

Fresh Coast Planning

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MEMORANDUM

To: Crockery Township Planning Commission
From: Aaron Bigelow
Date: August 12, 2025
Re: Master Plan- Community Mapping and Housing Assessment

At your June 17, 2025 meeting, the Planning Commission recommended the Master Plan Map for approval to the Board. The Board then approved of the draft Master Plan Map. As a result, this map has been included in the Community Mapping portion of the appendix as part of the draft Master Plan.

The Community Mapping portion of the Appendix has been attached for your review. You will see the Master Plan Map, Prime Farmland Soils Map, Soil Suitability for Septic Map, Categorized Township Roads Map, Public Water System Map, and the Sanitary Sewer Map.

In addition to Community Mapping, a Housing Assessment for Crockery Township has been completed and attached, including demographic information obtained by the U.S. Census and analysis of housing trends.

For your August 19 meeting, the Planning Commission must determine if you desire any changes to the information presented. Following review of the Community Mapping and Housing Assessment, a Community Survey and Workshop summary will be presented at your September 16, 2025 meeting. This will be the final piece of review for the Appendix and draft Master Plan as a whole.

In addition, at your August 19 meeting, the Planning Commission should consider whether you wish to send the draft Master Plan to the Township Attorney to begin his review prior to the completion of the Appendix. The Appendix can then be shared with the Attorney following your review at your next meeting.

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

AB
Planner

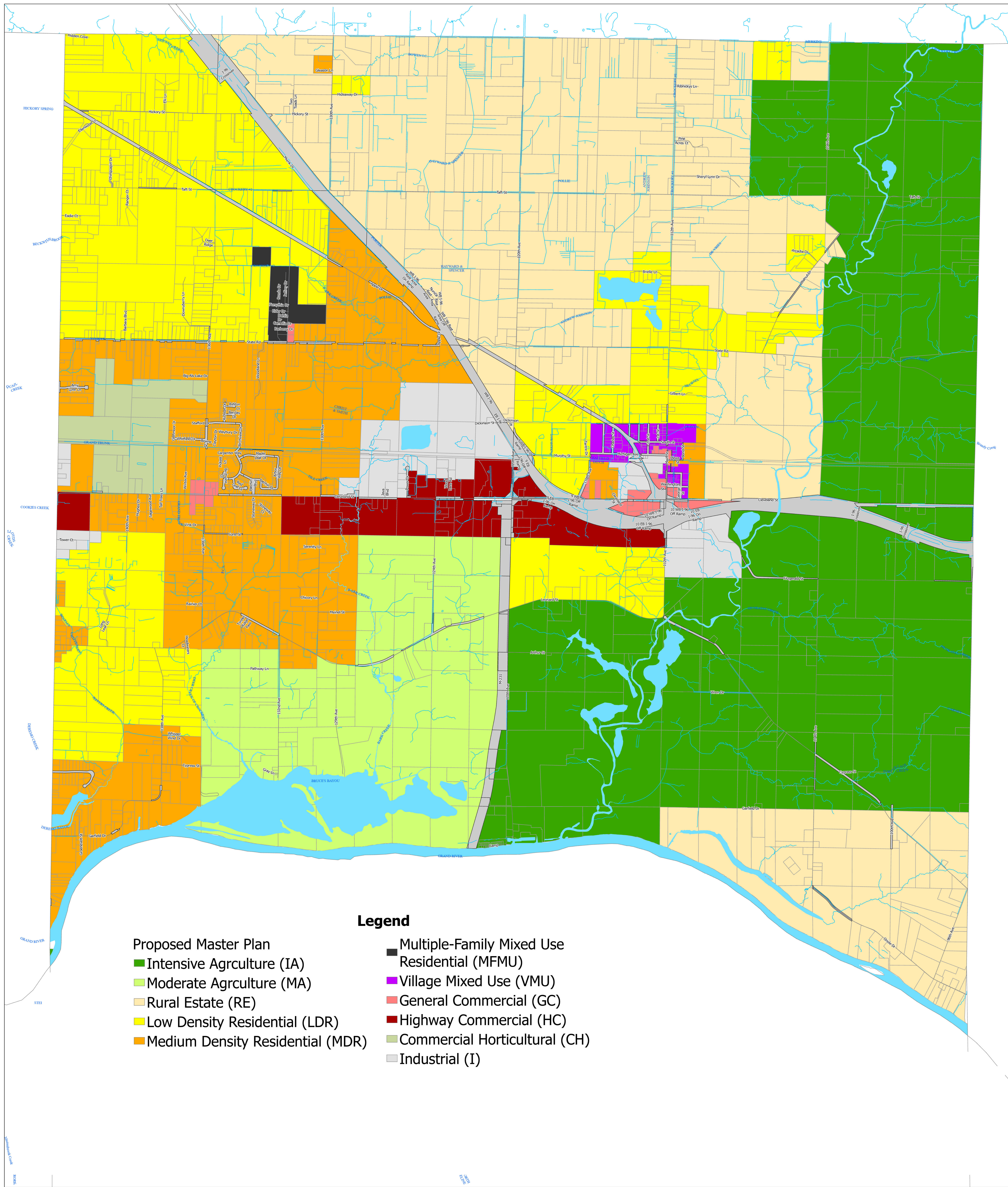
cc. Supervisor Erhorn

Community Mapping

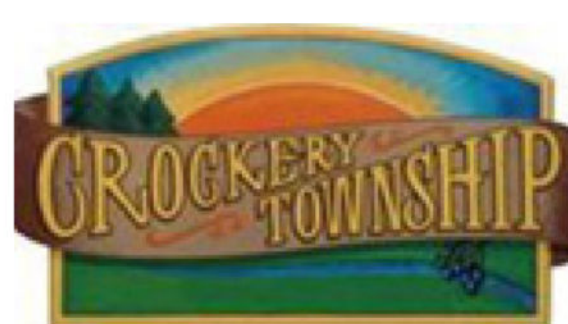
Contents:

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

1. **Master Plan** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Prime Farmland Soils** – classifies areas of the Township on the basis of soil suitability for general agricultural crop production
3. **Soil Suitability for Septic** – indicates the location of soils within the Township that present severe limitations for both building and onsite septic systems
4. **Categorized Township Roads** – identifies existing network of transportation infrastructure to illustrate limitations and feasibility of supporting a proposed use
5. **Public Water System** – establishes exiting public water system to illustrate feasibility of supporting proposed development
6. **Sanitary Sewer System** – establishes exiting sanitary sewer system to illustrate feasibility of supporting proposed development



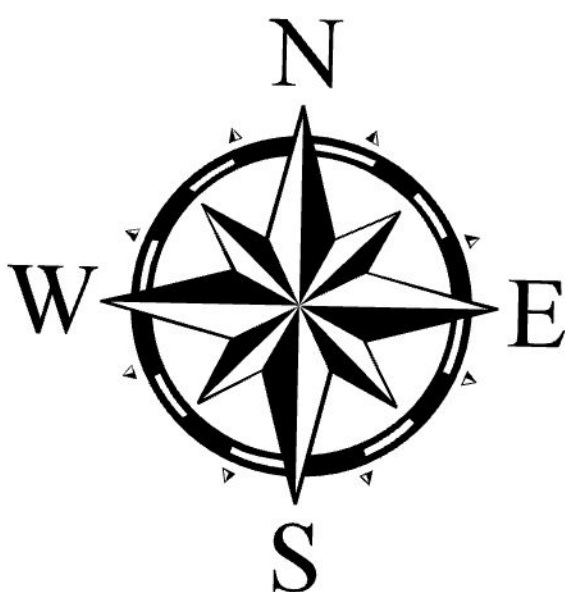
Crockery Township Proposed Future Land Use



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Path: \\publishingside\Staff Projects\Local_Unit_Projects\Crockery\CrockeryGISProMaps\CrockeryMaps.aprx
Date Saved: 09/06/2024

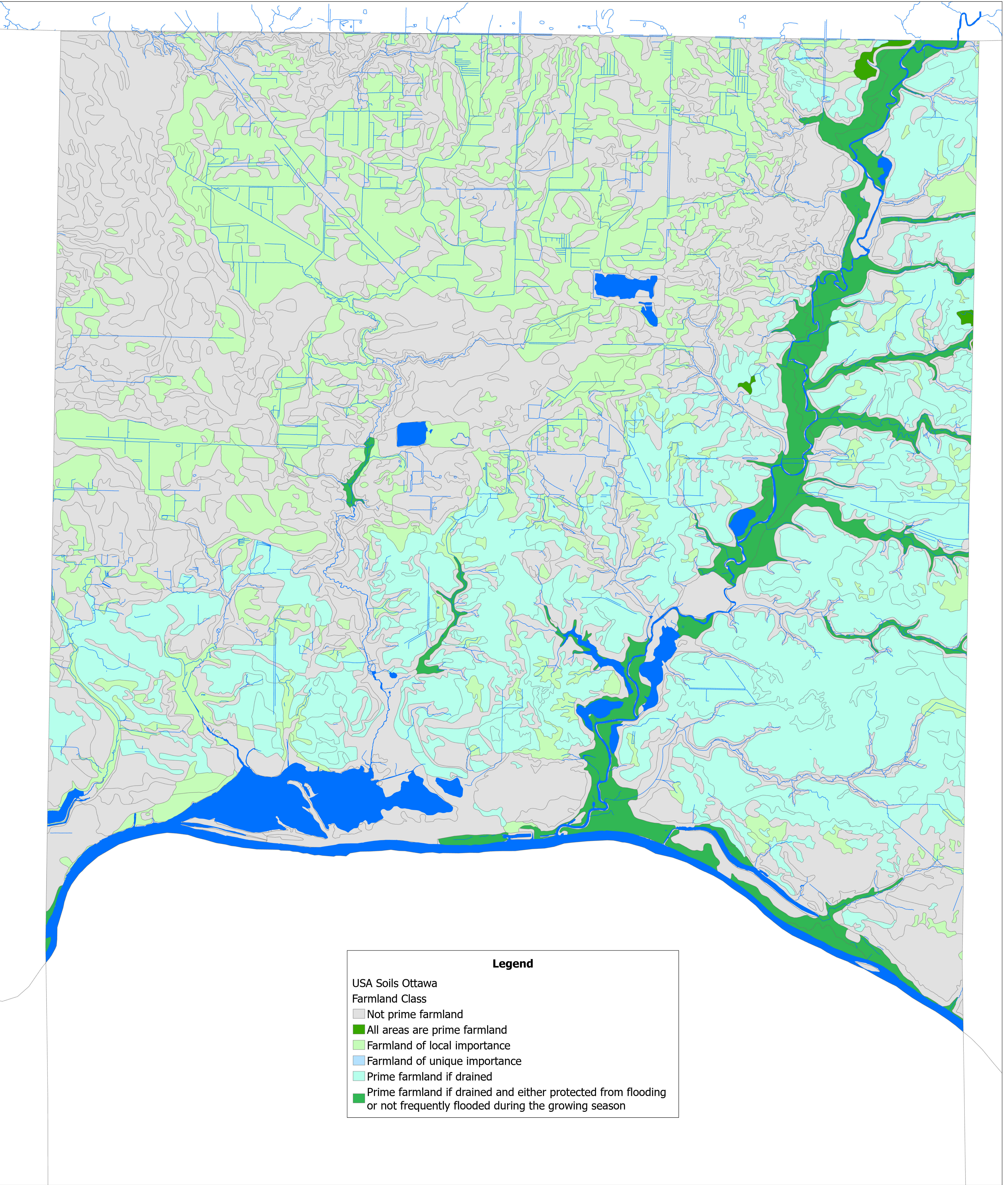
GIS
IT Department
12220 Fillmore St, Suite 320
West Olive, Michigan 49460
Phone (616) 738-4600
Fax (616) 738-4610
www.gis.mtmttwa.org

Floodplain Data Source FEMA



Scale: 1:12,000





Legend

USA Soils Ottawa
Farmland Class

Not prime farmland

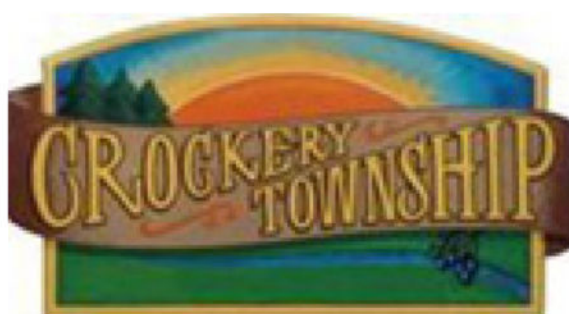
All areas are prime farmland

Farmland of local importance

Farmland of unique importance

Prime farmland if drained

Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season



**Ottawa County**

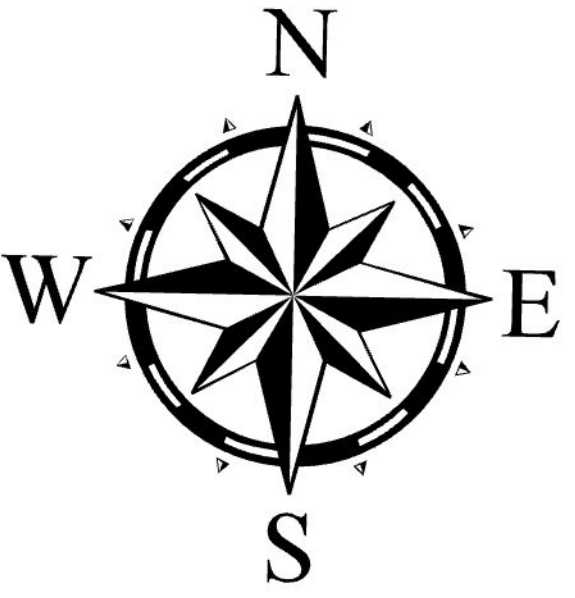
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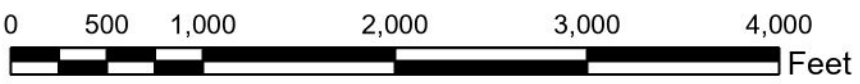
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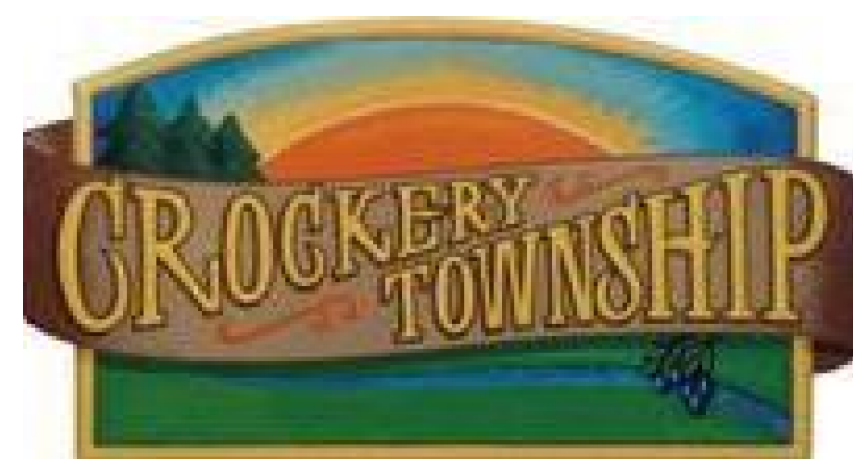
Floodplain Data Source FEMA

Crockery Township Farmland Class



Scale: 1:12,000



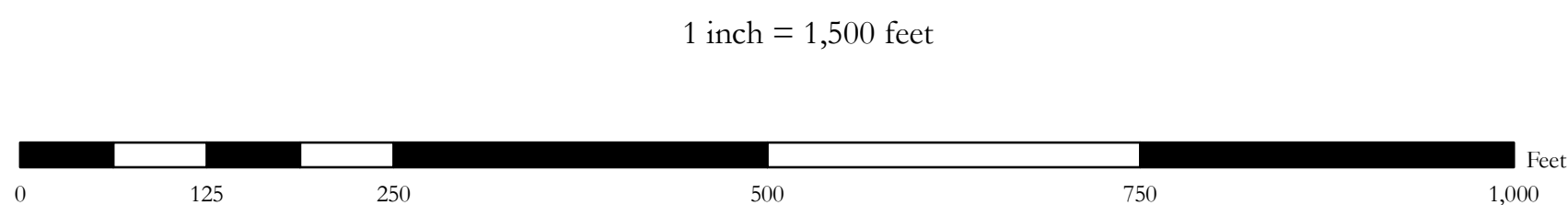


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Photography date: April, 2008

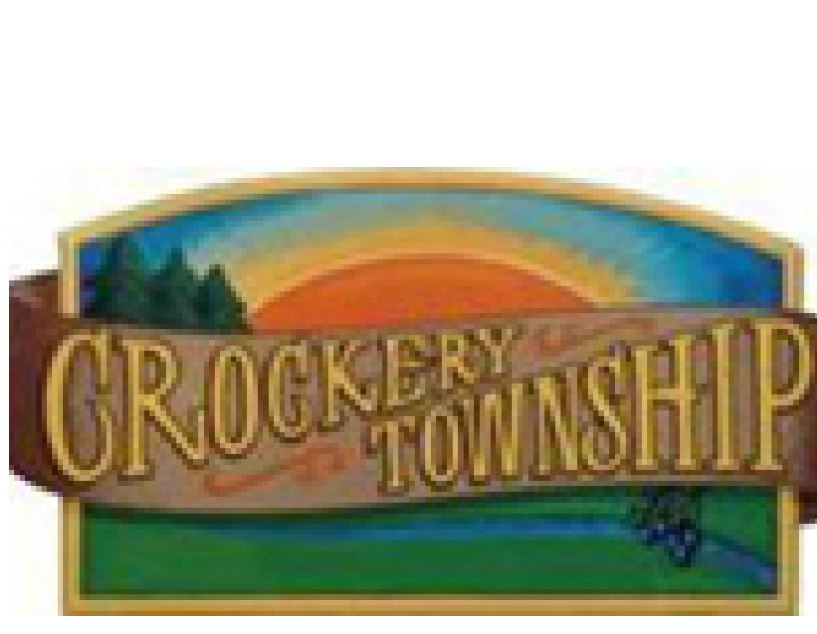
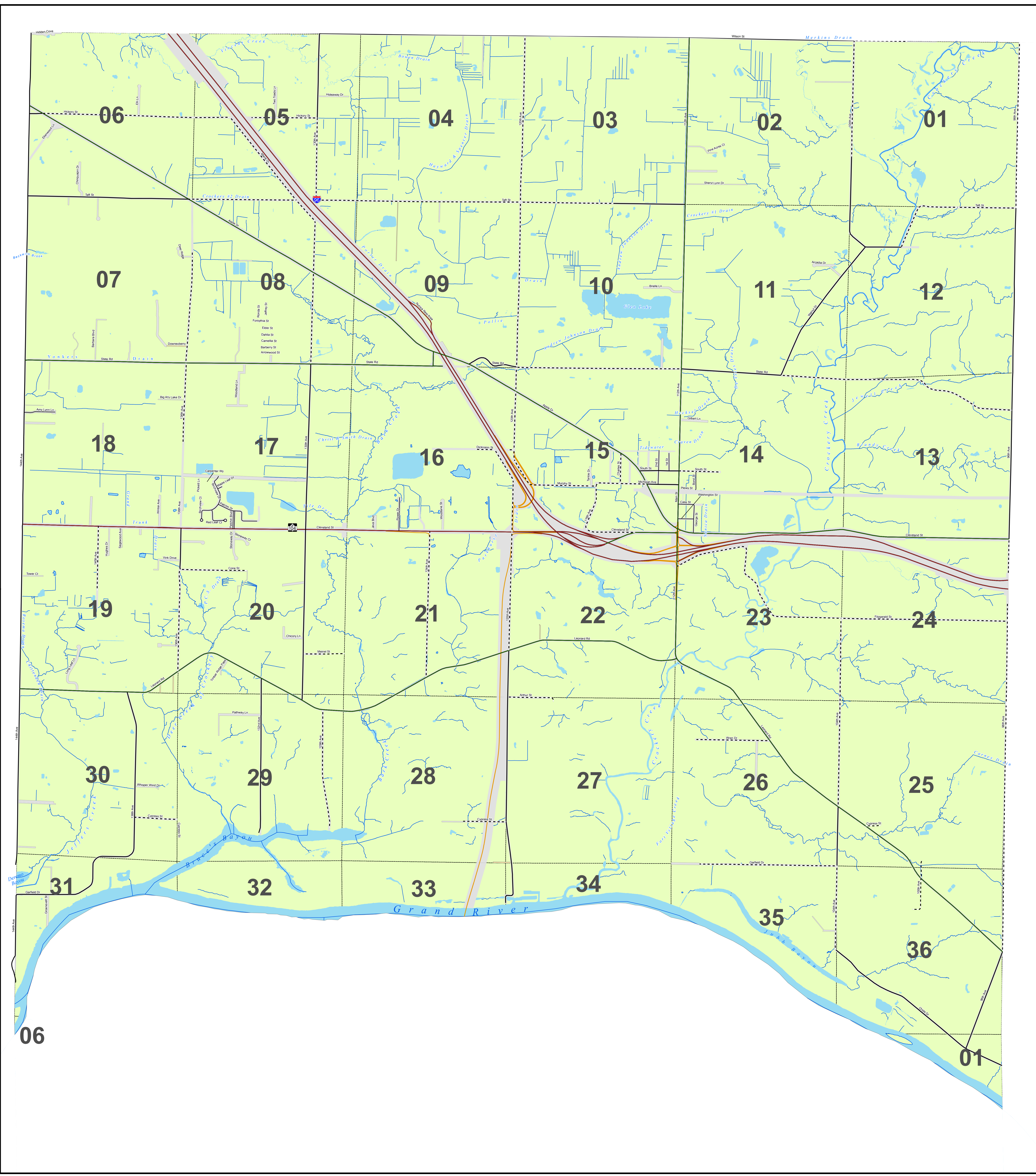
GIS Department
12220 Fillmore Street, Suite 172
West Olive, Michigan 49460
Phone (616)-738-4600
Fax (616)-738-4604
<http://gis.miottawa.org>

Groundwater Data Source: Soil data developed by the National
Resource Conservation Service. The data is based on a number of
sources.



Legend

- Private Road Easements
- State Highways
- Easements and Right of Way
- Sections
- Water Features
- Parcels
- Severe Septic Limitations

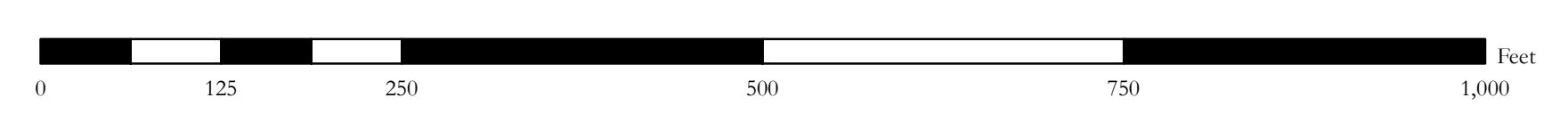


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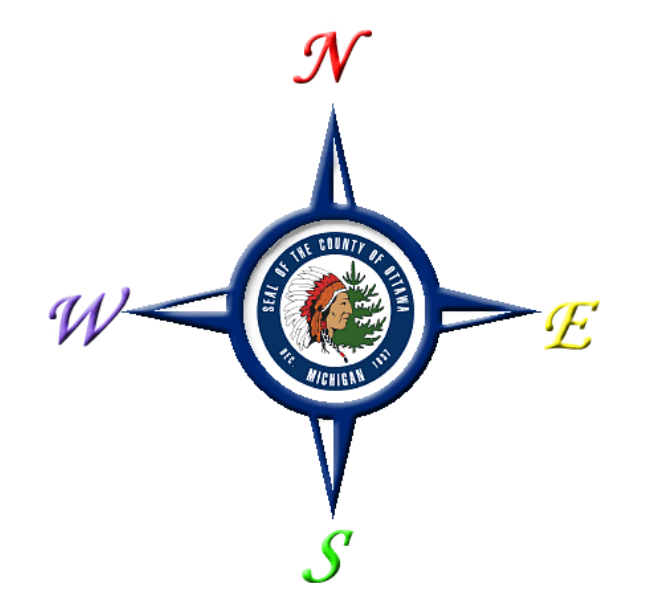
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West Olive, Michigan 49460
Phone: (616) 738-4600
Fax: (616) 738-4604
<http://gis.moonway.org>

Crockery Township Road Classifications

1 inch = 1,000 feet



- Legend
- Road Type
- State Roads
 - OCRC Primary Roads
 - OCRC Local Paved Roads
 - OCRC Local Unpaved Roads
 - M-231 Proposed Route
 - Easements and Right of Way
 - Private Streets



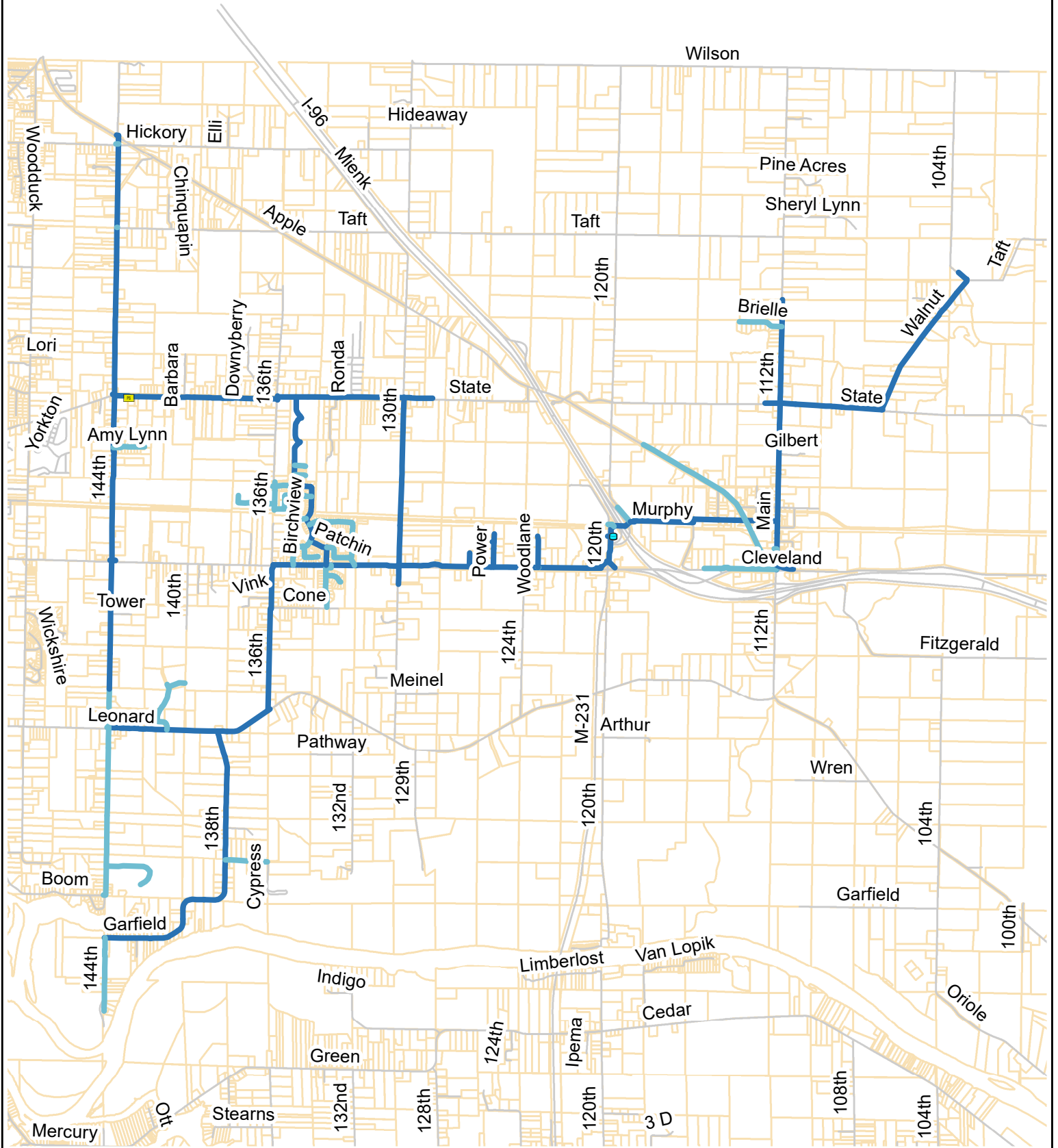
Crockery Township Water System - 2025

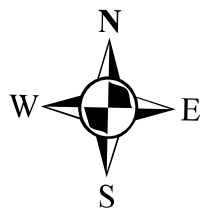
Water Mains

Diameter

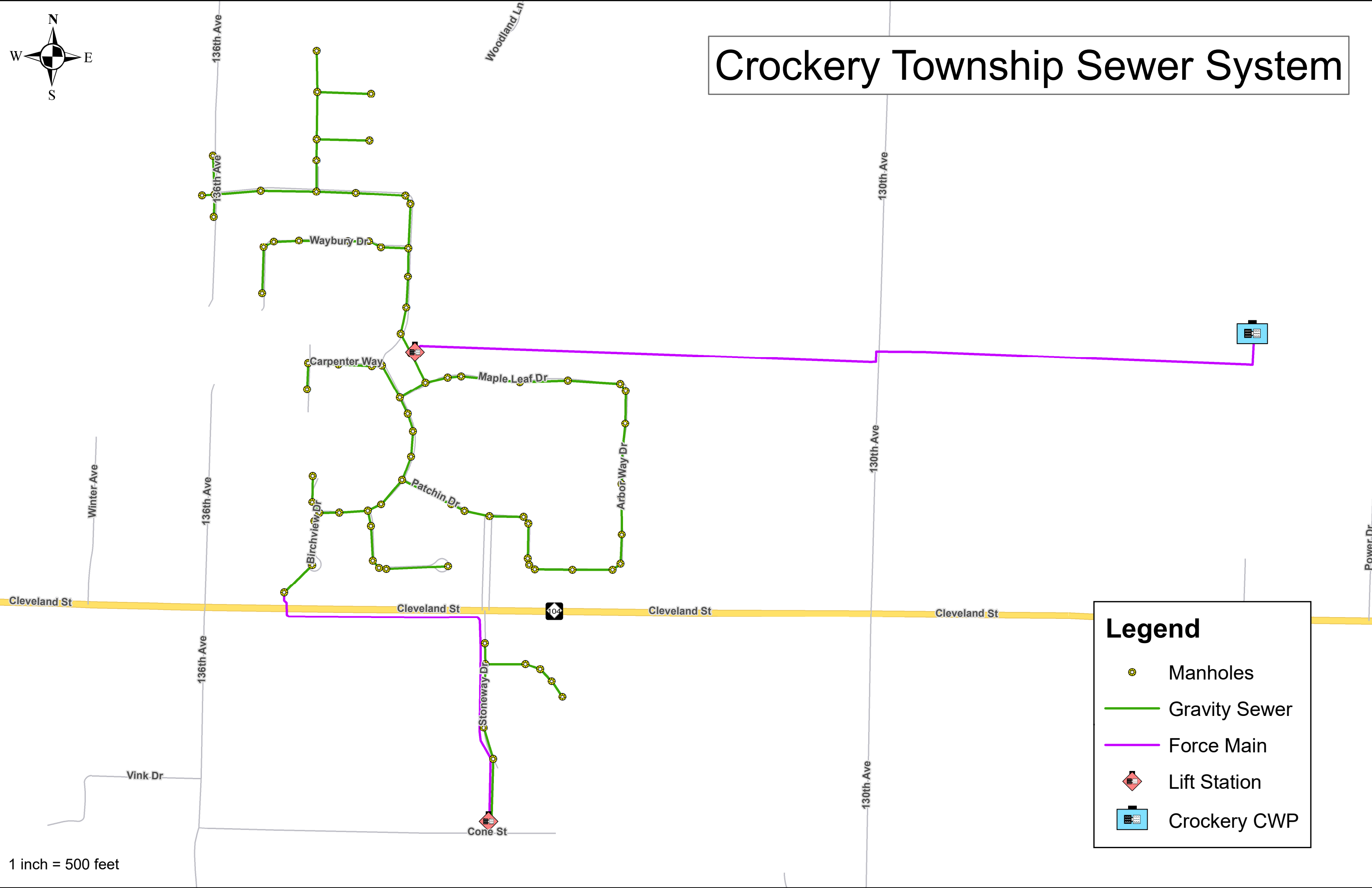
8"

12"








Crockery Township Sewer System





Legend

 Manholes

 Gravity Sewer

 Force Main

 Lift Station

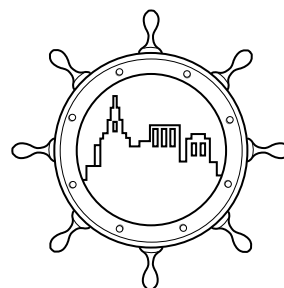
 Crockery CWP

1 inch = 500 feet

Housing Assessment

Master Plan Report

2025



Fresh Coast
Planning

Purpose

The purpose of the report is to provide a high-level summary of expected demand for housing in Crockery Township over the next ten years.

Summary

Development pressure in Crockery Township appears to come from the west near its border with Spring Lake Township. From 2010 to 2020 Crockery Township saw a 15% increase in population growth. This is higher than the growth rate for surrounding communities. As the Township reviews and develops land use strategies you may want to consider the amount of new housing that will be needed to continue this growth rate and the price range for an affordable house in Crockery Township is.

In order to sustain the current growth rate of 15%, over the next ten years at least 264 housing units need to be created. Many of the homes being sold in Crockery Township are well outside the affordability range of many Township residents. In order to retain or attract residents, the Township may need to develop strategies to develop more affordable housing.

Growth

Between 2010 and 2020 the average growth rate for the area surrounding and including Crockery Township was 15%. If this growth rate is sustained it is projected that between 2020 and 2030 the population of Crockery Township will grow to approximately 5,258 persons, or 659 new persons to the Township. In determining the number of new housing units that may be necessary to house these individuals a few factors were considered, including average household size, occupancy/vacancy rate, and the characteristics of vacant housing.

Based on data collected from the U.S. Census Bureau, . Approximately 97.3% of housing in Crockery Township is occupied (1,168 units) and 2.7% (48 units) is vacant. 58% (28 units) of vacant housing being used for seasonal, recreational, or occasional use. The minimal amount of vacant housing may be an indication of high demand for housing in the Township.

The U.S. Census Bureau states that the average household in the United States is 2.5 persons. Given this, in order to sustain the current growth rate and provide housing for 659 new persons, an additional 264 housing units need to be constructed in the Crockery Township between 2020 and 2030.

The Hathaway development along Cleveland Street/M-104, initially approved by the Township in 2003, is designed to provide an additional 154 homes, additionally 29 homes are expected in the new Kingfisher neighborhood on 144th Avenue. Considering the planned homes in the Hathaway and Kingfisher developments, approximately 81 more homes appear to be needed over the next four years to sustain the growth rate in Crockery Township.

Affordability

Based on the data on household income collected from the U.S. Census Bureau and our calculations on home affordability, an affordable house for the average Crockery Township residents is between \$195,689 and \$259,410. According to the approved plans for the Hathaway and Kingfisher development, the majority of

the planned new housing in Crockery Township is expected to be above this level, creating the need for more affordable housing in other areas of the Township.

Based on a report from rocket.com, (<https://rocket.com/homes/market-reports/mi/crockery-township>) in May 2025 the median sold price for a house in Crockery Township is \$420,000. The one-year average home sale value for Crockery Township is \$393,450, making the current median price 6.7% higher than a year ago. A copy of this report has been provided in the Housing Market Report section of this report.

With this information as a basis, if the Township decides to create strategies to increase housing stock, the Township may want to focus on increasing housing that is within the range of \$180,000 and \$240,000. Additionally, further engagement with stakeholders (residents, home builders, developers, and others) may be necessary to fully develop the appropriate strategies for the Township.

Data

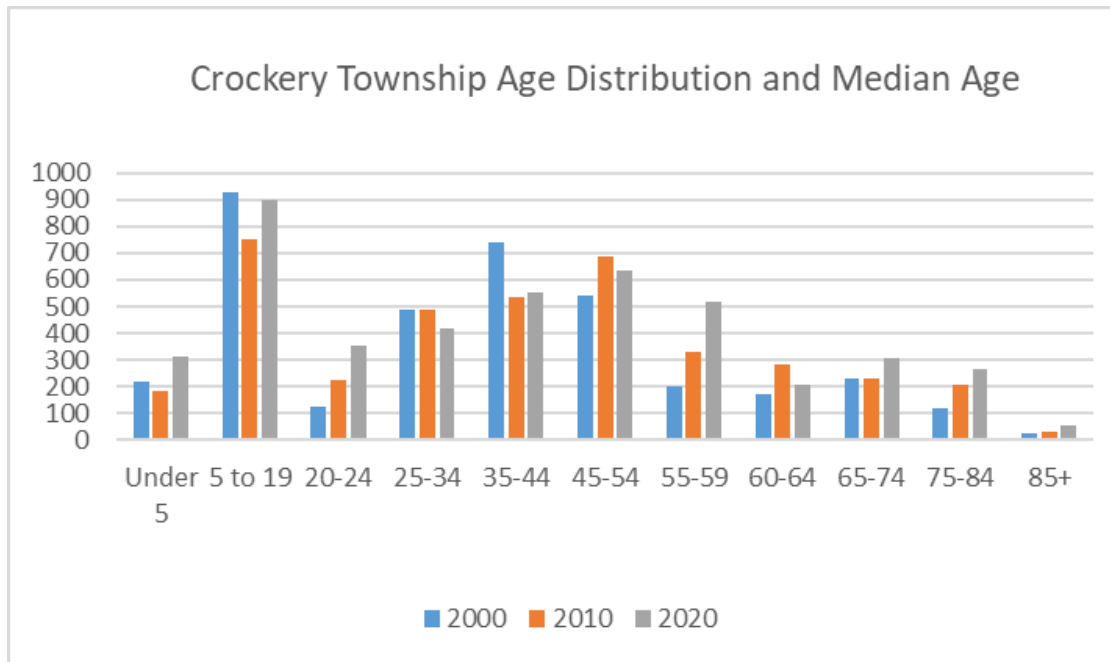
The following data was used to prepare the information provided in this report.

Population Growth 2000-2020

Township or Village	2000	Δ%	Δ#	2010	Δ%	Δ#	2020
<u>Ottawa County</u>	238,314	10.6%	25,487	263,801	12%	32,399	296,200
Crockery Township	3,782	4.8%	178	3,960	15%	612	4,572
Spring Lake Township	13,140	8.8%	1,160	14,300	6.7%	969	15,269
Village of Spring Lake	2,514	-7.6%	-191	2,323	7.8%	181	2,504
Polkton Township	2,335	3.8%	88	2,423	5.9%	142	2,565
Robinson Township	5,588	8.9%	496	6,084	4.9%	298	6,382
Allendale Township	13,042	59%	7,666	20,708	28.4%	5,874	26,582
Grand Haven Township	13,278	14.3%	1,900	15,178	18.6%	2,826	18,004
<u>Muskegon County</u>	170,200	1.2%	1,988	172,188	2.1%	3,636	175,824
Fruitport Township	12,533	8.5%	1,065	13,598	7.2%	977	14,575
Village of Fruitport	1,124	-2.8%	-31	1,093	.9%	10	1,103
Sullivan Township	2,477	1.5%	36	2,441	4.1%	100	2,541
Ravenna Township	2,856	1.7%	49	2,905	2%	57	2,962
Village of Ravenna	1,206	1.1%	13	1,219	7.3%	89	1,308

Crockery Township Age Distribution and Median Age

Year	Under 5	5-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+	Median Age
2000	218	928	124	490	740	539	201	172	228	117	25	36.7
2010	186	751	226	491	538	689	329	284	231	206	33	42.2
2020	310	896	354	421	554	636	518	207	307	267	55	38.9



Median and Mean Household Income & Poverty

Township or Village	Median Household Income (\$)	Mean Household Income (\$)	Population in Poverty
<u>Ottawa County</u>	\$72,418	\$91,035	7.9%
Crockery Township	\$69,447	\$83,875	4.8%
Spring Lake Township	\$70,712	\$95,395	4.8%
Village of Spring Lake	\$62,857	\$79,216	6.4%
Polkton Township	\$87,250	\$96,975	2.5%
Robinson Township	\$81,287	\$95,831	3.4%
Allendale Township	\$68,171	\$74,494	24.1%
Grand Haven Township	\$85,457	\$98,967	5.2%
<u>Muskegon County</u>	\$53,478	\$68,850	14.1%
Fruitport Township	\$70,262	\$93,095	6.7%
Village of Fruitport	\$65,625	\$149,148	6.3%
Sullivan Township	\$57,167	\$66,203	10.7%
Ravenna Township	\$57,843	\$75,266	8.8%
Village of Ravenna	\$51,567	\$62,410	8%

Crockery Township Affordable Housing Costs (Including Utilities)

Affordable Housing = 30% or less of Household Income

	Annual Income	Affordable Annual Housing Budget	Affordable Monthly Housing Budget	Affordable Home Price
Median Household Income	\$69,447	\$20,834	\$1,736	\$195,689
Mean Household Income	\$91,035	\$27,310	\$2,276	\$259,410

Assumptions included in Affordable Home Price:

\$200 Monthly Utility Cost
 No Down Payment
 7% Interest Rate
 1.2% Property Taxes
 \$950/annual home insurance costs

2023 Housing Value Comparison	Crockery Township	Ottawa County	Spring Lake Twp.	Polkton Township	Robinson Township	Fruitport Township
Less than \$50,000	11.4%	6.0%	4.6%	3.7%	2.9%	8.3%
\$50,000 to \$99,999	3.9%	1.2%	1.4%	0.4%	1.5%	3.7%
\$100,000 to \$149,999	5.3%	2.6%	8.9%	0.8%	4.3%	9.1%
\$150,000 to \$199,999	16.4%	6.2%	6.5%	9.1%	10.0%	25.0%
\$200,000 to \$299,999	18.1%	26.6%	24.5%	26.8%	32.2%	30.2%
\$300,000 to \$499,999	31.1%	40.7%	31.7%	37.4%	40.9%	20.2%
\$500,000 to \$999,999	13.9%	15.1%	18.0%	20.0%	7.9%	3.3%
\$1,000,000 or more	0.0%	1.6%	4.2%	1.8%	0.4%	0.3%
Median Value (dollars)	\$268,100	\$328,400	\$318,600	\$338,000	\$297,400	\$209,600

Demographics	Crockery Township	Ottawa County	Spring Lake Twp.	Polkton Township	Robinson Township	Fruitport Township
Population	4,572	296,200	15,269	2,565	6,382	14,575
Pop. Density/ Square Mile	142.7	538.4	926.7	63.1	64.1	486.3
Average Age	38.9	36.9	46.9	38.2	37.2	44
High School Graduate or Higher	92.5%	94.1%	97.7%	95.7%	93.1%	94.2%
Bachelors or Higher	35.1%	39.9%	46.9%	25.6%	25.8%	25.5%
Civilian Percent Employed	69.2%	67.6%	61.8%	52.2%	63.8%	61.1%
Mean Travel Time to Work (Min)	22	20.4	24.4	23.8	22.1	21.4

CROCKERY TOWNSHIP HOUSEHOLDS	Total	Married-Couple Family Household	Male Householder, No Spouse present	Female Householder, No Spouse Present	Nonfamily Household
Total households	1,778	1,094	91	146	447
Average household size	2.58	3.02	3.91	3.09	1.08
FAMILIES					
Total families	1,331	1,094	91	146	(X)
Average family size	3.04	3.01	3.29	3.09	(X)
Households with own children of the householder under 18 years					
Under 6 years only	38.80%	39.40%	58.90%	0.00%	(X)
Under 6 years and 6 to 17 years	22.20%	20.50%	0.00%	77.10%	(X)
6 to 17 years only	39.00%	40.10%	41.10%	22.90%	(X)
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18	29.00%	38.20%	69.20%	24.00%	0.00%
Households with one or more people 60+	30.50%	25.40%	17.60%	54.10%	37.80%
Households with one or more people 65	25.10%	(X)	(X)	(X)	25.70%
Householder living alone	23.40%	(X)	(X)	(X)	93.10%
65 years and over	6.00%	(X)	(X)	(X)	23.70%
UNITS IN STRUCTURE					
1-unit structures	84.00%	95.90%	63.70%	56.80%	67.80%
2-or-more-unit structures	6.70%	1.70%	0.00%	0.00%	22.60%
Mobile homes and all other types of units	9.30%	2.40%	36.30%	43.20%	9.60%
HOUSING TENURE					
Owner-occupied housing units	85.00%	96.40%	100.00%	76.70%	56.80%
Renter-occupied housing units	15.00%	3.60%	0.00%	23.30%	43.20%

Year Structure Built	Owner Occupied Households	Renter Occupied Households
Total	1,512	266
2020 or later	88	0
2010 to 2019	279	0
2000 to 2009	87	89
1990 to 1999	156	11
1980 to 1989	128	12
1960 to 1969	215	9
1970 to 1979	174	56
1950 to 1959	151	65
1940 to 1949	62	24
1939 or earlier	172	0

Number of Bedrooms in Household	Owner Occupied Households	Renter Occupied Households
Total	1,512	266
No bedroom	0	0
1 bedroom	56	21
2 bedrooms	247	114
3 bedrooms	689	111
4 bedrooms	304	20
5+ bedrooms	216	0

Vacant Housing	Number
Total:	48
For rent	0
Rented, not occupied	0
For sale only	0
Sold, not occupied	0
For seasonal, recreational, or occasional use	28
Other Vacant	20

Crockery Township Housing Market Report

May 2025 • Ottawa County, Michigan

Housing Prices in Crockery Township, MI

How much do homes in Crockery Township, MI cost?

Housing Market Conditions

Is Crockery Township, MI a buyer's or seller's market?



Difference Since May 2024

At the same time last year, Crockery Township was a Neutral Market.

Insight



Crockery Township is a Buyers Housing Market, which means prices tend to be lower and homes stay on the market longer.

Median Sold Price

\$420,000

\$192/SqFt

+\$26,550 **+6.7%**

Based on all homes sold in the last 12 months

Insight



Homes in Crockery Township have sold for 6.7% more than they did a year ago.

Summary: The median home sold price in Crockery Township was \$420,000 in May 2025, up 6.7% from last year, and the median price per square foot was \$192.

Median Sold Price By Cities

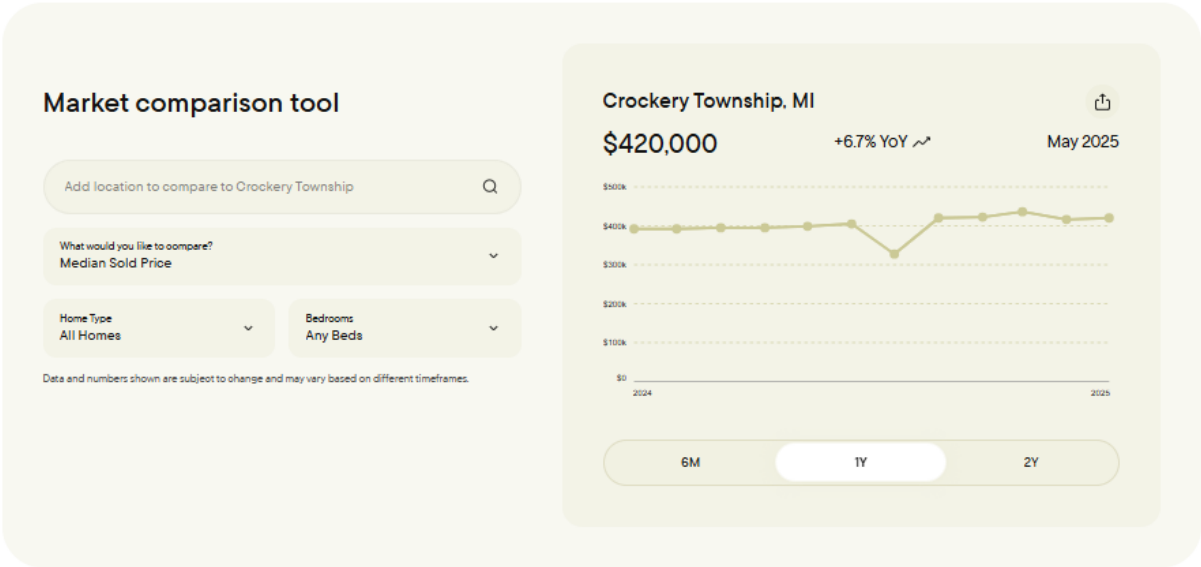
City	May 2024	May 2025	Change YoY
Sullivan Township	\$270.5K	\$315K	+16.6% ↗
Polkton Charter Township	\$384.5K	\$420K	+9.2% ↗
Crockery Township	\$393.4K	\$420K	+6.7% ↗
Robinson Township	\$385K	\$404.9K	+5.2% ↗
Nunica	\$394.9K	\$400K	+1.3% ↗

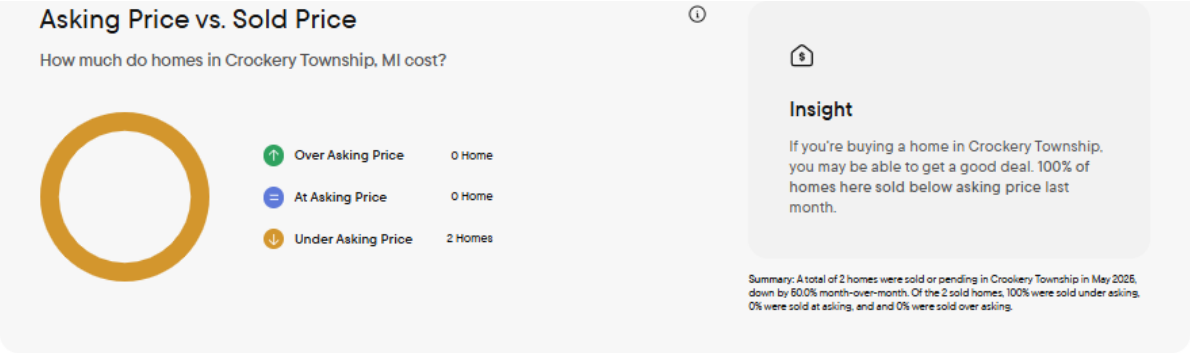
Median Sold Price By Bedrooms

Beds	May 2024	May 2025	Change YoY
1 Bedroom	-	-	N/A
2 Bedrooms	\$492K	\$183.2K	-62.8% ↘
3 Bedrooms	\$282K	\$400K	+41.8% ↗
4 Bedrooms	\$395K	\$432.5K	+9.6% ↗
5+ Bedrooms	\$429K	\$525K	+22.4% ↗

Summary: Crockery Township housing price by bedroom type for May 2025, compared to the previous year. The home price for 1 bedroom homes did not change. The home price for 2 bedroom homes decreased by -62.8%. The home price for 3 bedroom homes increased by +41.8%. The home price for 4 bedroom homes increased by +9.6%. The home price for 5 bedroom homes increased by +22.4%.

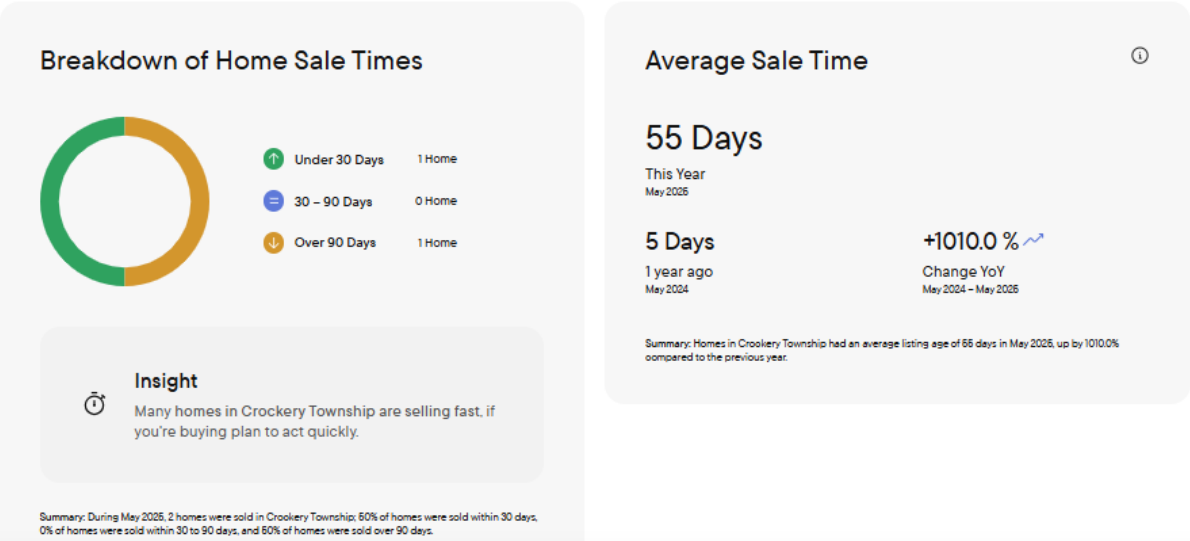
How does Crockery Township, MI compare with other places?





Days on Market for Crockery Township, MI

How long does it take to sell a home in Crockery Township, MI?



Source: Rocket Mortgage Crockery Township Housing Market Report

<https://rocket.com/homes/market-reports/mi/crockery-township>

References

Crockery Township. "Draft Master Plan: Chapter 2- Community Preferences". 2025.

Crockery Township. "Draft Master Plan: Chapter 4- Residential Policy". 2025.

U.S. Census Bureau. "Crockery Township". 2025.

<https://data.census.gov/all?q=Crockery+township,+Ottawa+County,+Michigan>

Rocket Mortgage. "Crockery Township Housing Market Report". 2025.

<https://rocket.com/homes/market-reports/mi/crockery-township>