

# Wright Township

## 2017 MASTER PLAN

### Planning Commission:

Rich Dausman – Chairperson  
Steve Gray – Vice-Chairperson  
Gary Karr – Secretary  
Dan Van Dyke – Member  
Steve Van Timmeren – Member

### Board of Trustees:

Josh Westgate – Supervisor  
Maureen Carmody – Clerk  
Nancy Hopper – Treasurer  
Gary Karr – Trustee  
Rick Schoenborn – Trustee

With Assistance By:  
Gregory L. Ransford – Fresh Coast Planning

Wright Township – 1565 Jackson Street, PO Box #255  
Marne – Michigan – 49435  
Ottawa County

**RESOLUTION  
TOWNSHIP OF WRIGHT  
COUNTY OF OTTAWA, MICHIGAN**

**WRIGHT TOWNSHIP BOARD OF TRUSTEES  
RESOLUTION TO ADOPT MASTER PLAN**

**WHEREAS**, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

**WHEREAS**, the Wright Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

**WHEREAS**, the Wright Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

**WHEREAS**, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

**WHEREAS**, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices and Maps:

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**APPENDIXES**

- Full Description of Road Classifications (Chapter 9)
  - Controlled Access Arterial

- Minor Rural Arterials
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  - PA 116
- 1997 Public Workshop Results

**WHEREAS**, on March 8, 2017 the Wright Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as authorized by the MPEA; and

**WHEREAS**, notice was provided to the surrounding municipalities and regional planning organizations as provided in the MPEA; and

**WHEREAS**, the Wright Township Planning Commission held a public hearing on October 23, 2017 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

**WHEREAS**, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township and recommended adoption to the Wright Township Board of Trustees on October 23, 2017.

**NOW, THEREFORE, IT IS RESOLVED**, that the Wright Township Board of Trustees adopts the Master Plan, as recommended by the Planning Commission on \_\_\_\_\_.

**IT IS FURTHER RESOLVED**, that the Recitals set forth above are affirmed as accurate and are incorporated herein as it fully set forth.

**IT IS FURTHER RESOLVED**, that all resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, repealed.

The foregoing resolution was offered by \_\_\_\_\_; second offered by \_\_\_\_\_.

Upon roll call vote the following voted: "Aye": \_\_\_\_\_. "Nay": \_\_\_\_\_.

The Supervisor declared the resolution adopted.

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Maureen Carmody, Clerk

## CERTIFICATE

I, the undersigned, the Clerk of the Board of Trustees of Wright Township, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

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Maureen Carmody, Clerk  
Wright Township Board of Trustees

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**Introduction**  
Wright Township Master Plan  
2017

**Purpose and Intent of Master Plan**

The Wright Township Master Plan is designed to serve as a policy and decision making guide for the future use of land and the expenditures of public funds for roads, utilities, park land and other public improvements in Wright Township. To achieve a successful policy document, the Master Plan contains specific goals, recommendations and strategies, as well as maps depicting future land use classifications to implement the guiding policies herein.

In accordance with the authority provided by the Michigan Planning Enabling Act, Act 33 of 2008, as amended, the Wright Township Planning Commission is afforded the responsibility to prepare this Master Plan. In recognition of previous public workshops, meetings and other community efforts contributing to the history of master planning in the Township, the Planning Commission seeks to preserve most of the former findings of the Township and continue to guide future land use in a similar fashion. As a result, the design of this Master Plan reaffirms various historic community preferences, including the findings of the 1997 public workshop, as well as the historic and current viewpoints, concerns and suggestions of Wright Township residents and the Wright Township Planning Commission.

**Scope of Master Plan**

As the primary policy document regarding land use in the Township the Master Plan addresses:

- The preservation of the prime, unique and valuable farmland as well as the farming heritage of Wright Township.
- A comprehensive means to forecast 10-15 years ahead to meet future needs regarding general and specific aspects of physical development throughout the Township.
- Official, advisory policy statements to encourage orderly and efficient use of the land for residences, businesses, industry, parks and recreation areas, and agriculture as well as for coordinating these uses of land with each other, with streets and highways and with other necessary public facilities and services.
- A logical basis for zoning, subdivision design and public improvement plans as well as for facilitating the work of the Planning Commission and the Township Board of Trustees as well as other public and private endeavors engaged in land use development within the Township.
- A means for private organizations and individuals to determine how they may relate their building and development projects to official Township planning policies.
- A means of relating the plans of Wright Township to the plans of adjacent townships, the City of Coopersville and the Grand Rapids Metro area.

The Wright Township Master Plan is intended to be flexible. It is not necessarily intended to establish the precise boundaries of land use areas or the exact locations of individual future land uses. While planning reasonable boundaries for future land uses is important within the Master Plan and particularly within its map, its greater function is to serve as a decision making framework, by

providing information valuable to land use decisions and a sound rationale for land uses recommendations.

## **Chapter One**

### Agricultural Uses

#### **Introduction**

The majority of land in Wright Township is used for agricultural purposes and totals over 17,000 acres, which includes orchards, cropland, pastures and confined feeding. A wide variety of crops thrive in the local soils, including fruit trees, corn, wheat, hay and tomatoes. The northern and eastern portions of the Township are located in an area of unique farmland known to fruit growers as “The Ridge,” which creates a unique habitat in its rolling topography and climatic relationship to Lake Michigan, making it ideal for fruit production. Given the rich agricultural history and generations of farming that continue as the dominant land use in the Township, the primary purpose of this classification is to preserve farmland.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our agricultural pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Preserve the Prime, Unique and Valuable farmland
- Protect the economic stability of the farming community
- Preserve and enhance the rural and agricultural character elements in the Township
- Protect the agricultural industry from the effects of residential development in close proximity to farms

##### *Recommendations*

- Limit the intrusion of non-farm uses
- Assess the current Zoning Ordinance minimum lot size regulations in the Agricultural District as a means to preserve farmlands, rural character and open spaces
- Determine environmental issues and concerns for Township residents and establish methods to protect environmental resources
- Seek additional methods to preserve farmland
- Minimize the conflicts between farming operations and residential uses

##### *Strategies*

- Prohibit private roads on agriculturally zoned property
- Limit site condominiums and plats to only public roads
- Limit land divisions in agricultural areas to promote farming and encourage the preservation of agricultural uses

- Cooperate with Ottawa County, neighboring townships or any other organization or individual that seeks to preserve farmland in the Fruit Ridge area
- Subject to unique circumstances, support requests from individual property owners who seek to enroll in the Purchase of Development Rights Program administered by the State of Michigan or Ottawa County

## Chapter Two

### Rural Agricultural Uses

#### **Introduction**

This classification is intended to provide for residential development in a rural setting adjacent to the Agricultural Classification areas and serve as a buffer between the Agricultural Classification and the residential, commercial and industrial areas of the I-96 Interstate and the Village of Marne<sup>1</sup>. It is further intended to accommodate agricultural uses and residential lots that are typically larger than those provided by the Residential Classification of this Master Plan.

As the national and regional economies improve, demand for rural residential housing and related agricultural amenities is expected to increase. Given this, and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our rural agricultural residential pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Preserve rural character
- Provide for agricultural activities and other country-type characteristics to create a rural life style without negatively impacting prime agricultural land
- Serve as a transition or buffer area between the Agricultural Classification and more intense land uses
- Preserve productive farmlands from urban encroachment and maintain the agricultural economy of the Township
- Divert development pressure away from the prime and unique farmland in the Township

##### *Recommendations*

- Strengthen and protect the viability of existing neighborhoods and agricultural lands by controlling the expansion of incompatible land uses on adjacent properties and protecting neighborhoods and agricultural lands through open spaces, buffers and landscaping
- Encourage innovative design and a mixture of housing types in residential developments
- Ensure that new development protects the integrity of environmentally sensitive areas through innovative design and site planning techniques
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources

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<sup>1</sup> While the master plan refers to the “Village,” in fact, Marne is an unincorporated area within the Township.

*Strategies*

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to protect agricultural lands, environmentally sensitive areas and to promote rural character and open spaces
- Strengthen and maintain Township ordinances to provide clear guidelines for residential development through site plan review, which includes provisions for open space, agricultural uses, street design, trails or similar pathways, architectural style and landscaping
- Implement zoning or other techniques that restrict non-farm development in areas consisting of prime farmland

**Chapter Three**  
Residential Uses  
*Low Density, Medium Density & Multi-Family*

### **Introduction**

Residential land use accounts for approximately 500 acres or about 2% of the total land use in the Township. Residences are concentrated primarily in and around Marne, in the vicinity of the Arthur Street/24<sup>th</sup> Avenue intersection, in the settlement of "Wright" where Hickory Street meets 8<sup>th</sup> Avenue and along the southern shore of Cranberry Lake.

As the national and regional economies improve, demand for residential housing and related amenities in these areas are expected to increase. Accompanied by improving commercial and industrial uses nearby, the area is becoming more attractive for business investment and the related residential needs utilizing and being employed by those services. Given this, and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our residential pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

### **Goals, Recommendations and Strategies**

#### *Goals*

- Create attractive, safe and convenient residential communities with good housing and adequate schools, parks, utilities, sidewalks and civic open space, which can contribute to a sense of neighborhood
- Preserve rural character within residential developments
- Provide for a range of housing types to accommodate varying needs in household size, type and income levels

#### *Recommendations*

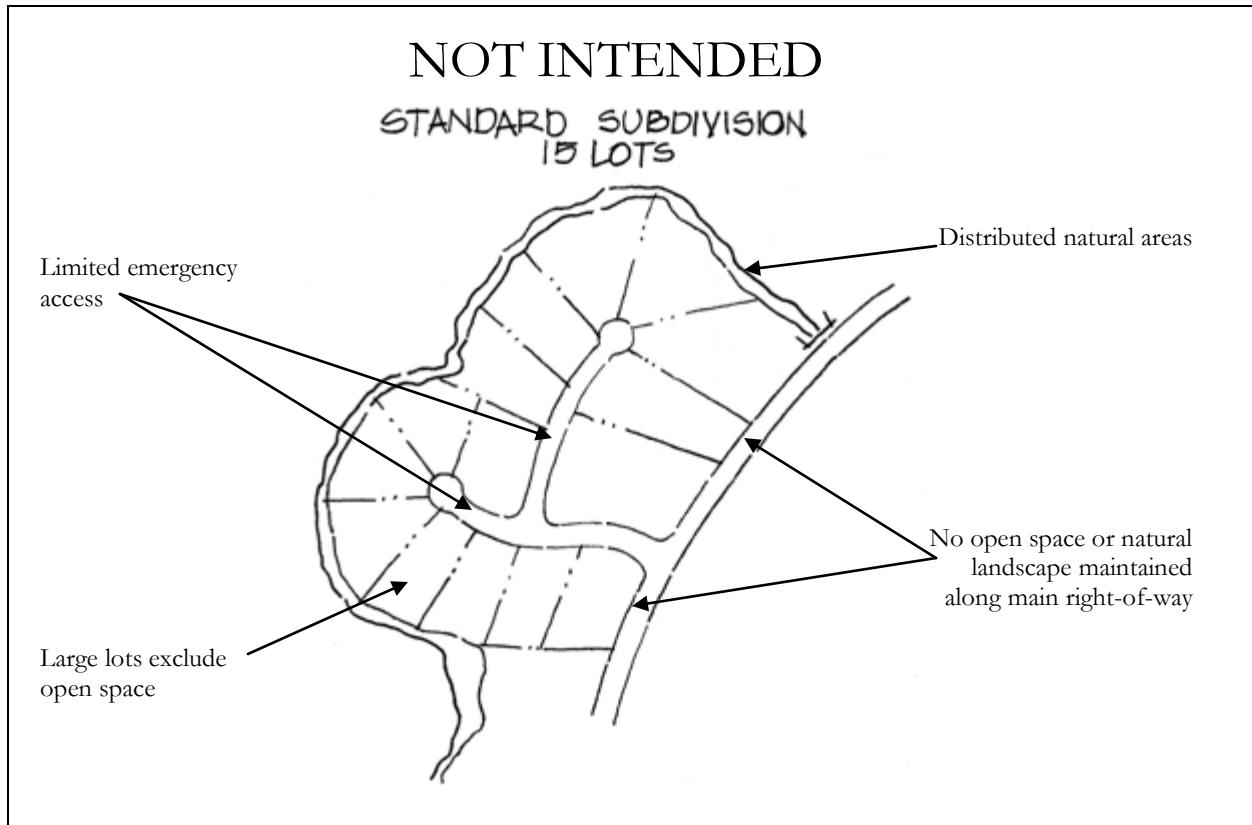
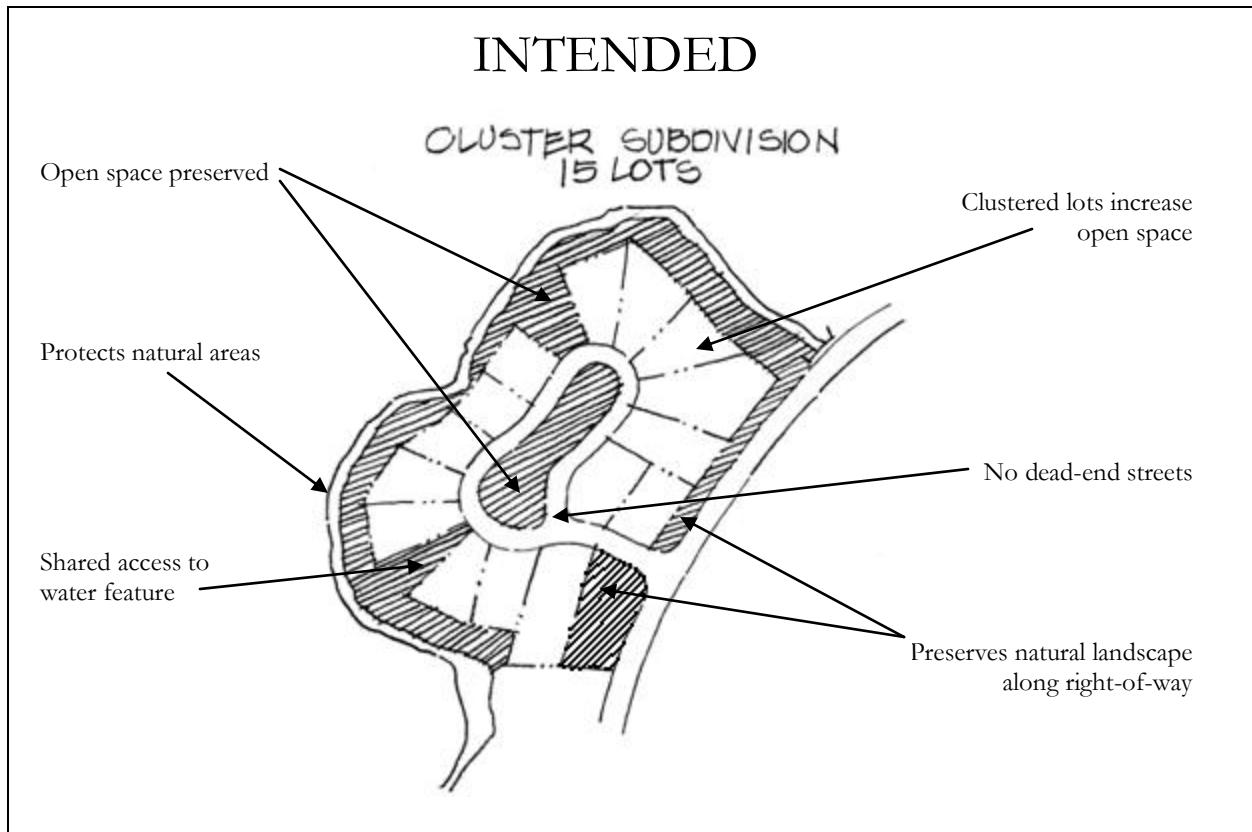
- Provide regulations that encourage housing in a more dense but livable arrangement, which protect woodlands, wetlands, farmlands, open view and architectural styles so open space and rural character can be preserved, in an effort to slow the rate of non-farm development
- Assess the need for other types of housing in the Township, such as multi-family, affordable, or senior citizen housing
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources
- Strengthen and protect the viability of existing neighborhoods by controlling the expansion of incompatible land uses on adjacent properties and protecting neighborhoods through open spaces, buffers and landscaping
- Encourage innovative design and a mixture of housing types in residential developments
- Encourage residential development patterns that utilize small lot, cluster development in conjunction with open space or conservation easements that may be retained in agricultural use or simply for the enjoyment of the development residents

- Provide a mix of land use types and density within the same area to provide for variety in daily living and to allow opportunity for a development pattern compatible with the natural features of the land

*Strategies*

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to protect agricultural lands and promote rural character and open spaces
- Strengthen and maintain Township ordinances to provide clear guidelines for residential development through site plan review, which include provisions for open space, bicycle paths, street design, pedestrian walkways, architectural style and landscaping
- Require new residential development patterns that utilize small lot, cluster techniques in conjunction with open space or conservation easements
- Provide for smaller lots and reduced setbacks for dwellings, where appropriate utility, transportation or other infrastructure exists
- Require the construction and maintenance of sidewalks in all residential areas and in other areas that may provide access to schools, parks or shopping areas
- Provide ordinance language to promote low, medium and high density residential developments that accommodate a range of income levels and household sizes within the same general neighborhood to create diverse communities and more opportunities for all ages and income levels to live in safe and secure neighborhoods
- Implement zoning or other techniques that restrict non-farm development in areas consisting of prime farmland

# RESIDENTIAL



## Chapter Four

### Village of Marne & Berlin Fairgrounds

#### **Introduction**

Originally platted in 1857 as Berlin, the Village of Marne received its current name in 1919 to honor German soldiers who fought in the Second Battle of Marne. Since then, the Village of Marne has evolved over time in response to the needs of the community and represents what many rural and suburban townships lack; a viable downtown which serves as the center of the community to give it a distinct identity and sense of place. In addition, the Berlin Fairgrounds, which was established in 1855, is located adjacent to the Marne downtown and provides numerous entertainment opportunities including 4-H competitions, car races and other outdoor events within walking distance of downtown residents.

Participants in historic workshops strongly recommended that the village character of Marne be maintained. Through these workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our Marne and Berlin Fairgrounds pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Create attractive, safe and convenient mixed use communities with good housing and adequate schools, parks, utilities, sidewalks and civic open space, which can contribute to a sense of neighborhood
- Preserve and enhance the village character of the Marne area as well as the character of the Fairgrounds
- Provide residents with commercial services that are designed for daily use
- Provide for a range of housing types to accommodate varying needs in household size, type and income levels

##### *Recommendations*

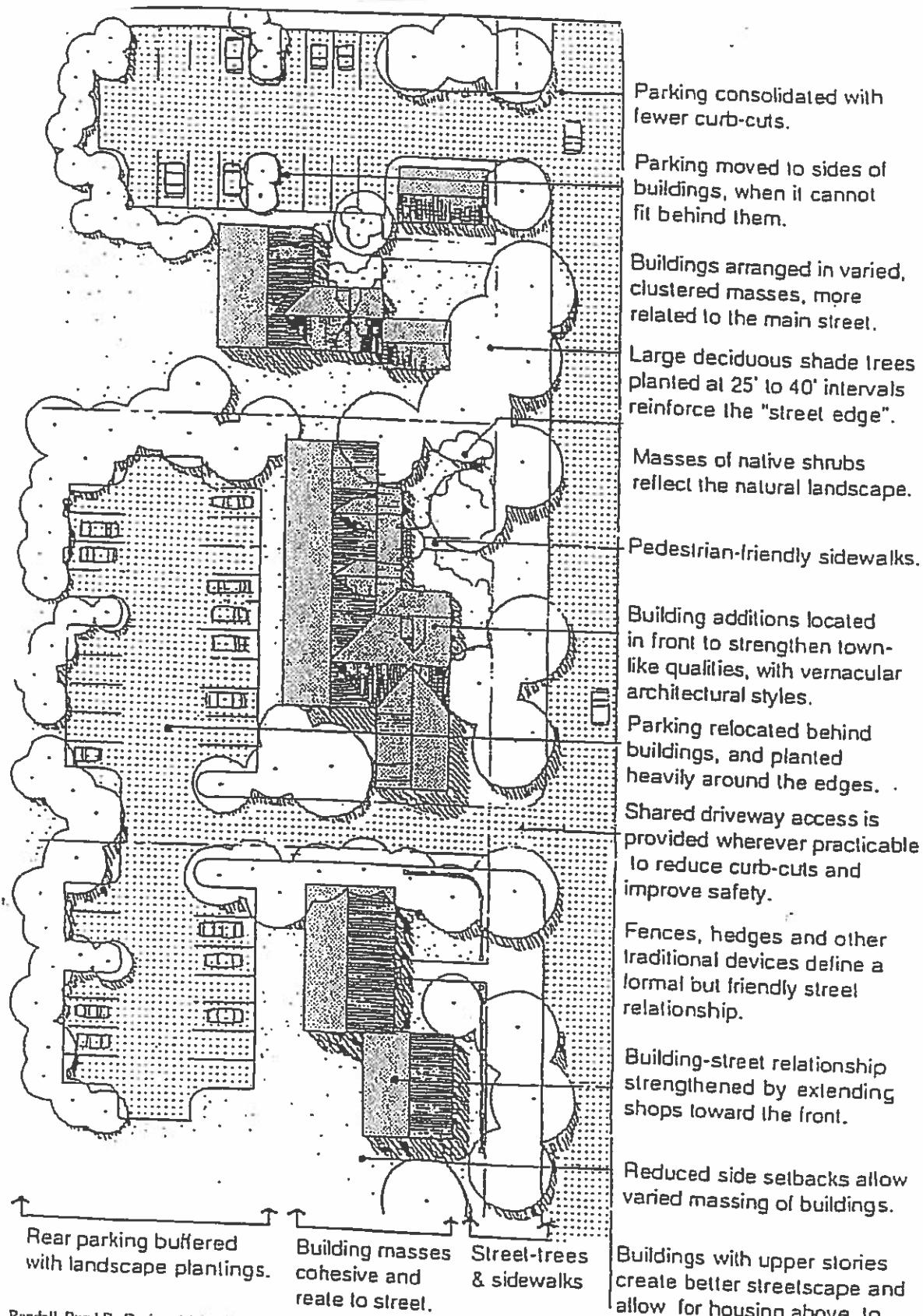
- Assess the need for other types of housing in the Township, such as multi-family, affordable, or senior citizen housing
- Strengthen regulations within the Village District Zone language of the Zoning Ordinance to require the integration of residential, recreational, retail and office uses
- Provide for and retain shopping opportunities within or next to neighborhoods for the convenience of nearby residents, to reduce vehicle trips and promote a sense of identity to the neighborhood
- Encourage innovative design and a mixture of housing types in residential developments
- Encourage housing for senior citizens that is close to neighborhood shopping, facilities, pedestrian walkways and parks and recreation facilities

- Identify those characteristics which are desirable for both new and rehabilitated commercial development and strengthen architectural and performance policies to incorporate those characteristics for commercial development within the Village of Marne and Fairgrounds area
- Develop architectural design and appearance standards so new buildings fit visually with the appearance of existing structures
- Locate parking lots in the Village of Marne in the side and/or rear of commercial properties and be of small design, screened by low walls or hedges
- Design building setback distances to be equal to existing buildings in the commercial areas

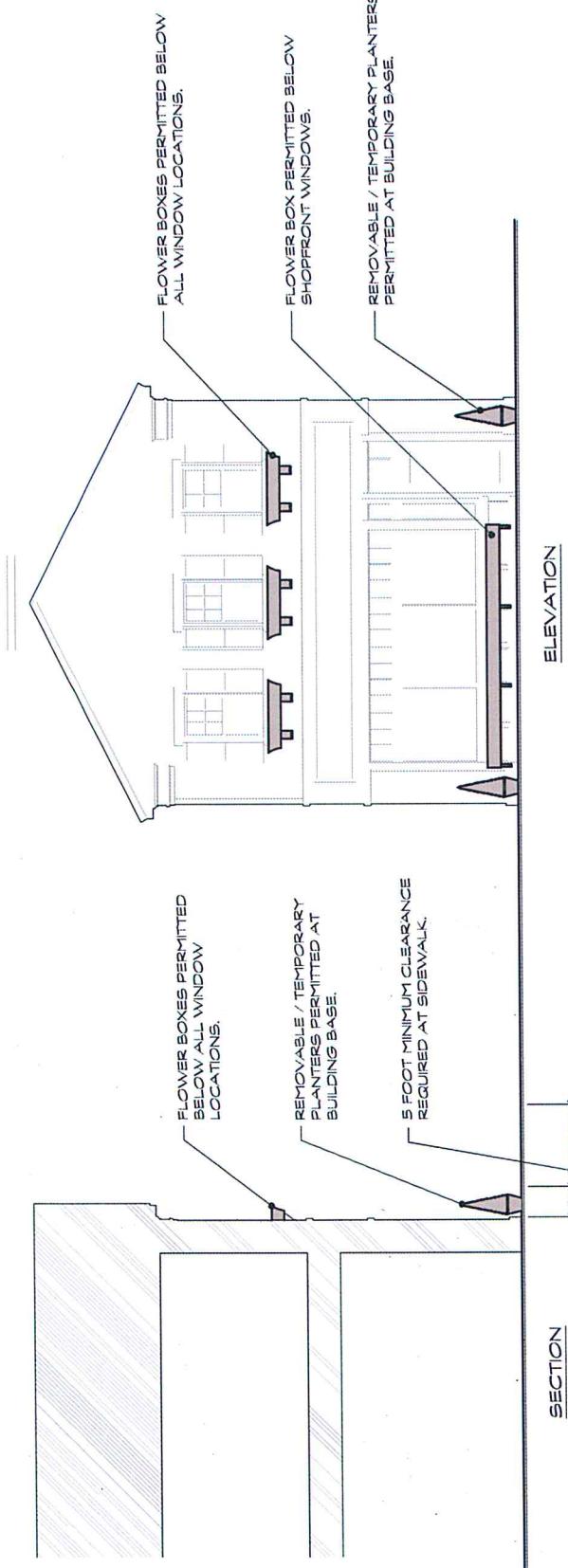
*Strategies*

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to promote mixed uses, parks, sidewalks and other civic open spaces
- Require pedestrian walkways to link civic spaces, small scale shopping areas and open space
- Design ordinance requirements for a street system which disperses traffic and provides conditions for traffic calming
- Strengthen language to allow current uses to continue and allow existing single family houses to be converted to retail service or office uses
- Strengthen the Village District Zone within the zoning ordinance to utilize form-based codes for commercial properties, which include:
  - Build-to lines instead of front yard averaging setbacks, which would require the specific location of the front of a building as either a zero front lot line or a precise setback from the front lot line, so as to create uniformity of buildings found in a typical village
  - Maintain the accommodation of apartment space above storefronts
  - Strengthen the minimum design standards of building façade and signage
  - Strengthen the establishment of pedestrian friendly streetscape
  - Maintain concrete sidewalks in front of stores
  - Require Minimum tree plantings
  - Provide design incentives, such as additional building height beyond the maximum permitted, to encourage private investment in public utilities or other improvements that are necessary for the collective public good
  - Require connective public spaces in addition to those required by the form-based codes

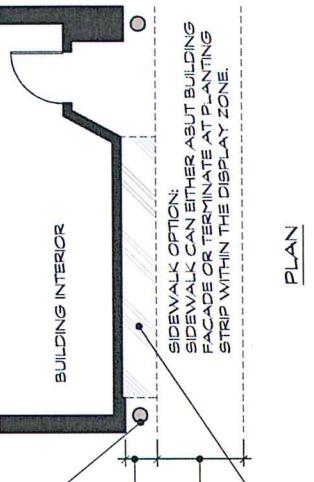
# Village of Marne Concept



Arendt, Randall. Rural By Design: Maintaining Small Town Character.  
Planners Press American Planning Association, 1994.

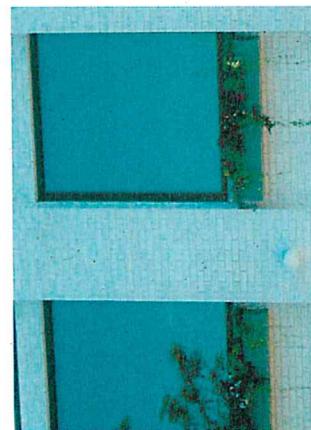


NOTES:  
1. BUILDING LANDSCAPE STANDARDS ARE OPTIONAL.



PLAN

OPTIONAL PLANTING STRIP ADJACENT TO BUILDING AND SIDEWALK IF BUILDING DOES NOT ABUTT SIDEWALK.



Flower Box

Courtesy: Ottawa County Planning and Performance Improvement Department

BUILDING  
LANDSCAPING  
STANDARDS

## Chapter Five

### Commercial Uses

#### **Introduction**

Commercial uses comprise approximately .3% of total land use in Wright Township. The majority of commercial businesses in the Township are concentrated in Marne. Although Marne is not an incorporated village, for all intents and purposes it functions as a village center. Given this, historic uses in central Marne include businesses such as restaurants, churches, a bank, plumbing and electrical stores, a market, a video store, child care, offices and auto repair, among others.

In addition to Marne and the I-96 interchange at 48<sup>th</sup> Avenue, commercial uses are minimally scattered throughout the Township.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our commercial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Provide attractive neighborhood convenience shopping facilities
- Provide neighborhood convenience shopping facilities that are accessible by vehicles and by pedestrians
- Accommodate additional retail uses in the Township

##### *Recommendations*

- Require commercial development that is aesthetically appealing and which operates in a safe and efficient manner
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources.
- Reduce yard requirements and/or redesign zoning district provisions to increase commercial land use opportunities
- Investigate use of economic development tools to assist with financing commercial elements

##### *Strategies*

- Limit commercial development to those areas which can be adequately served by utilities and necessary services
- Strengthen landscaping, design and performance standards in the Township Zoning Ordinance
- Encourage a development pattern that is compatible with the natural features of the land
- Consider redesigning the Zoning Ordinance to:

- Eliminate the minimum lot area and permit the lot area to be determined by the use
- Increase the maximum height provision
- Reduce the rear yard setback provision

## **Chapter Six**

### Industrial Uses

#### **Introduction**

Industrial land uses comprise approximately .2% of the total land use in Wright Township. Additional industrial land is needed as existing zoned industrial land is almost totally utilized. The Township recognizes the importance of expanding industrial development to provide employment opportunities for area residents.

Given this and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our industrial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Accommodate the growth of industrial development
- Provide for industrial development in areas adequately served by roads, utilities and other necessary services
- Ensure that new or redeveloped industrial development is designed in an attractive fashion

##### *Recommendations*

- Provide for suitable industrial park sites as well as individual industrial sites which will provide increased tax base as well as employment opportunities
- Strengthen ordinance provisions to protect industrial investment and promote reinvestment, through minimum aesthetic standards, proper storm water controls and other site improvement methods
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources

##### *Strategies*

- Plan for industrial plats to discourage scattered, single lot development
- Require industrial development to be adequately buffered from adjacent uses, be landscaped in an aesthetically pleasing manner and have adequate provisions for traffic circulation and storm water management
- Encourage a development pattern that is compatible with the natural features of the land

## Chapter Seven

### Public & Recreational Facilities

#### **Introduction**

The Wright Township office is located at 1565 Jackson Street in Marne. Fire Department equipment is additionally housed at 1565 Jackson Street. Fire protection is shared jointly between Wright Township and Tallmadge Charter Township. An additional fire station is located at O-1451 Leonard Street in Tallmadge Charter Township. In addition, emergency medical service is provided to residents through the joint Fire Department. Fire protection services are currently adequate for community needs but existing facilities, particularly in Marne, remain challenging. Police protection is provided by the Ottawa County Sheriff's Department.

Residents of Wright Township contribute 0.6 mill to the Northeast Ottawa District Library, which includes the communities of Wright Township, Polkton Township, Chester Township and the City of Coopersville. The library is located within the City of Coopersville.

Wright Township does not maintain any recreation facilities but has recently pursued a joint effort with Chester Township to the north to maintain a park in Conklin. The Township has also investigated cooperating with Kenowa Schools to offer recreational opportunities to residents of Wright Township. Ottawa County maintains two fishing access points on Cranberry Lake, located in the northeast corner of the Township. These points are accessible from Kenowa Avenue on both the northern and southern sides of the lake for residents of the Township and the County.

The Musketawa Trail passes through Wright Township following the former Penn Central Railroad right-of-way. This paved trail has a primary access point at 8<sup>th</sup> Avenue and Garfield Street and terminates in the City of Muskegon (and North Kent Trails connects at the southeast).

Wright Township seeks to take advantage of this foundation of public and recreational facilities and improve upon them within the Master Plan. As a result, through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our public and recreational facilities pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Increase recreational facilities
- Provide for a township hall and Fire Department building large enough to accommodate the needs of the existing and future populations of the township
- Provide for public, semi-public and recreational uses in locations appropriate for their development and utilization

##### *Recommendations*

- Identify areas in the Township for picnic and playground areas, ball fields and trails

- Establish cooperation with Coopersville and Kenowa school districts to provide for increased recreational opportunities for Wright Township residents
- Identify areas along Sand Creek and Cranberry Lake to preserve and develop as recreation areas
- Partner with developers to set aside suitable portions of land for parks as well as road easements for pedestrian/bicycle paths
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008
- Develop a Recreation Plan, preferably in conjunction with neighboring communities and/or local school districts

*Strategies*

- Reserve adequate public open space including joint school-park usage to meet both existing and future recreational needs
- Pursue funding for the purchase of park land
- Begin to set aside money for park land and municipal buildings, as appropriate
- Utilize the Capital Improvements Plan as a means to implement municipal building construction and the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official township policy for implementation of bike bath and other recreational path construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

## **Chapter Eight**

### Public Utilities

#### **Introduction**

Wright Township residents utilize individual wells for water. Limited sanitary sewer and wastewater treatment is available for Marne area residents. The Marne sanitary system serves residential, commercial and industrial uses in the community. Fortunately, in those areas where public water and sewer are not available, private well and septic systems continue to be viable.

The Township does not anticipate that municipal sanitary sewer or water service will be provided throughout the entire Township in any foreseeable planning period. Accordingly, the Master Plan focuses development towards the areas where the feasibility and timing of municipal sewer and/or water service can best be anticipated. Emphasis should then be given to system expansions consistent with the locations planned to support the highest density of residential, commercial and industrial development.

Consequently, in an effort to continue to develop appropriate public sewer and water services for the residents and visitors of Wright Township, we have concluded that the following goals are paramount in our public utility pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Increase commercial and industrial uses that depend on public sanitary sewer
- Concentrate the majority of new growth in areas of public utilities to avoid sprawl and minimize its effects on the majority of the Township

##### *Recommendations*

- Assess the possibility of expanding the existing sanitary sewer facilities in planned higher density residential, commercial or industrial areas
- Determine which areas of the Township should be served by sanitary sewer facilities and at what densities
- Encourage funding practices for improvements to public utilities that, to the extent possible, appropriately place the cost of utilities on users
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008
- Investigate joint utility opportunities with adjacent communities

##### *Strategies*

- Concentrate development in those areas served or planned to be served by public utilities

- Perform joint sanitary sewer studies with neighboring municipalities, as necessary, to evaluate treatment and collection alternatives
- Design development incentives to encourage private investment in public water and/or sewer expansion.
- Utilize the Capital Improvements Plan as a means to implement public sanitary sewer and public water construction

## Chapter Nine

### Transportation

#### Introduction

A major influence to the development of Wright Township is Interstate Highway 96, which is located along the southern portion of the Township in an east-west direction. The expressway enters the Township at the southern boundary where Sections 35 and 36 meet then traverses the Township in a slightly northwest direction until it exits at the midpoint of the western boundary of Section 30, near the boundary of the City of Coopersville. Interstate Highway 96 offers residents living in Wright Township the ability to easily commute to the Grand Rapids, Grand Haven and Muskegon areas.

The Ottawa County Road Commission is responsible for the maintenance and improvement of all County primary and local roads. Improvements to County roads are determined by Road Commission officials in conjunction with Township officials. Improvements to rural collectors (county local roads) are mainly the responsibility of the Township, with some limited revenues provided by the Ottawa County Road Commission.

It is useful to recognize that the various roads within Wright Township have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, building setbacks and adjoining land use. The type of roadway and the amount of traffic it is designed to carry greatly influence the use of the land served. For traffic planning purposes, roads are classified by type as briefly described below. A full description is provided in the Appendix.

- Controlled Access Arterial (Expressway) – This type of street is designed solely to move traffic at relatively high speeds through an area. It is characterized by limited access and multi-lane divided roadways.
- Minor Rural Arterials (County Primary Roads) – This type of street serves major movements of traffic within or through an area. Mainly designed to move larger volumes of traffic, their secondary function is to provide access to abutting land uses. Typically, County Primary Roads connect major arterials such as highways and provide access points for expressways.
- Collector Street (County Local Roads) – This type of street collects traffic from local streets and connects with major and minor arterials. The Collector Street is intended to supply abutting property with the same access as a local street, while at the same time carrying the “collected” traffic of local streets.
- Subcollectors and Access Streets – This type of street provides frontage and access to residential lots but also carries some through traffic to lower order access streets, which do not carry through traffic.
- Private Roads —This type of street is maintained by the landowners who utilize them, serve varying numbers of lots, homes and sometimes commercial or industrial uses.
- All Season Roads – This type of street does not have weight limits during the winter season.

Given the vast transportation network within Wright Township and considering the impact of residential, commercial and industrial development on the existing transportation infrastructure in Wright Township, we have concluded that the following goals are paramount in our transportation

pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

### **Goals, Recommendations and Strategies**

#### *Goals*

- Provide for a street system which will ensure an even distribution of traffic on existing and future streets and protect the safety and well-being of the motoring and pedestrian public

#### *Recommendations*

- Encourage residential street systems which disperse traffic and provides conditions for slower vehicle speeds such as narrower street widths
- Strive to minimize traffic disruptions on thoroughfares, while keeping through traffic off of the local residential streets
- Strive to create a multimodal transportation system, including bicycles, pedestrian, and automobile traffic
- Work with the Ottawa County Road Commission toward improved maintenance of roadways, specifically addressing drainage, grading of gravel roads, ditching near private driveways, and brine applications

#### *Strategies*

- Require street trees and lights in residential developments
- Pursue funding programs to repair and replace existing streets and sidewalks in disrepair
- Improve access and emergency service by maintaining site plan review standards that ensure adequate ingress and egress for emergency vehicles
- Limit the number of driveways and curb cuts to the minimum necessary to provide for safe ingress and egress
- Utilize the Capital Improvements Plan as a means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official township policy for implementation of street construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

## Chapter Ten

### Sand Creek & Cranberry Lake

#### **Introduction**

Wright Township recognizes the importance of natural resources and the amenities they provide, including rural character, scenic views as well as fish and wildlife habitat. Sand Creek and Cranberry Lake provide significant environmental resources that benefit not only the properties abutting those areas but the township as whole. As a result, the township desires to protect its natural resources with particular emphasis on the Sand Creek watershed and Cranberry Lake.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our Sand Creek and Cranberry Lake pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### **Goals, Recommendations and Strategies**

##### *Goals*

- Identify areas along Sand Creek and Cranberry Lake to preserve and develop as recreation areas
- Strengthen the Sand Creek Watershed Overlay Zoning District, where necessary

##### *Recommendations*

- Designate conservation zones along Sand Creek and along the north shore of Cranberry Lake
- Actively maintain ordinances to guide development along Sand Creek and Cranberry Lake to protect these environmentally sensitive areas

##### *Strategies*

- Include Cranberry Lake within the Sand Creek Watershed Overlay Zoning District and rename the district to the Sand Creek and Cranberry Lake Watershed Overlay Zoning District
- Identify areas of preservation or recreation

## **Chapter Eleven**

### Implementation

#### **Introduction**

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

It is important to note that the Master Plan is not, itself, a law. As a result, implementation of the Master Plan will depend on decisions of the Board of Trustees and Planning Commission through the adoption of motions, resolutions and ordinances.

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan through the actual physical development of land and 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.

#### **Master Plan Map**

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the township organizes and intends future improvements and uses. These classification terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map.

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

#### *Relationship of Master Plan Map Terms to Master Plan Chapters*

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

<b>Master Plan Map Terms</b>	<b>Master Plan Chapters</b>
Agricultural Preservation	Agricultural Uses
Rural Agricultural	Rural Agricultural Uses
Low Density Residential	Residential Uses
Medium Density Residential	Residential Uses
Multi-family	Residential Uses
Village District	Village of Marne & Berlin Fairgrounds
Commercial	Commercial Uses
Industrial	Industrial Uses
Sand Creek Conservation Zone	-

### **Zoning**

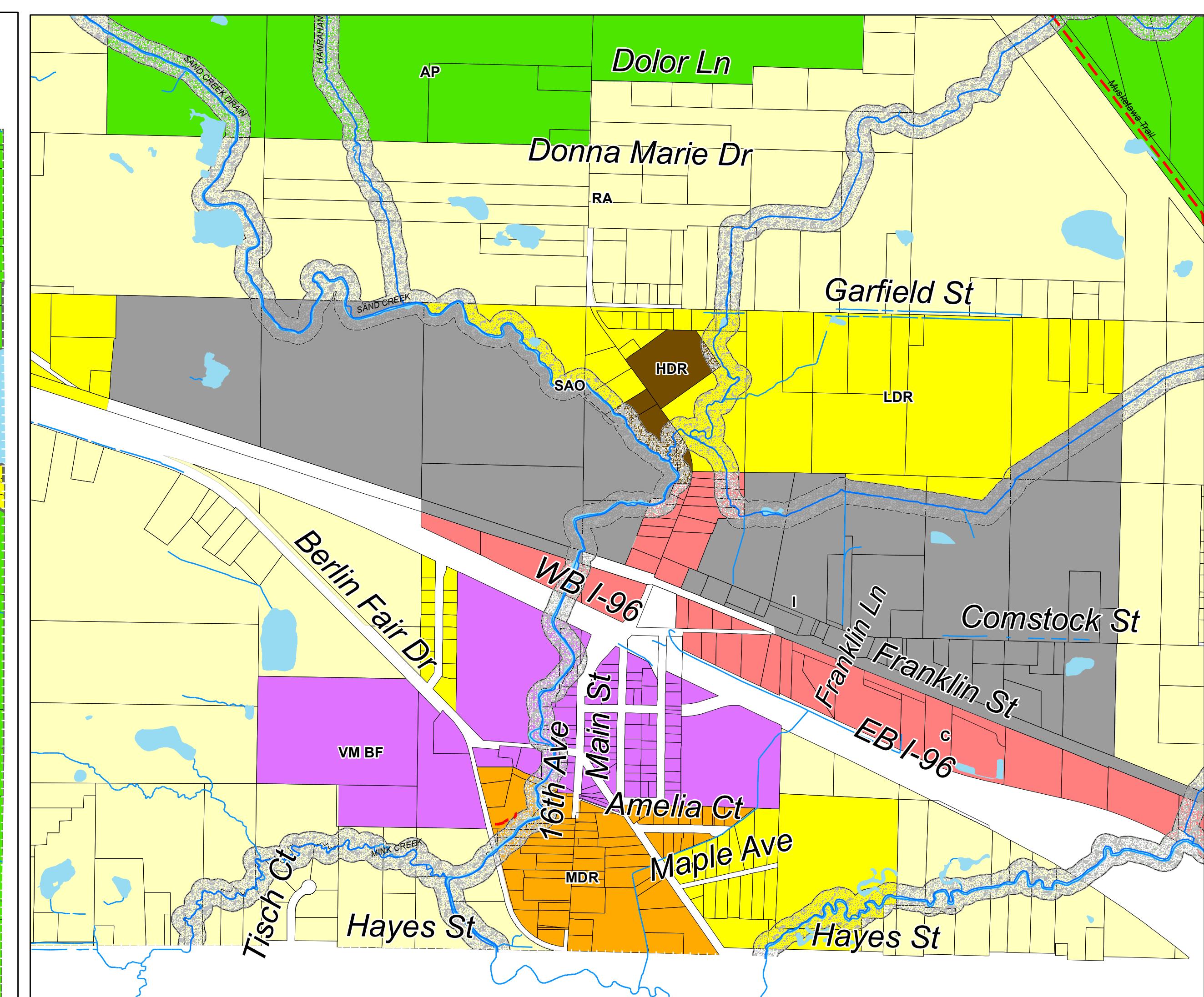
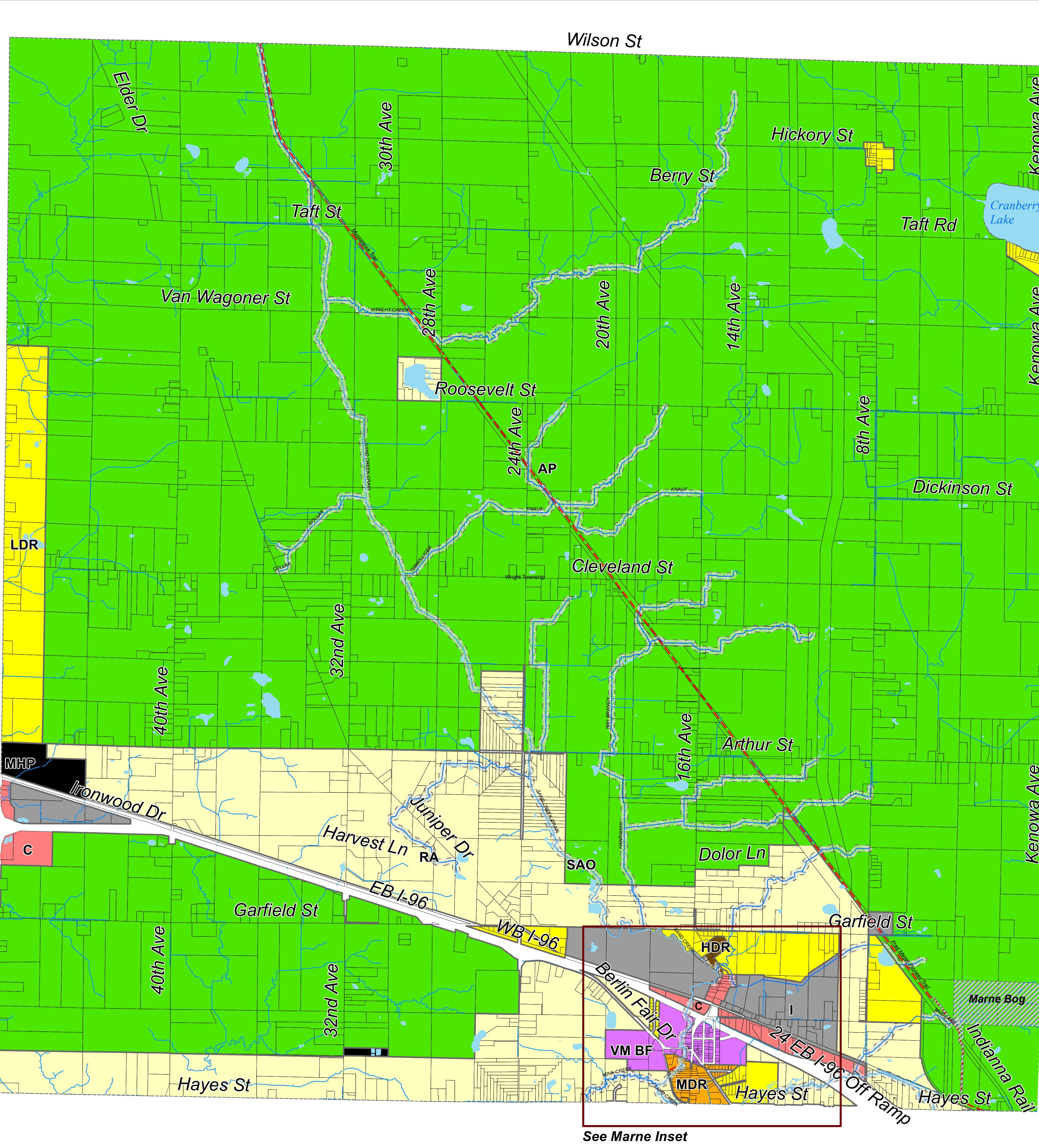
Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community master plans. Zoning consists of an official zoning map and zoning ordinance text. The zoning map divides the community into different zoning districts within which certain uses are permitted. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lots sizes and accessory uses. Given the relationship between the Master Plan and Zoning Ordinance, the Master Plan land use classifications are generally related, but not necessarily permanent, to the Zoning Ordinance Districts as shown in the Table of Master Plan Terms and Zoning Ordinance Map District Terms below.

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

<b>Master Plan Map Terms</b>	<b>Zoning Ordinance Map Districts</b>
Agricultural Preservation	Agricultural
Rural Agricultural	Rural Agricultural
Low Density Residential	Low Density
Medium Density Residential	Medium Density
Multi-family	High Density
Village District	Berlin Fair District
Commercial	Community Commercial
Industrial	Industrial
Sand Creek Conservation Zone	Sand Creek Overlay Zone

### **Map**

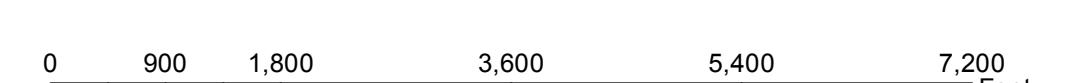
Within this Chapter is the Master Plan Map of Wright Township.



# **Marne Inset**

# Wright Township Future Land Use Plan

inch = 1,500 feet



Legend

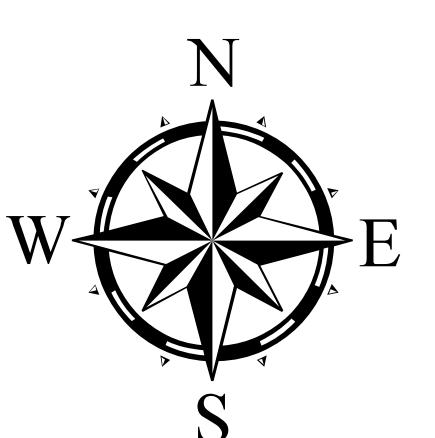
- Wright Township Title (*County Standardized Title*)**

  -  Agricultural Preservation AP (*Agricultural Preservation*)
  -  Rural Agricultural RA (*Rural Residential*)
  -  Low Density Residential LDR (*Low Density Residential A*)
  -  Medium Density Residential MDR (*Medium Density Residential A*)
  -  High Density Residential HDR (*High Density Residential*)
  -  Manufactured Home Park MHP (*Mobile Home Park*)
  -  Village of Marne & Berlin Fairgrounds VM BF (*Town/Neighborhood Center*)
  -  Commercial C (*Commercial*)
  -  Industrial I (*General Industrial*)
  -  Sand Creek Conservation Zone SAO (*Sensitive Area*)
  -  Marne Bog
  -  Musketawa Trail - Existing

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Public Acts of 1996, as amended.

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## **Appendix**

Available within this appendix is the following data:

- Full Description of Road Classifications (Chapter 9)
- 2010 United States Census Data, Wright Township (excerpts)
- Community Mapping
- 1997 Public Workshop Results

## **Full Description of Road Classifications**

- Controlled Access Arterial (Expressway) – This type of street is designed solely to move traffic at relatively high speeds through an area. It is characterized by limited access and multi-lane divided roadways. Interstate Highway 96 traverses the southern portion of the Township in a generally east-west direction for approximately five miles. Vehicles may enter and exit the expressway at 8<sup>th</sup> Avenue, 16<sup>th</sup> Avenue in Marne and 48<sup>th</sup> Avenue at the western boundary of the Township near the City of Coopersville.
- Minor Rural Arterials (County Primary Roads) – This type of street serves major movements of traffic within or through an area. Mainly designed to move larger volumes of traffic, their secondary function is to provide access to abutting land uses. Typically, County Primary Roads connect major arterials such as highways and provide access points for expressways. In Wright Township, County primary roads include most of Wilson Street, most of Cleveland Street, the eastern-most one mile of Arthur Street, Garfield Street west of Interstate 96, Berlin Fair Drive, the eastern-most two miles of Hayes Street, that portion of 48<sup>th</sup> Avenue south of Interstate 96 (and a small portion north of that interchange), the northern three miles of 24<sup>th</sup> Avenue, the southern three miles of 16<sup>th</sup> Avenue and all of that portion of 8<sup>th</sup> Avenue located within the Township borders. In total, approximately 29 miles of County primary roads are located within the Township.
- Collector Street (County Local Roads) – This type of street collects traffic from local streets and connects with major and minor arterials. The Collector Street is intended to supply abutting property with the same access as a local street, while at the same time carrying the “collected” traffic of local streets. In Wright Township, approximately 32.48 miles of County local roads (along with 2.64 miles of subdivision roads) are paved while 25.81 miles are gravel. Less than two miles of road are considered “local unimproved roads.” These include Berry Street in Section 3 and the eastern end of Cleveland Street between Sections 13 and 24.
- Subcollectors and Access Streets – This type of street provides frontage and access to residential lots but also carries some through traffic to lower order access streets, which do not carry through traffic. In Marne, Jackson Street, Main Street and Arch Street may be considered subcollectors, while 18<sup>th</sup> Avenue, Amelia Street and Maple Street are access streets.
- Private Roads – This type of street is maintained by the landowners who utilize them, serve varying numbers of lots, homes and sometimes commercial or industrial uses. Private roads in the Township are regulated by the Zoning Ordinance.
- All Season Roads – This type of street does not have weight limits during the winter season. They include, Hayes Street from Ironwood Drive to 16<sup>th</sup> Avenue; 16<sup>th</sup> Avenue from Hayes Street to Cleveland Street; Comstock Street from 8<sup>th</sup> Avenue to 16<sup>th</sup> Avenue; 8<sup>th</sup> Avenue from Hayes Street to Cleveland Street; Arthur Street from 8<sup>th</sup> Avenue to Kenowa Avenue; 24<sup>th</sup> Avenue from Cleveland Street to Wilson Street; Garfield Street from 48<sup>th</sup> Avenue to State Street and; Cleveland Street from 16<sup>th</sup> Avenue to 48<sup>th</sup> Avenue.

## **2010 United States Census Data, Wright Township**

Contents:

Following are the most relevant statistical data tables as well as their established purpose, which are incorporated as part of the Master Plan. This data is not intended to be limited to their purposes provided below but rather establish a minimum relationship to the Master Plan.

1. **Population and Growth Rates** – used to determine the rate of growth within the township and the need for additional housing to accommodate the growth
2. **Age Distribution** – used to determine the need for schools, social programs, housing, recreation and other community facilities and services
3. **Housing Occupancy** – used to determine the need for additional housing related to the population and available housing stock

## Population and Growth Rates in Ottawa County

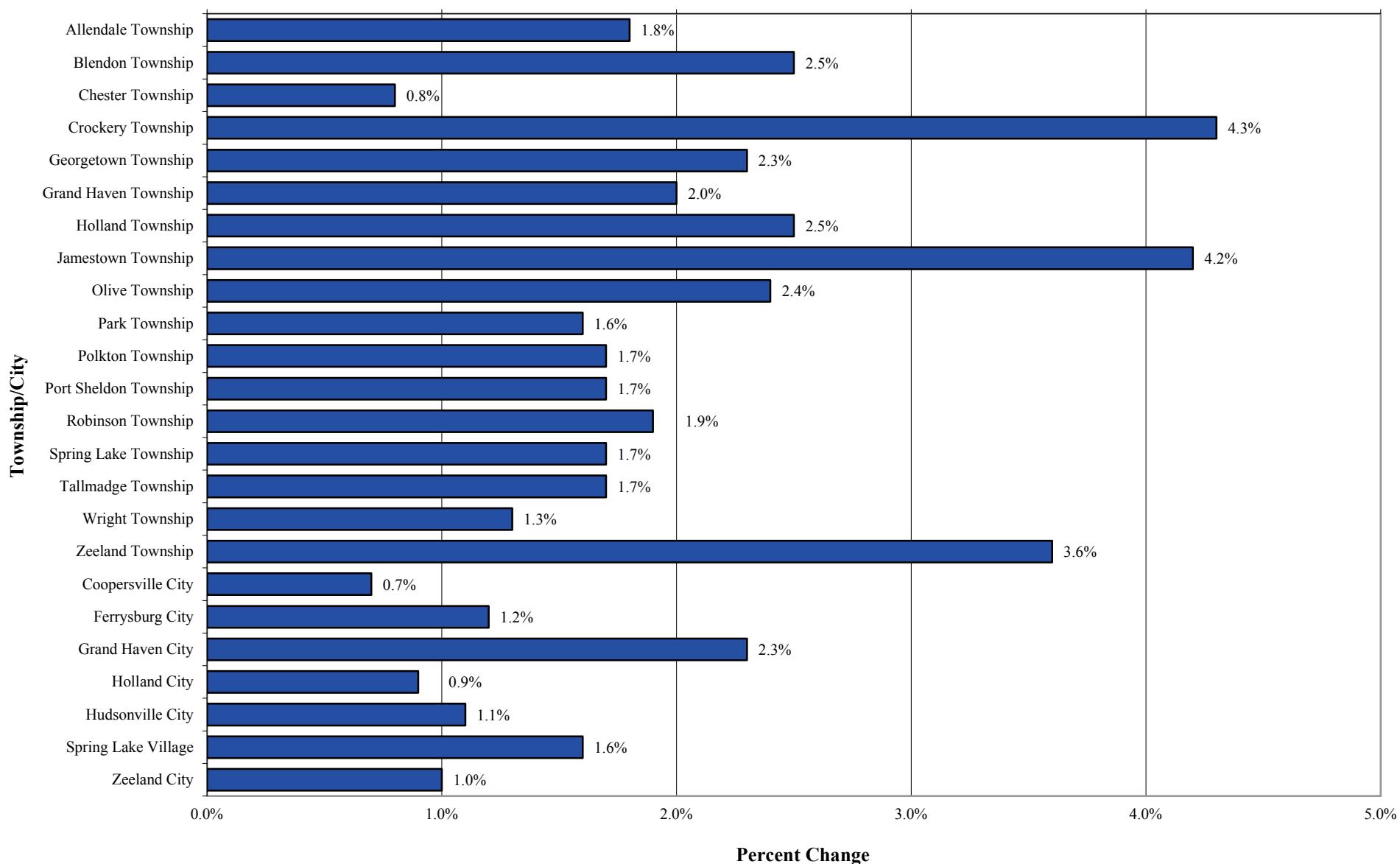
Unit of Government	Population								Population Growth								
	Census					Estimates		Projections <sup>1</sup>		Actual % Change				Estimated % Change		Projected % Change	
	1970	1980	1990	2000	2010	2011	2012	2020	2030	1970-1980	1980-1990	1990-2000	2000-2010	2010-2012	2011-2012	2010-2020	2010-2030
<b>City/Village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

Source: U.S. Census Bureau

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

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

## Population Growth in Ottawa County, 2010-2012



Source: U.S. Census Bureau

Prepared by: Ottawa County Planning and Performance Improvement Department (05/23/13)

## Age Distribution (2010 Census)

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

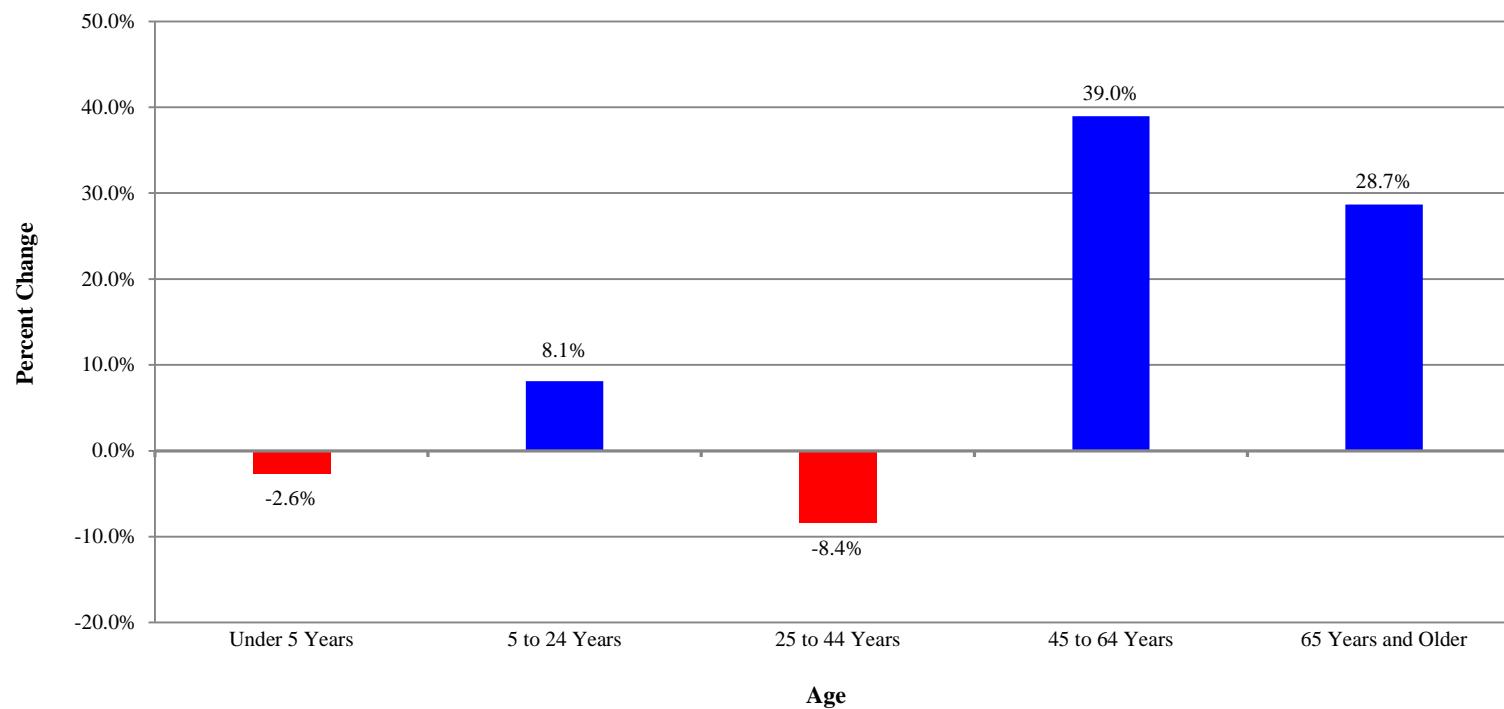
Source: U.S. Census Bureau

## **Age Distribution in Ottawa County (2000-2010)**

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

Source: U.S. Census Bureau

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



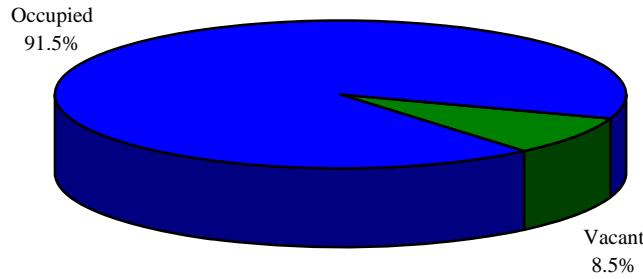
## Housing Occupancy (2010 Census)

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

Source: U.S. Census Bureau

### Housing Occupancy

(Ottawa County)



## Vacant Housing Units (2010 Census)

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

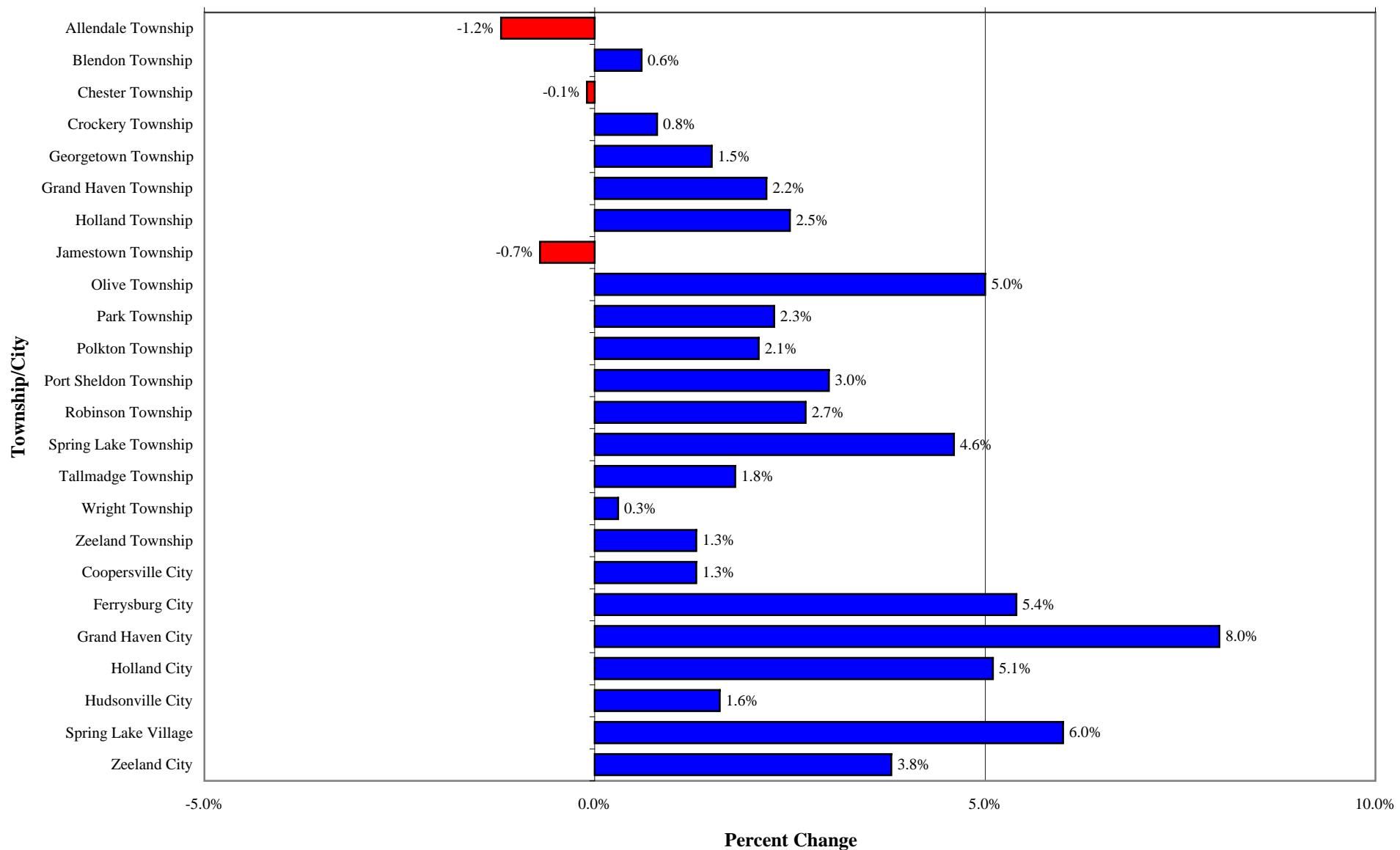
Source: U.S. Census Bureau

## Vacancy Rate of Housing Units (2000-2010)

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

Source: U.S. Census Bureau

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

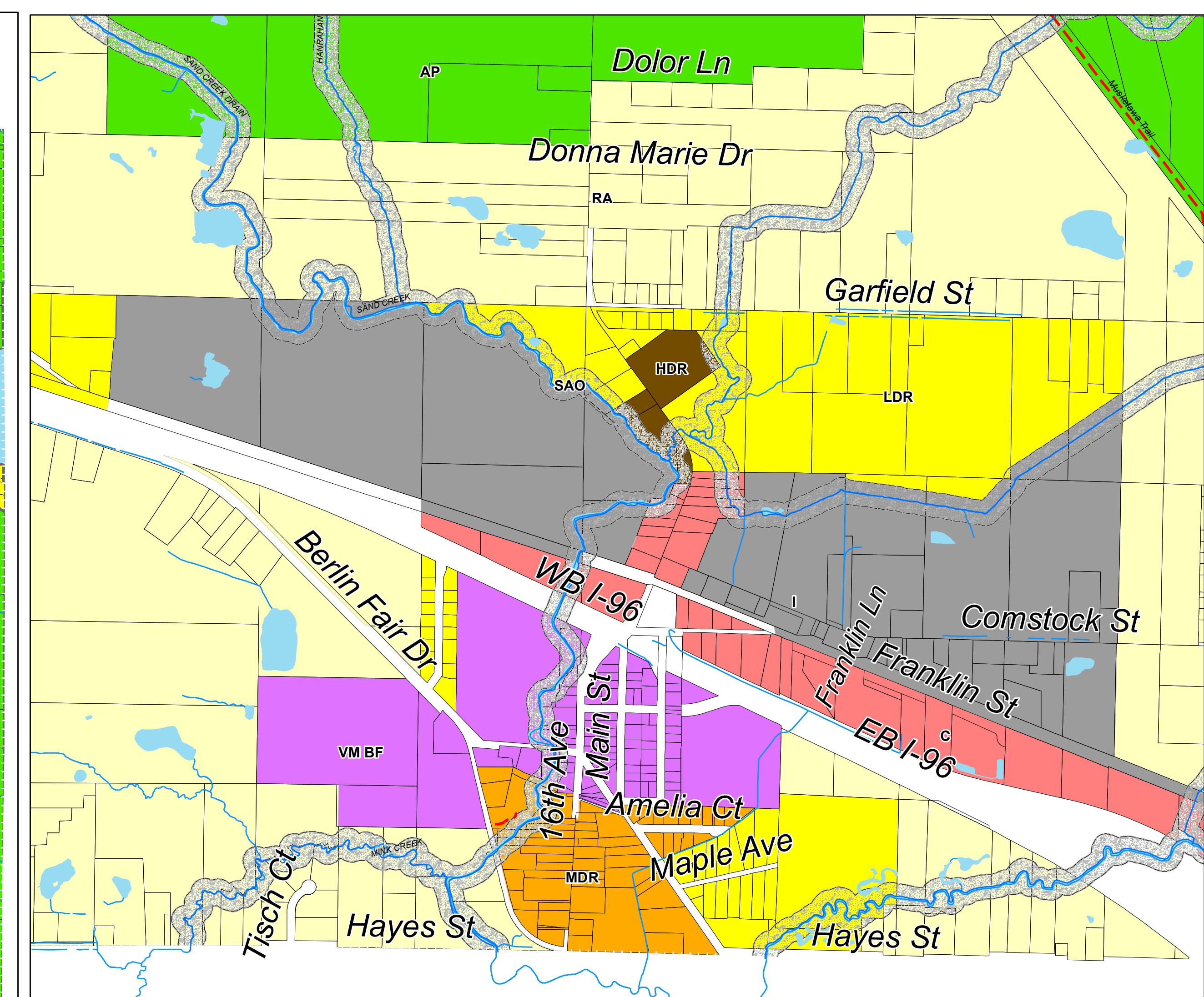
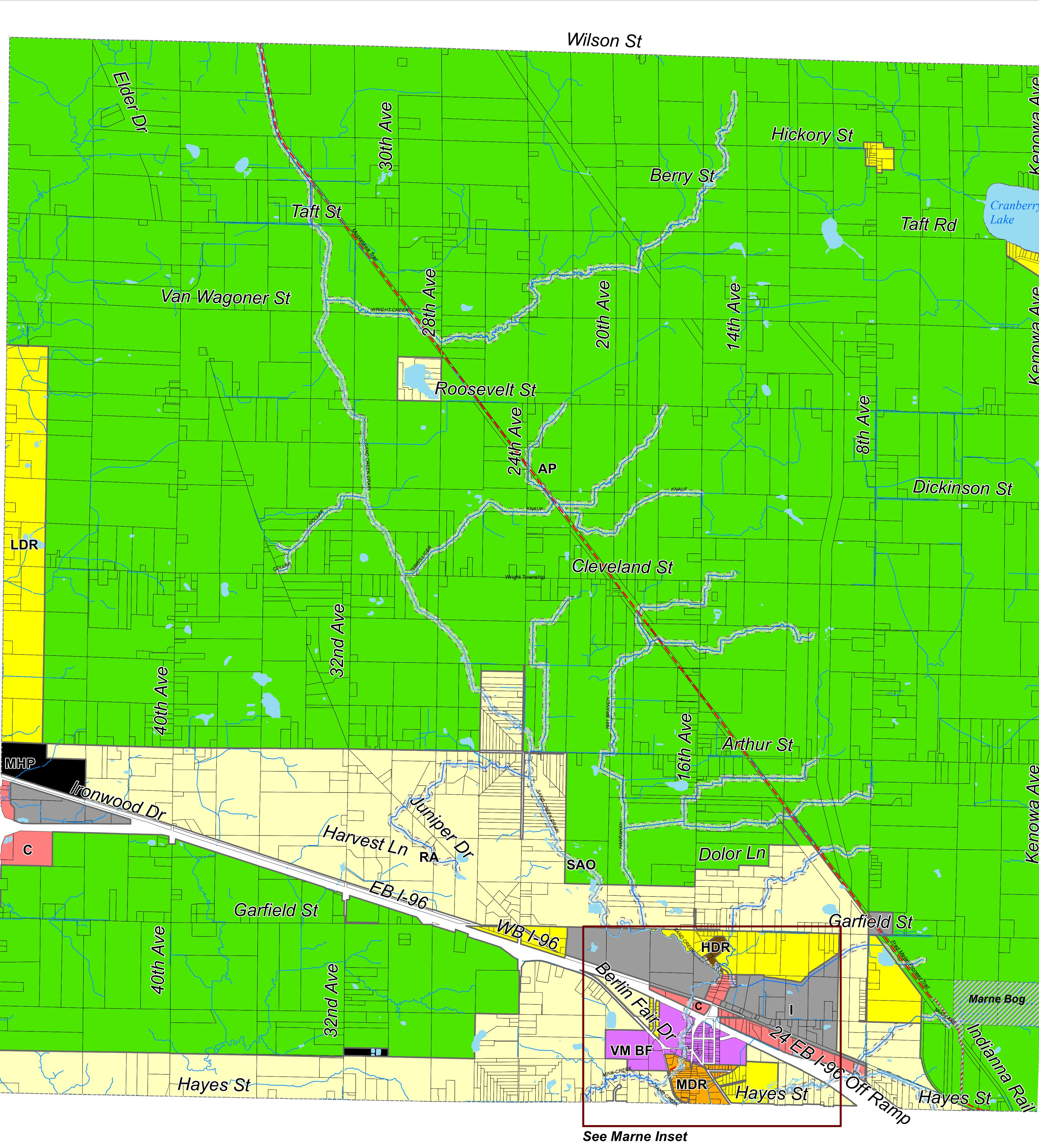


## **Community Mapping**

Contents:

Following are the community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below but rather establish a minimum relationship to the Master Plan.

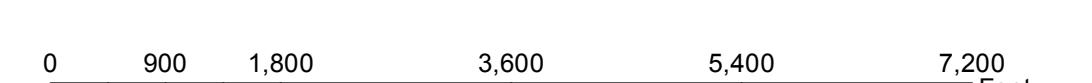
1. **Master Plan** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Existing Sanitary Sewer System** – establishes exiting sanitary sewer system to illustrate feasibility of supporting proposed development
3. **Road Classification System** – identifies existing network of transportation infrastructure to illustrate feasibility of supporting a proposed use
4. **Prime Farmland Soils** – classifies areas of the township on the basis of soil suitability for general agricultural crop production
5. **PA 116** – identifies property enrolled in the State of Michigan PA 116 program that will generally be undevelopable until the terms of enrollment are satisfied or participation is terminated



# **Marne Inset**

# Wright Township Future Land Use Plan

inch = 1,500 feet



Legend

- Wright Township Title (***County Standardized Title***)

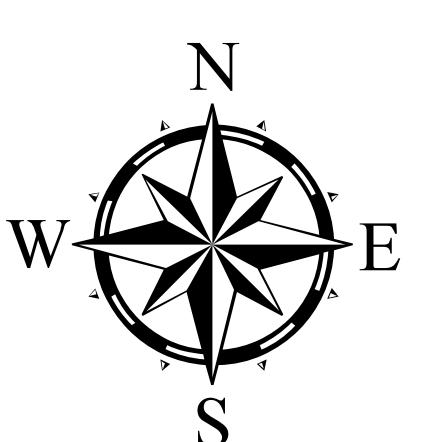
  -  Agricultural Preservation AP (***Agricultural Preservation***)
  -  Rural Agricultural RA (***Rural Residential***)
  -  Low Density Residential LDR (***Low Density Residential A***)
  -  Medium Density Residential MDR (***Medium Density Residential A***)
  -  High Density Residential HDR (***High Density Residential***)
  -  Manufactured Home Park MHP (***Mobile Home Park***)
  -  Village of Marne & Berlin Fairgrounds VM BF (***Town/Neighborhood Center***)
  -  Commercial C (***Commercial***)
  -  Industrial I (***General Industrial***)
  -  Sand Creek Conservation Zone SAO (***Sensitive Area***)
  -  Marne Bog
  -  Musketawa Trail - Existing

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Access to Public Records and Act 462 of the  
Public Acts of 1996, as amended.

GIS Department  
12220 Fillmore Street, Suite  
West Olive, Michigan 49460

Phone (616)-738-4600  
Fax (616)-738-4604  
<http://gis.miottawa.org>

Public Acts of 1996, as amended.



MAP 1

EXISTING SANITARY  
SEWER SYSTEM

— GRAVITY SEWER  
- - - - FORCemain

WRIGHT TOWNSHIP  
OTTAWA COUNTY  
MICHIGAN



PLAN SCALE: 1" = 1000'

Moore & Bruggink, Inc.  
Consulting Engineers and Land Surveyors:  
Grand Rapids and Muskegon, Michigan  
(Phone: 616/263-9801)

MAP 2



ROAD CLASSIFICATION  
SYSTEM

..... - ALL SEASON ROUTE  
— — — STATE ROUTE  
— — — — INTERSTATE ROUTE  
(CONTROLLED ACCESS)  
— — — — COUNTY LOCAL ROAD  
— — — — — COUNTY PRIMARY RD.

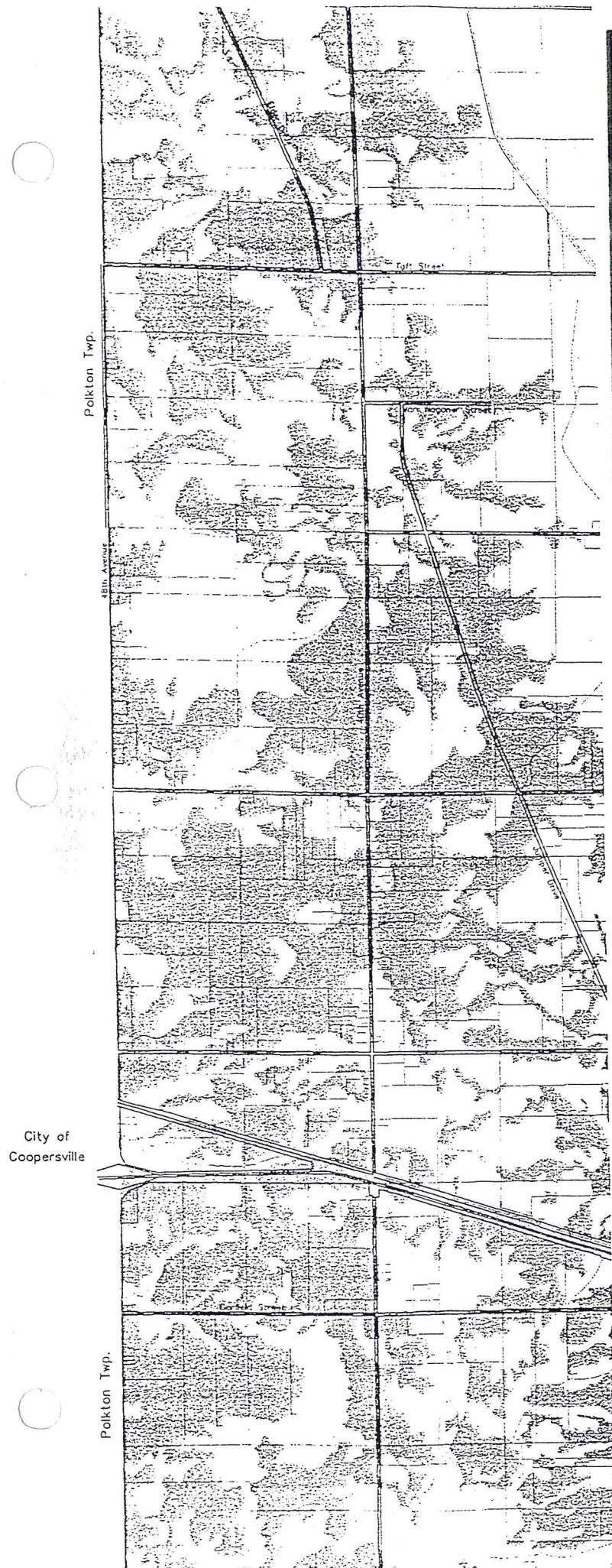
WRIGHT TOWNSHIP  
OTTAWA COUNTY  
MICHIGAN



PLAN SCALE: 1" = 3000

Main Street Planning Co.  
Grand Rapids, Michigan

Moore & Bruggink, I  
Consulting Engineers and Land Surveyors  
Grand Rapids and Muskegon, Michigan  
(Phone: 616/633-7821)



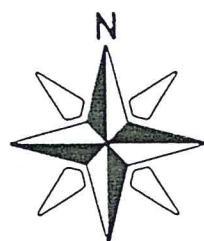
Partial Map

MAP 5

*Prime Farmland Soils*

- Prime Farmland
- Prime Farmland if Drained
- Not Prime Farmland

WRIGHT TOWNSHIP  
OTTAWA COUNTY  
MICHIGAN

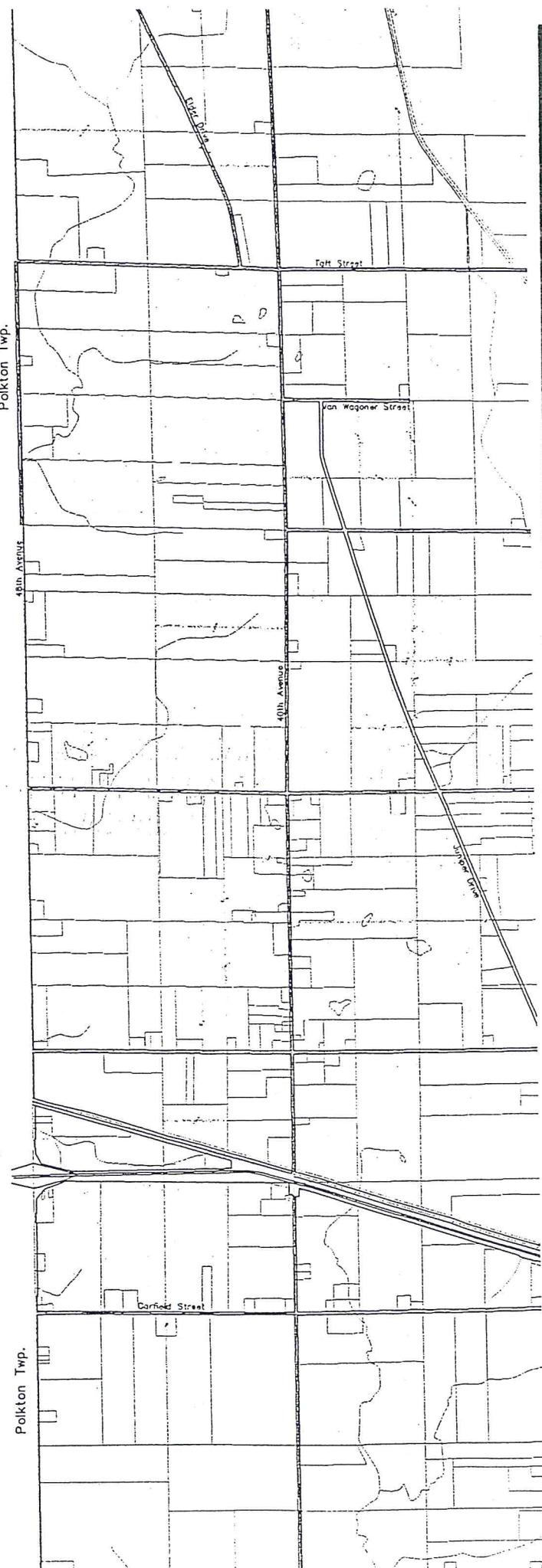


PLAN SCALE: 1" = 3000'

Main Street Planning Company  
Grand Rapids, Michigan

Moore & Bruggink, Inc.

Consulting Engineers and Land Surveyors  
Grand Rapids and Muskegon, Michigan  
(Phone: 616/363-9801)



Partial Map

MAP 6

**LANDS ENROLLED  
IN PA 116**

*Enrollment in PA 116*

\* INFORMATION PROVIDED BY MICHIGAN DEPARTMENT OF NATURAL RESOURCES. SOME LANDS ENROLLED OR TERMINATED UNDER PA116 MAY NOT BE REFLECTED ON THIS MAP.

**WRIGHT TOWNSHIP  
OTTAWA COUNTY  
MICHIGAN**



PLAN SCALE: 1" = 3000'

Main Street Planning Company  
Grand Rapids, Michigan

**Moore & Bruggink, Inc.**

Consulting Engineers and Land Surveyors  
Grand Rapids and Muskegon, Michigan  
(Phone: 616/363-9801)

## **1997 Public Workshop Results**



TO: Members of the Wright Township Planning Commission,  
Township Board and Workshop Participants

FROM: MainStreet Planning Company, Jan Johnson

DATE: July 23, 1997

RE: Public Workshop Results

---

Enclosed you will find the results of the Wright Township Master Plan Public Workshop held June 18, 1997. I would like to explain a little about how the results are reported:

- The majority of the nine groups that participated in the workshop came to a group consensus on each question.
- The number indicated after "Yes" or "No" is the number of groups that came to this consensus, not the number of people.
- While we had nine groups at the workshop, a number of people sent their comments in after the workshop; these people were considered as another small group, and their consensus was included in the final tally. Thus, a total of ten small groups participated in the workshop.

Please note that not all groups commented on all questions; therefore, the number of "Yes" and "No" answers does not always total ten. However, I think you will agree that, in most cases, a strong preference is indicated by the citizens of Wright Township for most questions. Those areas where opinions seem to be most split are the question of subdivisions as part of Wright Township's future, the possible use of cluster housing techniques, and the future of industrial development in the Township.

The comments at the end of the workshop have been edited only slightly for reasons of space, and in some cases comments of a highly personal nature were left out of the published results, since the focus of the workshop is to define attitudes toward land use in Wright Township. However, all comments have been forwarded in their entirety to the members of the Wright Township Planning Commission.

Thanks once again for your interest in participating in the Wright Township Master Plan update. I hope you will continue your involvement as the planning process proceeds.

## I. Preserve Farmland

- a. Is the existing 25 acre minimum lot size requirement effective in preserving farmland in Wright Township?

Yes (1)

No (9); land here cheap, affordable; the current method preserves a rural residential atmosphere (not farmland); lower it to 1.5 or 2 acres; what are we preserving: farmland or open spaces? No spot zoning in the Ag.

- b. Should the Master Plan recommend other methods to preserve farmland?

Yes (9); farmers' want their cake and eat it too; they want to make a killing when they are done farming; there are people who would farm but can't afford to buy a farm.

No (1)

- c. What other methods do you favor? (Each group could vote for more than one method.)

1. Sliding Scale: Limits number of lot splits, requires minimum and maximum lot size. Yes (6); No (1)
2. Quarter / Quarter Zoning: Allows one split for each 40 acres with minimum and maximum lot size. Yes (3); No (1); Tied (1)
3. Purchase of Development Rights: Farmer sells development rights, can continue to own and farm the land, can also sell it but not develop it. Yes (5); but the farmer should still be able to sell road frontage; No (2); farmers don't like PDR; Maybe (1)
4. Agriculture Security Areas (ASA): Farmers voluntarily agree to join with adjacent farmers to form a block of long term protected farmland; less restrictive zoning laws and property tax assessments may apply. (State of Michigan must first adopt laws to allow ASA's) Yes (4); Maybe (2); will farmers want it?  
Other: we need to come up with some better options; farmers know best; need to discuss these options more.

- d. Should additional policies or regulations be adopted by Township officials to protect the farmer's ability to continue to farm such as: allowing the sale of marginal or poor farmland for non-farm houses; assessing all farmland based on the *actual* not potential use; allowing private roads in long term agricultural

areas, but only if allowed as a Special Land Use by the Planning Commission?

Yes (7); but limited; Lot sizes less than 25 acres should be divided based on the size of the lot; development should be by infrastructure, away from farms; feel property owners should be able to sell own land; like Right to Farm saying people can't complain of smells, operation of equipment, etc.; feel tax base for Ag should be adjusted to reflect fairness (actual use); tax break for Ag.; should not allow private roads in Ag.; should build on marginal farm land; let's study wet areas and poor farmland to possibly allow private roads and homes; consider large tracts to be put together, not small acreage;

No (1)

## *II. Preserve Rural Character*

- a. Would you consider either encouraging or requiring clustering of home sites on smaller lots with large areas retained as open space (rather than just having individual homes on large lots)?

Yes (6); tied to percs, drains, etc.; clustering always has environmental advantages; depends on if in the Ag or residential; but don't bring in development to help pay for sewer.

No (4); cluster housing tends to devalue more quickly; whatever is best for preservation; lots should be large enough to handle own sewage and water.

- b. Do you envision well-planned subdivisions as part of the future of Wright Township? Where do you think future subdivisions would be located?  
(note: some groups voted both "yes" and "no")

Yes (6); If when we get sewer extended near Marne area; in the Marne area; develop land between Hayes and Maple area; close to already existing infrastructure; near water and sewer; in northern part of Township.

No (6); unless each lot can support its own water and sewer; future subdivisions can go to Walker or Coopersville, not the end of Maple Ave.; any development should be well planned by local citizens to preserve rural character; wildlife preservation; closer to the city of GR.

### *III. Housing*

a. Does Wright Township need more apartments?

No (8); not in the Village; high density doesn't preserve rural character; current high density areas need to have stricter codes.

Yes (1)

b. What is the size of an apartment building which you feel is appropriate for the community?

4 units per building (1)

8 units per building

16 units per building

24 units per building

36 units per building

Other: duplex

c. Is there a need for senior or retirement housing?

Yes (6); near Marne (racetrack won't bother them!).

No (3); we have several in the area; we don't have support facilities such as sewer, water, public transit, or medical; we have Birchwood; Walker and Coopersville have senior housing.

Don't know (1)

### *IV. Educational Facilities*

a. Are the educational facilities in the Township sufficient? (This includes schools, playgrounds, and athletic facilities.)

Yes (9); our taxes are high enough; more capacity exists at Marne Elementary; new high school being built.

No (1); the only ball field and playground are at the school-they keep the gates locked.

## *V. Natural Resources / Environmental Protection*

- a. Should the Master Plan continue to designate conservation zones along Sand Creek and along the north shore of Cranberry Lake?

Yes (7)

No (3); property owners have rights.

- b. Should the Township adopt regulations to protect Sand Creek by restricting any development within 25 or more feet of the Creek?

Yes (7); more than 25 ft.; has to be at least 200 ft.

No (2); the DEQ sets standards already.

- c. Should the Master Plan recommend a set of environmental standards which would be used to review development plans in order to protect wetlands, groundwater, woodlots, steep slopes and to maintain drainage patterns?

Yes (7); each site must be reviewed-concern for the sewer system; run-off must be considered; save our birds.

No (3); leave it to proper agencies: DNR,DEQ; should be private sector.

## *VI. Industry and Commercial Uses*

- a. Is there a need for more industry in Wright Township?

Yes (6); light industrial; to help pay for sewer; in a contained area; in the area already zoned Industrial; in industrial parks; but industry results in need for more housing.

No (4); but designate area for future; light industrial only; poor examples of spot zoning at Franklin St. and 18th/Berlin Fair; industrial for tax base is not the answer (you give tax abatements); Wright has no regulations for toxic waste.

- b. Where should it be located? Near expressway; near Marne; in industrial park near Marne infrastructure zone; Berlin Fair Dr.; Comstock and thereabouts; close to the sewer system and utilities; near currently adequate roads; east; 48th Ave. exit; Berlin Fair/Garfield would not be a good industrial strip because of traffic through Marne, no exit at 24th; within an

area with infrastructure (good examples are Fruitridge industrial area and Alpine Ave. commercial area); in Coopersville; in bigger cities.

- c. Is there a need for more commercial uses?

Yes (6); What types? Personal service; minimal small businesses; no spot zoning; small shops; limited on individual basis; doctor/dentist/ antiques/ laundromat/ice cream/barber.

No (1)

- d. Where should new commercial uses be located? Near expressway; near village; downtown Marne; along village boundaries; Coopersville or Grand Rapids; commercially zoned area.

Other: Industrial and commercial help tax base, hire local people.

## VII. *Recreation*

- a. Should the Master Plan identify locations for additional recreational facilities for Wright Township residents?

Yes (6); but don't bring industry/development in to pay for it.

No (3); current parks are sufficient.

- b. What type of facilities are needed? Ball fields, playgrounds; park; picnic; pavilion; upgrade and improve the ones we already use; depends on the future; natural preserves; bmx track; trails to walk/ run/bike; parking access to Musketawa Trails; a larger race track; developed, policed areas.

- c. Where should the facilities be located? Near residential areas; in neighboring townships; Cole donated 10 acres for a park; work with Chester Township and Coopersville to build and maintain parks to provide rec. for Wright residents; donated lands; end of Maple Ave.; between 96 and Hayes; in Marne; Sand Creek-wetlands are in place, wildlife is abundant; centrally located; expand the current race track.

## VIII. Marne Area

- a. Should development in and around Marne be encouraged/required to maintain a village character? (see related questions below)

Yes (9); required; go slow and work with a goal in mind; keep development in Coopersville/Walker; no need for development.

- b. Should any new developments be required to blend in with existing uses and architectural style?

Yes (6); the uses should be considered; keep "small town" character; there is no architectural style in Marne; the style needs to be determined; "Old Village Style"? Needs to blend in.

No (3); too idealistic; any good looking building would be a compliment; there is no architectural style; unattractive now.

- c. Are sidewalks a reasonable or desirable goal for Marne?

Yes (6); in moderation; require new development to put them in; with more tax base you could later bring the rest of the village up to this standard; part owner's expense; (paths vs. sidewalks like Holland).

No (3); existing ones need repair; maintain existing ones.

- d. Should the Plan suggest alternate uses for the Berlin Fairgrounds in the event that a future development is proposed for this land?

Yes (6); fairgrounds; fairgrounds are a nice element; should go commercial in the event the fair closes; whatever we have to do to protect the status quo; if it changes, make it residential; the Twp. should have a plan to keep it as fairgrounds; a park or rec. facility; sewer ponds; bigger race track that seats more.

No (1); keep as is now-use for community uses: fairs, flea markets, races, etc.; the raceway was here first-it's part of the area.

- e. How could the noise and traffic from the Berlin Raceway affect future residential development? Obvious-who likes noise? Good area for future commercial, not residential; it should be made aware to those who are building there of the current uses of the Fair Grounds and race track before they build; logical area for commercial development; the noise is

detrimental to future buyers; it doesn't bother everybody, but it would bother incoming development; Saturday nights only; it doesn't affect it; if it were policed correctly, it would not be a problem; if expensive homes come in, the race track will go; we could capitalize on the race track for new housing with a theme.

#### COMMENTS OR CONCERNS RELATIVE TO THE WRIGHT TOWNSHIP MASTER PLAN

- Go back to the sewer plan that the Sewer Commission developed a year ago. Grand Rapids hook up will not fly and it is horrible to violate Tallmadge.
- Township Engineer is biased and should not be considered in planning. He is Tallmadge.
- Get more Marne Village people on Commission. Public input!
- Bring up ordinances to Master Plan so they work.
- Industry receives too many tax breaks in comparison to farmers. More tax breaks could help preserve farmland.
- I feel like the "odd person out" in my group in reference to the residential growth of the city of Marne. Growth being inevitable, I'd like much of it concentrated around the city of Marne, with a few outlying areas also allowed some concentrated growth.
- I most definitely and emphatically wish to see at least two more parks (one each side of the expressway) to allow a green area near these high residential concentrations.
- Only one person who lives inside the Village represents the Village of Marne on the Master Plan Committee - NO women on the Committee. Township Engineer represents a conflict of interest being on the Master Plan Committee. We need more public.
- The public deserves more input.
- The Planning Committee needs to be more respondent to the wishes of the public - we are ignored at the meetings.
- Bring up ordinances so they are usable with the Master Plan.