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MEMORANDUM

To: Robinson Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 25, 2023
Re: Master Plan – Revisions Post Attorney Comments

Pursuant to your direction at your September 12, 2023 meeting, attached are various revisions throughout the document as a result of comments provided by the Township Attorney and your modifications as a result thereof.

As you know, you directed us to perform the following.

- Page 5 – Remove the Township Attorney suggestion regarding use of barns for social or other events in the definition of Agriculture
- Page 10 – Second paragraph of introduction, strike “and residential...area”
- Page 12 – Copy last strategy in MDR to replace the water and sewer recommendation
- Page 11 – (LDR) strike suggested language from the Township Attorney and “where water is not present”
- Page 12 – Copy the suggested LDR language from the Township Attorney and the first half of the bullet to the MDR goals but remove “multi-acre lots”
- Chapter Three – Add Residential Zoning Districts in the titles in Chapter Three for convenience
- Dark Sky – add “unobtrusive” to all occurrences
- Page 19 – Revise the “General Commercial” title to only “Commercial”
- Page 20 – Return “Highway” that was struck by the Township Attorney
- Page 20 – Double check if the Goals identified on this page were meant for both growth areas
- Page 21 – Add reference within the Primary Growth Area Strategies that connects the Highway Commercial and the Commercial Highway areas in the title
- Verify with the Township Attorney whether periods, semicolons, or neither are appropriate at the end of one sentence bullet points
- Provide the Township Attorney with a copy of the draft Master Plan Map
 - Update the 10 acres across from Woodland to High Density Residential
- Pages 30, 31, and 32 – Add “Medium Density Residential and” before each occurrence of “High Density Residential” and verify if any more occurrences exist, and update where appropriate

We believe the attached achieves your direction. The proposed revisions are shown with the Track Changes feature in Word (new text is underlined, deleted text is shown in strikethrough). The changes are shown from the “clean copy” of the Township Attorney document he provided. In regards to the revisions, we note the following:

1. Without your direction, we changed the year at the top of the Preface from 2023 to 2024 in anticipation of adoption next year
2. Bullet punctuation – the Township Attorney indicated to us that there is no legal significance between using period or semicolons at the end of bullet points. In the instance the Planning Commission decided to use one or the other, or neither, you can. Given these options, we have not updated the language and seek your direction.
3. Without your direction, we struck “General” from “General Industrial” in Chapter Six to maintain consistency with the change to the same in commercial

4. Page 20 – Goals – we do not have any notes that suggest the goals listed on Page 20 should be separated between the growth areas
5. The Master Plan Map was already updated as you directed and has been provided to the Township Attorney. A copy is attached.
6. The page numbers provided in the attached draft will vary from those in the attorney draft since the Track Changes items the attorney provided have been modified (accepted or rejected).

Planning Commission Considerations

We believe the following warrant your review and consideration. They are listed in no particular order.

- Punctuation at the end of bullet points
- Whether our removal of “General” in “General Industrial” is appropriate

As of the date of this memorandum, we have not received any comment from the Township Attorney regarding the Master Plan Map. Once we receive his comments, if any, we will transmit them to you.

We will be prepared to discuss these items further at your October 10, 2023 meeting. If you have any questions, please let us know.

GLR
Principal Planner

Attachments

cc: Frank Johnson, Supervisor

Preface

Robinson Township Master Plan 202~~4~~3

Introduction

Throughout the nation most suburban and rural municipalities are experiencing considerable pressure to convert land areas to new and different uses. Increased mobility and population growth in recent years have reduced or eliminated the once pronounced distinction between the urban, suburban, and rural way of life.

As a community grows many new opportunities become available to its residents, but all too often, challenges are created as a result of the opportunities. The challenges of growth can be easily identified: the need for new schools, playgrounds and parks; water and sewer systems; police and fire facilities; increased volumes of traffic and travel time factors. In order for the desirable features of our environment to be passed on to future generations, reasonable but effective regulations controlling the use of our land, water and air resources must be established.

The Master Plan coupled with the Zoning Ordinance and its Map will, together, chart the course for an orderly progression of growth and development for Robinson Township. Planning and zoning have separate and distinct purposes but neither can be effective without the other.

Legal Requirement

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, as amended, this Master Plan was created to serve as a guide for development within Robinson Township.

Intent and Purpose

Robinson Township has prepared this Master Plan with a statement of community values and policies for resolving the current and anticipated challenges of land use, and for directing future growth into desirable patterns. The Master Plan is a general guide for growth. It is the framework for future, detailed planning. As a broad, long range guide to community development, the Master Plan sets forth a comprehensive analysis of the uses of land.

The Robinson Township Master Plan addresses and directs proposed land use and development in a compatible fashion with existing and future uses, the natural environment, the availability of public utilities, the capacities of transportation networks, the design and distribution of recreational opportunities and other public places, the linear relationship of the landscape including compatibility of structures, uses, and natural features, as well as numerous other planning and community attributes.

The Robinson Township Master Plan guides development that is coordinated, adjusted, harmonious, efficient and economical. In addition, the Master Plan promotes the sustainability of

uses for current and future needs that best protect and enhance the public health, safety, community values, order, convenience, prosperity and general welfare.

The Master Plan projects more than twenty years into the future and must be revisited at least every five years to ensure its legitimacy.

Content

Cornerstone Components

A Master Plan shall include:

- Maps, plats, charts and descriptive content showing the recommendations of the Planning Commission for the physical development of the unincorporated areas of the Township.

A Master Plan should, at a minimum, address the classification and allocation of land for the following, as can be reasonably considered:

- Agriculture, residences, industrial and commercial uses, public buildings and spaces, schools, environment, recreation and transportation, areas for redevelopment and various other characteristics of the Township.

A Master Plan should generally address and accommodate the location and extent of the following:

- Transportation networks (i.e. streets, bicycle facilities, railways, waterways, airports and pedestrian improvements);
- Waterways and waterfront developments;
- Sanitary sewer and water supply systems;
- Pollution prevention efforts;
- Drainage;
- Flood prevention and the maintaining of water levels;
- Public utilities and structures.

A Master Plan shall provide recommendations regarding the above cornerstone components, as applicable, as well as provide strategies to implement its proposals. Further, a Master Plan shall provide recommendations regarding the redevelopment or rehabilitation of blighted areas and the management of streets, grounds, open spaces, buildings, utilities or other facilities, as applicable.

Final Document

This design is intended to create the most comprehensive and effective Master Plan for Robinson Township. Its ultimate pursuit is to ensure the health, safety, and welfare of the residents of, property and business owners in, as well as visitors to this Township.

How to Use this Plan

For each land use or attribute chapter, the Plan identifies goals, recommendations, and strategies, which are the basis for future development. The goals, recommendations, and strategies are designed as follows:

- Goals – These are community ideals derived from significant public input and Planning Commission oversight.
 - These are applied most frequently during land use review to ensure a proposed development meets and is consistent with the core values of the Master Plan.
- Recommendations – These are pointed direction to achieve the goals.
 - These are applied the strongest during land use review to ensure proposed development is consistent with the intent of the Master Plan.
- Strategies – In an effort to accomplish the goals and recommendations of the Master Plan, the strategies are the legislative methods to mandate certain physical form and regulate land uses, through zoning or police power ordinances.

Chapter One Community Preferences

Introduction

Important to the residents and property owners of Robinson Township are the preferences by which they envision or define the appearance, character, and values of their community.

To capture those preferences, Robinson Township completed a community survey as well as three community workshops with the public. While the workshop areas generally encompassed the entirety of the Township, the discussions were focused on agricultural lands, residential uses, and the commercial overlay. The community survey engaged the public in the same discussions as well as other interests of the community, such as transportation and recreation. Together, the workshops and community survey provided the following values, preferences, attributes, and design mechanisms, which are used to develop the foundation on which most of the goals, recommendations, and strategies within this Master Plan are based. A summary of the survey and workshops is available within the Appendix.

Definition of Terms

In order to streamline the content of the community survey and workshop results, the following terms are recognized as defined below.

- *Rural Character* – is recognized as the natural features of the earth that minimize the visual exposure of buildings, structures, or other man-made features and which create scenic character. It is also recognized as the natural features of the earth that provide environmental buffers and/or habitat that is characteristic of the Township. Features are found to include:
 - Woods, woodlots, forest areas, and trees;
 - Wetlands;
 - Natural vegetation;
 - Wildlife habitat;
 - Wildlife corridors;
 - Natural field areas;
 - Scenic vistas;
 - Ponds and other bodies of water.

Rural Character also includes farmland, which is recognized as part of the natural features that are organized and managed by humans, and which is discussed separately below.

- *Open Space* – is recognized as areas of land unoccupied by buildings, structures, or other human-made features, that are preserved to be unoccupied by buildings, structures, or other human-made features within a project. Open Space may include displays of art or

other cultural features; bridges, signage, utilities, and other essential service structures; or grade level features such as ponds.

- *Agriculture* – is recognized as the art or science of plowing and cultivating soil; raising and harvesting crops; and feeding, breeding, and managing livestock. Agriculture includes, by way of illustration and not limitation, farming, horticulture, forestry, dairying, sugar production, shrub and sod farming, etcetera. Farming includes the land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products. Agriculture also includes:
 - Farmer’s markets;
 - You-Pick activities;
 - Agri-tourism such as corn mazes, tasting rooms, ~~barns used for social or other events,~~ etcetera.

Findings

Below is a summary of findings derived from the community survey and workshop results.

- *Core Values* – the following attributes have been identified as core values for the Township:
 - Preserve and maintain rural character and open space;
 - Preserve and protect farmland from premature development;
 - Provide buffers between residential development and agricultural lands;
 - Focus development to protect agricultural lands;
 - Limit public water extensions to slow development.
- *Agricultural Interests* – the following have been identified as important regarding agricultural lands:
 - Restrict non-agricultural uses from agricultural areas;
 - Promote agricultural growth;
 - Provide for landscape buffers between agricultural land and an adjacent roadway or waterway;
 - Allow multi-use pathways as appropriate adjacent to agriculture.
- *Residential Interests* – the following have been identified as important regarding residential uses:
 - Cluster residential development;
 - Provide for large lots;
 - Maintain current density limits;
 - Limit multi-family residential development.
- *Commercial and Industrial Interests* – the following have been identified as important regarding commercial and industrial uses:

- No expansion of commercial or industrial uses without public water and sanitary sewer;
- Limit light and heavy manufacturing facilities;
- Traditional brick and vinyl commercial facades are most favorable;
- Mixed-use buildings should be discouraged.

DRAFT

Chapter Two Agricultural Uses

Introduction

The amount of land which is vacant or used for agriculture has played a significant role in the development of the character of the Township. The large, open areas create a feeling of spaciousness and provide a tranquil surrounding. Agriculture is one of the major reasons that many of the current residents moved to the Township and continues to be a factor in attracting new residents.

Agriculture continues to be the dominant use of land within the Township and is widely appreciated by residents. Sixty-three percent (63%) of current residents within the Township who responded to the Master Plan Update Community Survey indicated that they agree that it is extremely important to preserve agricultural lands within the Township. In addition, sixty-two percent (62%) of respondents indicated that the Township should promote agricultural growth. Further, sixty-nine percent (69%) of respondents indicated that the Township should support and promote agricultural land conservation programs. While public support is strong to prevent the development of agricultural properties, Agricultural Stakeholder meetings indicated that some farmers recognize that they may want to convert their properties to other uses in the future. It must be recognized that farming can be as much of an industry as manufacturing. Farming provides jobs and a product for sale in the marketplace and creates a significant portion of income for Michigan residents. Acknowledging farming as an essential industry can have a profound effect on the programs developed for its preservation and continuation. The agricultural resources of Ottawa County and Robinson Township are particularly significant in Michigan.

As a result of the Agricultural Lands public workshop, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for agricultural uses in Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Preserve agricultural lands;
- Protect agricultural lands from urban and suburban encroachment;
- Use of prime and/or uniquely suited agricultural lands as farms should be encouraged;
- Promote agricultural services and uses as a means of preserving agriculture;
- Protect and preserve the floodplain and wetlands in order to minimize property damage as well as to maintain environmental interests, including water retention and groundwater recharge areas, which have important aesthetic and scenic value;

- Preserve rural character;
- Support agricultural operations;
- Recognize the interest of some farmers to transition their land to other uses in the future.

Recommendations

- Urban encroachment on agricultural lands should be prevented, especially on those prime and/or uniquely suited agricultural lands;
- Farms in the Township are considered an asset and efforts should be made to protect them from unnecessary destruction;
- Encourage crop production and livestock use to minimally impact existing natural resources;
- Encourage proper soil management, to ensure soil conservation and to prevent erosion and sedimentation;
- Encourage all farm building construction to be designed in a central or same location within an agricultural property to preserve the most farmland as possible and minimally impact existing open spaces;
- Encourage the design of a “no-cut” zone along right-of-ways to protect the natural landscape, maintain open space and rural character, as well as preserve the natural drainage system to provide soil erosion and sedimentation control and reduce flooding;
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County’s Groundwater Sustainability Initiative.

Strategies

- Adopt or enhance appropriate ordinances to preserve natural features;
- Investigate ordinance language to support wedding venues or similar ancillary uses of existing agricultural operations;
- Reduce or investigate the minimum setback for all farm buildings, so as to protect the greatest amount of open space and or farmland as possible, while avoiding conflict with adjacent uses;
- Encourage the preservation of any trees within the right-of-way and within 30 feet of the right of way, so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system;
- Strengthen ordinance language to prohibit private roads in the Agricultural Zoning District or on prime farmland;
- Investigate a millage or alternative Township program for land acquisition to provide for the preservation of rural character and or open space in perpetuity;
- Limit development within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative, which development would negatively impact the Recharge Area.

Chapter Three

Residential Uses

Low Density, Medium Density, & High Density

Introduction

While Robinson Township is primarily an agricultural community, and because of the rural character that agriculture provides in the Township, the desire for residential uses within the Township continues to grow. Despite this, sixty-six percent (66%) of current residents within the Township who responded to the Master Plan Update Community Survey indicated that they agree or strongly agree that the Township should maintain the current density limits within residential developments. When asked about the methods to provide for residential development, eighty-seven percent (87%) of survey respondents indicated that clustered residential lots are an appealing residential design, which create open spaces and can preserve farmland. Further, ninety-two percent (92%) of survey respondents indicated that large lots are an appealing residential design. Significant opposition to multi-family residential development was provided by survey respondents. Finally, approximately fifty-one percent (51%) of survey respondents indicated that growth is “about right,” and thirty-eight percent (38%) of survey respondents indicated that growth is “too fast.” Overwhelmingly, survey respondents as well as workshop participants expressed the need to preserve rural character, protect agriculture, and provide buffers between residential land uses and farming.

While Robinson Township is a rich agricultural community ~~and residential uses comprise a relatively small percentage of the total land area,~~ the Township recognizes the need to accommodate residential development concurrently with the preservation and protection of its agricultural heritage.

As a result of the Residential Lands public workshop, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for residential uses in Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Low Density Residential (Rural Residential)¹

Goals

- Preserve and protect the natural resources of the area that provide rural character;
- Maintain the rural character of the community;

¹ Reference to the Rural Residential Zoning District is for convenience only. Refer to Chapter Ten for more details.

- Protect and preserve the floodplain and wetlands in order to minimize property damage as well as to maintain environmental interests, including water retention and groundwater recharge areas, which have important aesthetic and scenic value;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative;
- Residential uses should be restricted to areas of soil with good percolation and be on multi-acre lots, ~~where public water is not present, unless the residential uses are located where public water already is present or can be easily extended in order to allow residential uses that are clustered or on small lots that encourage the preservation of open spaces;~~
- Discourage residential "strip" development and promote interconnectivity of residential neighborhoods.

Recommendations

- Protect wetlands on-site to ensure that they are not encroached upon by residential development;
- Wooded areas of the Township are considered an asset and efforts should be made to protect them from unnecessary destruction;
- Utilize the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments;
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County's Groundwater Sustainability Initiative;
- Buffer residential uses from agricultural land;
- Require the preservation or planting of trees between the public street and dwellings;
- Require new residential developments to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscape screening as appropriate;
- Require a hydrogeological study, if existing evidence reveals water quality and or quantity concerns.

Strategies

- Adopt or enhance appropriate ordinances to preserve natural features;
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible, applying at least to lot layout, road extensions, and open space plans;
- Limit development within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative, which development would negatively impact the Recharge Area;
- Review and strengthen density standards that are consistent with the natural capacity of soils to handle on-site septic systems and private water wells and which promote the preservation of the rural character of the Township.

Medium Density Residential (Residential One-Family)²

Goals

- Preserve and protect the natural resources of the area that provide rural character;
- Maintain the rural character of the community;
- Protect and preserve the floodplain and wetlands in order to minimize property damage as well as to maintain environmental interests, including water retention and groundwater recharge areas, which have important aesthetic and scenic value;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative;
- Discourage residential "strip" development and promote interconnectivity of residential neighborhoods;
- Concentrate the density of residential land uses to protect rural character, open spaces, and agriculture.
- Residential uses should be restricted to areas of soil with good percolation, where public water is not present, unless the residential uses are located where public water already is present or can be easily extended in order to allow residential uses that are clustered or on small lots that encourage the preservation of open spaces;

Recommendations

- Protect wetlands on-site to ensure that they are not encroached upon by residential development;
- Wooded areas of the Township are considered an asset and efforts should be made to protect them from unnecessary destruction;
- Utilize the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments;
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County's Groundwater Sustainability Initiative;
- Require a hydrogeological study, if existing evidence reveals water quality and or quantity concerns;
- Provide a range of densities to accommodate a variety of dwelling types meeting the needs of diverse family sizes, age groups, and income levels;
- Buffer residential uses from agricultural land;
- Require clustering of housing, where appropriate;
- ~~Require connection to public water and public sanitary sewer;~~Require public water and public sanitary sewer connection for all Planned Unit Developments, Site Condominium developments, and plat developments where the underlying zoning district is the R-1 Zoning District.

² Reference to the Residential One-Family Zoning District is for convenience only. Refer to Chapter Ten for more details.

- Require the preservation or planting of trees between the public street and dwellings;
- Require new residential developments to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscape screening as appropriate.

Strategies

- Adopt or enhance appropriate ordinances to preserve natural features;
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible, applying at least to lot layout, road extensions, and open space plans;
- Limit development within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative, which development would negatively impact the Recharge Area;
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character, protect agricultural property from negative impacts, and protect the environment;
- Rezoning to the R-1 Zoning District should not occur without public water and public sanitary sewer present at the property;
- Require public water and public sanitary sewer connection for all Planned Unit Developments, Site Condominium developments, and plat developments where the underlying zoning district is the R-1 Zoning District.

High Density Residential [\(Residential Multiple-Family\)](#)³

Goals

- Preserve and protect the natural resources of the area that provide rural character;
- Maintain the rural character of the community;
- Protect and preserve the floodplain and wetlands in order to minimize property damage as well as to maintain environmental interests, including water retention and groundwater recharge areas, which have important aesthetic and scenic value;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative;
- Require public utility services and facilities within residential development;
- Discourage residential "strip" development and promote interconnectivity of residential neighborhoods;
- Concentrate the density of residential land uses to protect rural character, open spaces, and agriculture.

Recommendations

³ [Reference to the Residential Multiple-Family Zoning District is for convenience only. Refer to Chapter Ten for more details.](#)

- Protect wetlands on-site to ensure that they are not encroached upon by residential development;
- Wooded areas of the Township are considered an asset and efforts should be made to protect them from unnecessary destruction;
- Utilize the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments;
- Encourage groundwater preservation practices for new development that are in accordance with Ottawa County's Groundwater Sustainability Initiative;
- Require a hydrogeological study, if existing evidence reveals water quality and or quantity concerns;
- Provide a range of densities to accommodate a variety of dwelling types meeting the needs of diverse family sizes, age groups, and income levels;
- Buffer residential uses from agricultural land;
- Rezoning to the R-2 Zoning District shall not occur without public water and public sanitary sewer present at the property;
- Require clustering of housing and connection to public water and public sanitary sewer;
- Require the preservation or planting of trees between the public street and dwellings;
- Require new residential developments to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscape screening as appropriate.

Strategies

- Adopt or enhance appropriate ordinances to preserve natural features;
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible, applying at least to lot layout, road extensions, and open space plans;
- Limit development within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative, which development would negatively impact the Recharge Area;
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character, protect agricultural property from negative impacts, and protect the environment;
- Require public water and public sanitary sewer connection for all Planned Unit Developments, Site Condominium developments, and plat developments where the underlying zoning district is the R-2 Zoning District.

Chapter Four

Lowland Resource Conservation

Introduction

Waterways, wetlands, and forests are important natural resources within the Township. These ecosystems are vulnerable to impact from development and require significant protection. Many of these areas are protected by State and Federal statutes and are not conducive to development. The most well-known waterway in Robinson Township is the Grand River, which flows from east to west across the entire width of the Township eventually discharging to Lake Michigan at Grand Haven. Respondents to the Master Plan Update Community Survey overwhelmingly felt that the Grand River and its bayous are important, with ninety-three percent (93%) indicating they are desirable, up from eighty-three percent (83%) in the 1998 community survey. In addition, almost ninety percent (90%) of respondents believe the Township should take an active role in preserving natural waterways.

The Grand River drainage basin includes tributaries, regulated wetlands, and flood plains, all of which are home to many varieties of flora and fauna. Stearns Creek flows into Stearns Bayou, which is located at the northwest part of the Township. Other tributaries include Little Robinson Creek, Bear Creek, Bass Creek, and Bass River. The drainage system includes many other drains under the control of the Ottawa County Water Resources Commissioner. Surface water in the extreme southern extent of the Township includes drains that discharge to the Pigeon River Watershed including Walters Drain, South Beeline Drain, Tubbs Creek and Fellows Drain.

The majority of wetlands within the Township are contiguous to the Grand River, its tributaries, and County drains. There are, however, several scattered areas of wooded wetlands, wet meadows, and submergent and emergent wetlands throughout the Township. Along with wetlands, forests play a significant role in the environment by providing a habitat for wildlife, stabilizing soil, preventing erosion, absorbing storm water, reducing carbon footprint, and providing a visual screen. When asked about the protection of wetlands and woodlands within the Township, almost eighty-two percent (82%) of respondents to the Master Plan Update Community Survey believe the Township should take an active role in preserving wetlands, and eighty-five percent (85%) believe the Township should take an active role in preserving forests.

Proper regulation of these areas will serve to maintain and improve groundwater and surface water quality; preserve wildlife habitat; protect natural watersheds; protect water-based recreational resources of the Township; minimize flood damage to land, buildings and structures; and protect the health, safety and welfare of the residents of the Township.

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for the protection of the environment within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Protect wetlands from development;
- Preserve and protect the natural resources of the area that enhance the rural character of the Township;
- Protect and preserve floodplains and wetlands to minimize property damage as well as to maintain environmental interests, including water retention and groundwater recharge areas, which have important ecological and aesthetic scenic value;
- Limit property use in areas of frequent flooding to agriculture, recreation, and other open spaces, or other permitted uses that would not be subject to flood damage;
- As the Grand River is an area wide resource that can seriously affect downstream and upstream conditions, encourage the protection of the use of this resource to prevent negative effects downstream;
- Protect groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative.

Recommendations

- Protect wetlands from development including excavation and/or fill consistent with State and Federal laws and regulations;
- Wooded areas of the Township are considered an asset and efforts should be made to protect them from unnecessary destruction;
- Building construction in the floodplain should be discouraged to avoid damage and health hazards created by flood conditions;
- Flood plains of the Grand River and Pigeon River watersheds and their tributaries should be protected to eliminate obstructions to flow and navigability, and should not be developed except for marine purposes consistent with State and Federal laws and regulations;
- Encourage groundwater preservation practices for new developments in accordance with Ottawa County's Groundwater Sustainability Initiative;
- Require a hydrogeological study, if existing evidence reveals water quality and or quantity concerns.

Strategies

- Adopt or enhance policies and regulations in the floodplain area consistent with State of Michigan and Federal laws and regulations;
- Limit development within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

Chapter Five

Commercial Uses & M-231 Commercial Uses

Introduction

While the majority of commercial land use area within the Township is located along Lake Michigan Drive, limited commercial area exists within the northern area of the Township. These areas are recognized as neighborhood commercial or general business areas, including marinas, and generally are established for the purpose of allowing small convenience commercial businesses designed for the use of neighborhood residents. In that regard, respondents to the Master Plan Update Community Survey are almost equally split on whether additional neighborhood commercial development should occur, with approximately thirty-four percent (34%) supporting some additional development, approximately thirty-three percent (33%) supporting less development, and approximately twenty-eight percent (28%) indicating no change.

Although some areas of neighborhood commercial may be added in the future as population and development increases the demand for such services, future commercial land use in Robinson Township is primarily intended to be limited to the Lake Michigan Drive and 120th Avenue area as well as the Lincoln Street and M-231 highway area.

M-231 Highway

Construction of the M-231 highway through the heart of Robinson Township has given rise to concerns over development pressure and appropriate land use at access points along the route. Given this, the related language herein addresses planning, growth, and development issues for land in the vicinity of the M-231 intersections with Lake Michigan Drive and Lincoln Street in an effort to balance preservation of prized community assets with economic growth opportunities, as well as consolidate and focus future development to planned and prioritized target areas. These provisions were first adopted by the Township in the year 2015 for the same purpose.

As a result of the Master Plan Update Community Survey, the Township found that approximately thirty-five percent (35%) of respondents desire some additional commercial development on Lake Michigan Drive, whereas approximately twenty-six percent (26%) desire less development. Approximately twenty-nine percent (29%) support no change in development.

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for general commercial uses and commercial uses along the M-231 highway area within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

~~General~~ Commercial Uses

Goals

- Preserve and protect the natural resources of the area that provide rural character;
- Maintain the rural character of the community;
- Commercial facilities should provide citizens with accessibility and diversification;
- Commercial uses should be well integrated with surrounding development through appropriate landscaping, greenbelts, adequate access, parking, and pedestrian pathways;
- Outdoor lighting shall be unobtrusive, and “Dark Sky” compliant;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative.

Recommendations

- Commercial uses shall provide sufficient off street parking and loading facilities, and minimize traffic congestion;
- Commercial uses shall provide sufficient pedestrian access;
- Commercial “strip” development should be discouraged to minimize traffic and land use problems;
- Interconnect service drives to improve traffic distribution and to promote proper access management;
- The negative effects of glare on neighboring properties and abutting streets shall be controlled by regulating the height, location, and intensity of lights and dimming lighting levels after business hours;
- Encourage groundwater preservation practices for new developments in accordance with Ottawa County’s Groundwater Sustainability Initiative.

Strategies

- Strengthen requirements for site design, which requirements address but are not necessarily limited to building materials, location and design of refuse storage areas, location and screening of service and delivery areas, parking lot design, lighting, landscaping, pedestrian safety, and site access;
- Limit development within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

M-231 Commercial Uses

The basis for the following Goals and Recommendations is available within the Appendix.

Goals

- Establish a pattern of land use which will promote the highest degree of health, safety, and general welfare for all segments of the community;
- Preserve and protect the natural resources of the area, while maintaining the necessary balance between the social and economic needs of the Township;
- Preserve the rural landscape and protect the existing rural community character and atmosphere;
- Prioritize agricultural, environmental, and natural resource protection;
- Ensure a safe multi-user transportation network, through sidewalks, pathways, crossings, and access management;
- Capitalize on the opportunities for future parks, recreational facilities, and trails;
- Ensure outdoor lighting is unobtrusive and “Dark Sky” compliant;
- Promote harmonious and organized development consistent with adjacent land uses and ensure high quality site and building design that contributes to the character of the community;
- Restrict consideration of sewer infrastructure to planned primary development areas;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative.

Primary Growth Area Recommendations

- Highway M-231 Commercial properties should provide for:
 - Buildings that are designed in clusters rather than in-line;
 - Buildings that do not exceed two stories in height;
 - Building design that achieves rural character;
 - Multi-tenant buildings designed to appear to be divided into smaller elements by indentations, different building materials, architectural treatments, etcetera;
 - Street corner buildings shall:
 - Be located as close to the right-of-way as practicable;
 - Provide a civic space adjacent to the corner;
 - Contain distinctive architectural features that promote pedestrians;
 - Landscaping that softens the visual impact of buildings and creates a defined sense of arrival along the street edge;
 - Limit driveways through interconnection of service drives to improve traffic distribution and to promote proper access management (Concept from Map 2);
 - Shared parking facilities located in the side or rear yards;
 - Safe pedestrian circulation internally and along right-of-ways;
 - Decorative lighting that is unobtrusive and “Dark Sky” compliant;
 - Loading docks and overhead doors in non-street facing facades.

- Community Commercial properties should provide for:
 - Multi-tenant buildings designed to appear to be divided into smaller elements with building articulation, architectural elements, change of color and materials, etcetera;
 - Buildings that do not exceed two stories in height;
 - Building fronts facing the right-of-way;
 - No more than two wall materials (not including foundation or trim);
 - Separation between materials to be primarily horizontal;
 - Heavier façade materials below lighter façade materials;
 - Stone material, if any, as the secondary or accent material;
 - Landscaped parking areas;
 - Exterior site buffering to soften visual impacts;
 - Safe pedestrian circulation internally and along right-of-ways;
 - Public spaces and open spaces;
 - External lighting that is unobtrusive and “Dark Sky” compliant;
 - Internal driveway connection to shared drives or interior roadways;
 - Loading docks and overhead doors in non-street facing facades;
 - Encouragement of groundwater preservation practices for new developments in accordance with Ottawa County’s Groundwater Sustainability Initiative.

Primary Growth Area Strategies – Highway Commercial & Community Commercial

- Maintain or strengthen design standards provided in Chapter 18 of the Zoning Ordinance;
- Limit development within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

Secondary Growth Area Recommendations

- Properties should provide for:
 - Safe pedestrian and bicycle circulation internally and along right-of-ways;
 - Storefronts that are oriented to address and enhance public areas and pedestrian pathways;
 - Shared parking and interconnect service drives to improve traffic distribution and to promote proper access management;
 - Building facades parallel to the street with major roof ridges either parallel or perpendicular to the street to be consistent with established patterns, and street level porches to emphasize entrances and create a public realm;
 - Barn like structures that do not exceed one to one and a half stories;
 - Civic buildings and public gathering places that reinforce community identity;
 - Buildings placed between Lincoln Street and associated parking areas, with parking in the rear or sides of buildings;
 - Reduced or zero front yard setback to bring uses closer to the street, to create neighborhood scale;
 - External lighting that is unobtrusive and “Dark Sky” compliant;

- Encouragement of groundwater preservation practices for new developments in accordance with Ottawa County's Groundwater Sustainability Initiative.

Secondary Growth Area Strategies

- Maintain or strengthen design standards provided in Chapter 17 of the Zoning Ordinance.
- Consider standards to promote pedestrian safety.
- Limit development within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

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Chapter Six Industrial Uses & M-231 Industrial Uses

Introduction

Limited industrial development exists within the Township. While various attributes are typically present for industrial uses, ultimately, these uses should be located on large tracts of land suitable for such development, and in close proximity to major highways.

When respondents to the Master Plan Update Community Survey were asked whether more industries are desired within the Township, approximately thirteen percent (13%) agreed or strongly agreed, whereas approximately sixty-six percent (66%) disagreed or strongly disagreed. Moreover, when asked what type of industrial development, if any, survey respondents wanted to see over the next ten years, approximately twenty-two percent (22%) indicated more, approximately forty-one percent (41%) indicated less, and approximately thirty-four percent (34%) indicated no change related to light manufacturing and warehouse. When survey respondents were asked the same question regarding heavy manufacturing, approximately six percent (6%) indicated more, approximately fifty-eight percent (58%) indicated less, and approximately thirty-three percent (33%) indicated no change.

M-231 Highway

Construction of the M-231 highway through the heart of Robinson Township has given rise to concerns over development pressure and appropriate land use at access points along the route. This chapter addresses planning, growth, and development issues for land in the vicinity of the M-231 intersection with Lake Michigan Drive. In an effort to balance preservation of prized community assets with economic growth opportunities, as well as consolidate and focus future development to planned and prioritized target areas, these provisions were first adopted by the Township in the year 2015 for the same purpose and have been strengthened by the current Master Plan.

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings the following goals are identified as paramount for general industrial uses and industrial uses along the M-231 highway area within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

~~General~~ Industrial Uses

Goals

- Preserve and protect the natural resources of the area that provide rural character;

- Maintain the rural character of the community;
- Encourage industrial uses to locate on large, environmentally suitable tracts of land within close proximity to major transportation corridors and protected from conflicting land uses;
- Orient industrial uses in a fashion that encourages a “park” design and discourages “strip” development;
- Establish outdoor lighting that is unobtrusive and “Dark Sky” compliant;
- Integrate industrial uses with surrounding development through appropriate structures, landscaping, greenbelts, adequate access, parking, and pedestrian pathways;
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative.

Recommendations

- Parking and outdoor storage should be set back and buffered by landscaping or other rural character mechanisms;
- Interconnect service drives to improve traffic distribution;
- Signs, architecture, and site features such as fences, should reflect a rural character;
- Lighting shall be unobtrusive and “Dark Sky” compliant. The negative effects of glare on neighboring properties and abutting streets shall be controlled by regulating the height, location, and intensity of lights and dimming lighting levels after business hours;
- Encourage groundwater preservation practices for new developments in accordance with Ottawa County’s Groundwater Sustainability Initiative.

Strategies

- Strengthen requirements for site design, which address but are not necessarily limited to, building materials, location and design of refuse storage areas, location and screening of service and delivery areas, parking lot design, lighting, landscaping, pedestrian safety, and site access.
- Limit development within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

M-231 Industrial Uses

The basis for the following Goals and Recommendations is available within the Appendix.

Goals

- Establish a pattern of land use which will promote the highest degree of health, safety, and general welfare for all segments of the community.
- Preserve and protect the natural resources of the area, while maintaining the necessary balance between the social and economic needs of the Township.

- Preserve the rural landscape and protect the existing rural community character and atmosphere.
- Prioritize agricultural, environmental, and natural resource protection.
- Ensure a safe multi-user transportation network, through sidewalks, pathways, crossings, and access management.
- Capitalize on the opportunities for future parks, recreational facilities, and trails.
- Ensure outdoor lighting is unobtrusive and “Dark Sky” compliant.
- Promote harmonious and organized development consistent with adjacent land uses and ensure high quality site and building design that contributes to the character of the community.
- Restrict consideration of sewer infrastructure to planned primary development areas.
- Encourage septic systems and wells transitioning to package wastewater systems and regional water and sewer service.
- Promote activities that do not create noise, vibration, odor, fumes, or electrical or communications interference off the premises.
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative.

Recommendations

- Industrial facilities should adhere to architectural standards that ensure their compatibility with the commercial uses and reflect the standards of quality desired for the Township.
- Limit outdoor activities to reduce noise, odor, and secondary effects of industrial use.
- Lighting shall be unobtrusive and “Dark Sky” compliant. The negative effects of glare on neighboring properties and abutting streets shall be controlled by regulating the height, location, and intensity of lights and dimming lighting levels after business hours.
- Mitigate the impact of outdoor activities and conflicting uses through site design.
- All manufacturing, processing, and packaging operations shall occur within an enclosed building.
- Access should be from a main interior road directly to 120th Avenue rather than individual driveways or connectivity to Lake Michigan Drive.
- The site shall be designed to ensure proper vehicle stacking, circulation, and turning movements.
- Buildings should be limited to one and a half stories within the height limits defined in the Zoning Ordinance.
- Access points should be sufficiently separated from retail traffic.
- The perimeter of industrial developments should be adequately buffered when abutting non-commercial/non-industrial land.
- Encourage groundwater preservation practices for new developments in accordance with Ottawa County’s Groundwater Sustainability Initiative.

Strategies

- Maintain or strengthen design standards provided in Chapter 18 of the Zoning Ordinance.
 - Landscaping and buffering requirements should be adopted.
 - Lighting requirements that are unobtrusive and consistent with “Dark Sky” practices should be adopted.
- Limit development within the Aquifer Recharge Area identified by Ottawa County’s Groundwater Sustainability Initiative, which would negatively impact the Recharge Area.

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Chapter Seven Recreational and Public Facilities

Introduction

Robinson Township is home to a State Recreation Area as well as a 45 acre Township Park. Publicly owned recreation areas comprise about 1,153 acres of the Township, which include the Connor Bayou County Park, the Stearns Creek County Park, the Johnson Street County Forest Park, the Robinson County Forest Park, the Bass River State Recreation Area, the Riverside County Park, the Township Park, the M-231 parking area at North Cedar Drive, the Michigan Department of Natural Resources boat launch, the Grand Haven State Game Area, playgrounds at Robinson Elementary School, and privately owned facilities such as marinas and a golf course.

In addition, the Ottawa County 2021 Parks, Recreation and Open Space Plan presents a conceptual plan for the Grand River Greenway. This concept plan presents a vision that links greenway lands with hard-surface multi-use trails. The greenway system goal is to provide a full greenway connection between Ottawa and Kent Counties.

The Robinson Township Hall and Fire Station are centrally located at 12010 120th Avenue. Police protection is provided by the Ottawa County Sheriff's Department. The Township has two school systems within its boundaries; the Grand Haven Area Public School District and the Zeeland Public School District. Robinson Elementary School is located within the Township near the Township Park.

When respondents to the Master Plan Update Community Survey were asked if they would like to see recreational lands change over the next ten years, approximately fifty percent (50%) indicated additional recreational land is desired and approximately forty-four percent (44%) indicated that the current recreational land is adequate. Related, when respondents were asked if they were willing to pay for the acquisition of lands for recreational purpose through a property tax millage, approximately sixty-three percent (63%) indicated support whereas approximately twenty-eight percent (28%) did not provide support. Further, when asked the same question regarding multi-use pathways, approximately sixty-one percent (61%) supported a millage whereas approximately thirty-one percent (31%) were opposed. Lastly, over eighty-two percent (82%) of respondents indicated that access to recreational opportunities in the township is excellent or good.

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for recreation and public facilities within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Park and recreational sites should be readily available to the people of Robinson Township, and be aligned with established regional need.
- Consideration to protect those lands exhibiting the greatest need for environmental preservation and management should be paramount.
- Ensure that public facilities and services can be sufficiently upgraded and expanded before new demands are placed upon those facilities and services.
- Create and preserve public access to and viewsheds of the Grand River.
- Protect water quality of the Grand River.
- Preserve and protect the natural resources of the area that provide rural character.
- Maintain the rural character of the community.
- Provide protection of groundwater sources, particularly within the Aquifer Recharge Area identified by Ottawa County's Groundwater Sustainability Initiative.

Recommendations

- Consideration should be given to recreational opportunities for all age groups during all seasons of the year.
- Lighting shall be unobtrusive and "Dark Sky" compliant. The negative effects of glare on neighboring properties and abutting streets shall be controlled by regulating the height, location, and intensity of lights and dimming lighting levels after business or open hours.
- Maximize the utilization of public buildings and grounds for multi-functional services.
- Encourage groundwater preservation practices for new developments in accordance with Ottawa County's Groundwater Sustainability Initiative.

Strategies

- Strengthen requirements for site design, which requirements should address but are not necessarily limited to, building materials, location and design of refuse storage areas, parking lot design, lighting, landscaping, pedestrian safety, and site access.
- Limit development within the Aquifer Recharge Area, identified by Ottawa County's Groundwater Sustainability Initiative, which development would negatively impact the Recharge Area.
- Maintain a Township Recreation Plan to be eligible for state and federal recreation funding programs.
- Encourage citizen participation to determine needed and desired improvements and expansions to public facilities and recreation.
- Strengthen ordinance provisions to reduce flooding, control runoff, and improve water quality of the Grand River and tributaries.

- Strengthen ordinance provisions to require developers to provide road easements for and construction of pedestrian/bicycle paths.

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Chapter Eight Public Utilities

Introduction

While several public water and sanitary sewer systems are available to serve the Township, the locations of these systems do not necessarily align with intended land use development. While the Township does not operate its own system, limited service to property owners exists on systems that are operated by neighboring entities. During the planning period, the Township does not seek to own and operate any system. The current Water Supply System Master Plan identifies a need to expand water service in the Medium Density Residential Classification and the High Density Residential Classification of this Master Plan within the northwest area of the Township due to groundwater issues. This Master Plan does not intend to promote public water service outside of that area, except within the Primary Growth Area of the M-231 Highway.

M-231 Highway

The ability to provide utilities affects the development potential of land. Development sites within the Primary Growth Area are not suited for larger scale on-site septic system treatment of sewer wastewater because of poorly drained soils, a high groundwater table and the higher potential for environmental contamination. While public sanitary sewer system extensions are recommended for the Primary Growth Area, Township officials recognize the potential conflict between sewer service in the Primary Growth Area and pressure to further extend sewer lines into valued agricultural and rural areas. Only utility extensions to locations best suited for development and consistent with the managed growth intent of the growth boundary should be supported. Therefore, the Primary Growth Area, which is also the utility service area, shall mark the separation between rural and commercial/industrial areas.

Public sanitary sewer extensions from adjacent townships should only be sized to accommodate the Primary Growth Area in addition to a reasonable amount of extra capacity, should boundaries be re-evaluated in the future. Additionally, decisions concerning sewer options should consider cost, distance, capacity and land use. There are three potential options to provide public sanitary sewer to the Primary Growth Area, each with various capacities to serve future development:

- West Central Ottawa County Wastewater Treatment Plant;
- Grand Haven-Spring Lake;
- Allendale Township.

On-site septic system treatment is not the desired long-term solution to sewer water treatment. Special land use approval within the Primary Growth Area shall be conditioned upon special assessment agreements, which are precursors to future special assessment districts that will fund construction of public sanitary sewer extensions, as sewer infrastructure may not be feasible or cost-effective prior to a critical mass of development. As properties develop and construct on-site

septic system treatment facilities, systems shall be built to be expandable and ultimately convertible to connect to a public system.

Related, respondents to the Master Plan Update Community Survey were asked the following:

	Yes	No
Should the Township require developers to provide public water in order to support development?	60%	21%
Are you willing to pay for the extension of public water to facilitate commercial development?	17%	70%
Are you willing to pay for the extension of public water to facilitate industrial development?	9%	81%
Are you willing to pay for the extension of public water to facilitate residential development?	27%	60%
Are you willing to pay for the extension of public sewer to facilitate residential development?	22%	64%
Are you willing to incur an increase in taxes to pay for public water if it meant better quality water for existing residences?	28%	57%

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for public utilities within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Concentrate public utility extensions to avoid sprawl and to protect farmland.

Recommendations

- Prohibit the extension of public water utilities outside of the [Medium Density Residential Classification or the](#) High Density Residential Classification within the northwest area of the Township for the purpose of plats, condominiums, Planned Unit Developments, Open Space Developments, and similar developments.
- Limit the extension of public sanitary sewer utilities to the Lake Michigan Drive Primary Growth Area.

Strategies

- Prohibit the extension of public water utilities outside of the Medium Density Residential Classification or the High Density Residential Classification within the northwest area of the Township for the purpose of plats, condominiums, Planned Unit Developments, Open Space Developments, and similar developments.
- Limit the extension of public sanitary sewer utilities to the Lake Michigan Drive Primary Growth Area.

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Chapter Nine Transportation

Introduction

Roadway function, efficiency and safety in Robinson Township can be furthered by defining a roadway classification system and planning and designing these facilities for their specific purpose. A functional system or hierarchy of roads provides for movement of traffic as well as access to specific sites. This hierarchy will range from principal arterials such as Lake Michigan Drive and the M-231 Highway, which primarily serves cross-county movement, to local subdivision streets that provide access to individual homes. This system defines the roles of each street in terms of operational requirements, meaning planning, management, and physical design features.

Principal Arterial

The Lake Michigan Drive corridor and M-231 Highway are major roadways through the heart of Ottawa County and serve a vital function toward connecting Robinson Township with developed areas in Grand Haven Charter Township, Allendale Charter Township and further east to the City of Grand Rapids and Kent County in general.

Collectors

The collectors serve to funnel traffic from local subdivision streets in residential neighborhoods to the arterials. Collectors also afford access to abutting properties. Many individual subdivisions contain one or more collector streets that carry traffic from the local streets and connect with adjacent neighborhoods.

Local and Private Roads

These interior streets provide access to abutting property and homes. These roadways are generally short and discontinuous and only provide connection to one or two collector streets.

Based upon the current view of the Township, the following is believed to be an adequate description of existing roads and highways.

TYPE	FUNCTION	SPEED	FEATURES
State Highway* (Principal Arterial)	Thoroughfare through the Township	55 to 65 mph	Higher traffic volumes with generally wider right of ways

Arterial**	Connect areas of the Township or a thoroughfare through the Township	55 mph	Higher traffic volumes, sometimes wider right of ways
Secondary	Provide connecting link between arterials and represent the location of most residences	55 mph	Moderate traffic, almost exclusively 66 feet right of way
Local-public	Provide access to dwellings in developments	25 mph	Light traffic, 66 feet right of way
Private Road (serving more than 4 dwellings) paved.	Provide access to individual properties	Unregulated by the County	Should be designed to discourage through traffic, 66 feet ROW for possible public dedication at a later date
Private Road (serving 4 or fewer dwellings)	Provide access to a limited number of individual properties	Unregulated by the County, however, length and condition limit speed	Should be designed to discourage through traffic, 66 feet ROW for possible public dedication at a later date

*State Highway

- M-45 (Lake Michigan Drive) from 144th Avenue to 96th Avenue
- M-231 from the Grand River to Lake Michigan Drive

**Arterial Streets

- 144th Avenue from M-45 to Green Street
- 128th Avenue from M-45 to Green Street
- 120th Avenue-- entire length of Township
- 104th Avenue -- M-45 to North Cedar Street
- 96th Avenue -- Fillmore Street to M-45
- Lincoln, 112th Avenue, Osborn, Bass Drive -- entire length
- Mercury Drive, Green Street, North Cedar Street—entire length
- Fillmore Street-- entire length

Overall, eighty-six percent (86%) of respondents to the Master Plan Update Community Survey indicated that the ease of travel between destinations within the Township was “excellent” or “good.” Approximately seventy percent (70%) of respondents indicated that planning for future road congestion was “important” or “very important.”

Pedestrians

Coupled with vehicle transportation, providing for pedestrian friendly means of travel is important to achieve complete streets within the Township.

Approximately seventy percent (70%) of respondents to the Master Plan Update Community Survey indicated that multi-use pathways for pedestrians, bicycles, and/or equestrians are appropriate when adjacent to agriculture within the Township. Slightly over fifty percent (50%) of respondents indicated that adding bike lanes and paved shoulders along roads was “important” or “very important,” coupled with approximately twenty-four percent (24%) indicating that was “somewhat important.”

As a result of public workshops, the Master Plan Update Community Survey, and various planning meetings, the following goals are identified as paramount for transportation within Robinson Township. In addition, through the use of modern planning principles, where applicable, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations, and Strategies

Goals

- Access points for traffic on Lake Michigan Drive should not be restricted by excessive driveway aprons.
- An emphasis on interconnected drives and streets should be promoted so that internal trips can be made without compelling drivers to enter and exit the main road multiple times.
- A system of integrated shared use paths should be promoted for all new developments to provide safe walking routes to surrounding uses.

Recommendations

- Interconnect service drives to improve traffic distribution and to promote access management.
- Minimize traffic disruptions on arterials, while keeping through traffic off local residential streets.
- Promote a multimodal transportation system, encompassing bicycles, pedestrians, and motor vehicle traffic.

Strategies

- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible. This should apply to roadway extensions and pedestrian pathways, to ensure interconnected neighborhoods.
- Consider adopting access management regulations, shared driveway regulations, and pedestrian pathway requirements within the Zoning Ordinance for all commercial and industrial uses.

Complete Streets Plan

In 2010, the Michigan Planning Enabling Act was amended to require that master plans account for “all legal users” of the transportation system within the municipality. The amended Act, in part, states that the master plan must include, “among other things, promotion of or adequate provision for 1 or more of the following: (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.” MCL 125.3807(2)(d).

This Chapter of the Master Plan, Chapter Nine – Transportation, as well as other provisions throughout the Master Plan regarding pathways, roadway improvements, and lessening roadway congestion, identify key means to implement complete streets. As a result, the Township is compliant with this amendment.

Chapter Ten Implementation

Introduction

In order for the Master Plan to serve as an effective guide to the continued development and preservation of Robinson Township, it must be properly implemented. Primary responsibility for implementing the Master Plan rests with the Robinson Township Planning Commission, the Board of Trustees, and Township staff. Implementation is accomplished through a number of methods including adoption of ordinances, policies, and administrative procedures, as well as site plan review. While the Master Plan itself has no legal authority to regulate development, it does influence land use based on the goals and recommendations identified within the Master Plan related to a proposed land use.

Zoning and Land Use Regulations

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships and is the tool most commonly used to implement the Master Plan. The zoning process consists of an official Zoning Map and accompanying Zoning Ordinance text. The official Zoning Map divides the community into different districts within which certain uses are permitted. The Zoning Ordinance text establishes the permitted uses, regulations to control density, height, bulk, setbacks, lot sizes and accessory uses, among other physical and linear attributes. The Zoning Ordinance also sets forth procedures for special approval provisions and regulates accessory structures such as pole barns and signage. These measures permit the Township to control the quality as well as the type of development. Numerous strategies within this Master Plan are provided for future implementation into the Zoning Ordinance, as well other policy documents.

The Planning Commission and Township Board should periodically review and make any necessary revisions to the zoning regulations to ensure that the strategies of the Master Plan are instituted. Further, the Zoning Ordinance requires systematic and frequent updates to address needs resulting from land use trends, case law, and state statutes.

Relationship of Master Plan Classifications to Zoning Districts (Zoning Plan)

Complementing the text of the Master Plan is the Master Plan 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 the Zoning Map. In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Map, 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, etcetera, as well as other planning considerations such as compatibility, public safety, and access. 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 aforementioned, and the Zoning Ordinance with its regulations regarding height, area, bulk, location, etcetera for each of its Zoning Districts.

Nonetheless, the Michigan Planning Enabling Act requires that a Master Plan include a “Zoning Plan” with an “explanation of how the land use categories on the future land use map relate to the districts on the zoning map. The table below summarizes the Master Plan classifications and how they relate to reach of the existing Zoning Districts in the Zoning Ordinance.

Master Plan Map Classification Terms	Zoning Ordinance Map Districts
Agricultural (AG)	Agricultural (A-1) & Agricultural Service (A-2)
Low Density Residential (LDR)	Rural Residential (RR)
Medium Density Residential (MDR)	Residential One-Family (R-1)
High Density Residential (HDR)	Residential Multiple-Family (R-2)
Flood Plain (E-1)	Lowland Resource Conservation Overlay (E-1)
Commercial (C)	Neighborhood Commercial (B-1) & General Business (B-2)
Industrial (I)	Industrial (I-1) & (I-2)
M-231 Primary Growth Area <u>[Community Commercial, Highway Commercial, & Industrial]</u>	Lake Michigan Drive Commercial Overlay (LMDCOD)
M-231 Secondary Growth Area	Lincoln Street Overlay (LSOD)
Mobile Home (MHP)	Mobile Home Park (R-3)

Mining District

Given that mining rights within the State of Michigan can potentially allow mineral extraction anywhere within the Township, the Mining District within the Zoning Ordinance is an interim district that permits and regulates mining activities. When the mineral extraction is complete, the property requires rezoning to a Zoning District that is consistent with this Master Plan, compatible with the surrounding Zoning Districts and uses, and supports the capability of the subject property to accommodate the available uses of the zoning district.

Planned Unit Development District

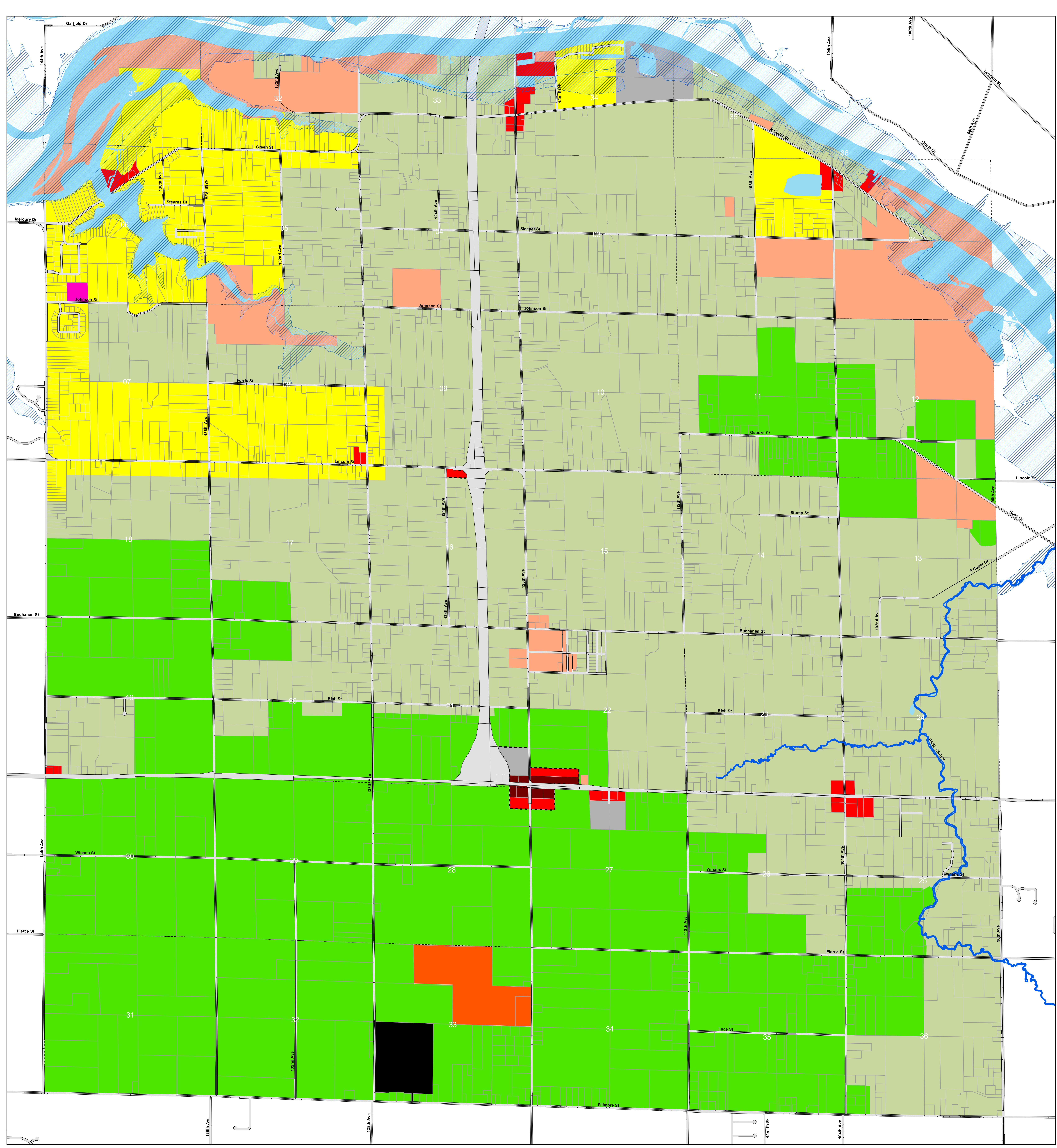
The Michigan Zoning Enabling Act allows a municipality to adopt provisions to provide for Planned Unit Developments within its zoning ordinance. Planned Unit Developments are designed to authorize and control the development of various compatible uses permitted by the zoning ordinance through a flexibility in the use, area, height, bulk, and placement

regulations where the underlying district cannot achieve the same type of desirable development through its regulations. Robinson Township permits recreational, clustered residential, and non-clustered residential Planned Unit Developments. While not an interim zoning district like the Mining District, the Planned Unit Development District is not identified within this Master Plan because its location in the Township occurs on a case-by-case basis as a result of existing and changing conditions.

Relationship of Master Plan Map Classification Terms to Master Plan Chapters

Several chapters of this Master Plan identify the goals, recommendations, and strategies regarding future land uses within 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.

Master Plan Map Classification Terms	Master Plan Chapters
Agricultural (AG)	Agricultural Uses
Low Density Residential (LDR)	Residential Uses
Medium Density Residential (MDR)	Residential Uses
High Density Residential (HDR)	Residential Uses
Flood Plain (E-1)	Lowland Resource Conservation
Commercial (C)	Commercial Uses & M-231 Commercial Uses
Industrial (I)	Industrial Uses & M-231 Industrial Uses
M-231 Primary Growth Area [Community Commercial, Highway Commercial, & Industrial]	Commercial Uses & M-231 Commercial Uses / Industrial Uses & M-231 Industrial Uses
M-231 Secondary Growth Area	Commercial Uses & M-231 Commercial Uses



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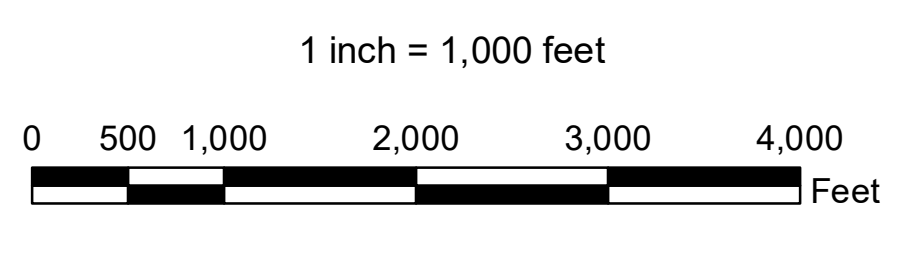
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Robinson Township

Master Plan
 T07-08N R16W



Legend

- 100yr Floodplain (2011)
- Growth Area Boundary
- Proposed Master Plan**
- Agricultural (AG)
- Commercial (C)
- Highway Commercial (HC)
- Rural Residential (LDR)
- Residential (MDR)
- Residential (HDR)
- Industrial (I)
- Public (PQP)
- REC, Recreational (REC)
- Mobile Home, MHP

