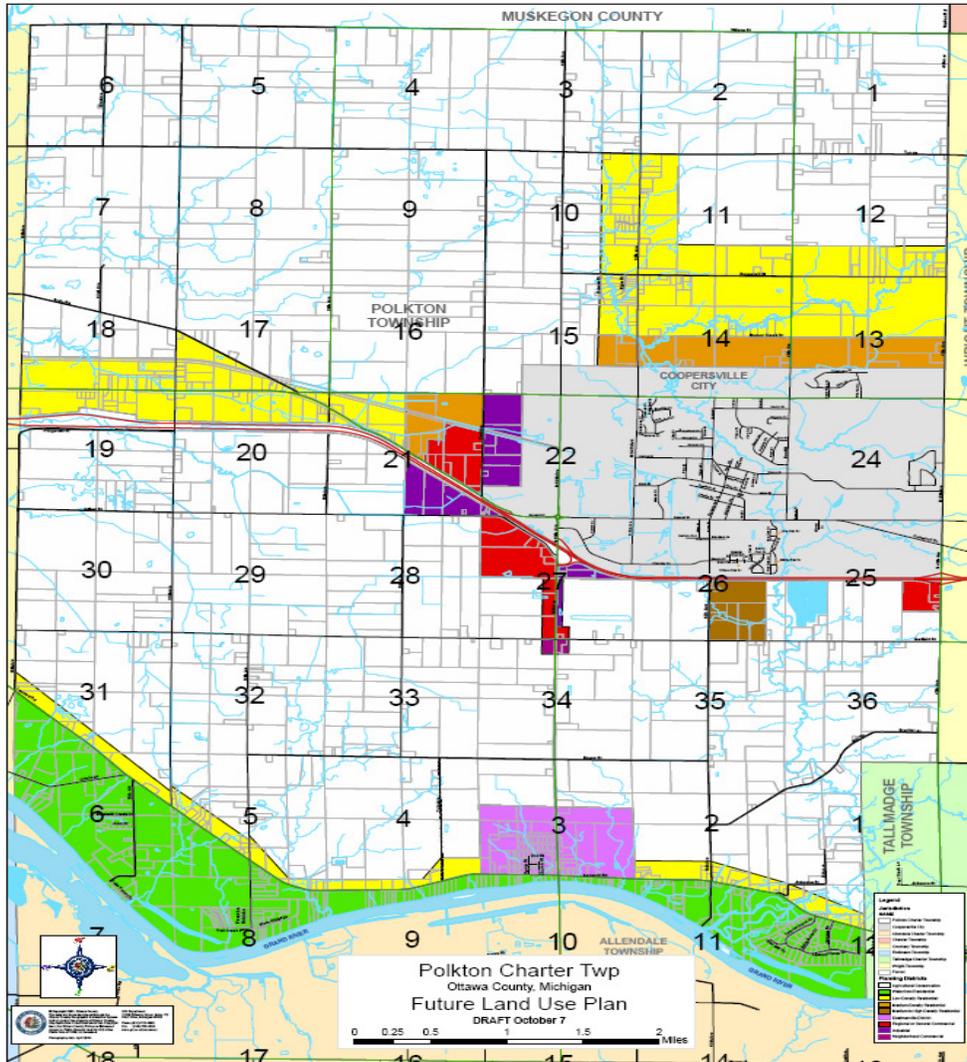


POLKTON TOWNSHIP

OTTAWA COUNTY

MASTER PLAN



ADOPTED July 2, 2009

2009

Polkton Township Master Plan

Adopted July 2, 2009

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CHAPTER 1

INTRODUCTION

This document is an effort by the citizens of Polkton Charter Township to anticipate their future by planning for land use policies that best reflect the quality of life desired by residents of the Township. While the Master Plan is a document enabled by law, it is more than that; it is the culmination of several months of discovering the physical and social attributes of the Township, and then blending these factual elements with the heart of the citizenry to produce a guidebook for the future that is, in today's society, significantly shaped by land use.

The Polkton Township Master Plan has been prepared by the Township Planning Commission in accordance with the provisions of the Township Planning Act, Public Act 168 of 1959 (MCL 123.321 *et seq.*) as amended, and adopted according to the requirements of the Planning Enabling Act, PA 33 of 2008. Townships are authorized by the Planning Act to prepare and adopt a plan for the unincorporated areas of the township. The purpose of the Master Plan, according to the State Act, is to:

- promote the public health, safety, and general welfare;
- encourage the use of resources in accordance with their character and adaptability
- avoid overcrowding of the land by buildings and people
- lessen congestion on public roads and streets
- facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- consider the township's character and suitability to particular uses.

The Master Plan has no regulatory power but does provide comprehensive, specific development and preservation goals for the Township. These goals exist in order to guide the day-to-day and long-range decisions made by the Planning Commission and Township Board. These pre-determined goals aid the direction of growth and ensure that it occurs in an effective, efficient, and responsible manner.

Several factors serve as the basis for the development of the Master Plan, including: the existing natural resources of the Township, environmental conservation, current land use trends, present economic conditions, and the desires of citizens and officials regarding community character obtained through a community survey and work sessions with local officials and the public.

The Master Plan that preceded this current plan was adopted in 1998. Amendments to the State of Michigan planning law enacted in 2002 require that a community review its plan every five years to determine whether the plan is sufficient, in need of amending, or that the adoption of a new plan is desired. During this current review, the Township concluded that a need existed to adopt this entirely new Plan due to changes which have occurred since the adoption of the former plan. This Master Plan will be the Township's primary source of policies regarding land use for the next five years. Following the adoption of the 2009 Master Plan, the Township will review this plan in five years to determine whether or not its stated goals and established policies are adequate or in need of revising and updating.

Use of the Plan

The Master Plan is a tool used for decision making by providing information and rationale for land use decisions and policies. The Plan will assist local officials in the following:

- **Rezoning and special use permits.** Applications for rezoning and/or special land uses should be evaluated to determine if the proposed action is consistent with the goals and objectives of the Master Plan in addition to the regular consideration and review of specific ordinance standards.
- **Public improvement projects.** The Planning Commission will use the Master Plan to review all future public improvement projects, including the construction of new facilities, utilities, or buildings to ensure that they are consistent with the Plan, according to PA 33 of 2008. The future land use portion of the Master Plan will serve as the primary source of information to make certain any public improvement project is consistent with the growth trends of Polkton Township and the standards established in the Plan. Public improvement projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Plats and site condominiums.** The subdivision of land is an integral factor in shaping the look, feel, overall character, and needs of a community. The policies of the Master Plan will assist the Planning Commission with decisions in regard to the location and design of subdivisions. More than any other land use decision, the locations of subdivisions impact the demand placed upon public services. Policies for the subdivision of land are applicable to residential, commercial, and industrial land uses.
- **Community character and growth management.** The desired character and vision of the future of each community is uniquely different. The Master Plan is the chief document to be used by Township officials in directing growth. Properly managed growth will allow the community to retain its desired character and provide the highest standard of quality of life possible for both current and future residents.

Preparation of the Master Plan

The process of updating the Polkton Township Master Plan was begun in 2007 by the Planning Commission upon approval of the Township Board. Work on the plan itself began in early 2008. Planning Commissioners, Township Board members, and Zoning Board of Appeals members participated in a joint workshop in April of 2008. The purpose of the workshop was to identify and prioritize Strengths, Weaknesses, Opportunities and Threats (SWOT) to the Township.

A citizen survey for the Master Plan was also sent out and collected in 2008 in order to better understand community attitudes and opinions. The results were analyzed and considered so that the Plan accurately reflects the goals and values of Township residents.

Complete results of the SWOT workshop and citizen survey can be found in the Appendix.

On June 30, 2008 the Planning Commission held a public workshop to seek the opinions of Township residents in the formulation of the Master plan. Approximately 60 people attended and broke into groups to discuss two main issues: the future of the 68th Avenue corridor and agriculture preservation and the effectiveness of the zoning regulations for the AG-1 zone. A summary of the workshop is contained in the Appendix.

From June to November the Planning Commission continued to prepare the Master Plan. On January 20th, 2009 the Township Board and the Planning Commission met in a joint session to review the draft plan. The Board on March 5th, 2009 accepted the Plan which was then distributed to adjoining communities for comment in accordance with the requirements of the Planning Enabling Act.

On June 23, the Planning Commission held a public hearing on the Plan and on July 2, 2009 the Board adopted the Plan.

CHAPTER 2

PHYSICAL DESCRIPTION

Location and Geography

Polkton Township is located in the northeastern portion of Ottawa County and consists of approximately 39 square miles of land area. The City of Coopersville is situated in the east-central portion of the Township. Polkton is bounded on the north by Muskegon County's Ravenna Township, on the west by Crockery Township, and on the east by both Wright and Tallmadge Townships. The Grand River forms the Township's southern boundary. Allendale Township lies directly south of the Grand River, adjacent to Polkton Township's southern boundary.

Interstate Highway 96 traverses the central portion of the township in an east/west direction providing the principal access route to the community. This artery links the Grand Rapids Metropolitan area with the Muskegon/Grand Haven areas. Polkton Township is situated approximately 15 miles northwest of downtown Grand Rapids and 12 miles from Lake Michigan.

Natural Features

Geology. The bedrock of Polkton Township consists of the edges of bowl-like rock formations that fill the Michigan basin. The oldest/deepest rock is the Coldwater shale formation. Overlapping this shale is the Marshall sand-stone formation. Overlying these rocks is a mass of glacial drift deposited by receding glaciers. This material ranges from less than 100 feet to more than 300 feet in thickness. The un-consolidated material as well as the Marshall Formation contains aquifers that are used for domestic water supplies.

Topography. Variations in the surface relief within Polkton are generally not pronounced. Because of this, the area's topography is well suited for agricultural purposes. The highest point in the Township is approximately 750 feet above sea level and is found in Section 1 in the extreme northeast. From this point, the land generally falls off to the south and southwest toward the Grand River where elevations are approximately 590 feet above sea level.

The most significant factor affecting the topography of the Township is the Grand River and its associated watersheds. The river forms the entire southern boundary of the Township as it meanders to the west toward Lake Michigan. Over time, the river and its tributaries have cut steep slopes and ravines into the otherwise gentle landscape. Many of the slopes associated with these ravines exceed 12%. Several of the ravines and

stream valleys drop 50 feet in a very short distance. Many of the slopes associated with the ravines are extremely fragile and pose severe, although localized, limitations on development.

Drainage. All of Polkton Township lies within the Grand River Drainage Basin and all storm water eventually flows into the Grand River. The eastern half of the Township is drained by Deer Creek which originates in Section 1 near the Township's northern boundary with Ravenna Township. Beaver Creek contributes to the Deer Creek watershed. It enters the Township in the northeast from Wright Township and converges with Deer Creek just north of the City of Coopersville.

The western half of the Township is included in the Crockery Creek watershed. Within this area numerous small streams drain in a westerly direction to Crockery Creek, located in Crockery Township.

The southern portion of the Township drains almost directly into the Grand River through a number of small rivulets.

Several formal county drains provide control of drainage within the Township. The Ottawa County Drain Commission, Polkton Township and property owners have roles in maintaining this drainage system.

Portions of the Township nearest the Grand River and upstream along Deer Creek are within the 100-year floodplain of the Grand River. Upstream, the 100-year flood level roughly coincides with the 598.5-foot contour elevation. Downstream, the 100-year floodplain coincides approximately with the 594-foot contour. Due to its relatively narrow extent (50 to 1000 feet in width), only a limited amount of land area is contained within the Grand River's floodplain. Narrow floodplains also exist along Deer Creek and many of the smaller streams in the Township. The width of floodplains along the upper drainage network of the Township generally ranges from 100 to 200 feet. Along Deer Creek, flood plains range from 400 to 600 feet in width within Coopersville to as wide as 1,000 feet in width where Deer Creek converges with the Grand River.

The Grand River and most of the creeks will flood the low-lying areas along their banks in times of heavy rainfall and during the springtime snowmelt. These flood prone areas have several planning implications, such as consideration for the placement of structures, the placement and design for new roads, bridges and culverts, and the location of recreational and other open space areas.

At the present time, very little development has occurred within the areas of the Township that are flood prone. As a result, little flood damage has been experienced. The Township has, however, participated in the National Flood Insurance "Emergency" Program since 1994. The hydrographic features have had a definite bearing on existing land use and their consideration is of primary importance in developing a future land

use plan that makes use of and promotes the continuation of existing drainage patterns. Every effort should be made to preserve and maintain the floodplain, the woodlands, and pasture lands along the streams in their natural state. In so doing, the potential long-term adverse environmental and economic impacts that development of these fragile corridors brings can be avoided. For more information on drains, ditches and watercourses, see Map 4 “Community Facilities”, in the Appendix.

Surface Water Quality. According to the State of Michigan’s Department of Environmental Quality Water Bureau 2008 report, Deer Creek, Beaver Creek, and Little Deer Creek are not attaining water quality standards necessary to support a warm water fishery designation. These bodies of water do not contain sufficient dissolved oxygen to support a warm water fishery, and contain pollutants such as phosphorus, mercury, and PCB’s (polychlorinated biphenyls) in amounts that also do not support a warm water fishery.

Causes for these pollutants and low levels of dissolved oxygen have yet to be specifically determined, and the State DEQ plans for more detailed studies in 2011. At that time, local actions will be identified that can aid in implementing steps to improve water quality.

An excerpt from the Department of Environmental Quality 2008 report can be found in the Appendix. The report contains information for Jubb Bayou, which is located on the Grand River at Polkton Township’s western boundary with Crockery Township.

The Grand River, which receives periodic discharges of raw sewage from the City of Grand Rapids, continues to be of particular concern. During these occurrences, which correspond to periods of high rainfall and runoff, users of the Grand River are warned by public health officials to avoid contact with the Grand River’s water. Measures have been taken to alleviate this problem and the frequency and magnitude of such events have been significantly reduced.

The discharge from the wastewater treatment plant located in the Township is predominantly in compliance with state water quality requirements, according to State of Michigan water quality officials. Past problems with infiltration have been addressed by the City of Coopersville.

The storm water ponds that are associated with the Ottawa County Farms Landfill are required to comply with a National Pollutant Discharge Elimination System (NPDES) permit, which is monitored for compliance by the State. Water samples are analyzed quarterly as required by the Natural Resources Environmental Protection Act. Surface water runoff is monitored as well.

Runoff from both agricultural and non-agricultural lands is another potential source of water pollution. Effective January 1, 2008, fertilizers used for non-agricultural purposes in Ottawa County must contain 0% phosphorus. The purpose of the ordinance banning lawn fertilizers is to maintain and improve water quality by reducing algae blooms and excessive aquatic plant growth in the surface waters of the County.

Groundwater. Ground water quality in the area of the Ottawa County Farms Landfill is monitored by several wells installed by the operator of the landfill on property owned by Ottawa County Farms.

Prime Farmland Soils. A large percentage of Polkton Township consists of prime farmland soils as illustrated on Map 1 in the Appendix. These are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber and oil seed crops and which produce the highest yields with minimal inputs of energy and economic resources. Certain areas may be prime farmland only when well drained or not flooded during the growing season.

Map 1 also illustrates the location of properties enrolled in Public Act 116, the Farmland and Open Space Preservation Act and the date of program expiration. Under this Act, land owners forego the development rights to their land and continue to farm it or maintain it as open space for a minimum enrollment period of ten years in exchange for tax benefits.

Soils Limitations. Map 2 illustrates soils which place restrictions on the placement and function of on site septic systems. Most of the soils in Polkton Township have severe restrictions for the operation of septic systems. A comparison of the Prime Farmland Map and the Soils Limitations Map will show that generally prime farmland soils are not suitable for septic systems.

Vegetation. The vegetation patterns in Polkton Township quite closely reflect local topography, hydrology and soils patterns. The rich loamy soils have been cleared and used for farming, while the poorer soils and steep slopes have been left undisturbed. Included in the naturally vegetated, undisturbed portions of the Township are those areas that generally have one or more characteristics such as slope and wetness that make them less than desirable for development purposes.

The natural vegetation is quite varied and ranges from ash, willow, and poplar in the lowlands to oak-pine wood lots in rolling, gravelly, sandy soils and beech-maple-hemlock in the loamy to sandy steep slopes and seasonal wetland areas. Areas of Hawthorne can also be found in some of the idle farmlands that have reverted back to a more natural condition.

Map 3 in the Appendix illustrates land cover, including woodlands, scrublands and wetlands.

Air Quality. According to the Michigan Department of Environmental Quality Air Quality Division, Ottawa County currently is designated as “attainment” for all National Ambient Air Quality Standards (NAAQS) including carbon monoxide, lead, sulfur dioxide, nitrogen dioxide, ozone, and particulate matter. Attainment is the designation given to areas that meet the national ambient air quality standards. In some cases, such as when measuring particulate matter, Ottawa County may be grouped with neighboring

counties and can therefore be listed as non-attainment when in fact Ottawa County may be in compliance with federal standards. In addition, air quality in western Michigan in general is affected by air quality in the Chicago, Illinois and Gary, Indiana areas. In Polkton Township, air quality issues will primarily be addressed by the State of Michigan when permitting of individual companies occurs, rather than by local actions.

Odors produced by the Ottawa County Farms landfill may be perceived as affecting the air quality of the township. Odors are produced by methane and other gases that are the result of decomposition of landfill products. Monitoring of gases by landfill personnel at the perimeter of the landfill property is intended to prevent gases and odors from migrating beyond the landfill property.

Odors, dust and airborne pesticides caused by agricultural practices can become an air quality issue, especially where residential land uses abut farmland. Farmers are generally protected by the State of Michigan's Right to Farm Act (Act 93 of 1981 as amended); however, conflicts between farm operators and residents can become an issue and are a valid consideration in establishing local land use policies and regulations. Ottawa County, in conjunction with the Ottawa County Farm Bureau and Michigan State University Extension, has published a brochure to assist in minimizing conflicts between farm operators and non-farm residents. This brochure, available on the County's web site, explains the realities of farm practices such as noise, dust, and odors, and encourages non-farm residents to refrain from complaints, frivolous lawsuits, and trespassing on farmland.

CHAPTER 3

SOCIAL AND ECONOMIC CHARACTERISTICS

Population Growth over Time. Table 1 (see next page) illustrates the growth in population of Polkton Township from 1940 to the year 2000 in ten-year increments. It also provides population estimates, prepared by the U.S. Census Bureau, for the Township current to 2006. From 1940 to 1960 the Township grew significantly by a margin of approximately 32% over a period of 20 years. The Township saw a 5.4% decrease in population in 1970 due to annexations of part of the Township into the City of Coopersville during the 1960's.

Since 1970, the Township has experienced varying rates of growth, growing by only 3.3% from 1970 to 1980 followed by a population growth of 12.7% from 1980 to 1990. From 1990 to 2000, the Township experienced only a 2.2% increase. Estimates for 2006 indicate a 6.0% increase in population.

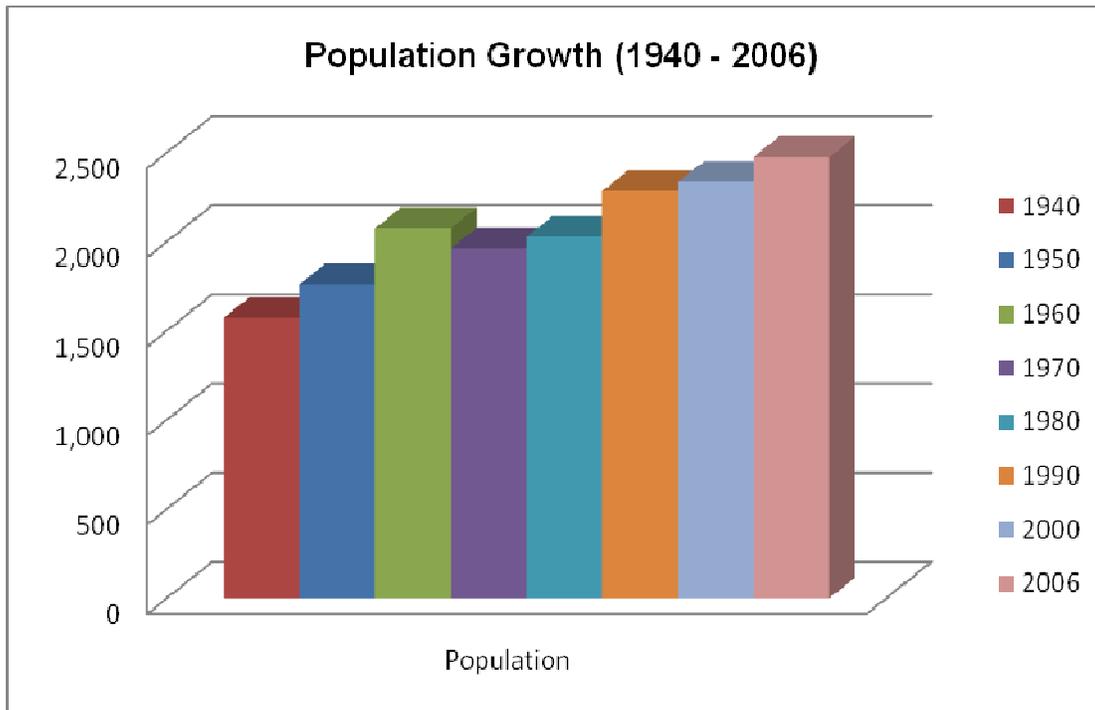
TABLE 1
POPULATION GROWTH (1940 – 2006)

<u>Year</u>	<u>Population</u>	<u>Numerical Change</u>	<u>Percent Change</u>
1940	1,572	-	-
1950	1,759	187	11.90%
1960	2,075	316	18.00%
*1970	1,962	-113	-5.40%
1980	2,027	65	3.30%
1990	2,284	257	12.70%
2000	2,335	51	2.20%
2006	2,476	141	6.00%

*Reflects population loss due to annexations to the City of Coopersville

Source: U.S. Census Bureau

TABLE 1 GRAPH



Population Growth Comparisons. Table 2 (see next page) compares population growth in Polkton Township with growth occurring in adjacent communities and the County as a whole from 1970 to 2006. From 1990 to 2000 Polkton Township experienced a 2.2% increase in population, well below the 26.92% increase in population experienced by Ottawa County.

The Township's growth was the second smallest in comparison to surrounding communities from 1990 to 2000. Only Wright Township experienced a smaller increase. Crockery Township, Chester Township, and Tallmadge Township experienced slightly larger yet modest increases in population, by 5.08%, 8.53%, and 9.3% respectively. The City of Coopersville experienced a 14.29% increase in population. Though the rate of growth for the City of Coopersville is on the decline, it still is significantly larger than the rate of growth occurring in Polkton Township. Both Allendale Township and Robinson Township experienced significant increases in population. Robinson Township experienced a 42.37% increase in population, while Allendale Township saw a 62.58% increase in population due primarily to the presence of Grand Valley State University. In Muskegon County, Fruitport Township experienced a 9.12% increase in population and Sullivan Township experienced an 11.07% increase.

Polkton Township is the only community in the compared area, including the County as a whole, which has experienced an increase in the rate of population growth during the period from 2000 to 2006 when compared to the previous period of 1990 to 2000.

TABLE 2
POLKTON TOWNSHIP & SURROUNDING COMMUNITIES
POPULATION GROWTH COMPARISONS (1970-2006)

City & Village	1970	1980	1970-1980 % Change	1990	1980-1990 % Change	2000	1990-2000 % Change	2006*	2000-2006 % Change
City of Coopersville	2,129	2,889	35.69%	3,421	18.41%	3,910	14.29%	4,192	7.21%
Polkton Township	1,962	2,027	3.31%	2,284	12.68%	2,335	2.20%	2,476	6.01%
Allendale Township	3,554	6,080	71.07%	8,022	31.94%	13,042	62.58%	17,644	35.29%
Chester Township	1,786	2,034	13.89%	2,133	4.87%	2,315	8.53%	2,340	1.08%
Crockery Township	2,861	3,536	23.6%	3,599	1.78%	3,782	5.08%	3,827	1.19%
Robinson Township	2,051	3,018	47.15%	3,925	30.05%	5,588	42.37%	6,095	9.07%
Tallmadge Township	4,883	5,927	21.38%	6,293	6.18%	6,881	9.30%	7,024	2.07%
Wright Township	2,983	3,387	13.54%	3,285	-3.01%	3,286	0.03%	3,271	-0.46%
Ravenna Township (Muskegon Co.)	2,403	2,471	2.82%	2,354	-4.70%	2,856	21.33%	2,898	1.44%
Sullivan Township (Muskegon Co.)	2,051	2,356	14.87%	2,230	-5.35%	2,477	11.07%	2,493	0.64%
Ottawa County	128,181	157,174	22.62%	187,768	19.46%	238,314	26.92%	257,671	8.10%

Source: U.S. Census Bureau *Estimates by U.S. Censu Bureau

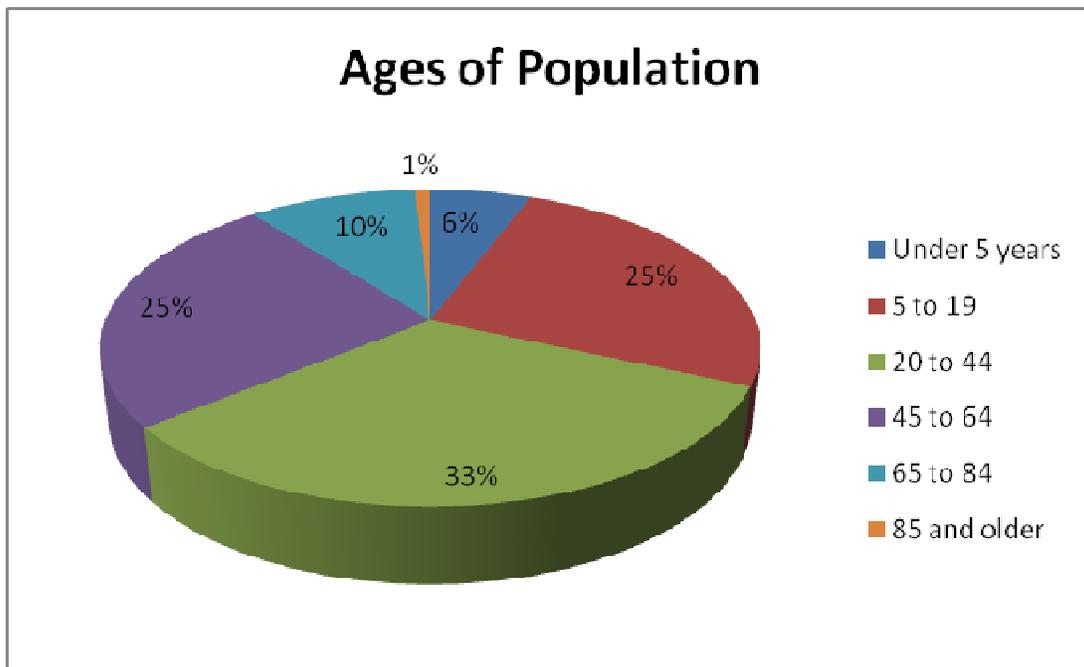
Ages of Population. Table 3 shows ages of the population in Polkton Township. The percentage breakdown of persons is fairly typical of most suburban and rural communities in Michigan, with no age groups consisting of significantly higher or lower numbers than typically seen. Persons in childbearing years (ages 20 to 44) along with school-age children (ages 5 to 19) make up 58.4% of the population.

**TABLE 3
AGES OF POPULATION
POLKTON TOWNSHP**

	Number	Percent
Under 5 years	137	5.9%
5 to 19	600	25.7%
20 to 44	764	32.7%
45 to 64	585	25.1%
65 to 84	229	9.8%
85 and older	20	0.9%
Total	2335	100%

Source: US. Census Bureau, Census 2000

TABLE 3 GRAPH



Income and Employment. Table 4 (see next page) provides information on income and employment in Polkton Township as compared to Ottawa County as a whole as reported by the year 2000 US Census. Additional employment data in Table 4 is as reported by the US Department of Labor, Bureau of Labor Statistics for the year 2007.

Unemployment in Polkton Township during the time of the 2000 US Census was slightly less than that of the County, with Polkton Township experiencing a 2.2% unemployment rate compared to the County's 2.9%. Median Household Income and Per Capita Household Income tended to be slightly higher than the County average while Median Family Income was below the County average. Families with poverty status in Polkton Township (1.7%) were moderately lower than Ottawa County's 3.1%. Poverty status for the year 2007 is defined by the US Census Bureau as an income of \$21,386.00 or less for a family of four.

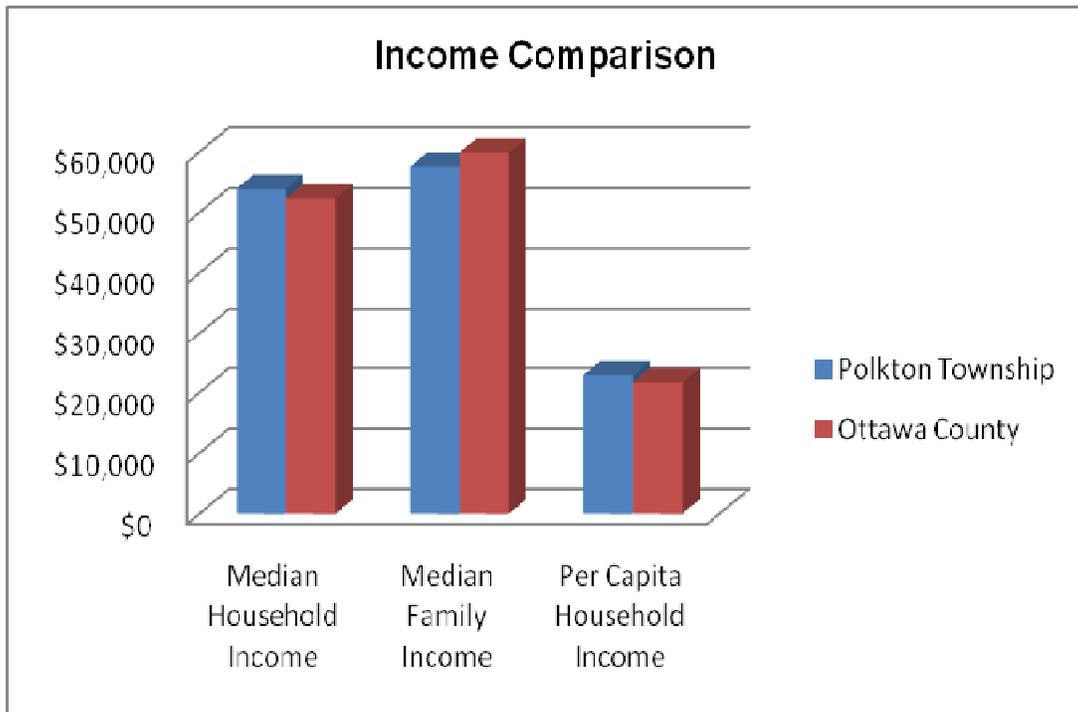
Polkton Township is located within the Holland-Grand Haven Michigan Metropolitan Statistical Area (MSA); the boundary of the MSA is the boundary of Ottawa County. Unemployment in this MSA in December of 2007 was reported to be at 5.8%, a fairly significant increase from the 2.2% reported in the year 2000. In the adjacent Muskegon-Norton Shores MSA, unemployment was reported as 7.0% in December of 2007. Clearly, residents of Polkton Township are experiencing the effects of the past several years of economic challenges in the State of Michigan.

TABLE 4
INCOME AND EMPLOYMENT
POLKTON TOWNSHIP, OTTAWA COUNTY, & HOLLAND-GRAND HAVEN MSA

	Polkton Township		Ottawa County	
	Number	Percent	Number	Percent
Total Population 16 Years and Over	1,744		177,134	
In labor force	1,185	67.90%	128,356	75.20%
Employed	1,146	65.70%	123,168	69.50%
Unemployed	39	2.20%	5,115	2.90%
	Polkton Township		Ottawa County	
Median Household Income	\$53,929		\$52,347	
Median Family Income	\$57,552		\$59,896	
Per Capita Household Income	\$22,868		\$21,676	
	Number	Percent	Number	Percent
Families with Poverty Status	11	1.70%	1,897	3.10%
Holland-Grand Haven MSA 2007*	Number		Percent	
In labor force	138,074		100.00%	
Employed	130,096		94.20%	
Unemployed	7,978		5.80%	

Source: U.S Census Bureau, *U.S. Department of Labor, Bureau of Labor Statistics

TABLE 4 GRAPH



Employment by Occupation. Table 5 (see next page) provides a breakdown of employment in Polkton Township by occupation, industry, and class of worker. The occupations providing the greatest number of jobs for residents of Polkton Township are those in management, professional, and related occupations. The occupations providing the fewest number jobs are those of farming, fishing, and forestry occupations. Private wage and salary workers make up the largest number of workers.

The 2002 US Census of Agriculture reports that 166 total farms existed within the 49404 (Coopersville) zip code. Of these, 112 were fully owned by one owner, 49 were owned by part owners, and five were leased. Of these farms, 65 farms consist of 1 to 49 acres; 95 consist of 50 to 999 acres; and six farms consist of 1000 or more acres.

TABLE 5
EMPLOYMENT BY OCCUPATION, INDUSTRY, AND CLASS OF WORKER
POLKTON TOWNSHIP

	<u>Number</u>	<u>Percent</u>
Employed civilian population 16 years and over	1,146	100
<u>OCCUPATION</u>		
Management, professional, and related occupations	334	29.1
Service occupations	124	10.8
Sales and office occupations	256	22.3
Farming, fishing, and forestry occupations	40	3.5
Construction, extraction, and maintenance occupations	139	12.1
Production, transportation, and material moving occupations	253	22.1
<u>INDUSTRY</u>		
Agriculture, forestry, fishing and hunting, and mining	82	7.2
Construction	97	8.5
Manufacturing	227	19.8
Wholesale trade	45	3.9
Retail trade	179	15.6
Transportation and warehousing, and utilities	49	4.3
Information	14	1.2
Finance, insurance, real estate, and rental and leasing	33	2.9
Professional, scientific, management, administrative, and waste management services	60	5.2
Educational, health and social services	208	18.2
Arts, entertainment, recreation, accommodation and food services	71	6.2
Other services (except public administration)	49	4.3
Public administration	32	2.8
<u>CLASS OF WORKER</u>		
Private wage and salary workers	941	82.1
Government workers	129	11.3
Self-employed workers in own not incorporated business	64	5.6
Unpaid family workers	12	1

Source: U.S. Census Bureau, Census 2000

Housing. Table 6 illustrates a breakdown of housing by ownership in the Township and compares it with the County. Of the 783 total housing units in the Township, 759 (96.9%) were occupied, while 24 (3.1%) were vacant. The Township's occupation rate was above County average, while the Township's vacancy rate was below the County average. Of the 759 occupied housing units in the Township, 671 (88.4%) are owner-occupied while 88 (11.6%) are renter-occupied. The rate of owner-occupied housing in the Township is higher than the County average, while the rate of renter-occupied housing in the Township is lower than the County average.

Table 6 includes the number of housing units for which building permits were issued from the year 2000 through 2007.

According to the 2000 U.S. Census, the average family size in the Township is 3.29 persons, while the average household size is 3.00 persons. Therefore, each additional dwelling unit in the Township can be expected to add an average of between 3.0 and 3.29 persons to the total Township population.

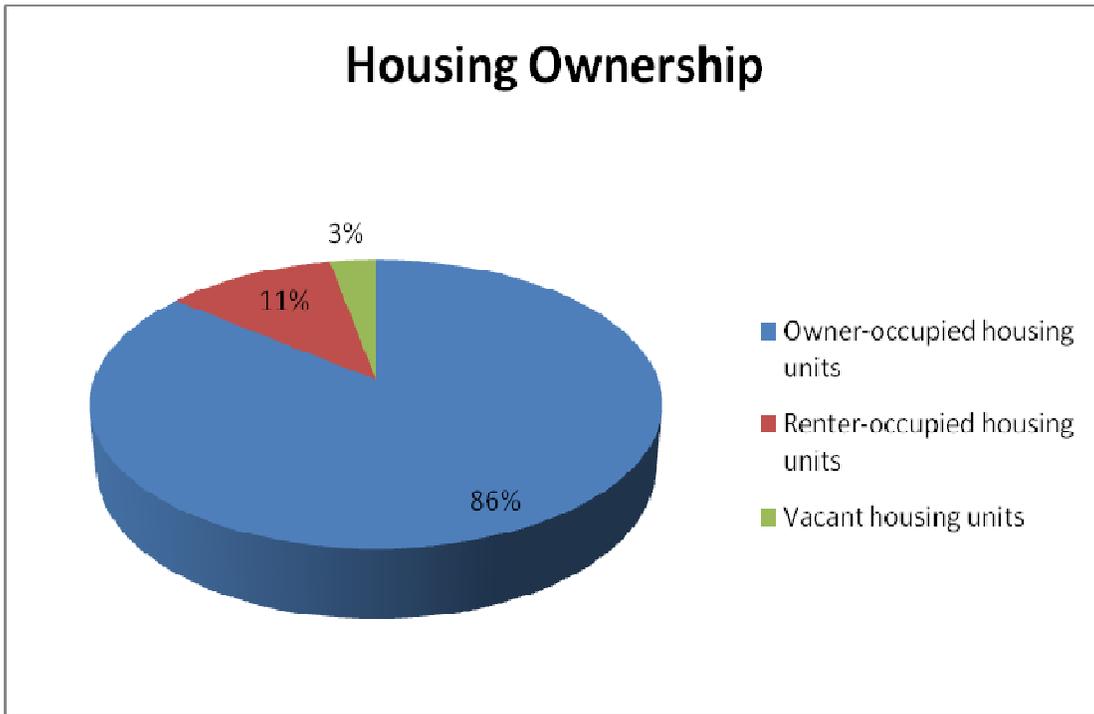
**TABLE 6
HOUSING**

	Polkton Township		Ottawa County	
	Number	Percent	Number	Percent
Occupied housing units	759	96.9%	81,662	94.0%
*Owner-occupied housing units	671	88.4%	65,918	80.7%
*Renter-occupied housing units	88	11.6%	15,744	19.3%
Vacant housing units	24	3.1%	5,194	6.0%
Total Housing Units (2000 Census)	783		86,856	
Total Housing Units through 2007**	909			

Source: US Census Bureau, Census 2000

*Percentage is based on number of Occupied housing units **Based on Building Permit data provided by Polkton Township

TABLE 6 GRAPH



Age of Housing Units. Table 7 shows ages of housing structures in Polkton Township. Of the 909 total housing units, nearly half (47%) were built prior to 1970. Since 1970, the remaining 53% have been built.

TABLE 7

HOUSING UNITS

Year Built	Number	% of Total
1939 or Earlier	238	26.2%
1940 - 1959	107	11.8%
1960 - 1969	80	8.8%
1970 - 1979	164	18.0%
1980 - 1989	91	10.0%
1990 - March 2000	103	11.3%
2000 –2007*	126	13.9%
Total**	909	100.0%

Source: U.S. Census Bureau

*Based on Building Permit data provided by Polkton Township

**Total is approximate due to data overlap in year 2000

CHAPTER 4

EXISTING LAND USE AND ZONING

Polkton Township lies west of the Grand Rapids metropolitan area and the City of Coopersville is located within the physical boundaries of the Township. The Grand Rapids metropolitan area, and to a larger degree the City of Coopersville, will play ever-increasing roles in shaping the trends that will influence the future development of Polkton Township.

The total land area of Polkton Township consists of 38.6 square miles or 24,750 acres. The predominant land use is agriculture with scattered woodlands and open lands. Single family houses exist primarily along county roads. Institutional uses such as churches, cemeteries, and the Township Hall can be found on the Community Facilities Map in the Appendix. Commercial and industrial uses are located close to the City of Coopersville and the I-96 interchange. The following is an analysis of existing land uses and zoning in the Township

Agricultural Land Use

The primary land use in the Township is agriculture. Agricultural lands include cropland, pasture, farmsteads, lands occupied by farm outbuildings, confined feeding operations, and ornamental trees and shrubs. Crops grown in Polkton Township include wheat, hay, corn, soybeans as well as fruits and vegetables. Within the Agriculture (AG-1) zoning district, farms and farming activities are permitted, as well a number of uses that are permitted by a special land use permit such as farm markets, commercial riding stables, and single-family farm dwellings.

Existing AG-1 zoning extends from Leonard Street north to the County line at Wilson Street, stretching from the Township's eastern border to the Township's western border. The AG-1 zone is bisected and split into two different areas by the City of Coopersville, the I-96 Interstate freeway, and a narrow strip of residential, commercial, and industrial zoning located along the freeway. Agricultural land use is also the predominant land use currently existing in neighboring communities along the Township's borders.

Residential Land Use

The four residential zoning districts within the Township are Single Family Residential (R-1), Waterfront Residential (R-2), Medium Density Residential (R-5), and Medium to High Density Residential District (R-6).

Areas of the R-1 Single Family Residential District are located in three different locations within the Township; two of these areas are close to the City of Coopersville. One of these zones is located to the west of the City of Coopersville between the I-96 Interstate Expressway and the former Central Michigan Rail Road tracks. In this area, single-family homes are located along Cleveland Street and State Road, along 88th Avenue south of Cleveland Street, and along 88th Avenue north of Cleveland Street to a

distance of one-half mile. Large undeveloped parcels remain within this area of R-1 zoning.

A second area of R-1 zoning begins 1320 feet north of the northern border of the City of Coopersville. It proceeds along the 64th Avenue corridor north to Taft Street and along the Roosevelt Street corridor east to 48th Avenue. This area of the Township has within it several small subdivisions and private road developments. Newer homes have likely been built in this area due to a location within close proximity to Coopersville schools as well as near attractive rural settings. Large undeveloped parcels also remain within this area of R-1 zoning.

A third area of R-1 zoning is located to a depth of approximately one-eighth mile adjacent to the north side of the Leonard Street corridor running from the Township's eastern border with Tallmadge Township to the Township's western border with Crockery Township, with the exception of the Eastmanville plat.

The portion of the Township located from Leonard Street south to the Grand River is zoned as the R-2, Waterfront Residential District. Numerous private roads exist in this area of the Township. This zone also accommodates two of the Township's newer subdivisions, Trail Creek Pass site condominiums and Lamont Farms. Trail Creek Pass is located west of the manufactured housing community on 84th Avenue. Lamont Farms is a subdivision located south of Leonard Street near the Township's eastern border, and north of the Grand River. It is an extension of growth centered on the neighboring settlement of Lamont in Tallmadge Township.

Two areas in the Township are reserved for the R-5 Medium Density Residential District which permits single-family dwellings, two-family dwellings if served by public water or sewer, home occupations, family day care homes, and State licensed adult foster care family homes. These areas are the Eastmanville plat at 68th Avenue and Leonard Street and a strip of land stretching from 48th Avenue west to 64th Avenue, extending north a quarter mile from the Township's boundary with the City of Coopersville.

The R-6 Medium to High Density Residential zoning district allows for manufactured housing, multi-family dwellings if served by public water or sewer, and single-family dwellings. There are not any areas currently zoned to the R-6 District. Although a manufactured housing community is located on the west side of 84th Avenue, approximately a quarter mile north of the Grand River, the community is a legally existing non-conforming use in an area zoned C-1 Neighborhood Commercial.

Commercial Land Use

The Township reserves two zoning districts for commercial uses: Neighborhood Commercial (C-1) and General Commercial (C-2). The Planned Unit Development district (PUD) also permits commercial uses.

C-1 zoning is located in three locations. The first is south of Arthur Street at the location of the Township Hall. A second is located 1,500 feet south of Garfield on the east side of 68th Avenue and is currently being used as an auto body repair shop. A third is

located in a block currently used as a manufactured housing community at the southern terminus of 84th Avenue at Trail Creek Drive.

C-2 zones exist at the intersection of 68th Avenue and Arthur Street to the immediate south of the Township Hall property, the location of a building currently operating as a commercial business.

An area that includes a Commercial Planned Unit Development District (C-PUD) and two Planned Unit Development parcels is located at State Road and 72nd Avenue between I-96 and the former Central Michigan Rail Road tracks. This space is currently occupied by a farm supplies and equipment store, a propane dealership, a towel manufacturer, and a masonry business. A significant portion of this area to the east of the farming equipment store currently sits vacant.

Industrial Land Use

Industrial land uses in Polkton Township are permitted in the I-Industrial District. Three areas in the township are currently zoned for industrial use. The first is located along the east side of 68th Avenue at the I-96 Interstate Expressway interchange bounded by the expressway to the north and the landfill to the south. This land is currently used as a truck fueling station, and a steel fabrication business. The actual zoning of this property is Industrial Planned Unit Development. (I-PUD)

A second area is located at the 48th Avenue/ I-96 Interstate Expressway interchange. This site is currently being used as a propane dealership. Surrounding land uses in neighboring communities in this vicinity include a restaurant in Wright Township across the street from the propane dealership and small commercial complex on the north side of the interchange in Wright Township which includes a gas station, warehouse, and manufactured home sales.

A third area of industrial use which is zoned I-PUD is located in a triangular area bounded by I-96, Arthur Street and 76th Avenue extended. Current uses in this location include a residence, a towing business, a plastics molding facility, and an office building.

Parks and Recreation

Sheridan Park was donated to Polkton Township in 2003. The 56 acre park is located on 64th Avenue, north of Cleveland. It includes the confluence of Deer Creek and Beaver Creek, as well as 20 acres of higher ground. The southern portion of this property is located within the City of Coopersville.

Several Ottawa County owned parks and open space areas are located within the Township:

- Deer Creek County Park, consisting of two acres, is located where 60th Avenue terminates at the Grand River. Facilities include a boat launch and picnic area.
- Eastmanville Farm is a 229-acre park located on Leonard Street approximately 1.4 miles west of 68th Avenue. Future plans for this park include an educational

farm, equestrian facilities, and general recreational uses including Grand River access.

- Bur Oak Landing is a 261-acre open space area located at the end of 90th Avenue south of Leonard Street. This area includes 1.4 miles of Grand River frontage, wetlands, and a large bayou.
- Ripps Bayou, located between the Lamont Farms subdivision and the Grand River, consists of 161 acres with over a mile of Grand River frontage. It is accessible only by boat from the river; motorized watercrafts are not permitted on the bayou.

Ottawa County Farms Landfill

Republic Services, Inc. owns and operates a landfill located between the I-96 Expressway and Garfield Street, east of 68th Avenue, operating on approximately 200 acres of land. In total, Republic Services owns approximately 400 acres of land at this site. The landfill handles the disposal of Type 2 waste which includes waste from residential and light industrial properties. No hazardous or toxic waste is handled by the operation. The site and operation is inspected monthly by the Michigan Department of Environmental Quality (MDEQ).

The operation is currently permitted to operate until 2019. A Republic Services representative stated that operation is expected to continue beyond 2019 with expansion a possibility, but nothing definite is planned at the present time. Currently inactive portions will need new construction permits before they can be used for landfill purposes. Future uses will be reviewed on a case by case basis according to a representative of the MDEQ

City of Coopersville Waste-water Treatment Lagoons

The City of Coopersville operates a wastewater treatment plant. The lagoons for this plant are located within the boundaries of Polkton Township between the I-96 Expressway and Garfield Street, a half mile east of 60th Avenue on approximately 65 acres of land.

CHAPTER 5

COMMUNITY FACILITIES

The Township's community facilities are those which provide tangible services to the residents. The services available to Polkton Township residents are discussed briefly below:

Township Offices – The Township Hall is located at 6900 Arthur and consists of a fire barn, a meeting room, offices and restrooms. The building, which was erected in 1980 and expanded in 1997, provides space to conduct Township business and to hold elections. The meeting room is also available to the public as a rental facility.

Fire Service – The Township maintains a joint, all-volunteer fire department with the City of Coopersville, under the direction of the Coopersville/Polkton Fire Authority. The fire barn at the Township Hall is the only site in the Township that houses fire vehicles.

Public Safety – General police protection is provided by the Ottawa County Sheriff's Department. The Township has a contract with Ottawa County for one part-time community policing officer. In addition, the County assigns one patrol person per twenty-four hours to an area that includes Polkton, Chester and Tallmadge townships.

Library – The Northeast Ottawa District Library is located at 333 Ottawa in Coopersville. Polkton Township collects a millage on behalf of the library and appoints Polkton residents to the library board. The library is part of the Lakeland Library Cooperative.

Cemeteries – The Coopersville/Polkton Cemetery is located on Cleveland Street, within the Coopersville city limits. The cemetery is maintained jointly by Polkton Township and the City of Coopersville. A second Township cemetery is located in Eastmanville.

Educational Facilities – All of Polkton Township is located in the Coopersville Area Public School District (CAPS). The district serves seven townships and the City of Coopersville. The district maintains all instructional facilities at a main campus at 198 East Street in Coopersville. Within the Township, Lamont Christian School and St. Michael's Catholic School provide private elementary education. Lamont Christian is located on Leonard near the southeastern boundary of the Township and St. Michael's is located on 88th Ave, north of Cleveland.

Public Water – A 16 inch water transmission main extends northward into Polkton Township from the City of Grand Rapids’ water supply line located along M-45 in Allendale Township. The main runs along 60th Avenue, from the Grand River to the City of Coopersville. Water service was extended from this main line westward along Leonard to the Eastmanville area due to well water quality problems. Polkton has a service agreement with Ottawa County and the City of Coopersville that allows the Township limited use of the water supply system.

Public Sewer – A public sewage treatment facility is located south of I-96, between 60th avenue and 48th avenue, but only serves the City of Coopersville. No service agreements exist between the City and Polkton Township.

Transportation Facilities – The street system forms the most basic framework for growth and development of a community. By providing a means for internal and external circulation, it serves the community by helping shape the intensity of land use. Thus, this costly and long-lasting element becomes one of the most dynamic forces of the community.

The street system serving Polkton Township can be classified as follows:

Controlled Access Interstate – Interstate 96 performs little or no land service function but instead is devoted to the task of moving large volumes of traffic at relatively high speeds.

Rural Arterials (inter-county primary) - This class of street, which includes 2.8 miles of 56th avenue, serves major movements of traffic within or through the area . Mainly designed to move traffic, the secondary function is to provide land service. This class of street typically interconnects major state arterial highways.

Rural Arterials (county primary) – This class of street is similar to the inter-county primary and serves to move traffic within and through the area. Mainly designed to move traffic, the secondary function is to provide land service. In theory, this class of street serves shorter distance traffic and provides a more limited degree of continuity than the inter-county arterial. There are 21.48 miles of county primary roads in Polkton Township, including 48th avenue and 68th avenue south of Arthur, Cleveland, Leonard, and State Road south of Cleveland.

Collector Streets – These streets provide internal traffic movement within specific areas and connect those areas with the major and minor arterial system. Generally, they are not continuous for great length. There are currently 26.29 miles of paved local “collector” streets and 35.84 miles of gravel surface collectors.

Local Subdivision Streets - The sole function of these streets is to provide access to immediately adjacent property. There are 1.32 miles of subdivision streets in Polkton.

Table 8 in the Appendix presents information on traffic volumes on major Township roads between 1998 and 2008.

Recreational Facilities – Polkton Township maintains Sheridan Park and relies on the City of Coopersville, the Coopersville Area Public Schools and the Ottawa County Parks and Recreation Commission to provide the majority of recreational opportunities.

CHAPTER 6

GOALS & OBJECTIVES

Planning goals are statements that express the community's long range desires and serve to provide direction for related planning activities. Each goal has accompanying objectives which reflect the general strategy that the community will pursue to attain its goals.

Goals are intended to provide a basic framework upon which long term development decisions and day to day decisions may be made by public and private agencies.

The Planning Commission developed the Goals and Objectives based upon: information from the April 23, 2008 issues identification process conducted by the Township Board, the Zoning Board of Appeals and the Planning Commission called a S.W.O.T., which prioritized strengths, weaknesses, opportunities, and threats impacting Polkton Township; a Township citizen survey; a Township wide workshop on June 30, 2008 attended by 60 residents, analysis of Plan data, and a review of the 1998 Township Plan.

The Goals below are listed by topic areas: Following the Goals are Objectives which give more specific means of reaching the desired overall Goals.

General Township Goals

1. Preserve productive farmlands from urban encroachment and maintain the agricultural sector of the Township's economy.
2. Plan for and guide new development in a manner which preserves the most significant natural features in the Township as well as the rural views and character.
3. Direct residential growth so it is adjacent to the City of Coopersville and other designated residential areas.
4. Direct commercial and industrial land use along the State Road corridor and close to the I-96 exits at 48th Avenue and 68th Avenue.
5. Provide for a safe and efficient road system in the Township.
6. Continue to cooperate with the City of Coopersville regarding policies and programs which can benefit City and Township residents
7. Maintain a continuing program of reviewing and evaluating the planning needs and goals of the community.

Agriculture Land Use

GOAL: Preserve lands suitable for agricultural uses in the Township, and manage growth to minimize the encroachment of residential, commercial, and industrial uses into areas valued for agricultural purposes.

Objectives

1. Periodically review Township farmland preservation policies and zoning ordinances to ensure that the goal of preserving farmland is being maintained
2. Determine the types of areas in the Agricultural District that are unsuitable for farming. Explore measures to make it feasible to use such land for limited residential use. Ensure that such provisions will have no impact on farming activities.
3. Support the Ottawa County Purchase of Development Rights Program.
4. Review existing zoning regulations so that they will permit “value-added” opportunities in the agricultural district, such as farm markets, processing of products for food or beverage, recreation and tourism, and other agricultural enterprises.
5. Support the Farmland and Open Space Preservation Act, P.A. 116 of 1974, by encouraging use of preservation agreements by area farmers and approving such agreements that are consistent with the land use plan.

Community Character, Open Space & Natural Resources

GOAL: Preserve the rural character and important natural areas of Polkton Township.

Objectives:

1. Ensure that new development protects the natural or aesthetic character of environmentally sensitive areas through responsible and innovative development and site planning techniques.
2. Continue to monitor community priorities and concerns by holding discussion meetings with Township residents and landowners.
3. Allow for clustering of new residential development within a parcel so as to maximize the amount of open space and natural areas preserved.
4. Encourage protective vegetation strips along rivers, streams, and lakes while protecting farming rights.
5. Limit the amount of impervious area (paved surfaces) in sensitive watershed areas.

6. Ensure that all developments accommodate stormwater runoff in accordance with contemporary stormwater management techniques.
7. Prepare strategies and policies which address the impact of the landfill on land use, Township finances, and the environment and which address possible opportunities for capitalizing on its existing assets.
8. Protect and enhance the air and water quality of the Township by promoting policies and practices that are environmentally friendly.

Residential Land Use

GOAL: Plan for areas of residential development that will permit a variety of housing types while avoiding conflicts with non-residential uses.

Objectives:

1. Direct the highest concentrations of residential development to occur in locations where future public utilities and services can be most economically and efficiently provided when they are needed.
2. Establish density standards that are consistent with the natural capacity of soils to handle on site septic systems and which promote the preservation of the Township's rural and agrarian qualities.
3. Encourage housing projects which respond to the varying economic, family stage, and lifestyle needs of the community.
4. Require neighborhoods to be designed with amenities such as sidewalks, bike paths, pedestrian paths, open space, and pedestrian linkage to commercial centers.
5. Encourage the maintenance and preservation of existing homes.

Commercial & Industrial Land Use

GOAL: Capitalize on the excellent visibility and access provided via the I-96 Expressway interchange at 68th and 48th Avenues for commercial and industrial developments

Objectives:

1. Plan for commercial and industrial development near the 48th and 68th Avenue interchanges where business opportunities are enhanced due to visibility, access, and the possibility of service by public utilities.

2. Develop necessary ordinance language to assure desirable industrial and commercial development in regard to access, signs, parking, lighting, landscaping, pedestrian access, and desired permitted uses.
3. Limit commercial development to a few concentrated areas rather than allow strip development.
4. Discourage intensive commercial development in areas that would lead to the need for public utilities and services that cannot be economically and efficiently provided in the near future.
5. Promote uncongested commercial thoroughfares by requiring front and rear access drives, encouraging the sharing of commercial drives and increasing the spacing distance between such drives.
6. Ensure that access to interior commercial zoned parcels is provided through proper site plan review to avoid land locked parcels.

Road & Public Services

GOAL: Provide for an adequate road system, public services and code enforcement measures that will ensure balanced, orderly growth and ensure the safety and well being of Township residents.

Objectives:

1. Monitor the progress of the Ottawa County plan to create a County North - South Corridor on 68th Avenue to determine its feasibility; prepare for possible roadway widening by putting into place policies and regulations to address roadway development standards such as sidewalks, bike lanes, trees and windbreaks, building setbacks, driveway and frontage road requirements.
2. Permit the development or rezoning of lands planned for low and medium residential density to occur only along paved roads or when the paving of the road can be assured to serve future residents.
3. Systematically improve Township roads giving priority to roads in areas intended to support the highest concentrations of development and volume of traffic.
4. Develop a strategic utilities plan that will maintain a desired level of service to residents and businesses to aid in managing future growth.
5. Prepare access control regulations, such as requirements for service roads, shared driveways and parking lot connections to better manage traffic flow along commercial and industrial roadways.

6. Promote street lighting in all present and future residential subdivisions and at street intersections where necessary.
7. Ensure enforcement of local zoning ordinances and building codes by periodically reviewing procedures with staff regarding enforcement and compliance and provide adequate training and staffing for enforcement officials.

Recreation

GOAL: Preserve natural resources in the Township and provide areas for both passive and active recreation.

Objectives:

1. Develop a Recreation Plan that will enable the Township to apply for grants through the State of Michigan Department of Natural Resources; consider a joint plan with the City of Coopersville.
2. Support the completion of Township parks and establish a long term maintenance program.

Intergovernmental Cooperation

GOAL: Maintain a cooperative relationship with the City of Coopersville, surrounding townships and Ottawa County regarding mutual issues of concern.

Objectives:

1. Build upon the current relationship with the City of Coopersville to improve services and come to a mutual agreement in regards to future land use policies.
2. Continue periodic joint meetings between Polkton Township officials and officials from adjoining municipalities to discuss current issues.
3. Maintain meaningful communication with the Ottawa County Road Commission, Ottawa County Public Health Department, Ottawa County Planning Department and other county agencies to discuss existing and proposed land use and development projects within the Township in regard to the particular expertise and insights of each agency.

CHAPTER 7

FUTURE LAND USE

PLAN CONCEPTS

The goals and objectives previously outlined, along with the Township's regional setting and physical makeup have led to the formulation of several broad concepts for use in shaping the future land use plan. These include:

1. The Township recognizes the need to accommodate future growth and development, but it is not the desire or goal of the Township to encourage development for the sake of economic development alone.
2. Extensive urban services such as public sewer and water utilities extensions by the Township are not expected in the foreseeable future and only basic levels of other Township wide services such as police and fire protection are envisioned.

These modest services coupled with the natural capabilities of the land to support development will continue to comprise the primary building blocks on which future development will be based. Efficient use of these resources is therefore paramount to avoid overuse and exceeding capacities.

3. It is the intent of Polkton Township to minimize the loss of farmland and its rural character and to direct future growth and non-farm land uses away from the most critical of these resource areas.
4. Within the current boundaries of the City of Coopersville there are utilities and ample land area available for extensive future urban development. Because of this there is not expected to be significant justifiable pressure to warrant large scale development of the Township in the near future.

When such pressures do manifest themselves, incremental public utilities extensions may be necessary. The staging of development will promote more orderly and concentrated development versus expensive sprawl development.

This chapter contains descriptions and recommendations for future land use in Polkton Township. These recommendations will provide overall framework for the management of growth and resources and the regulation of future development. The Plan's recommendations are intended to serve as the basis for evaluating individual zoning requests as to their appropriateness in achieving community goals.

These future land use classifications will not automatically change the zoning for that area. The property owner will still need to apply to the Township for a zoning change if the Future Land Use designation does not match the current zoning.

A property owner is still permitted to use the land as it is currently zoned even if the zoning is different from the Future Land Use designation.

The future land use program is general in scope. It is not always intended to establish precise boundaries of land use categories or exact locations of individual future uses. It is also important to note that there is no precise schedule to implement many of the Plans' recommendations.

The timing of rezoning to accommodate a particular land use should be dependent upon factors such as availability of public utilities, provisions for adequate roadways, effect on public services, and the demand for a particular land use versus the available land presently zoned for this use. Conversely, the timing and location of utility extensions and road improvements should take into consideration the land use policies and recommendations within this plan.

FUTURE LAND USE CATEGORIES

Exclusive Agricultural Preservation

(AG-1, Agriculture Preservation Zoning District)

As a means of promoting and protecting the majority of the Township's important farmland, the Future Land Use Plan map designates a large portion of the Township as an Exclusive Agricultural Preservation District. This district encompasses over 75% of the Township's land area. Within the planning area, non-farm development is restricted and rural land uses such as open space and farming are promoted.

The Exclusive Agricultural Preservation District contains the majority of soils that have been classified as "prime agricultural" soils by the U.S.D.A. Many soils in this district also pose severe limitations on development due to their inability to accommodate on site septic systems and/or other building limitations. The existence of "prime agricultural soils", severe environmental limitations, the existing farming activity and the large amount of un-fragmented parcels suitable for farming activity are the principal parameters used in defining the general boundaries of the district.

The Plan recommends that the existing zoning regulations for the Agricultural Zone be maintained but suggests that measures be explored to make it feasible to use land unsuitable for farming for limited residential use. Criteria will need to be developed to provide guidance in determining those areas where limited non-farm dwellings might be appropriate and to ensure that new homes would have no impact on farming activities.

Single family dwellings are currently permitted by right on lots of one to ten acres if they were platted or otherwise of record on November 18, 2004, when the zoning ordinance was updated. Single family farm dwellings are permitted by special land use if the dwelling is determined to be reasonably necessary for and an integral part of a bona fide farm. Other uses permitted by special land use include farm markets, intensive livestock operations, mining, private airports, institutional uses and commercial stables. The Township Board makes the final decision on a special land use request after receiving a recommendation from the Planning Commission.

The Zoning Ordinance also allows for an Agricultural Planned Unit Development (AG-PUD) zone. This zone is intended to address unique circumstances where a second single family dwelling is needed on a bona fide farm operation or to allow a single family dwelling on land that is not viable for agricultural production but which would encourage and promote the operation of a bona fide farm on directly adjacent lands. A Planning Commission public hearing is required with the Board making the final decision based on a recommendation from the Planning Commission.

The primary objectives of this planning district are:

1. To promote farming activities as the primary land use in the areas of the Township best suited for such use;
2. To preserve woodlands and wetlands associated with farms which, because of their natural characteristics, are valuable as water retention and ground water recharge areas and as habitat for plant and animal life and which have an important and aesthetic scenic value which contributes to the unique character of the agricultural preservation district.
- 3 To prevent the conversion of agricultural land to scattered non-farm development, which when unchecked, unnecessarily increases the cost of public services to all citizens and results in the premature divestment in agriculture.

The basic goals to preserve farmland essentially remain unchanged from the 1998 Plan. Programs such as the purchase of farmland development rights and tax incentives to farmers could be included in the plan as types of programs for future consideration and policy support. These programs will require State and County action as well.

Implementation Measures

1. Periodically review Township farmland preservation policy and zoning ordinances.
2. Review existing zoning regulations so that they will permit “value-added” opportunities in the agricultural district, such as farm markets, processing of products for food or beverage, recreation and tourism, and other agricultural enterprises.
3. Support the Farmland and Open Space Preservation Act, P.A. 116 of 1974, by agreements that are consistent with the land use plan.
4. Avoid the extension of public utilities into agricultural areas as a means of discouraging intensive non-farm development.
5. Determine the types of areas in the Agricultural District that are unsuitable for farming. Explore measures to make it feasible to use such land for limited residential use. Ensure that such provisions will have no impact on farming activities.

Residential Sensitive Area

(R-2 Zoning District)

The Residential Sensitive Area has been assigned to the land area lying between the Grand River and Leonard Street. Within this area, it is intended that single family dwellings at a density of one unit per acre and various recreational types of uses be the primary uses. The primary intent of this district is to ensure the prevention of economic and environmental damage due to flooding or intensive development patterns. In line with these objectives, it is necessary that land use controls that ensure the preservation of the value and character of the Grand River corridor and the river's natural floodplain be utilized.

The recommended boundaries of the Residential Sensitive Area (currently zoned as the R-2 Waterfront District) are unchanged from the 1998 Plan. The 2009 Plan recognizes the existing manufactured housing community located on 84th Avenue in Section 8 which is surrounded by R-2 zoned land. This development is zoned C-1, Neighborhood Commercial and the existing use is therefore non-conforming.

The Plan continues the previous Plan recommendation of Residential Sensitive Area for the land occupied by the existing manufactured housing community as this designation is more in keeping with the existing and planned character of this area.

Implementation Measures

1. Rezone the manufactured housing community to the R-2 Zoning District when this use is vacated or at some time in the immediate future in order to avoid the possibility of the land being developed under the existing commercial zoning category.
2. Develop a floodplain overlay zoning district which imposes strict zoning regulations on uses that would fall within the 100 year flood plain of the Grand River.
3. Avoid the installation of public utilities within the district unless they are needed to solve existing dangers to public health problems.

Low Density Residential

(R-1 Zoning District)

The R-1 Low Density Residential (LDR) District includes areas of the Township that contain soils generally amenable to single family residential development at densities of approximately one unit per acre without the provisions of public utilities. LDR lands are planned primarily north of the City of Coopersville, along Cleveland Street beginning one half mile west of 72nd Avenue, and along Leonard Street.

The intent of this category is the accommodation of future development that is predominantly residential in nature in a manner that still preserves the area's rural and unique environmental qualities. It is also intended to serve as a transitional area between the areas devoted more exclusively to agriculture and the higher concentrations of non-farm, suburban type development.

Cluster subdivisions are allowed by current zoning rules in LDR planned areas. Under this development technique the permitted number of houses would be clustered in a few selected areas on the parcel while the remainder of the land would be set aside as permanent open space for use by residents.

The premise of this land development technique is that the development focuses first on those areas which are to be preserved and then design the house sites and roads around these preserved areas. Lot sizes would not need to adhere to the minimums required by a particular zoning district, but could vary depending upon the availability of public utilities and County Health Department requirements for private well and septic systems.

This open space, if large enough, could also be used or kept as active farmland. This open space is protected by legal mechanisms such as deed restrictions or conservation easements to ensure that it remains undeveloped.

An area between the west boundary of Coopersville and 72nd Avenue is currently zoned R-1 but is proposed for Industrial to match the future land use in the City.

Eastmanville District

This future land use category is a new recommendation of the 2009 Master Plan. This category is proposed for the land east of the Eastmanville settlement in Section 3 just north of the Grand River and could also include the historic plat of Eastmanville itself. The purpose of this future land use category is to recognize, retain and enhance the hamlet or village character of this portion of Polkton Township and build upon the unique identity of Eastmanville.

The primary land use would continue to be single family dwellings but with an emphasis on design to achieve open space, village greens, sidewalks and other design standards to help create a neighborhood. A mix of housing types would be encouraged along with traditional neighborhood design emphasizing front porches, alley ways and garages in the rear.

Implementation Measures

Adopt new zoning regulations to permit this type of development.

Medium Density Residential

(R-5 Zoning District)

The R-5 Medium Density Residential District is intended to allow for single family and two family dwellings in areas of the Township where public sewer and or water is available or reasonably expected to be available. The area abutting the northern City limit of Coopersville is zoned R-5 and could be served by City utilities with an appropriate utility agreement. The 2009 Master Plan recommends that an area south of Cleveland and west of 72nd Avenue be planned for Medium Density Residential use.

The minimum lot size recommended for Medium Density areas is 15,000 sq. ft. with 100 ft. of lot width if public water and / or public or community sewer system is provided (2.90 units per acre).

Without these utilities the minimum lot size should be one acre with 110 feet of lot width.

High Density Residential

(R-6 Zoning District)

The High Density Planning area (R-6 Zoning District) is recommended for an area in Section 26, south of I-96 along the east side of 60th Avenue. This is the same area designated in the 1998 Plan. This category would permit a manufactured housing community as well as multi-family dwellings at a maximum density of eight units per acre. Public or community water and sanitary sewer would be required to rezone and develop land for R-6 uses.

The area designated in Section 26 is intended to satisfy the need for an additional manufactured housing community within the Township. This location was selected because of its proximity to existing utilities, its location along an improved street, and good access to the expressway. Given the concerns that typically arise over manufactured housing communities and multi-family developments with regard to increased traffic volumes and incompatibilities in density and neighborhood character, this recommended location offers a viable setting for such uses while minimizing the potential for land use conflicts.

An area on the south side of Garfield east of 68th Avenue which was planned for Medium to High Density Residential in the 1998 Plan is now recommended for Exclusive Agricultural Preservation in order to better achieve the objectives of the current Plan.

Commercial

(C-1 and C-2 Zoning Districts)

The 2009 Master Plan seeks to direct commercial development to areas close to the I-96 interchange in order to avoid strip commercial development along major Township roads such as 68th and 48th Avenues and to concentrate these land uses near the 48th and 68th Avenue interchanges where business opportunities are enhanced due to visibility, access, and the possibility of service by public utilities. This is to carry out the goals and objectives of the Plan and to respond to the results of the citizen workshops where citizens voiced a strong desire to retain the agricultural and rural character of 68th Avenue.

The Plan continues to recommend C-1 Neighborhood Commercial zoning for the frontage along the west side of 68th Avenue north of Garfield and at the intersection of Garfield and 68th Avenue. This will provide opportunities for smaller commercial developments to be established to serve the shopping needs of Polkton residents.

The land south of Arthur Street parallel to I-96 and west of 68th Avenue is retained for C-2 Community Commercial due to the presence of existing commercial uses, highway visibility and access to the I-96 interchange. Sufficient vacant land remains to meet the commercial needs anticipated for the next five year planning period.

The 2009 Plan also retains the C-2 Community Commercial designation for land along the north side of State Road and west of 72nd Avenue. Some of this land is zoned C-PUD (Commercial Planned Unit Development) although there is no corresponding zoning ordinance text. This lack of any C-PUD regulations makes it difficult to process a development request for this area.

The Plan proposes the following to correct this situation.

Implementation Measures

Rezone the C-PUD zoned land along the north side of State Road and west of 72nd Avenue to C-2, Community Commercial and adopt new development standards to better regulate lighting, building aesthetics, stormwater management, outdoor storage of materials, landscaping, vehicle access and other similar factors relative to commercial development.

General Industrial

(I-1 Industrial Zoning District)

The 2009 Plan proposes a shift in the location of industrial land use from the recommendation contained in the 1998 Plan. A new industrial area is proposed along the east side of 72nd Avenue south of Cleveland adjacent to the City of Coopersville. This parcel is proposed for industrial as land opposite 72nd in the City is planned for industrial use. Also, this land is easily accessible from I-96, is relatively flat and could be served by utilities from Coopersville with an appropriate utility agreement between the City and the Township.

This future Industrial area adjacent to the City is designed to replace several areas planned for Industrial use in the 1998 Plan. These areas are proposed in the 2009 Plan for Exclusive Agricultural Preservation. Returning these areas to the Agricultural category makes good planning sense as it furthers one of the principle goals of the Plan which is to preserve prime farmland. The areas being changed from Industrial in the 1998 Plan to Agricultural in the 2009 Plan are located in Section 28 south of Arthur and east of 76th Avenue and in Section 27 on land north and south of Garfield Street and west of 68th Avenue.

These areas are proposed as Exclusive Agricultural Preservation to reflect their current use and as recognition that there is sufficient land planned for Industrial use. This meets the goal of the 2009 Plan which is to provide industrial development opportunities close to the 68th Avenue / I-96 interchange.

The areas along the north side of Arthur Street abutting I-96 and between the landfill and I-96 are zoned I -PUD (Industrial Planned Unit Development) although there is no corresponding zoning ordinance text. This lack of any I-PUD regulations makes it difficult to process a development request for this area. The Plan proposes the following to correct this situation.

Implementation Measures

Rezone the aforementioned lands from I -PUD (Industrial Planned Unit Development) to I-1 Industrial and adopt new development standards for the Industrial Zone to better regulate lighting, building aesthetics, stormwater management, outdoor storage of materials, landscaping, vehicle access and other similar factors relative to industrial development.

68th Avenue Corridor

The 2009 Master Plan recognizes that the traffic volumes on the 68th Avenue Corridor between I-96 and the Grand River will continue to increase and that plans have been discussed by Ottawa County for future improvements so traffic can be safely accommodated along this roadway. Despite this inevitable increase in traffic Township residents at a Master Plan public workshop held in June of 2008 voiced their strong support for a land use pattern which would preserve the rural and agricultural character of this portion of the Township. The Plan therefore recommends Exclusive Agricultural Preservation as the primary land use along 68th Avenue to accomplish this objective. Retaining agricultural uses along this corridor will minimize driveways and turning movements thereby allowing for more efficient and safe traffic flow while preserving prime farmland and subjecting very few residents to the negative effects of high traffic volumes.

The Plan does support a bicycle path along 68th Avenue and recommends that this feature be included in any future improvements to the corridor. The public workshop participants also raised concerns about traffic hazards created by snow drifts across 68th Avenue. Snow fences and plantings along the roadway were noted as possible solutions to this problem.

If this road is widened, it will result in traffic being closer to existing houses. Consideration should be given to increasing the minimum front yard set back requirement for future houses from 60 feet to perhaps 100 feet in order to provide a greater distance between new houses and an expanded roadway.

Public Utilities

In areas where heavy soils affect the quality and availability of water and restrict the use of private on-site septic systems, access to public sewer and/or water systems will be essential to intensive future development. Polkton Township has the ability to influence the timing, location and intensity of development through its future policies to provide or not to provide public utilities. It is recommended that the Township weigh such policies carefully.

The Plan proposes land uses on the borders of the City which may need public sanitary sewer and public water. The land uses are intended to be compatible with future and existing land uses in the City. Cooperation between City and Township officials is essential for the extension of public utilities from the City into the Township. When and if utility agreements and extensions are made, they should be done in a manner beneficial to the citizens of the City and Township and consistent with the Master Plan.

CHAPTER 8

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide to the continued development of Polkton Township, it must be implemented. Primary responsibility for implementing the Plan rests with the Board, the Planning Commission and the Township staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures.

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Chapter 6 of the Plan sets forth goals and objectives which serve to guide the future development of Polkton Township. Many of the specific implementation recommendations of this chapter are taken from these objectives, while others are taken from the land use recommendations made in Chapter 7.

The following sections identify the major activities which the Polkton Township Planning Commission should pursue in order to be pro-active in the implementation of the Master Plan.

Zoning Ordinance Amendments

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes

the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lot sizes, and accessory uses.

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Township to control the quality as well as the type of development.

In order to implement the recommendations and goals of the Master Plan, the following actions must be taken and corresponding amendments to the Zoning Ordinance must be prepared and adopted:

1. Determine the types of areas in the Ag-1 Agricultural Preservation District that are unsuitable for farming. Explore measures to make it feasible to use such land for limited residential use. Ensure that such provisions will have no impact on farming activities.
2. Review existing AG-1 zoning regulations so that they will permit "value-added" opportunities in the agricultural district, such as farm markets, processing of products for food or beverage, recreation and tourism, and other agricultural enterprises.
3. Prepare and adopt new zoning regulations for the Eastmanville District as recommended in Chapter 7.
4. Prepare and adopt new development standards for the commercial and industrial zones as recommended in Chapters 6 and 7.
5. Rezone those lands currently zoned Industrial Planned Unit Development (I-PUD) to I-1, Industrial.
6. Rezone those lands currently zoned Commercial Planned Unit Development (C-PUD) to C-2, General Commercial.
7. Rezone the manufactured housing community on 84th Avenue in Section 8 from C-1 to the R-2 Zone when this use is vacated or at some time in the immediate future in order to avoid the possibility of the land being developed under the existing commercial zoning category.
8. Develop a floodplain overlay zoning district which imposes strict zoning regulations on uses that would fall within the Grand River's 100 year floodplain.
9. Prepare and adopt Planned Unit Development regulations which will serve as a zoning tool to allow mixed use developments or developments which can best meet community objectives through the application of flexible zoning standards.

10. Consider a Riparian Protection Overlay zone which would require vegetative buffer strips along creeks and streams as a means to filter stormwater runoff. Any such amendments should not hinder the ability to farm.

Planning Commission Work Program

The Plan recommends that the Planning Commission prepare an annual work program in the beginning of each year. This work program would set forth the tasks and goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

Planning Education

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP) and the Michigan Townships Association (MTA) and are a valuable resource for Planning Commissions.

The Michigan Citizen Planner Program which is administered by the Michigan State University Cooperative Extension Service is also an important education program for Planning Commissioners. There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine.

Revisions to Master Plan

Amendments to the Township Planning Act effective on January 9, 2002 require Township Commissions to review their Master Plans every five years and determine whether to amend the plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes. As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

APPENDIX

APPENDIX A

Draft Master Plan Goals

Based upon results of joint SWOT* workshop which included members of the Township Board, Planning Commission and Zoning Board of Appeals

1. Continue the Township's strong agricultural heritage and retain its rural character.
2. Manage growth and development adjacent to the 68th Avenue corridor, State Road corridor and I-96 exits at 48th Avenue and 68th Avenue.
3. Increase tax revenue by responsibly promoting commercial and industrial growth in appropriate areas.
4. Establish policies for the landfill which address its impact on land use, Township finances and the environment as well as developing possible opportunities for capitalizing on existing assets.
5. Develop a strategic utilities plan that will maintain the desired level of service to residents and aid in managing future growth.
6. Provide more recreational opportunities for the residents of the Township. Consider drafting a recreation plan.
7. Protect and enhance the air and water quality of the Township by promoting policies and practices that are environmentally friendly.
8. Build upon the current relationship with the City of Coopersville to improve services and cooperation in regard to future land use policies.
9. Improve communication and cooperation between citizens and public officials.

*Strengths, Weaknesses, Opportunities, and Threats

APPENDIX B

Results of Community Survey

POLKTON TOWNSHIP COMMUNITY SURVEY

2009 Master Plan

RESULTS

Total Number of Responses: 259

Response counts may fail to equal 259.

-
1. Are you a resident of Polkton Township? **Yes 235 (92%) No 20 (8%)**

Responses: 255 (98%)

2. Please check your age category:

25 or under **3 (1%)**

26-45 **56 (22%)**

46-65 **139 (54%)**

Over 65 **58 (23%)**

Responses: 256 (99%)

3. If you answered yes to number 1, how long have you lived in Polkton Township?

5 or fewer years **33 (14%)**

6-15 years **44 (18%)**

16 yrs. or more **164 (68%)**

Responses: 241 (93%)

4. What type of house do you live in (choose one):

Single family house **245 (98%)**

Duplex **4 (1%)**

Manufactured home **1 (1%)**

Responses: 249 (96%)

5. Do you own or rent your home? **Own 244 (98%) Rent 5 (2%)**

Responses: 249 (96%)

6. Your residence is located (choose one):

On a lot in a subdivision	19	(8%)
On a parcel (outside a subdivision) that isn't part of a working farm	159	(64%)
On a working farm, or on a parcel that is part of a working farm	71	(28%)
In a manufactured housing community	0	(0%)

Responses: 249 (96%)

7. Are you satisfied with the following within Polkton Township?

	<u>Yes</u>	<u>No</u>	<u>Responses</u>
a. Overall appearance	218 (90%)	25 (10%)	243 (94%)
b. Police protection	233 (95%)	11 (5%)	244 (94%)
c. Fire protection	234 (97%)	8 (3%)	242 (93%)
d. Condition of gravel roads	169 (72%)	66 (28%)	235 (91%)
e. Condition of paved roads	203 (86%)	34 (14%)	237 (92%)
f. Refuse collection	203 (93%)	16 (7%)	219 (86%)
g. Zoning enforcement	161 (75%)	55 (25%)	216 (83%)
h. Accessibility of Polkton Township Governmental Services.	199 (84%)	37 (16%)	236 (91%)

8. What is your opinion regarding Polkton Township's population and development (not including the City of Coopersville)?

Growing too fast	50	(20%)
Growing at an acceptable rate	169	(65%)
Growing too slowly	26	(15%)

Responses: 245 (95%)

9. What is/are the primary occupation/s of those living in your household? *(Multiple answers were allowed.)*

	<u>FT</u>	<u>PT</u>	<u>Total</u>
Farm/farm worker	26	18	44
Factory/laborer	31	1	32
Sales/Service	35	7	42
Professional (Dr., Lawyer, Eng.)	35	6	41
Health Services	15	6	21
Clerical	13	12	25
Education	12	6	18
Administration/Management	33	4	37
Technology	7	1	8
Homemaker	37	9	46
Retired	76	9	85
Other – please describe:	23	0	23

10. Should additional commercial uses be encouraged in the Township (outside the City of Coopersville)?

Yes 99 (41%) No 143 (59%)

Responses: 242 (93%)

a. If so, what kind of commercial uses should be encouraged? *(Multiple answers were allowed.)*

Small neighborhood convenience centers	36
Large shopping centers	22
Individual businesses along major streets	72
Restaurant/entertainment	57
Other	25

11. Should more industrial uses be encouraged in the Township?

Yes 97 (41%) No 140 (59%)

Responses: 237 (92%)

a. If so, what type of industrial uses should be encouraged (*Multiple answers were allowed.*)

Manufacturing	71
Warehousing	45
Processing/storage of agricultural products	54
Knowledge-based businesses	58
Other	33

13. How important are the following?

	Very		Not Very
	<u>Imp.</u>	<u>Imp.</u>	<u>Imp.</u>
a. Preserving farmland	133	83	18
b. Maintaining the rural character/open space of the Township	141	77	14
c. Improving fire and police protection	56	132	44
d. Providing more public recreation facilities	28	75	126
e. Enforcing Township junk regulations	95	102	42
f. Maintaining and improving roads	113	113	9
g. Emergency medical services	90	111	16

14. Should the Township actively pursue the extension of utilities within the Township?

a. Water:	Yes 62 (27%)	No 168 (73%)	Responses: 230 (89%)
b. Sewer:	Yes 53 (23%)	No 173 (77%)	Responses: 226 (87%)

15. Would you be willing to pay additional taxes to the Township to provide for or improve any of the following?

	<u>Yes</u>	<u>No</u>	<u>Responses</u>
a. Public water	52	178 (77%)	230 (89%)
b. Public sewer	41	189 (82%)	230 (89%)
c. Library facilities	57	169 (75%)	226 (87%)

d. Police protection	82	145 (64%)	227 (88%)
e. Fire protection	92	135 (59%)	227 (88%)
f. Road maintenance	95	120 (56%)	215 (83%)
g. Road paving	93	137 (60%)	234 (90%)
h. Emergency medical	97	130 (57%)	227 (88%)

16. Ottawa County is working on a Farmland Preservation Program that will protect farmland by acquiring development rights from landowners. In this voluntary Purchase of Development Rights (PDR) program, a landowner would be paid to relinquish his or her right to develop the property but the land could be farmed in perpetuity. The County's program does not provide funds from the County General Fund but it does give local units of government another mechanism for preserving farmers and farmland.

To help preserve farmland and the area's rural character, should the Township consider establishing a millage to generate funds for purchasing development rights of farmland in Polkton?

Yes 54 (23%) No 178 (77%)

Responses: 232 (90%)

17. a. How many acres of land do you own in Polkton Township?

10 or Less	139	(56%)
11-35	50	(20%)
36-80	31	(12%)
81-160	14	(6%)
Over 160	14	(6%)

Responses: 248 (96%)

b. Do you lease any of your land on a regular basis to someone that does farm it?

Yes 50 (20%) No 196 (80%)

Responses: 246 (95%)

c. If you lease land to someone else, roughly how many acres do you lease?

Answers have been grouped for the purpose of analysis.

None	197	(80%)
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0 or Less	14	(6%)
11-35	14	(6%)
36-85	12	(5%)
86-160	5	(2%)
Over 160	3	(1%)

Responses: 245 (95%)

d. If zoning permitted you to do so, would you consider selling or developing your land for non-farm purposes in the next five years?

Yes 38 (17%) No 187 (83%)

Responses: 225 (87%)

e. The AG-1 Agricultural Preservation District has been established to conserve farmland and preserve natural features while permitting specially approved single family dwellings where such dwellings are necessary for the effective operation of farms.

1) Are you satisfied with the existing zoning regulations in the AG District?

Yes 143 (65%) No 78 (35%)

Responses: 221 (85%)

2) If you answered "No", which of the following best describes your dissatisfaction? (you may check more than one)

The current regulations do not adequately preserve farmland. **20 (24%)**

The current regulations are too restrictive regarding the number of homes that can be built in the AG-1 District. **62 (76%)**

Responses: 82 (31%)

18. Do you favor limited residential rural development on acreage not suitable for farming in the AG-1 Agricultural Preservation District?

Yes 171 (71%) No 71 (29%)

Responses: 242 (93%)

Total Number of Active Farmer Responses: 46 (18%)

Some response counts may fail to equal 46.

19. If you own land and operate an active farm in Polkton Township, please answer the following questions:

a. Please check your age category.

25 or under	1	(2%)
26-45	9	(22%)
46-65	19	(45%)
Over 65	13	(31%)

Responses: 42 (91%)

b. Approximately how many acres are included in your farming operation (owned and leased)? *Answers have been grouped for purpose of analysis.*

10 or Less	3	(7%)
11-35	8	(18%)
36-85	14	(32%)
86-160	5	(11%)
Over 160	14	(32%)

Responses: 44 (96%)

c. Of that amount, approximately how much is leased from someone else? *Answers have been grouped for the purpose of analysis.*

10 or Less	1	(20%)
11-35	1	(20%)
36-85	2	(40%)
86-160	0	(0%)
Over 160	1	(20%)

Responses: 5 (11%)

d. Does non-farm development of the land in or near Polkton Township currently affect the economic viability of your farm operation?

Yes 14 (30%) No 32 (70%)

Responses: 46 (100%)

e. Are you concerned that future non-farm development will threaten the economic viability of your farm operation?

Yes 21 (48%) No 23 (52%)

Responses: 44 (96%)

f. Within the next five years, do you foresee the need (or otherwise plan) to sell some or all of your land for non-farm purposes?

Yes 9 (20%) No 36 (80%)

Responses: 45 (98%)

g. Do you have children who work in your farm operation?

Yes 22 (48%) No 24 (52%)

Responses: 46 (100%)

h. Do your children (or other family members) wish to continue your farm operation?

Yes 27 (66%) No 14 (34%)

Responses: 41 (89%)

i. Polkton Township's current Agricultural zoning regulations are very restrictive and are intended to discourage the conversion of farmland to non-farm uses. Polkton Township should continue to discourage the conversion of farmland to non-farm uses in certain areas of the township even if that means more complex zoning in the future.

Agree 34 (71%) Disagree 14 (29%)

Responses: 48 (104%)

APPENDIX C

Results of Public Workshops

60 people in attendance

Agricultural Issues Summary

(x) = Number of votes from participants

1. Do you wish to *maintain* or *change* current zoning rules for the AG-1 district?

- Maintain (9)
 - Leave as is. (34)
 - Has worked in past to keep down houses. (20)
 - Maintenance rule to restrict houses. (14)
 - Small farms, 40 acres houses and barns, tillable to start. (14)
 - Dust control/gravel, Twp.-farmers-county-maintenance. (6)
 - Non-till land (5)
 - Keeps down value of land. (4)
 - Wooded lots (3)
 - Divide wooded lots, non-tillable. (2)
 - Mining, back to the Twp., not the DEQ. (0)
 - Special land use (0)

Total Votes to Maintain Current AG-1 Zoning Regulations: 111

- Change (23)
 - Non-tillable wooded 10 acres to 1. (17)
 - Wouldn't mind more houses on existing, smaller 10 acre parcels. (13)
 - Allow building dwellings on non-tillable AG-1 land. (9)
 - Limit large farms. (9)
 - Wooded parcel (6)
 - Allow more houses in AG land. (5)
 - More residential (2)

- Not in conflict w/current AG. (0)

Total Votes for Change Current AG-1 Zoning Regulations: 84

2. Do you favor non-farm rural residential development on acreage not suitable for farming in the AG-1 Agricultural Preservation District?

- Favor
 - For existing parcels not suitable for AG. (18)
 - Put money back into economy by supporting local business. (5)
 - With deed restrictions. (3)
 - Increase value of land for person selling property. (1)

Total Votes for Favor Non-Farm Rural Residential Development: 27

- Not Favor
 - Detriment to future farming. (6)
 - Divides up land. (5)
 - Increase need for infrastructure. (4)
 - Potential for conflict. (3)
 - Negative impact on Twp. budget and school district. (2)

Total Votes Against Non-Farm Rural Residential Development: 20

3. Illustrate areas on a Township map that should be planned for future agricultural use.

- Participants did not provide any useful drawings as part of this task.

68th Avenue Corridor Summary

- Trees and windbreak. (16)
- Do not want 68th Avenue as 5-lane highway – move project to 48th.(11)
- Traffic light at 68th and Garfield. (11)
- Prefer it to stay the same. (9)
- Businesses limited to highway exchange and Nor? (7)
- Bike lane OK. (7)
- Improve landfill conditions. (3)
- Does road traffic warrant a 5 lane corridor? (3)

- Currently there are opportunities for business space in currently unused buildings. (3)
- Utilize existing structures for industrial uses, i.e. former GM plant, rather than building new, brownfield. (2)
- Finish Deer Creek and Sheridan Park. (2)
- Move Hayes neighborhood commercial up to by Doug's Auto Body. (2)
- Review MDOT studies 120th vs. 68th Ave. (2)
- Maintain historical buildings and environment. (1)
- Our concerns are to minimize too many driveway cuts, some ag access, but consolidate ag access. (1)
- Maintain 50' of ROW – Increase shoulder.
- Limit number of additional cross streets and driveways.
- Make 48th an expressway, 68th to be local access road.
- Parks, Res. And ag development. No industrial development.
- Single family dwellings along 68th, no businesses.
- Shared service drives.
- Keep rural character the whole way.
- No side walks.
- No golf courses.
- Add limited business conveniences to 68th Avenue corridor, neighborhood commercial
- Add sidewalks along 68th Avenue
- Consider Agricultural Tourism