

SPRING LAKE TOWNSHIP MASTER PLAN

Meeting Agenda

September 13, 2006

5:30 P.M.

Spring Lake Township Hall

1. Introductions - Roundtable

2. Beckett & Raeder (1 ½ hours)
 - a. Themes and Objectives (Continuation)
 - i. Economic Development
 - ii. Public Services

3. Communications
 - a. Regional Meeting through Ottawa County Planning Commission – August 21, 2006

4. Open Discussion

5. Next Steering Committee Meeting Date – September 27, 2006
 - a. Transportation and Parks, Recreation, and Open Space Element Review

 - b. Themes and Objectives
 - i. Parks, Recreation, and Open Space
 - ii. Transportation

Date: August 21, 2006
Spring Lake Township Master Plan
Regional Stake Holders Meeting

Representative Communities:

Spring Lake Township
Village of Spring Lake
City of Ferrysburg
Crockery Township
Fruitport Township
Grand Haven
Grand Haven Township
Ottawa County

OVERVIEW OF KEY PLANNING ISSUES:

City of Ferrysburg: The City is currently in the process of updating their Master Plan and is close to a draft document. The City is also working on a buildout analysis with Ottawa County and has seen growth in residential development. One current project of the City will be the adaptive reuse of the Ferrysburg elementary school building into a new City Hall with available rental space.

Crockery Township: Current Master Plan is not functioning well for the Township. The Township would like to update the plan. The Township has a strong desire to keep land in agricultural use. Crockery Township is not against the development of a local bridge.

Fruitport Township: The Townships Zoning Ordinance and Master Plan are working however, sprawl development has occurred within the Township. Township would like to extend the sewer system to areas near Spring Lake in order to improve water quality and provide better services to those residents. Existing bike path routes should be connected to those existing paths in Spring Lake Township. The Township is currently working on a grant to help fund making the path connections. The new connection is planned to pass near two schools and a park in the Township and be accessible to pedestrians living in nearby residential developments.

Grand Haven: The City of Grand Haven is currently working on updating infrastructure. Redevelopment within the downtown is occurring at a steady pace and the development is occurring in conjunction with the current zoning. The City is working to develop affordable housing and provide opportunities through a variety of housing types. It is finishing a major revision to its zoning ordinance to include form based codes.

meeting summary

Grand Haven Township: Residential development is slowing within the Township. The Wal-Mart Corporation is moving into the Township. The Township would like to update the Township Master Plan in the near future. The Township is encouraging strategies to preserve areas that are in agricultural use. Any new development within the Township will occur through a P.U.D. process. 400 lots within the Township are in the process of being approved for development however development interest is beginning to slow in the single-family detached residential market. Condominium development is still moving along at a steady pace within the Township. The Township is also addressing issues of road maintenance and traffic.

Spring Lake Township: Would like to continue to further regional development and collaboration on planning and policy issues. Partnership on natural resource protection is another key issue that the Township would like to pursue with surrounding municipalities. The Township would like to incorporate the planning standards for Zoning and Master Planning outlined by Ottawa County and work with other governments to develop a regional framework plan for development issues.

Village of Spring Lake: The Village of Spring Lake is in the process of redeveloping industrial properties and extending the commercial district of the Village Center. The Village is aggressively acquiring easements and trail rights to increase walkability and encourage more pedestrian traffic in the Village. The Village views the current traffic situation on M-104 as impeding its objective to be a walkable community and would like to see the development of a bridge to redistribute local traffic off M-104. The Village of Spring is in the process of putting together a Master Plan that will address many of these issues.

Ottawa County: The County is currently taking a market-oriented approach to growth looking at, balance of open space, infrastructure, development quality and natural resources. The County is very interested in the environmental impacts of development and currently is studying how development is impacting natural resources in the region and the effects retention ponds and development are having on ground water and over all water quality. Traffic studies by the County are also ongoing and would like to identify key issues related to traffic and non-motorized pathways within the region and developing connections. Major issues facing the County at this time include U.S. 31 and its location as well as the traffic problems that are occurring on M-104 and the development of the local bridge in the area. The County would like to pursue a policy of infill development/economic redevelopment with quality development practices being incorporated into local Zoning Ordinances. New industrial development and the availability of land to accommodate that development were also mentioned briefly.

FOCUSED DISCUSSION

Regional Traffic Issues:

Fruitport Township: Feels that a local bridge into Crockery Township is needed within the region, the Township feels that putting the bridge into the Village would be a hard task to try and accomplish.

Village of Spring Lake: The Village is interested in a local bridge in order to improve traffic circulation through the Village center to make it a more walkable community.

Housing Issues:

Spring Lake Township: Believes that the new housing market will slow within the Township but people will continue to relocate to the area. Spring Lake Township also feels that the effects on the housing market will be less severe within the region and the overall economic situation in the state will have less of an impact as in other areas of the State. The Township also believes that this slow down period should be used to coordinate planning efforts within the region and develop regional goals for natural resource preservation and smart growth.

Fruitport: Will continue to allow development into those areas that it has set aside for residential development. Fruitport Township is interested in learning what has worked for other local communities and is interested in coordinating planning efforts in a regional setting.

Village of Spring Lake: The Village has developed a design manual for development character and has an effective planning commission. The Village feels that it has been proactive in addressing planning issues. The Village is committed to creating a walkable community and preserving the quality of life for its residents.

Crockery Township: There is a surplus of housing on the real-estate market within the Township. Would like to develop a M-104 overlay district that would contain design guidelines for future development and site design guidelines. The Township would also like the Overlay district to enforce the recommendations of the M-104 corridor study.

City of Grand Haven: The City is currently working with form based standards to develop new housing, and working with neighborhood groups to preserve existing conditions. The City is also actively working toward transitioning industrial property into new residential development.

Grand Haven Township: The Township is working with overlay district to control the quality of development.

REGIONAL PROGRAMS

- Coordinate the development of sewer systems to promote water quality within the region while guiding new development in an appropriate manner.
- Transportation Diversity: Creating a multi-modal transportation system within the region utilizing a mix of motorized and non—motorized transportation options. Create a 365-day schedule of routes for Harbor Transit. Link regional trail connections and bike paths to connect regional facilities including parks, schools, and residential developments.
- Affordable Housing: Many of the contributing communities are experiencing a need for more affordable housing. The City of Grand Haven is actively working to create affordable housing options. Many of the local communities that participated recognized a need for affordable housing for singles, young families and seniors.
- Economic Development: Continue to recruit jobs to the region including manufacturing jobs and research and development firms. The region should look to capitalize on some of the success of the Grand Rapids area.

THEMES AND STRATEGIES

Housing and Neighborhoods: Developing a Sense of Place Through Great Neighborhoods

	High ←	1	2	3	4	5	Low	No Response
Encourage the renovation of historic buildings and homes that promote the community character of Spring Lake Township.	0	1	3	3	3	3		
Plan rental and multiple family housing developments that tie into existing neighborhoods providing desirable housing options for families, singles, and retirees.	3	1	3	3	3			
Encourage housing developments in proximity to community facilities.	5	0	3	3	0	2		
Ensure that new housing developments fit within the overall character of Spring Lake Township through design guidelines.	4	4	1	1	1			
Provide a wide range of housing opportunities throughout the Township including single family, townhomes, condominium and mixed-use developments.	7	1	2	0	0			
Foster opportunities to introduce neighborhood retail back into select existing neighborhoods and new housing developments.	1	3	5	0	1			
Develop appearance standards for neighborhoods, which include sidewalks, pedestrian scale lighting, street trees, grass terraces, and neighborhood scale roadways.	5	3	2	0	0			
Encourage the development of "cottage" type (small lot) housing.	2	2	3	1	1	1		
Improve housing in existing neighborhoods.	1	3	3	0	0	3		
Examine the proportions of R-1, R-2, and R-3 zoning in the Township which allows duplex dwelling units.	4	2	2	0	0	2		
Minimize the installation of cul-de-sacs in new housing developments.	1	0	0	2	3	4		

