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MEMORANDUM

To: Jamestown Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: June 14, 2019
Re: Master Plan Map, Chapter Eleven – Implementation

Pursuant to your direction at your June 13, 2019 special meeting, attached is the draft map of the Master Plan. Given that your direction was very recent and because of the limited number of revisions, we will not repeat them within this memorandum.

In addition to the Master Plan Map, as we were finalizing all of our notes regarding the Master Plan, we found an old note regarding the potential creation of a Village of Jamestown Zoning District and a Forest Grove Zoning District, which is what the current Master Plan indicates should occur. Specifically, we noted that the existing Village Commercial Zoning District (C-1) likely achieves the provisions of the Master Plan relative to the Village of Jamestown and Forest Grove. Given this, and after reviewing the Village of Jamestown Chapter and the Forest Grove Chapter related to the C-1 District language of the Zoning Ordinance, we believe that the Township does not need to create any additional zoning districts and can simply reference the C-1 District.

As a result, attached is a revised Chapter Eleven – Implementation, with those changes highlighted in yellow. As you will note, within the first table, we simply inserted “Village Commercial” to replace the future chapter reference. As you will further note, within the second table, we added the Residential Uses Chapter to provide a greater linkage to not only the commercial and residential elements of the Forest Grove and Village of Jamestown Chapters, but to also emphasize that the Residential Uses Chapter applies, where appropriate.

In the instance you require a copy of the C-1 District language, please let us know and we will provide it to you.

Planning Commission Action

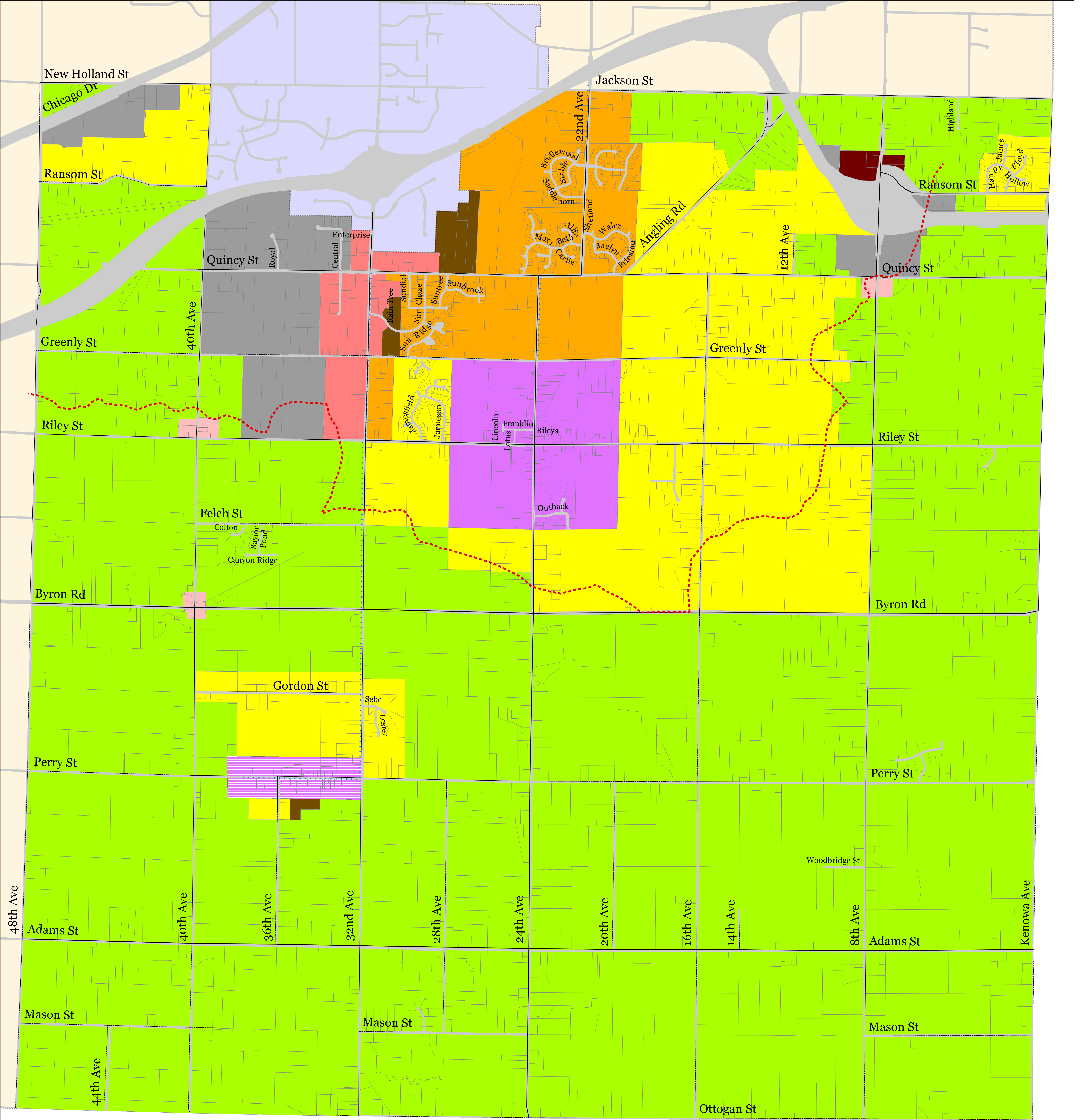
The Planning Commission is tasked with finalizing the map and whether the revisions to Chapter Eleven are appropriate. Following, and concurrent with the continued review by the Township Legal Counsel (if not yet completed), the Planning Commission shall forward the draft Master Plan to the Board of Trustees for review.

The draft Master Plan map and Chapter Eleven has been scheduled for discussion at your June 18, 2019 regular meeting. If you have any questions, please let us know.

GLR
Planner

Attachments

cc: Ken Bergwerff, Supervisor



FUTURE LAND USE

CHARTER TOWNSHIP OF
JAMESTOWN
Ottawa County, Michigan



Jamestown Charter Township
Established in 1849

Legend

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

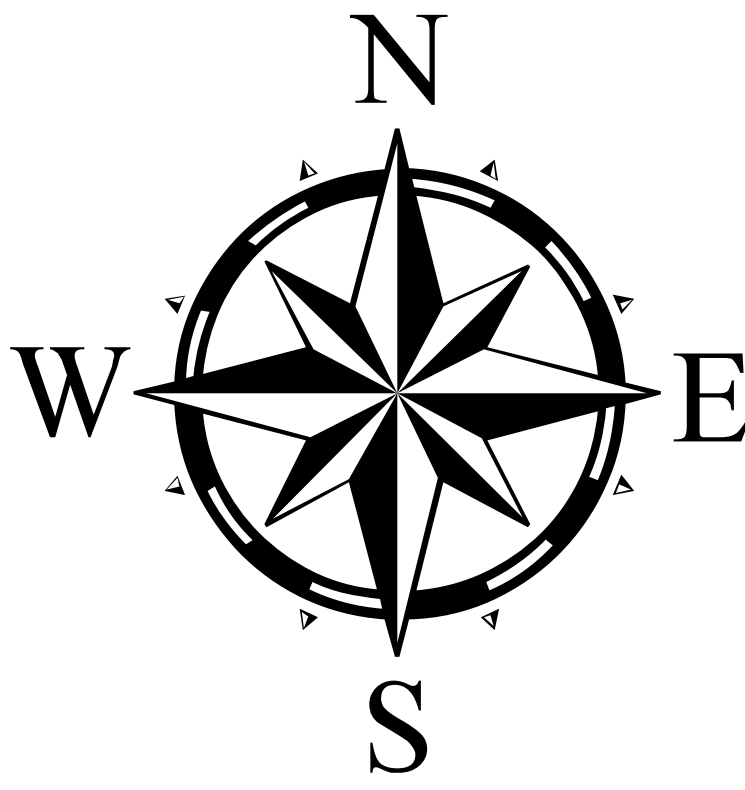
Master Plan

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)
- Growth Boundary

DRAFT



Chapter Eleven Implementation

Introduction

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

The private sector, including individual home and landowners, is also involved in fulfilling the recommendations of the 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 of Trustees should periodically review and make any necessary revisions to the zoning regulations based on the strategies of this Plan to ensure that the goals and recommendations of the Plan are instituted. Further, the zoning ordinance requires systematic and frequent updates to address needs resulting from changing trends, case law and state statutes, such as adult uses, mineral removal, and wireless communication facilities.

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

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the Township organizes and intends future improvements and uses. These classification

terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map.

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

Terminology

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

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

Relationship of Master Plan Map Classification Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the goals, recommendations, and strategies regarding future land uses within the Township. While the goals, recommendations, and strategies will likely always evolve, the intended uses related to the chapter titles will remain the same. Those chapter titles can generally be related to the Master Plan map terms as provided in the table below.

Master Plan Map Classification Terms	Master Plan Chapters
Rural/Agricultural Preservation	Agricultural Uses

Low Density Residential A	Residential Uses
Medium Density Residential A	Residential Uses, Forest Grove, Village of Jamestown
High Density Residential A	Residential Uses
Neighborhood Commercial	Commercial Uses
Commercial	Commercial Uses
Highway Commercial	Commercial Uses & Industrial Uses
Industrial	Industrial Uses
Forest Grove	Forest Grove, Residential Uses
Village of Jamestown	Village of Jamestown, Residential Uses
32 nd Avenue & M-6 Corridors	32 nd Avenue & M-6 Corridors

Master Plan Classification Terms

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

Rural Agricultural Preservation

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

Low Density Residential A (LDR)

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

Medium Density Residential A (MDR)

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

High Density Residential A (HDR)

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

Neighborhood Commercial

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

Commercial

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

Highway Commercial

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

Industrial

The Industrial Classification is planned to develop principally within the recently developed, fully improved, 149-acre industrial park on the southwest side of the City of Hudsonville. This area is generally intended to accommodate extensive industries that have comparatively high acreage requirements. It is recognized that industrial development is important to the economy and tax base of the community as well as the region. Collectively, the areas set aside in Jamestown Charter Township contain over 600 acres and represent a regionally significant reserve area of land for future industrial development. The areas designated are located for easy access and where utilities are either available or are in the process of being established. Through proper site design and the transitioning of adjacent land uses to the west, south and east, conflicts can be minimized. Similar to the Commercial Classification, it is intended that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This includes public water and sanitary sewer as well as roads.

Village of Jamestown & Forest Grove

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

32nd Avenue and M-6 Corridors

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

Master Plan Map

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

Complete Streets Plan

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

Although the Township does not own or operate any of the streets within it, Chapter 9 – Transportation, as well as other provisions throughout the plan regarding pathways, identify key means to implement complete streets. As a result, the Township is as compliant with this amendment.