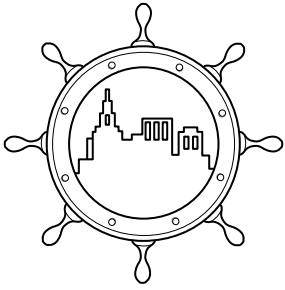


CROCKERY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Agenda
Tuesday, September 16, 2025
6:30 P.M., Board Room
17431 112th Avenue, Nunica, Michigan

1. Call to Order – Roll Call
2. Approval of the Agenda
3. Approval of the Minutes from the **August 19, 2025** meeting
4. Announcements
 - A. Township Board Report – Ryan Kelly
5. Communications
6. Public Comments (3 Minutes per Person)
7. Action Items
 - DeYoung Mine- Public Hearing
8. Presentations
 - 116th Avenue Multiple Family Development- Sketch Plan Review
 - Public Utility Connection Ordinance Text Amendment- Preliminary Review
9. Discussion Items
 - Master Plan Appendix- Community Input Summary
10. Adjournment

Next Regular Meeting: **October 21, 2025**



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MEMORANDUM

To: Crockery Township Planning Commission
From: Aaron Bigelow
Date: September 9, 2025
Re: Master Plan- Community Mapping and Housing Assessment

At your August 19, 2025 meeting, the Planning Commission reviewed the Community Mapping portion of the Appendix. This included the Master Plan Map, Prime Farmland Soils Map, Soil Suitability for Septic Map, Categorized Township Roads Map, Public Water System Map, and the Sanitary Sewer Map.

In addition to Community Mapping, a Housing Assessment for Crockery Township was reviewed, which included demographic information obtained by the U.S. Census and analysis of housing trends.

For your September 16 meeting, the Planning Commission will review the Community Input Summary, which will be the final piece of the appendix and the final part of the Master Plan as a whole.

This summary was initially reviewed a year and a half ago following the conclusion of the workshop. The Planning Commission must determine if you desire any changes to the information presented.

At your October 21, 2025 meeting you will review the Master Plan in its entirety containing edits suggested by the Township Attorney. Following deliberations, the Planning Commission will then make a recommendation to the Township Board.

Please let me know if you have any questions or comments.

AB
Planner

cc. Supervisor Erhorn

Crockery Township Community Input Summary

In 2023 the Planning Commission began the process to update the Master Plan. Community engagement commenced with commercial and industrial property owner stakeholder interviews. Overall, commercial and industrial property owners felt that their current locations along M-104 and 112th Avenue are sustainable.

The biggest takeaway from the stakeholder interviews was a very mixed opinion on whether public sewer and expansion of public water was warranted. Some opined that public sewer may be of benefit for small commercial and industrial lot sizes with limited room for alternate drain field locations or a high water table. For some, maintaining a healthy workforce is a challenge. Public sewer may help develop workforce housing, thus strengthening employee availability. Other owners felt public sewer and expansion of public water would increase residential development, which would create a conflict with their commercial and industrial uses. From these interviews, it was determined that the greatest focus for the community survey would be residential development including senior housing.

A community survey was sent out to all property owners within the Township. This survey asked for the owners' opinion on everything from rural character, agricultural preservation, residential development, and the potential growth of commercial/industrial uses.

Additionally, a community workshop was held to gather more public input. As part of the workshop, visual preferences of different development topics were captured. The resounding theme from the workshop was that residents would like to maintain the rural character of Crockery Township through strategic, carefully considered development. Below is a compilation of this data.

Participant Demographics and Living in Crockery Township

Four hundred and six owners of Crockery Township took the public survey. There was a very even spread of respondents between the ages of 35 and 65+. Only 9% of respondents were between the ages of 18 and 34. Thirty-eight percent of respondents have lived in the Township over 20 years. Of respondents, 39% said they would recommend living in the Township and 37% were neutral.

Agricultural and Rural Character

Crockery Township has historically been considered a rural and predominantly agricultural community. Fifty-eight percent of survey respondents supported continued growth at its current pace. Workshop attendees relayed a strong preference to protect the agricultural lands and rural character of the community. Seventy-two percent of survey respondents said ease of travel within the Township was good/excellent and 71% said rural character is good/excellent. However, when asked about access to healthcare facilities, 33% said it was poor and 28% said it was fair. When asked about access to shopping amenities, 39% said it was poor and 32% said it was fair. Residents in the Township are supportive of policies that are designed to protect the rural look and feel of the community and appear to be willing to forego quick access to commercial/retail and professional services in order to protect the rural character of the community.

Rate of Development

Respondents felt that the current rate of development in general is about right (58% agree), again, with a desire to protect the current visual character.

Residential Development

Growth of single family neighborhoods may be supported through directed improvement and repairs to public roads. While large acreage lots were preferred, those attending the workshop suggested small lot development locations predominantly north of M-104 near Nunica proper and the current Hathaway Lakes development. Open space, playgrounds/recreation opportunities, and street tree requirements were preferred for developments. Dark-sky-friendly street lighting was preferred.

Senior housing was supported/very supported by 47% and was opposed/strongly opposed by 16%. Again, workshop attendees suggested locations predominantly north of M-104 for this type of housing. Small scale (perhaps a site condo), one-story, free-standing homes were preferred over multi-level buildings. There was some desire for walkable senior housing with proximity to services and public transit (if/when available).

Mixed (commercial/residential) use was supported/very supported by 27% and opposed/strongly opposed by 39%. Duplexes (15%), apartments (17%), and Townhomes (18%) scored lower, though there was a positive reaction to development that incorporated multiple housing types within a mixed-use development. The Community may be supportive of a limited mixed use downtown development district. They do not support an increase in taxes to encourage this development, but may be supportive of a policy that permits such uses.

Commercial and Industrial

Respondents felt that economic development policies should be designed to allow for, but not necessarily encourage commercial or industrial development.

Public Services

Respondents felt that educational and recreational opportunities are good/excellent. If the Township had extra funds, highest priorities for public services were roads, internet, and fire/EMS in that order. However, when asked if they would support a tax increase for these services, no service scored 50% or higher even if we combined the likely/highly likely categories. The three highest scores were Fire/EMS (46%), road repair (48%), and expansion/improvements of parks and recreation (43%).

Community Input Inconsistencies/conflicts

1. A strong theme emerged in opposition to higher-density residential development. When this concept was presented at the community workshop, respondents dramatically supported agricultural land uses and large residential lot sizes. However, large residential lot sizes can take up agricultural lands. Clustering residential development in higher density may help reduce development pressure on agricultural lands.
2. Conflicting opinions were received regarding the addition of public sewer and expansion of public water.

Summary

1. Residents prefer a rural setting and support the protection of agricultural land
2. Continued development at the current pace is supported if orchestrated with protecting the visual character of the community
3. Commercial/Industrial development should continue at its current pace without any plans to encourage infill.

4. Senior housing may be supported in the right location. Multi-level senior apartment buildings were not preferred.
5. Two-story mixed use development with public space may be supported in the right location.
6. The potential of public utilities related to development should be discussed.