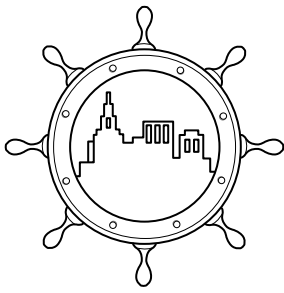


CROCKERY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Agenda
Tuesday, February 18, 2025
6:30 P.M., Board Room
17431 112th Avenue, Nunica, Michigan

1. Call to Order – Roll Call
2. Approval of the Agenda
3. Approval of the Minutes of the **January 21, 2025** meeting
4. Announcements
 - A. Township Board Report – Ryan Kelly
5. Communications
6. Public Comments (3 Minutes per Person)
7. Action Items
8. Presentations
9. Discussion Items
 - Barn Event Venues - Holmes
 - Commercial Horticulture Zoning Ordinance Amendment – MacKenzie
 - Master Plan Chapters 4, 8 revised
 - Attached garage size
10. Adjournment

Next Regular Meeting: **March 18, 2025**



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MEMORANDUM

To: Crockery Township Planning Commission
From: Julie Lovelace
Date: January 29, 2025
Re: Master Plan edited Residential and Utilities Chapters, Implementation Chapter

1. Recently Governor Whitmer signed into law HB 5557 to amend the Planning Enabling Act to expressly include housing as a core provision of a master plan. A master plan must provide "a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings, to serve the housing demands of a diverse population." We feel the Residential chapter already meets these requirements; however, we have added text to further highlight them. Attached is the edited Residential Chapter Four.
2. Attached is a revised draft of the Utilities Chapter Eight after Attorney Nettleton's review regarding the wastewater system.

Julie Lovelace
Planner

Chapter Four

Residential Policy

Introduction

It is appropriate to establish residential development priorities for the various land areas in the community. The staging of development will promote more orderly and concentrated development versus expansive sprawl development. Varying income levels and life styles of residents, the availability of utilities, and the physical limitations of the Township require that a variety of housing densities be provided.

The US Census Bureau data for 2020 reveals that the population in Crockery Township is 4,572, which has risen 13% since 2010. The total number of households is 1,800, which has risen 16% since 2010. The total number of available housing units is 1,815, which has risen 11%. The number of vacant housing units has decreased 19% since 2010. There is not a great disparity between the number of households and the number of available housing units.

Population growth has historically created an increase in local retail, service demands, and employment opportunities. The Township must anticipate these demands, realistic within the community's financial capability, if it is to maintain the rural setting enjoyed by the majority of Township residents. Additionally, all development should consider the natural capabilities of the land to support the development and the available services and facilities necessary to assure the continued protection of the public health, safety, and welfare of all Township residents.

Development Trends

When considering residential development possibilities within the Township, trends that should be evaluated for incorporation into future zoning regulations include:

Senior Housing

- People with grown children may not want the maintenance of a home (empty nesters). Low maintenance housing is generally characterized as a condo community or a Planned Unit Development
- The key goal of these housing options needs to encompass the idea of non-exclusion from the rest of the surrounding community. Potential expansion of the sanitary sewer system increases the locational opportunities for multi-family housing including senior citizen facilities

Mixed Use

The Mixed-use classification would provide the Township and developers the opportunity to create traditional residential neighborhoods with higher dwelling unit densities, **with a range of housing costs**, than currently allowed. Other elements of this district include the opportunity for mixed-use development, varying residential lot sizes, and "life cycle" housing. Requirements associated with this district include regulations of building and site design, availability of public utilities, connection to the Township trail network, and dedication of public open space.

Single-Family Housing

- New residential developments should be located in a centralized area that is accessible to all families and located near existing schools to promote walking. Residential developments should also be near park and recreation facilities
- Compact development decreases site development costs, which positively affects housing costs and maximizes the public investment in capital infrastructure
- Natural features such as wetlands and woodlots can be better preserved when developers are offered the ability to cluster and create compact development designed with nature

Open Space

Open space areas for passive recreation can be valuable, especially in areas near the existing and proposed non-motorized trails throughout the Township. Preservation of open space can be achieved through regulatory and/or financial incentives. Conservation subdivisions allow the property owner to maintain the same build-out potential of a piece of property by developing the units on smaller more compact lots and dedicating the balance of the property as open space.

Residential Classifications

Low Density Single Family

The Low Density Residential Development areas are typically found in the west one-half of the Township. Low density should provide the landowner with the flexibility to design with the natural terrain and features where there might be sensitive environmental areas.

- Some of the land ultimately intended for low-density residential use is presently zoned within the AG-2 Rural Agricultural Preservation District. It is recommended that necessary rezoning be done incrementally based on the demand for home-sites of the size permitted within the district. Further, the priority would be to convert land in rural estates to this higher density land use before rezoning agriculturally zoned lands
- Develop and maintain restrictive zoning regulations for the low-density residential district which would limit conflicting uses
- In Low Density Residential areas, dead-end streets should be limited to serving ten parcels or less. Low Density Residential developments serving more than ten parcels would need to have secondary access or provide easements for future connections to vacant adjacent parcels, except where topography or previous land divisions or other circumstances make extensions of streets impractical

Moderate Density Single Family

This classification reflects the development pattern of residential neighborhoods where development patterns have occurred on small lots. As is often the case, the availability of infrastructure is a significant determinant of where new residential land uses will be located.

Much of that portion of the township currently served by public water is planned for this use, as well as those areas where sanitary sewer and water could potentially become available.

Similar in intent to the existing R-2 Medium Density Residential District, these proposed higher density areas are envisioned to accommodate logical extensions of existing higher density types of residential growth as well as development near and around the settlement of Nunica.

Soils in these areas are generally capable of supporting these densities, but the need for the eventual extension of public sewer should be taken into account. The rezoning of land to moderate density single family residential should be predicated on the availability of public water, public sewer or high perk of soils. Varying standards for parcel sizes could be distinguished based on (1) not having sanitary sewer, or (2) being served by sanitary sewer.

- Limit the density for areas designated as Moderate Density Residential unless provisions for public sewer and water are made
- Defer the rezoning of identified Moderate Density Residential lands until specific applications are made
- Dead-end streets could be prohibited in the Moderate Density Residential areas except in cases of extraordinary circumstances. However, in these areas, private streets should be limited

Multiple-Family and Mixed Use

It is recommended that multiple family units, if developed in the Township, be incorporated into larger mixed-use developments. This classification can also be used to accommodate higher density multi-family apartments and condominiums and Senior Citizens housing in order to promote housing diversification and affordability. This designation may also allow some light neighborhood commercial uses to serve these neighborhoods.

Village Mixed Use

The Nunica area within Crockery Township is an unincorporated area. It contains a mix of residential and non-residential uses. The area consists mostly of single-family dwellings on parcels ranging from 6,000 square feet to 15,000 square feet. The Village Mixed Use classification should provide for the expansion of residential and non-residential uses. Land uses in this classification would accommodate smaller lot sizes. All future development should be connected to public water and have septic systems or public sewer. Extension of sanitary sewer to this area should be encouraged and pursued. This designation may also allow some light neighborhood commercial uses to serve the local population.

- Because of the compactness of development and the increased need for services, private streets should be prohibited
- When adjacent to other commercial or non-residential land uses, setbacks should be established by site plan with some flexibility
- When adjacent to residential land uses, setbacks and buffering should be more restrictive
- A program for the improvement of existing or the creation of new public sidewalks should be considered

Implementation Measures

Goals

- Encourage the majority of new development to locate in areas where public utilities can be most efficiently provided
- Encourage creativity in community design and land use in residential areas
- Establish a stronger sense of place
- Promote compact design

Recommendations

- Maintain the primary residential zoning in the Nunica area, M-104 corridor, and in the western 1/3 of the Township
- Discourage the process of scattered, rural housing developments in areas of important and prime farmland
- Ensure that the areas intended to support the highest densities of residential development are within reach of existing or planned utility extensions
- Ensure that the density of all future residential developments that locate in areas that cannot be economically provided with public utilities be limited to take into consideration the natural limitations of the land in terms of the soils ability to accommodate on-site septic systems and the danger of pollution to groundwater supplies

Strategies

- Encourage the use of Open Space Preservation (clustering) in residential areas
- Enforce zoning rules to eliminate rundown and nonconforming dwellings
- Allow residential development in exclusive agricultural areas by Special Land Use permit meeting certain non-productive land criteria
- Strive to maintain substantial open space of 65% on all open space developments
- Require sidewalks in all new residential developments
- Future access to adjacent vacant land should be required for all residential developments, where practicable
- Provide Density bonus options in PUD list criteria; trails, linkages, etc.
- Create a payment in lieu of parkland for new residential developments to create a Township acquisition fund
- Wastewater system requires expansion along M-104 corridor to accommodate forecasted development
- Water system requires expansion along M-104 corridor to accommodate forecasted development
- Encourage mixed-use development opportunities
- Provide environment for investment in housing and economic development

Chapter Eight

Utilities

Introduction

As stated in Chapter Two of this document, Crockery Township is tasked with balancing the pressure for extension of existing public utilities to accommodate growth in development (residential, commercial, and industrial) with the residents' stated desire to protect the Township's rural character. Additionally, sandy soil, limited aquifer protection, and high water tables in the Township continue to make groundwater susceptible to contamination from septic tanks and drain fields. These conditions are likely to increasingly limit the future use of septic tanks and drain fields in many portions of the Township. (See *Figure 4 Sanitary Sewer System*).

Existing Utilities

In 2020-21 the Township's existing wastewater treatment plant was closed. Consequently, the Township became a customer of the Grand Haven-Spring Lake Sewer Authority and connected the Township's existing sanitary sewer collection system (that mainly serves the Hathaway Lakes development) to Spring Lake Township's wastewater collection system. The Crockery Township collection system discharges to the Spring Lake Township wastewater collection system, which then discharges to the Village of Spring Lake wastewater collection system, with the ultimate treatment at the Grand Haven-Spring Lake Sewer Authority wastewater treatment plant in the City of Grand Haven. There are capacity limits to the Crockery Township, Spring Lake Township and Village of Spring Lake collection systems. Much of the existing transportation and treatment capacity allocated to Crockery Township will be used by further planned development within the Hathaway Lakes residential development project. In order to provide for further residential and commercial development within the Township, the Township will need to acquire additional capacity in the Spring Lake Township wastewater collection system, the Village of Spring Lake wastewater collection system, and the Grand Haven-Spring Lake Sewer Authority wastewater treatment plant. Furthermore, Crockery Township's wastewater system will need to be upgraded along the M-104 corridor to accommodate existing uses and future growth in the industrial and commercial areas as well.

The Township has in place a public water system that presently serves nearly one-third of its residents. This system, which determines the intensity of land development, and ultimately the pace of development, is generally adequate and has added capacity to serve the Township. The water system must be upgraded to include the construction of a transmission main in several places to accommodate increased reliability in the system. There is a planned water system extension to be completed in 2025 from Leonard Road and 138th Avenue east to 136th Avenue and 136th Avenue north from Leonard to M-104 and east to Hathaway Lakes. (See *Figure 5 Water System*)

With infrastructure available to accommodate some new growth and development, the Township should guide development into these service areas as much as possible. New subdivisions, site condominiums, and other residential and non-residential projects should be required to locate in areas already served by public water and sewer. This strategy will properly manage growth, ensure that the previous public investment in infrastructure is realized, decrease the likelihood of possible negative impacts on the environment that could result from private on-site systems, and assist in reducing urban sprawl normally fueled by leapfrogging developments ahead of the public infrastructure system. It would be advantageous to work with adjacent communities to prepare an intergovernmental infrastructure plan to guide public investment and sub-regional growth.

Implementation Measures

Goals

- Protect agricultural lands and environmentally-sensitive areas by discouraging development in those areas
- Develop adequate public utilities that will ensure balanced, orderly growth, for the safety and well-being of Township residents
- Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could gain a foothold by being cost effective

Recommendations

- Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations, particularly along M-104

Strategy

- Support continued communication among the Corridor Improvement Authority, the Township Board of Trustees, and the Township Planning Commission to seek funding opportunities for water and sewer upgrades
- Communicate with the Ottawa County Road Commission and the Michigan Department of Transportation to coordinate water and sewer upgrades with public road improvements
- Encourage developer financing for sewer and water extensions
- Maintain cooperation with neighboring units of government for the provisions of utilities, the sharing of services, and for addressing common issues and problems as a means of holding down overall costs and expense to the taxpayer while at the same time maintaining local control over the decision making processes
- Design commercial and industrial incentives which encourage private investment in public water and/or sewer expansion
- Amend Zoning Ordinance to require new subdivisions, site condominiums, and other residential and non-residential projects to locate in areas already served by public water and sewer when public utilities are reasonably available