

POLKTON CHARTER TOWNSHIP
OTTAWA COUNTY
MASTER PLAN AMENDMENT



ADOPTED SEPTEMBER 3, 2015

Polkton Charter Township Master Plan Amended 2015

Adopted September 3, 2015

Township Board

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CHAPTER 1

INTRODUCTION

Preparation of the Amended Polkton Charter Township Master Plan

The process of updating the 2009 Polkton Charter Township Master Plan was begun in May of 2014 by the Planning Commission upon approval by the Township Board. The review and update of the Master Plan was done according to the requirements of the Michigan Planning Enabling Act, PA 33 of 2008 as amended. The Act requires that at least every five years after adoption of a Master Plan, a planning commission shall review the Master Plan and determine whether to commence the procedure to amend the Master Plan or adopt a new master plan. Upon review, the Planning Commission determined that the 2009 Master Plan should be amended.

The Township Board and the Planning Commission have determined that US Census and other statistical data that are presented in the 2015 Master Plan should be considered as informational only.

This document contains those sections of the 2009 Master Plan that have been amended. The balance of the Master Plan adopted in 2009 remains in effect. The sections that have been amended include:

- Chapter 1-Preparation of the Master Plan.
- Chapter 3-Social and Economic Characteristics in their entirety.
- Chapter 4-Existing Land Use and Zoning: Residential, Commercial, and Industrial Land Use sections only.
- Chapter 5-Community Facilities: Collector Streets section; addition of a Complete Streets analysis.
- Chapter 6-Goals & Objectives: Recreation goals section has been revised to include goals included in the Polkton Township 2011-2016 Recreation Plan.

- Chapter 8-Implementation section has been revised to delete those implementation actions that have been accomplished or are no longer applicable, and to include new implementation steps that have been identified based on current desires of the Township Planning Commission.
- Future Land Use Map-the Future Land Use Map has been revised to include areas planned for Community Commercial, a new category called Future Parks. The maps now shows the existing Sheridan Park, a portion of which extends into the City of Coopersville.
- Future Trails Map-The Master Plan now includes the adoption of the Proposed Recreational Facilities Map from the 2011- 2016 Polkton Charter Township Recreation Plan, in order to plan for easements for planned local and regional trails whenever the Planning Commission reviews development proposals in the Township.

On April 2, 2015, the Township Board accepted the amended Master Plan, and recommended that the Draft Amended Master Plan be distributed to adjacent communities and to Ottawa County for a 42 day comment period, as required by the Planning Enabling Act.

On August 18, 2015, the Planning Commission held a public hearing on the Plan, and on September 3, 2015, the Township Board adopted the 2015 Polkton Charter Township Master Plan.

CHAPTER 3

SOCIAL AND ECONOMIC CHARACTERISTICS

TABLE 1

POPULATION GROWTH (1970 – 2010)

Year	Population	Numerical Change	Percent Change
1970	1,962	-113*	-5.40%
1980	2,027	65	3.30%
1990	2,284	257	12.70%
2000	2,335	51	2.20%
2010	2,423	88	3.70%

Source: U.S. Census Bureau

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

Population Growth Over Time. Table 1 illustrates the growth in population of Polkton Township from 1970 to the year 2010. The year 1970 shows a loss in population due to annexations by the City of Coopersville that occurred in the 1960's. The fairly large increase in population during the decade from 1980 to 1990 reflects a trend that was typical in this decade in many areas of Michigan due to large numbers of persons locating to suburban and rural areas outside urban areas. Slower growth over the next two decades is a combination of land use policies in Polkton Township that result in preservation of farm land, and the recession which had a significant impact on new housing starts.

Population Growth Comparisons. Table 2 compares population growth in Polkton Township with growth occurring in adjacent communities and Ottawa County as a whole from 1990 to 2010. From 2000 to 2010 Polkton Township experienced a 3.8% increase in population, below the 10.7% increase in population experienced by Ottawa County.

The Township's growth (3.8%) was the fifth smallest in comparison to surrounding communities from 2000 to 2010. Sullivan Township, Wright Township, and Chester Township all experienced a negative growth. Ravenna Township was the only Township with positive growth (1.7%) to have a smaller increase than Polkton Township. The city of Coopersville, Crockery Township, Robinson Township, and Tallmadge Township all experienced slightly larger yet modest increases in population of 9.3%, 4.7%, 8.9%, and 10.1% respectively. Allendale Township saw a significant increase in population with a growth of 58.8%. This increase in population is largely due to the presence of Grand Valley State University.

TABLE 2
POLKTON TOWNSHIP & SURROUNDING COMMUNITIES
POPULATION GROWTH COMPARISONS (1990 – 2010)

City & Village	1990	2000	1990-2000 % Change	2010	2000-2010 % Change
City of Coopersville	3,421	3,910	14.29%	4,275	9.30%
Polkton Township	2,284	2,335	2.20%	2,423	3.80%
Allendale Township	8,022	13,042	62.58%	20,708	58.80%
Chester Township	2,133	2,315	8.53%	2,017	-12.90%
Crockery Township	3,599	3,782	5.08%	3,960	4.70%
Robinson Township	3,925	5,588	42.37%	6,084	8.90%
Tallmadge Township	6,293	6,881	9.30%	7,575	10.10%
Wright Township	3,285	3,286	0.03%	3,147	-4.20%
Ravenna Township (Muskegon County)	2,345	2,856	21.33%	2,905	1.70%
Sullivan Township (Muskegon Co.)	2,230	2,477	11.07%	2,441	-1.50%
Ottawa County	187,768	238,314	26.92%	263,801	10.70%

Source: U.S. Census Bureau

TABLE 3
AGES OF POPULATION
POLKTON TOWNSHIP

Age Grouping	2000	2000 Percentage	2010	2010 Percentage	2000-2010 % Change	2000-2010 Change as % of Whole
Under 5 Years	137	5.9%	117	4.8%	-14.6%	-1.1
5 to 17	535	22.9%	494	20.4%	-7.7%	-2.5
18 to 20	88	3.8%	108	4.4%	22.7%	.6
21 to 24	94	4.0%	116	4.8%	23.4%	.8
25 to 44	647	27.7%	554	22.9%	-14.4%	-4.8
45 to 59	486	20.8%	589	24.3%	21.2%	3.5
60 to 84	328	14.0%	400	16.5%	21.9%	2.5
85 and older	20	.08%	45	1.9%	125%	1.8
Total	2,335	100%	2,423	100%		

Source: U.S. Census Bureau

Ages of Population. Table 3 shows the ages of the population in Polkton Township comparing the year 2000 to 2010. A slight decrease occurred in the age groups of under 5 years, 5 to 17 years, and 25 to 44 years, with each group decreasing -14.6%, -7.7%, and -14.4% respectively. This decrease may indicate smaller numbers of young and school age children, due to smaller numbers of those in the typical child bearing years. The largest age group in 2000 was the 25 to 44 years age group; the largest age group in 2010 was the 45 to 59 years age group, indicating a somewhat aging population.

TABLE 4
INCOME AND EMPLOYMENT
POLKTON TOWNSHIP, OTTAWA COUNTY, & HOLLAND-GRAND HAVEN
METROPOLITAN STATISTICAL AREA (MSA)

	Polkton Township		Ottawa County	
	Number	Percent	Number	Percent
Total Population 16 Years and Over	1,931	100%	203,895	100%
In labor force	1,287	66.6%	140,103	68.7%
Employed	1,199	62.1%	127,843	62.7%
Unemployed	88	4.6%	12,141	6.0%
	Polkton Township		Ottawa County	
Median Household Income	\$62,533		\$55,760	
Median Family Income	\$71,563		\$66,457	
Per Capita Income	\$25,389		\$25,359	
	Number	Percent	Number	Percent
Families with Poverty Status	61	8.97%	4,513	6.50%
Holland-Grand Haven MSA*	Number		Percent	
In labor force	126,236		100%	
Employed	110,224		87.32%	
Unemployed	16,012		12.68%	

Source: U.S. Census Bureau 2010; *Bureau of Labor Statistics, May 2014

Income and Employment. Table 4 provides information on income and employment in Polkton Township compared to Ottawa County as a whole as reported by the year 2010 US Census. Additional employment data in Table 4 is as reported by the US Department of Labor, Bureau of Labor Statistics for the year 2014.

Unemployment in Polkton Township during the time of the 2010 US Census was somewhat less than that of the County, with Polkton Township experiencing a 4.6% unemployment rate compared to the County's 6.0%. Median Household Income, Median Family Income, and Per Capita Household Income tended to be slightly higher than the County average. Families with poverty status in Polkton Township (8.97%) were moderately higher than Ottawa County's 6.5%. Poverty status for the year 2014 is defined by the US Census Bureau as an income of \$23,850.00 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 June of 2014 was reported to be at 12.68%, a significant increase from the 5.8% reported in the year 2007. Clearly, residents of the MSA, which includes residents of Polkton Township, are experiencing the effects of the past several years of economic challenges in the State of Michigan.

Employment by Occupation. Table 5 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 service occupations, and those in natural resources, construction, and maintenance. The industry employing the largest number of persons is educational, health, and social services followed by manufacturing. Private wage and salary workers make up the largest number as a class of workers.

The 2007 US Census of Agriculture reports that 183 total farms, as defined by the US Census, existed within the 49404 (Coopersville) zip code. Of these, 116 were fully owned by one owner, 60 were owned by part owners, and seven were leased. Of these farms, 79 farms consist of 1 to 49.9 acres; 98 consist of 50 to 999 acres; and six farms consist of 1,000 or more acres. Of the 183 farms, 140 had farm sales less than \$50,000; 19 had farm sales of \$50,000 to \$249,999; and 24 had farm sales of \$250,000 or greater.

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

	2010 Number	2010 Percent	2000 Number	2000 Percent
Employed civilian population 16 years and over	1,199	100%	1,146	100%
Occupation				
Management, professional, and related occupations	413	34.4%	334	29.1
Service occupations	167	13.9%	124	10.8
Sales and office occupations	257	21.4%	256	22.3
Natural resources, construction, and maintenance occupations	167	13.9%	179	15.6
Production, transportation, and material moving occupations	195	16.3%	253	22.1
Industry				
Agriculture, forestry, fishing and hunting, and mining	106	8.8%	82	7.2
Construction	107	8.9%	97	8.5
Manufacturing	225	18.8%	227	19.8
Wholesale trade	15	1.3%	45	3.9
Retail trade	76	6.3%	179	15.6
Transportation and warehousing, and utilities	76	6.3%	49	4.3
Information	29	2.4%	14	1.2
Finance, insurance, real estate, and rental and leasing	49	4.1%	33	2.9
Professional, scientific, management, administrative, and waste management services	89	7.4%	60	5.2
Educational, health, and social services	277	23.1%	208	18.2
Arts, entertainment, recreation, accommodation, and food services	68	5.7%	71	6.2
Other services (except public administration)	48	4.0%	49	4.3
Public administration	34	2.8%	32	2.8
Class of worker				
Private wage and salary workers	954	79.6%	941	82.1
Government workers	138	11.5%	129	11.3
Self-employed workers in own not incorporated business	107	8.9%	64	5.6
Unpaid family workers	0	0%	12	1.0

Source: U.S. Census Bureau, Census 2000, 2010

TABLE 6

HOUSING

	Polkton Township		Ottawa County	
	Number	Percent	Number	Percent
Occupied Housing Units	847	94.8%	93,775	91.5%
Owner-occupied housing units	763	85.4%	73,303	71.5%
Renter occupied housing units	84	9.4%	20,472	20.0%
Vacant housing units	46	5.2%	8,720	8.5%
Total Housing Units	893		102,495	

Source: U.S. Census Bureau, Census 2010

Housing. Table 6 illustrates a breakdown of housing by ownership in the Township and compares it with the County. Of the 893 total housing units in the Township, 847 (94.8%) were occupied, while 46 (5.2%) were vacant. The Township's occupied housing rate was above the County average, while the Township's vacancy rate was below the County average. Of the 847 occupied housing units in the Township, 763 (85.4%) are owner-occupied while 84 (9.4%) 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.

Vacant housing units within the Township increased from 24 units in the year 2000 to 46 units in the year 2010. Within Ottawa County as a whole, vacant units increased from 5,194 units to 8,720 units. Increases in vacant housing units may be attributable to the economic downturn between 2000 and 2010, which may have resulted in foreclosures, lack of purchases of new or existing housing stock, and lack of renters.

TABLE 7
HOUSING UNITS

Year Built	Number	% of Total
1939 or Earlier	238	25.1%
1940 - 1959	107	11.3%
1960 - 1969	80	8.4%
1970 - 1979	164	17.3%
1980 - 1989	91	9.6%
1990 - 2000	103	10.9%
2000 - 2007	126	13.3%
2008	8	0.8%
2009	4	0.4%
2010	7	0.7%
2011	1	0.1%
2012	5	0.5%
2013	9	0.9%
2014	*5	0.5%
Total	948	100%

Source: U.S. Census Bureau, Imperial Municipal Services

*denotes number through June 2014

Age of Housing Units. Table 7 shows ages of housing structures in Polkton Township. Of the 948 total housing units, nearly half (45%) were built prior to 1970. Since 1970, the remaining 55% have been built. The slower rate of construction in the year 2008 and following are largely due to the recession.

CHAPTER 4

EXISTING LAND USE AND ZONING

The following is a revision to the Residential, Commercial, and Industrial Land Use sections of Chapter 4 based on current conditions within Polkton Charter Township.

Residential Land Use

The R-6 Medium to High Density Residential zoning district allows manufactured housing communities, multi-family dwellings if served by public or private water or sewer, and single-family dwellings. No areas are currently zoned R-6. However, a manufactured housing community is located on the west side of 84th Avenue, just north of where 84th Avenue intersects Trail Creek Drive. The community is a legally existing non-conforming use in an area zoned R-2 Waterfront Residence District.

Commercial Land Use

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

C-1 zoning is located on the south side of Arthur Street just west of South 68th Street, in the vicinity of the Township Hall.

C-2 zoning exists at the intersection of 68th Avenue and Arthur Street immediately south of the Township Hall property, where a commercial well drilling business currently exists. C-2 zoning also exists on a parcel approximately 1,500 feet south of Garfield on the east side of 68th Avenue. The parcel is currently being used as an auto body repair shop.

C-2 zoning also exists in an area located north of State Road on the west side of 72nd Avenue, in an area between I-96 and the former Grand Trunk and Western Rail Road tracks. This space is currently occupied by a variety of commercial uses including farm implement sales, propane gas sales, all-terrain vehicles sales, and other smaller commercial structures. Single family dwellings also exist in this area. A significant portion of this area remains vacant and in active agriculture.

Industrial Land Use

Industrial land uses in Polkton Township are permitted in the I-1 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. Vacant commercial structures also exist.

A second area is located at the southwest corner of the intersection of 48th Avenue with the I-96 Interstate Expressway interchange. This site is currently being used as a propane dealership and other-trucking terminal. Surrounding land uses in this vicinity include a restaurant in Wright Township (currently vacant) across 48th Avenue from the propane dealership and small commercial complex on the north side of the interchange in Wright Township which includes a variety of commercial structures.

A third area of industrial zoning is located in an area bounded by I-96 on the north, Arthur Street on the south, and 76th Avenue extended on the west. Current uses in this location include a residence, a towing business, and other commercial structures. A significant portion of this area remains vacant and in active agriculture.

CHAPTER 5

COMMUNITY FACILITIES

The following is an update to a portion of the Transportation Facilities section of Chapter 5.

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.

Since the adoption of the 2009 Master Plan, several miles of gravel collector streets have been paved, according to the Ottawa County Road Commission. These roads include:

- 90th Avenue south of Leonard Road
- Roosevelt Street between 68th Avenue and 64th Avenue
- 68th Avenue between Roosevelt Street and Taft Street

That section of 68th Avenue between Taft Street and Wilson Street is scheduled to be paved in the summer of 2015.

The addition of these paved roadways results in approximately 29.8 miles of paved local collector streets and approximately 32.3 miles of gravel surface collectors.

Complete Streets Analysis

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrians, and other legal users including assisted users (those with mobility limitations). Additionally, the amended statute defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.”

In December of 2010, PA 33 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Polkton Township, an analysis was done of existing transportation facilities, and recommendations were developed to ensure adequate transportation for all users.

Polkton Township is a rural community comprised of Ottawa County primary and local roads, as well as private roads. Bikeways and pedestrian pathways do not exist along these roadways, and very little paved shoulder exists. Two exceptions to this are 56th Avenue and 68th Avenue, which have narrow striped paved shoulders.

Planned Non-Motorized Pathways

The 2011-2016 Polkton Charter Township Recreation Plan includes plans for non-motorized trail development in the Five Year Action Plan. Accessible trails are planned for several locations within the Township, particularly in those locations where regional trails are planned and where connections can be made to the trail and sidewalk system that exists in the City of Coopersville, such as in the vicinity of Sheridan Park.

Ottawa County is continuing efforts to construct the North Bank Trail, which will extend through Polkton Township as an off-road trail along Cleveland Street and State Road, and eventually provide a link to the Musketawa Trail to the east. The Township will continue to coordinate with the Ottawa County Road Commission in the possible construction of bike paths, including paths that are separated from vehicle travel lanes as well as paved shoulders along 68th Avenue, and paved shoulders along Leonard Street within Township boundaries. These trails will be constructed for use by all legal users.

While a non-motorized trail system through the Township (whether within or outside the road right-of-way) would be beneficial to recreational bikers and other users, serious cyclists are not likely to utilize an off-road trail system due to conflicts with other recreational users, driveways, and other obstacles. Serious cyclists customarily utilize the travel lane of roadways, and at times can delay traffic movement on the roadways. Current thought is to promote shared use of travel lanes between vehicles and cyclists. Some communities promote this idea with use of a “sharrow” symbol in the roadway. Cycling symbols within striped shoulders may appeal to both serious cyclists and recreational users. Any use of symbols and striping on roadways within Polkton Township is under the authority of the Ottawa County Road Commission.



On-road Bike Lane



Sharrow

Public and Private Transportation

While no public bus routes exist in Polkton Township, private and non-profit agencies offer a variety of methods of transportation for the disabled and the elderly, as well as for other persons that may qualify depending upon the agency offering transportation. A comprehensive source of information regarding transportation assistance is found on the Lakeshore Ride Link website (www.lakeshorerideline.org).

Examples of agencies that provide transportation assistance to Polkton Township residents are: Four Pointes Center for Successful Aging which provides services free of charge but does not provide a wheelchair lift; and Total Care Transportation which does charge for services, and can provide a wheelchair lift. Many other similar agencies exist.

The Township does not currently maintain contracts for transportation with any public or private agencies.

Recommendations

Recommendations to assist Polkton Township in moving toward the goal of improving transportation facilities for all users are as follows:

1. As part of site plan review, consider requiring sidewalks or easements for future sidewalks or trails for development within the Township as identified in the goals and action plan sections of the 2011-2016 Polkton Charter Township Recreation Plan.
2. Expand accessible trails at Sheridan Park and accessible connections to those trails from surrounding residential developments, streets, and off-road trails.
3. Plan for accessible connections to the City of Coopersville sidewalk and trail system, particularly in conjunction with a non-motorized trail system planned within the 64th Street Corridor.
4. Support an off-road non-motorized trail along 68th Street, with future connection to the planned Grand River Greenway Trail south of the Grand River.
5. Plan for accessible connections to regional trail planning efforts such as the planned North Bank Trail and Leonard Street corridor trail.
6. Plan for strong pedestrian and non-motorized connections both within and adjacent to the Eastmanville area, emphasizing the potential of the Eastmanville area as a link between both the planned 68th Avenue non-motorized trail and the Leonard Street corridor trail.

CHAPTER 6

GOALS & OBJECTIVES

The following Recreation section has been revised to reflect the Goals and Objectives of the 2011-2016 Polkton Charter Township Recreation Plan. The Proposed Recreational Facilities Map has been adopted as part of the 2015 Polkton Charter Township Master Plan update.

Recreation

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

Objectives:

1. Maintain a current 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 development of Township parks and explore sources for a long term funding and maintenance program.
3. Amend Chapter 16A Site Plans of the Polkton Charter Township Zoning Ordinance to require that site plans include the area of any sidewalk, non-motorized trail, bike path, or other walkway that is proposed or required by Polkton Township or any other governmental entity. The location and area of the sidewalk, trail, or bike path will be preserved for future use or construction as part of site plan approval.
4. Specifically, plan for trail connections in the following locations: the City of Coopersville trail system south of Cleveland Street; in future residential

development adjacent to Sheridan Park; in locations that intersect the planned North Bank Trail; along 64th Avenue north of the City of Coopersville, and 68th Avenue south of the City of Coopersville boundary; and in those locations that intersect the planned North Bank Trail and Grand River Greenway Trail.

5. Coordinate non-motorized trail planning and development with the City of Coopersville, Ottawa County, the State of Michigan, and other trail organizations. Improve non-motorized connections to recreational facilities, schools and residential areas in order to provide safe, pleasant and satisfying recreational experiences.
6. Maintain Sheridan Park as open space with primarily passive activities such as trails, picnicking, and preservation of natural areas.
7. Expand the boundaries of current Township recreational properties for future needs while the property is still undeveloped, available and affordable. Specifically, evaluate land adjacent to Sheridan Park for possible acquisition.
8. Identify, preserve and protect natural, scenic or sensitive areas for appropriate public use and enjoyment.
9. Evaluate the need for active recreation facilities for sports leagues or teams, as well as informal groups, for activities such as baseball, softball, soccer, football, basketball, lacrosse, and others. Identify a location for a multi-use sports facility.
10. Promote accessibility for all users within Township recreational facilities and trails through compliance with the Americans with Disabilities Act (ADA) and through the principles of complete streets.

CHAPTER 7

FUTURE LAND USE

The goals and objectives stated in the 2009 Master Plan remain as recommendations of the Polkton Township Planning Commission and Township Board; several of the implementation steps in Chapter 7 have been accomplished. The following goals and implementation steps are recommended for inclusion in the 2015 Master Plan:

Commercial Land Use (C-1 Neighborhood Commercial and C-2 General Commercial Zoning Districts)

The 2009 Master Plan contained some erroneous language that stated that Neighborhood Commercial was recommended on the northeast corner of Garfield Street and 68th Avenue, and on the west side of 68th Avenue. This area was actually planned for Regional/General Commercial, and appeared correctly on the 2009 Future Land Use Map. The recommendation for General Commercial in this location remains in the 2015 Master Plan.

In the 2009 Master Plan, the southeast and southwest corners of the intersection of Garfield Street and 68th Avenue were recommended for Neighborhood Commercial. The 2015 Master Plan now recommends General Commercial land use at these locations. The recommendation to permit uses allowed in the C-2 zoning district, rather than C-1, is based upon the rationale that access and character in these locations is similar to that north of Garfield Street, and the range of uses permitted in the C-2 district are appropriate in this location. Additionally, any land use proposed within the C-2 zoning district will be subject to the requirements of the Chapter 11A Overlay District, ensuring safe access and acceptable architectural appearance.

A smaller parcel approximately 1,500 feet south of Garfield Street on the east side of 68th Avenue is now recommended for General Commercial land use. In 2009, this parcel was recommended for Exclusive Agricultural Preservation. The rationale for

recommending this parcel for General Commercial is as follows: the parcel has historically been zoned C-1 Neighborhood Commercial, and has been historically and currently used as an auto body repair business. Recently, the owner of this parcel applied for a rezoning of this parcel to C-2 General Commercial, which was approved. The use of this parcel as a viable business is viewed as a valuable community asset by the Township. Access along 68th Avenue is suitable for commercial uses. Therefore, the 2015 Master Plan recommends General Commercial in this location.

Proposed Recreation Facilities Map

The Polkton Charter Township 2011-2016 Recreation Plan has identified as a priority the development of non-motorized trail facilities within the Township. The Proposed Recreation Facilities Map adopted as part of the Recreation Plan is proposed to be adopted as part of the 2015 Master Plan so that as development proposals occur, easements for proposed trails can be set aside for future development. In some cases, development proposals may include actual construction of portions of the trail. Plans for both regional and local trail systems are shown on the map. Linking to trails within the City of Coopersville is as valuable to the Township as linking to planned regional trails.

Proposed Future Parks

In addition to both existing and planned recreation facilities within the Township as identified in the 2011-2016 Recreation Plan, the 2015 Future Land Use Map includes two locations in the southwest portion of the Township where future parks are proposed. These locations include the site of the historic South Evergreen schoolhouse on a parcel that fronts on Leonard Street, and adjoining lands which include a 1.75 acre parcel immediately adjacent to the schoolhouse property, and a larger, wooded parcel (approximately 40 acres) with frontage on 90th Avenue. All three parcels lie within the area planned for Residential Sensitive (R-2) land use, and are near the planned Leonard Street trail. Acquisition and development of these parcels will depend upon adequate funding sources.

Additional lands planned for future park acquisition and development include land adjoining the Township hall to the west; and 15 acres north of and adjacent to Sheridan Park.

CHAPTER 8

IMPLEMENTATION

Since the adoption of the 2009 Polkton Township Master Plan, many of the recommended implementation actions have been accomplished or revised by the Polkton Township Planning Commission and Township Board. The following implementation steps are those that remain from the 2009 Plan as yet to be accomplished, and several new steps that are recommended as part of the 2015 Master Plan Amendment.

1. Consider new zoning regulations for the Eastmanville District as recommended in Chapter 7 of the 2009 Master Plan.
2. Amend Chapter 16A Site Plans of the Polkton Charter Township Zoning Ordinance to require that site plans include the area of any sidewalk, non-motorized trail, bike path, or other walkway that is proposed or required by Polkton Township or any other governmental entity. The location and area of the sidewalk, trail, or bike path will be preserved for future use or construction as part of site plan approval.
3. Review amendments to the Zoning Ordinance that will allow certain types of “backyard” agriculture in residential zoning districts that are not zoned for agriculture and are not protected by the Michigan Right to Farm Act.
4. 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.
5. Monitor the progress of local, state, and federal regulations that may permit increased ability of local governments to regulate hydraulic fracturing (“fracking”) of oil and gas, and raise public awareness through education.

Recommendations for Further Revisions

The Polkton Charter Township Planning Commission will be required, five years after adoption of the 2015 Master Plan, to review the Master Plan and determine whether to adopt a new plan or amend the 2015 Plan. The current amendment to the plan has been published as an addendum to the 2009 Master Plan, rather than printing and binding a new document. The Planning Commission recommends that, at the time of the review of the 2015 Master Plan (projected to be in the year 2020) that the entire document be re-formatted and bound, and that any amendments from 2015 and 2020 be combined into one cohesive document. The Planning Commission further recommends that the document produced in 2020 be bound in a three-ring binder to accommodate future amendments and revisions.

At the time of review of the 2015 Master Plan, the Planning Commission recommends that further public input be sought in order to accurately assess the needs and desires of the existing population of Polkton Charter Township.