacant Housing Units	
		Number	Percent	Number	Percent
City/Village					
Coopersville	1,742	1,604	92.1%	138	7.9%
Ferrysburg	1,565	1,287	82.2%	278	17.8%
Grand Haven	5,815	4,769	82.0%	1,046	18.0%
Holland (Ottawa pt)	10,091	9,139	90.6%	952	9.4%
Hudsonville	2,712	2,582	95.2%	130	4.8%
Spring Lake	1,301	1,067	82.0%	234	18.0%
Zeeland	2,446	2,246	91.8%	200	8.2%
Township					
Allendale	5,836	5,594	95.9%	242	4.1%
Blendon	2,032	1,975	97.2%	57	2.8%
Chester	820	739	90.1%	81	9.9%
Crockery	1,614	1,510	93.6%	104	6.4%
Georgetown	17,357	16,683	96.1%	674	3.9%
Grand Haven	6,219	5,547	89.2%	672	10.8%
Holland	13,447	12,385	92.1%	1,062	7.9%
Jamestown	2,326	2,264	97.3%	62	2.7%
Olive	1,530	1,406	91.9%	124	8.1%
Park	7,604	6,540	86.0%	1,064	14.0%
Polkton	893	847	94.8%	46	5.2%
Port Sheldon	1,972	1,615	81.9%	357	18.1%
Robinson	2,217	2,065	93.1%	152	6.9%
Spring Lake	5,422	4,739	87.4%	683	12.6%
Tallmadge	2,863	2,707	94.6%	156	5.4%
Wright	1,180	1,127	95.5%	53	4.5%
Zeeland	3,491	3,338	95.6%	153	4.4%
Ottawa County	102,495	93,775	91.5%	8,720	8.5%
Michigan	4,532,233	3,872,508	85.4%	659,725	14.6%

Source: U.S. Census Bureau



Vacant Housing Units (2010 Census)

Unit of Government	Total Housing Units	Vacant Housing Units		Type of Vacant Housing Units							
				For Rent/ Rented, Not Occupied		For Sale/ Sold, Not Occupied		For Seasonal, Recreational, or Occasional Use		All Other Vacant Housing Units	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City/Village											
Coopersville	1,742	138	7.9%	86	62.3%	26	18.8%	8	5.8%	18	13.0%
Ferrysburg	1,565	278	17.8%	21	7.6%	51	18.3%	188	67.6%	18	6.5%
Grand Haven	5,815	1,046	18.0%	249	23.8%	185	17.7%	499	47.7%	113	10.8%
Holland (Ottawa pt)	10,091	952	9.4%	389	40.9%	201	21.1%	95	10.0%	267	28.0%
Hudsonville	2,712	130	4.8%	32	24.6%	61	46.9%	10	7.7%	27	20.8%
Spring Lake	1,301	234	18.0%	34	14.5%	65	27.8%	106	45.3%	29	12.4%
Zeeland	2,446	200	8.2%	59	29.5%	78	39.0%	14	7.0%	49	24.5%
Township											
Allendale	5,836	242	4.1%	113	46.7%	70	28.9%	17	7.0%	42	17.4%
Blendon	2,032	57	2.8%	17	29.8%	15	26.3%	4	7.0%	21	36.8%
Chester	820	81	9.9%	11	13.6%	30	37.0%	13	16.0%	27	33.3%
Crockery	1,614	104	6.4%	16	15.4%	38	36.5%	12	11.5%	38	36.5%
Georgetown	17,357	674	3.9%	242	35.9%	216	32.0%	58	8.6%	158	23.4%
Grand Haven	6,219	672	10.8%	58	8.6%	101	15.0%	292	43.5%	221	32.9%
Holland	13,447	1,062	7.9%	600	56.5%	244	23.0%	85	8.0%	133	12.5%
Jamestown	2,326	62	2.7%	13	21.0%	32	51.6%	2	3.2%	15	24.2%
Olive	1,530	124	8.1%	6	4.8%	81	65.3%	6	4.8%	31	25.0%
Park	7,604	1,064	14.0%	98	9.2%	146	13.7%	755	71.0%	65	6.1%
Polkton	893	46	5.2%	3	6.5%	11	23.9%	12	26.1%	20	43.5%
Port Sheldon	1,972	357	18.1%	14	3.9%	55	15.4%	267	74.8%	21	5.9%
Robinson	2,217	152	6.9%	9	5.9%	39	25.7%	32	21.1%	72	47.4%
Spring Lake	5,422	683	12.6%	223	32.7%	152	22.3%	248	36.3%	60	8.8%
Tallmadge	2,863	156	5.4%	27	17.3%	40	25.6%	11	7.1%	78	50.0%
Wright	1,180	53	4.5%	9	17.0%	12	22.6%	5	9.4%	27	50.9%
Zeeland	3,491	153	4.4%	33	21.6%	78	51.0%	13	8.5%	29	19.0%
Ottawa County	102,495	8,720	8.5%	2,362	27.1%	2,027	23.2%	2,752	31.6%	1,579	18.1%
Michigan	4,532,233	659,725	14.6%	148,371	22.5%	95,058	14.4%	263,071	39.9%	153,225	23.2%

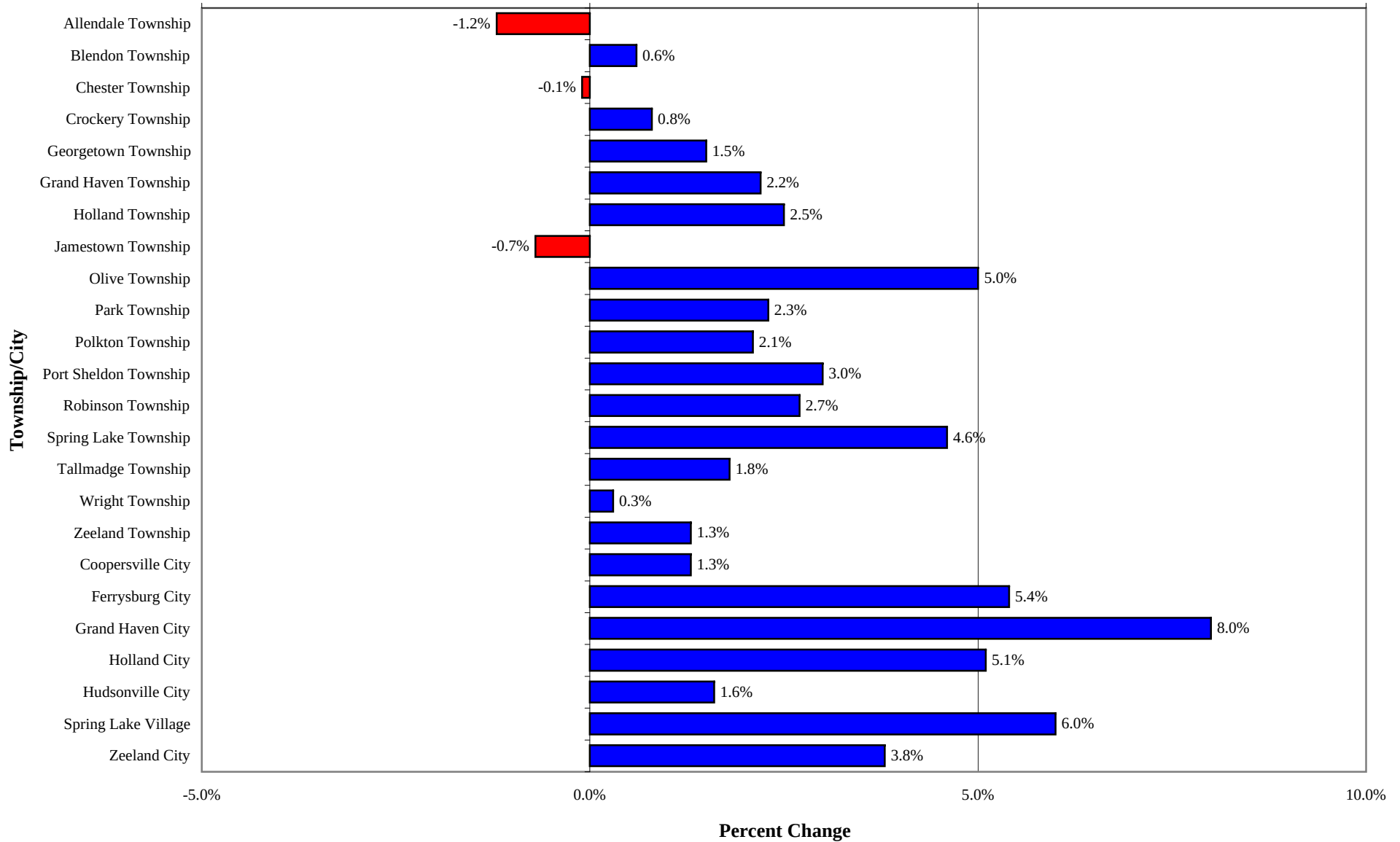
Source: U.S. Census Bureau

Vacancy Rate of Housing Units (2000-2010)

Unit of Government	2000	2010	Change 2000-2010
<i>City/Village</i>			
Coopersville	6.6%	7.9%	1.3%
Ferrysburg	12.4%	17.8%	5.4%
Grand Haven	10.0%	18.0%	8.0%
Holland (Ottawa pt)	4.3%	9.4%	5.1%
Hudsonville	3.2%	4.8%	1.6%
Spring Lake	12.0%	18.0%	6.0%
Zeeland	4.4%	8.2%	3.8%
<i>Township</i>			
Allendale	5.3%	4.1%	-1.2%
Blendon	2.2%	2.8%	0.6%
Chester	10.0%	9.9%	-0.1%
Crockery	5.6%	6.4%	0.8%
Georgetown	2.4%	3.9%	1.5%
Grand Haven	8.6%	10.8%	2.2%
Holland	5.4%	7.9%	2.5%
Jamestown	3.4%	2.7%	-0.7%
Olive	3.1%	8.1%	5.0%
Park	11.7%	14.0%	2.3%
Polkton	3.1%	5.2%	2.1%
Port Sheldon	15.1%	18.1%	3.0%
Robinson	4.2%	6.9%	2.7%
Spring Lake	8.0%	12.6%	4.6%
Tallmadge	3.6%	5.4%	1.8%
Wright	4.2%	4.5%	0.3%
Zeeland	3.1%	4.4%	1.3%
Ottawa County	6.0%	8.5%	2.5%
Michigan	10.6%	14.6%	4.0%

Source: U.S. Census Bureau

Change in Housing Vacancy Rate in Ottawa County, 2000-2010



Age Distribution (2010 Census)

		Age									
Unit of Government	Total Population	Under 5 Years		5-24 Years		25-44 Years		45-64 Years		65+ Years	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City/Village											
Coopersville	4,275	346	8.1%	1,321	30.9%	1,189	27.8%	942	22.0%	477	11.2%
Ferrysburg	2,892	121	4.2%	651	22.5%	583	20.2%	958	33.1%	579	20.0%
Grand Haven	10,412	623	6.0%	2,322	22.3%	2,514	24.1%	2,965	28.5%	1,988	19.1%
Holland (Ottawa pt)	26,035	1,866	7.2%	9,158	35.2%	6,504	25.0%	5,307	20.4%	3,200	12.3%
Hudsonville	7,116	553	7.8%	2,093	29.4%	1,829	25.7%	1,609	22.6%	1,032	14.5%
Spring Lake	2,323	125	5.4%	522	22.5%	523	22.5%	676	29.1%	477	20.5%
Zeeland	5,504	392	7.1%	1,422	25.8%	1,311	23.8%	1,130	20.5%	1,249	22.7%
Township											
Allendale	20,708	1,133	5.5%	12,722	61.4%	3,545	17.1%	2,437	11.8%	871	4.2%
Blendon	5,772	349	6.0%	1,770	30.7%	1,252	21.7%	1,823	31.6%	578	10.0%
Chester	2,017	106	5.3%	561	27.8%	451	22.4%	649	32.2%	250	12.4%
Crockery	3,960	224	5.7%	1,033	26.1%	951	24.0%	1,255	31.7%	497	12.6%
Georgetown	46,985	3,284	7.0%	14,609	31.1%	11,234	23.9%	11,750	25.0%	6,108	13.0%
Grand Haven	15,178	922	6.1%	4,253	28.0%	3,544	23.3%	4,739	31.2%	1,720	11.3%
Holland	35,636	2,984	8.4%	11,053	31.0%	10,574	29.7%	7,863	22.1%	3,162	8.9%
Jamestown	7,034	583	8.3%	2,198	31.2%	1,886	26.8%	1,795	25.5%	572	8.1%
Olive	4,735	330	7.0%	1,491	31.5%	1,376	29.1%	1,221	25.8%	317	6.7%
Park	17,802	1,001	5.6%	4,819	27.1%	3,857	21.7%	5,775	32.4%	2,350	13.2%
Polkton	2,423	117	4.8%	718	29.6%	554	22.9%	718	29.6%	316	13.0%
Port Sheldon	4,240	201	4.7%	1,032	24.3%	860	20.3%	1,558	36.7%	589	13.9%
Robinson	6,084	395	6.5%	1,749	28.7%	1,583	26.0%	1,840	30.2%	517	8.5%
Spring Lake	11,977	684	5.7%	3,154	26.3%	2,737	22.9%	3,451	28.8%	1,951	16.3%
Tallmadge	7,575	436	5.8%	2,185	28.8%	1,641	21.7%	2,439	32.2%	874	11.5%
Wright	3,147	185	5.9%	892	28.3%	724	23.0%	953	30.3%	393	12.5%
Zeeland	9,971	802	8.0%	3,093	31.0%	2,755	27.6%	2,365	23.7%	956	9.6%
Ottawa County	263,801	17,762	6.7%	84,821	32.2%	63,977	24.3%	66,218	25.1%	31,023	11.8%
Michigan	9,883,640	596,286	6.0%	2,721,671	27.5%	2,442,123	24.7%	2,762,030	27.9%	1,361,530	13.8%

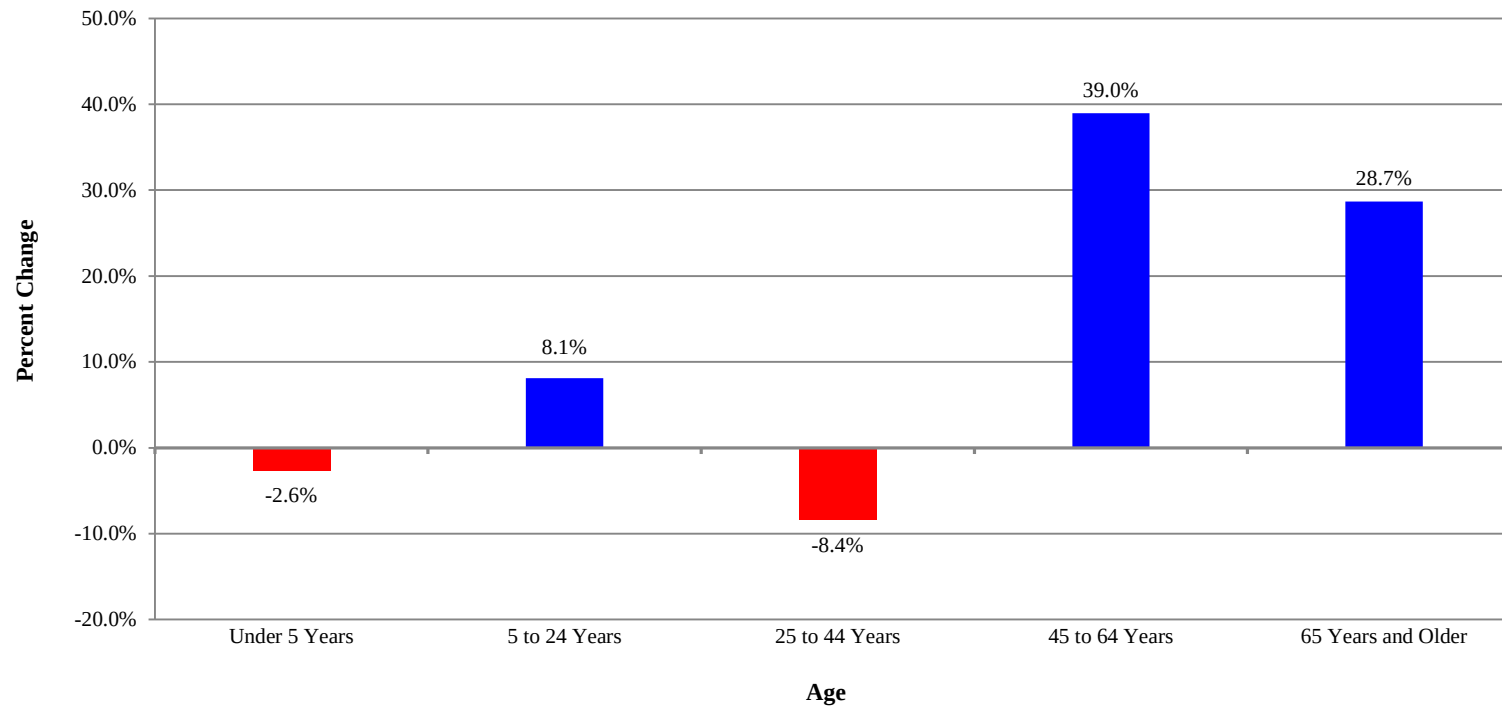
Source: U.S. Census Bureau

Age Distribution in Ottawa County (2000-2010)

Age	2000	2010	Change 2000-2010	
			Number	Percent
Under 5 Years	18,242	17,762	-480	-2.6%
5 to 24 Years	78,473	84,821	6,348	8.1%
25 to 44 Years	69,834	63,977	-5,857	-8.4%
45 to 64 Years	47,653	66,218	18,565	39.0%
65 Years and Older	24,112	31,023	6,911	28.7%

Source: U.S. Census Bureau

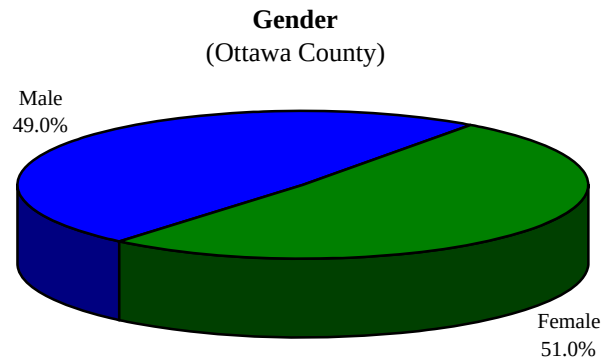
Growth in Ottawa County Population by Age Group, 2000-2010



Gender (2010 Census)

Unit of Government	Total Population	Male		Female	
		Number	Percent	Number	Percent
City/Village					
Coopersville	4,275	2,064	48.3%	2,211	51.7%
Ferrysburg	2,892	1,345	46.5%	1,547	53.5%
Grand Haven	10,412	4,931	47.4%	5,481	52.6%
Holland (Ottawa pt)	26,035	12,481	47.9%	13,554	52.1%
Hudsonville	7,116	3,392	47.7%	3,724	52.3%
Spring Lake	2,323	1,092	47.0%	1,231	53.0%
Zeeland	5,504	2,467	44.8%	3,037	55.2%
Township					
Allendale	20,708	9,576	46.2%	11,132	53.8%
Blendon	5,772	2,921	50.6%	2,851	49.4%
Chester	2,017	1,039	51.5%	978	48.5%
Crockery	3,960	2,061	52.0%	1,899	48.0%
Georgetown	46,985	22,852	48.6%	24,133	51.4%
Grand Haven	15,178	7,514	49.5%	7,664	50.5%
Holland	35,636	17,788	49.9%	17,848	50.1%
Jamestown	7,034	3,549	50.5%	3,485	49.5%
Olive	4,735	2,579	54.5%	2,156	45.5%
Park	17,802	8,808	49.5%	8,994	50.5%
Polkton	2,423	1,239	51.1%	1,184	48.9%
Port Sheldon	4,240	2,168	51.1%	2,072	48.9%
Robinson	6,084	3,148	51.7%	2,936	48.3%
Spring Lake	11,977	5,806	48.5%	6,171	51.5%
Tallmadge	7,575	3,750	49.5%	3,825	50.5%
Wright	3,147	1,585	50.4%	1,562	49.6%
Zeeland	9,971	4,981	50.0%	4,990	50.0%
Ottawa County	263,801	129,136	49.0%	134,665	51.0%
Michigan	9,883,640	4,848,114	49.1%	5,035,526	50.9%

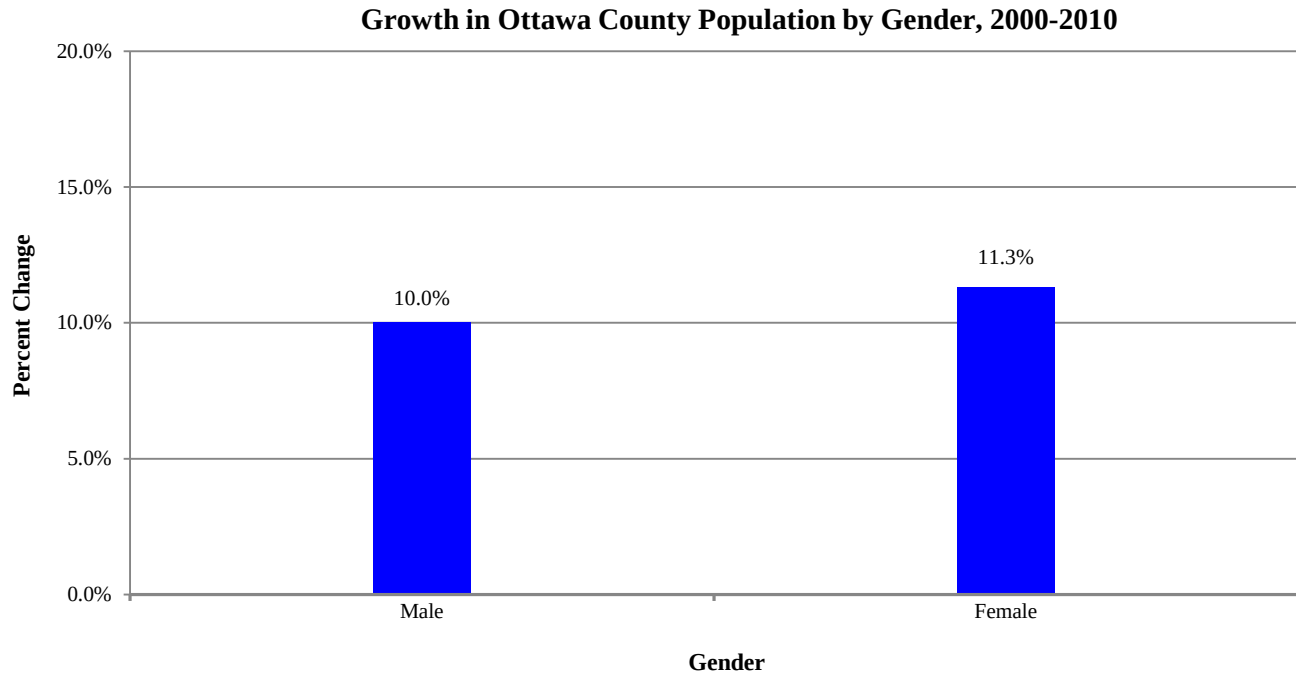
Source: U.S. Census Bureau



Gender in Ottawa County (2000-2010)

Gender	2000	2010	Change 2000-2010	
			Number	Percent
Male	117,349	129,136	11,787	10.0%
Female	120,965	134,665	13,700	11.3%

Source: U.S. Census Bureau



Race (2010 Census)

		Race									
Unit of Government	Total Population	White		African American		Asian		Native American ¹		Other	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City/Village											
Coopersville	4,275	4,082	95.5%	22	0.5%	29	0.7%	29	0.7%	113	2.6%
Ferrysburg	2,892	2,771	95.8%	14	0.5%	16	0.6%	19	0.7%	72	2.5%
Grand Haven	10,412	9,891	95.0%	75	0.7%	104	1.0%	94	0.9%	248	2.4%
Holland (Ottawa pt)	26,035	20,591	79.1%	908	3.5%	866	3.3%	182	0.7%	3,488	13.4%
Hudsonville	7,116	6,708	94.3%	109	1.5%	58	0.8%	25	0.4%	216	3.0%
Spring Lake	2,323	2,247	96.7%	5	0.2%	6	0.3%	20	0.9%	45	1.9%
Zeeland	5,504	5,163	93.8%	59	1.1%	74	1.3%	23	0.4%	185	3.4%
Township											
Allendale	20,708	18,873	91.1%	637	3.1%	297	1.4%	91	0.4%	810	3.9%
Blendon	5,772	5,615	97.3%	19	0.3%	32	0.6%	7	0.1%	99	1.7%
Chester	2,017	1,934	95.9%	7	0.3%	6	0.3%	10	0.5%	60	3.0%
Crockery	3,960	3,818	96.4%	21	0.5%	17	0.4%	18	0.5%	86	2.2%
Georgetown	46,985	44,774	95.3%	455	1.0%	610	1.3%	124	0.3%	1,022	2.2%
Grand Haven	15,178	14,537	95.8%	43	0.3%	149	1.0%	84	0.6%	365	2.4%
Holland	35,636	26,180	73.5%	930	2.6%	3,346	9.4%	194	0.5%	4,986	14.0%
Jamestown	7,034	6,835	97.2%	43	0.6%	72	1.0%	12	0.2%	72	1.0%
Olive	4,735	4,081	86.2%	127	2.7%	68	1.4%	29	0.6%	430	9.1%
Park	17,802	16,421	92.2%	160	0.9%	384	2.2%	37	0.2%	800	4.5%
Polkton	2,423	2,377	98.1%	2	0.1%	3	0.1%	7	0.3%	34	1.4%
Port Sheldon	4,240	3,978	93.8%	26	0.6%	71	1.7%	11	0.3%	154	3.6%
Robinson	6,084	5,804	95.4%	15	0.2%	36	0.6%	38	0.6%	191	3.1%
Spring Lake	11,977	11,487	95.9%	74	0.6%	112	0.9%	65	0.5%	239	2.0%
Tallmadge	7,575	7,318	96.6%	36	0.5%	51	0.7%	39	0.5%	131	1.7%
Wright	3,147	3,030	96.3%	15	0.5%	9	0.3%	18	0.6%	75	2.4%
Zeeland	9,971	9,123	91.5%	72	0.7%	322	3.2%	39	0.4%	415	4.2%
Ottawa County	263,801	237,638	90.1%	3,874	1.5%	6,738	2.6%	1,215	0.5%	14,336	5.4%
Michigan	9,883,640	7,803,120	78.9%	1,400,362	14.2%	238,199	2.4%	64,611	0.7%	377,348	3.8%

Source: U.S. Census Bureau

¹ Includes American Indian, Alaska Native, Native Hawaiian, and Other Pacific Islander

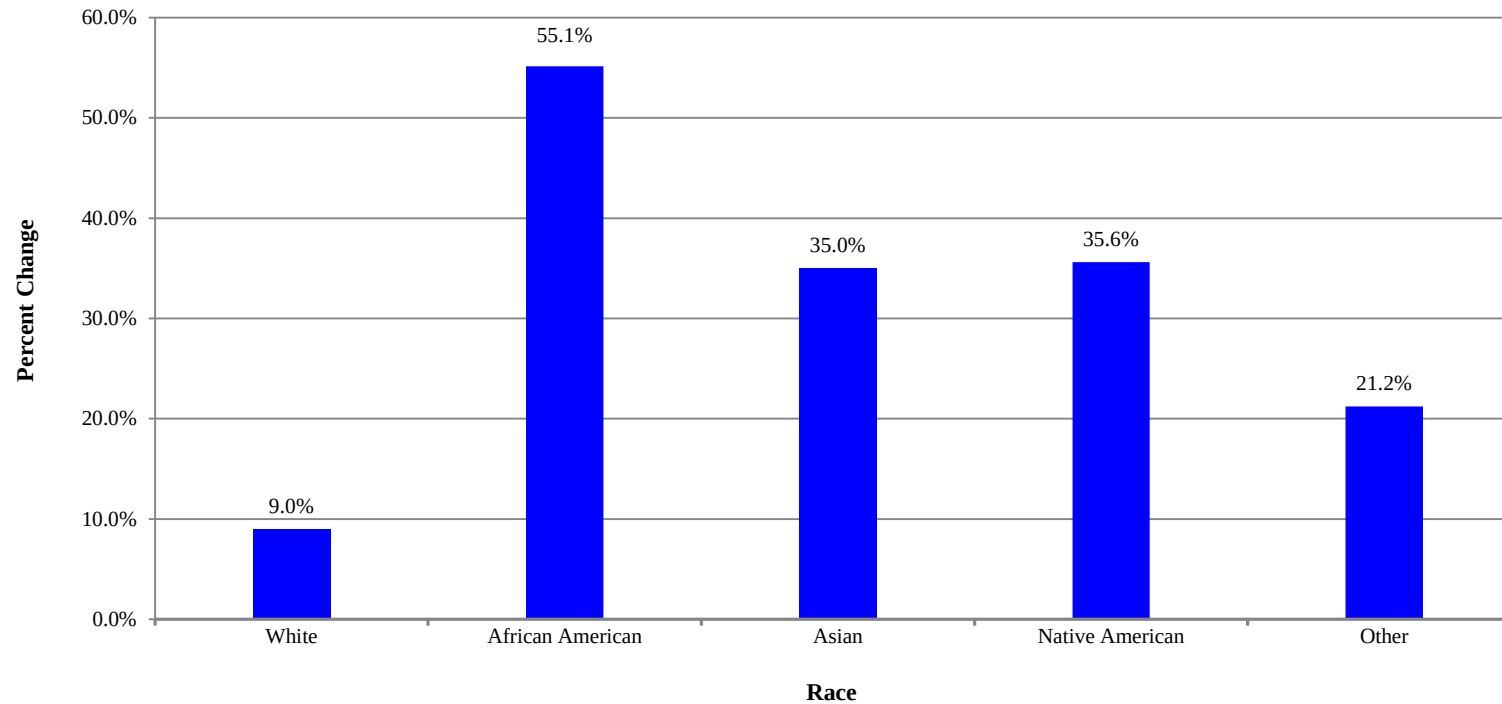
Race in Ottawa County (2000-2010)

Race	2000	2010	Change 2000-2010	
			Number	Percent
White	218,105	237,638	19,533	9.0%
African American	2,497	3,874	1,377	55.1%
Asian	4,991	6,738	1,747	35.0%
Native American ¹	896	1,215	319	35.6%
Other	11,825	14,336	2,511	21.2%

Source: U.S. Census Bureau

¹ Includes American Indian, Alaska Native, Native Hawaiian, and Other Pacific Islander

Growth in Ottawa County Population by Race, 2000-2010

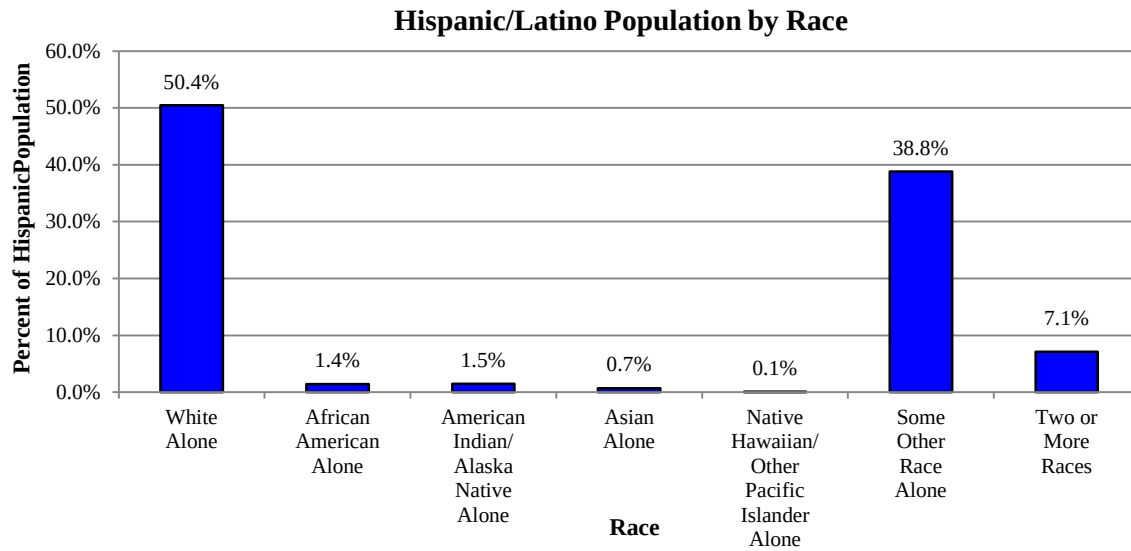


Ottawa County Hispanic/Latino* Population by Race (2010 Census)

Race	Total Population	Hispanic/Latino Origin		Non-Hispanic/Latino Origin	
		Number	Percent	Number	Percent
White Alone	237,638	11,482	50.4%	226,156	93.8%
African American Alone	3,874	323	1.4%	3,551	1.5%
American Indian/Alaska Native Alone	1,141	335	1.5%	806	0.3%
Asian Alone	6,738	162	0.7%	6,576	2.7%
Native Hawaiian/Other Pacific Islander Alone	74	10	0.1%	64	0.1%
Some Other Race Alone	8,998	8,828	38.8%	170	0.1%
Two or More Races	5,338	1,621	7.1%	3,717	1.5%
Total	263,801	22,761	100.0%	241,040	100.0%

Source: U.S. Census Bureau

* The federal government considers race and Hispanic/Latino origin to be two separate and distinct concepts. Hispanics/Latinos may be of any race.

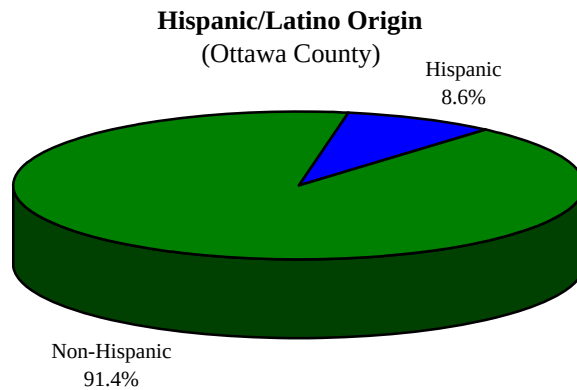


Hispanic/Latino Origin* (2010 Census)

Unit of Government	Total Population	Hispanic/Latino Origin		Non-Hispanic/Latino Origin	
		Number	Percent	Number	Percent
City/Village					
Coopersville	4,275	159	3.7%	4,116	96.3%
Ferrysburg	2,892	71	2.5%	2,821	97.5%
Grand Haven	10,412	249	2.4%	10,163	97.6%
Holland (Ottawa pt)	26,035	6,114	23.5%	19,921	76.5%
Hudsonville	7,116	229	3.2%	6,887	96.8%
Spring Lake	2,323	41	1.8%	2,282	98.2%
Zeeland	5,504	353	6.4%	5,151	93.6%
Township					
Allendale	20,708	947	4.6%	19,761	95.4%
Blendon	5,772	182	3.2%	5,590	96.8%
Chester	2,017	73	3.6%	1,944	96.4%
Crockery	3,960	101	2.6%	3,859	97.4%
Georgetown	46,985	1,279	2.7%	45,706	97.3%
Grand Haven	15,178	446	2.9%	14,732	97.1%
Holland	35,636	8,347	23.4%	27,289	76.6%
Jamestown	7,034	139	2.0%	6,895	98.0%
Olive	4,735	732	15.5%	4,003	84.5%
Park	17,802	1,430	8.0%	16,372	92.0%
Polkton	2,423	64	2.6%	2,359	97.4%
Port Sheldon	4,240	253	6.0%	3,987	94.0%
Robinson	6,084	337	5.5%	5,747	94.5%
Spring Lake	11,977	266	2.2%	11,711	97.8%
Tallmadge	7,575	148	2.0%	7,427	98.0%
Wright	3,147	104	3.3%	3,043	96.7%
Zeeland	9,971	697	7.0%	9,274	93.0%
Ottawa County	263,801	22,761	8.6%	241,040	91.4%
Michigan	9,883,640	436,358	4.4%	9,447,282	95.6%

Source: U.S. Census Bureau

* The federal government considers race and Hispanic/Latino origin to be two separate and distinct concepts. Hispanics/Latinos may be of any race.



Hispanic/Latino* Population (2010 Census)

Unit of Government	Total Population	Hispanic/Latino Origin		Type of Hispanic/Latino											
				Mexican		Puerto Rican		Cuban		Central American ¹		South American		Other Hispanic/Latino ²	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City/Village															
Coopersville	4,275	159	3.7%	133	83.6%	5	3.1%	0	0.0%	4	2.5%	3	1.9%	14	8.8%
Ferrysburg	2,892	71	2.5%	53	74.6%	0	0.0%	1	1.4%	0	0.0%	5	7.0%	12	16.9%
Grand Haven	10,412	249	2.4%	169	67.9%	29	11.6%	4	1.6%	13	5.2%	11	4.4%	23	9.2%
Holland (Ottawa pt)	26,035	6,114	23.5%	5,070	82.9%	342	5.6%	76	1.2%	88	1.4%	76	1.2%	462	7.6%
Hudsonville	7,116	229	3.2%	143	62.4%	26	11.4%	18	7.9%	23	10.0%	3	1.3%	16	7.0%
Spring Lake	2,323	41	1.8%	26	63.4%	4	9.8%	3	7.3%	3	7.3%	2	4.9%	3	7.3%
Zeeland	5,504	353	6.4%	253	71.7%	43	12.2%	10	2.8%	20	5.7%	4	1.1%	23	6.5%
Township															
Allendale	20,708	947	4.6%	696	73.5%	50	5.3%	43	4.5%	42	4.4%	34	3.6%	82	8.7%
Blendon	5,772	182	3.2%	132	72.5%	15	8.2%	1	0.5%	8	4.4%	3	1.6%	23	12.6%
Chester	2,017	73	3.6%	68	93.2%	2	2.7%	0	0.0%	0	0.0%	1	1.4%	2	2.7%
Crockery	3,960	101	2.6%	78	77.2%	5	5.0%	2	2.0%	4	4.0%	1	1.0%	11	10.9%
Georgetown	46,985	1,279	2.7%	792	61.9%	123	9.6%	92	7.2%	86	6.7%	40	3.1%	146	11.4%
Grand Haven	15,178	446	2.9%	348	78.0%	13	2.9%	4	0.9%	19	4.3%	14	3.1%	48	10.8%
Holland	35,636	8,347	23.4%	6,950	83.3%	340	4.1%	123	1.5%	171	2.0%	134	1.6%	629	7.5%
Jamestown	7,034	139	2.0%	95	68.3%	10	7.2%	11	7.9%	8	5.8%	5	3.6%	10	7.2%
Olive	4,735	732	15.5%	670	91.5%	13	1.8%	4	0.5%	6	0.8%	5	0.7%	34	4.6%
Park	17,802	1,430	8.0%	1,148	80.3%	56	3.9%	33	2.3%	44	3.1%	48	3.4%	101	7.1%
Polkton	2,423	64	2.6%	50	78.1%	3	4.7%	4	6.3%	3	4.7%	1	1.6%	3	4.7%
Port Sheldon	4,240	253	6.0%	196	77.5%	3	1.2%	0	0.0%	23	9.1%	17	6.7%	14	5.5%
Robinson	6,084	337	5.5%	281	83.4%	11	3.3%	4	1.2%	6	1.8%	3	0.9%	32	9.5%
Spring Lake	11,977	266	2.2%	199	74.8%	20	7.5%	9	3.4%	4	1.5%	11	4.1%	23	8.6%
Tallmadge	7,575	148	2.0%	98	66.2%	17	11.5%	7	4.7%	5	3.4%	2	1.4%	19	12.8%
Wright	3,147	104	3.3%	87	83.7%	3	2.9%	6	5.8%	3	2.9%	1	1.0%	4	3.8%
Zeeland	9,971	697	7.0%	579	83.1%	36	5.2%	7	1.0%	10	1.4%	12	1.7%	53	7.6%
Ottawa County	263,801	22,761	8.6%	18,314	80.5%	1,169	5.1%	462	2.0%	593	2.6%	436	1.9%	1,787	7.9%
Michigan	9,883,640	436,358	4.4%	317,903	72.9%	37,267	8.5%	9,922	2.3%	17,785	4.1%	13,243	3.0%	40,238	9.2%

Source: U.S. Census Bureau

* The federal government considers race and Hispanic/Latino origin to be two separate and distinct concepts. Hispanic/Latinos may be of any race.

¹ Excludes Hispanics/Latinos who are Mexican

² Includes Hispanics/Latinos who are Dominican, Spanish, Spanish American, and All Others

Hispanic/Latino Origin* in Ottawa County (2000-2010)

	2000	2010	Change 2000-2010	
			Number	Percent
Hispanic/Latino Origin	16,692	22,761	6,069	36.4%
Non-Hispanic/Latino Origin	221,622	241,040	19,418	8.8%

Source: U.S. Census Bureau

* The federal government considers race and Hispanic/Latino origin to be two separate and distinct concepts. Hispanic/Latinos may be of any race.

Growth in Ottawa County Population by Hispanic/Latino Origin, 2000-2010

