

Wright Township

2024 MASTER PLAN

Planning Commission:

Rich Dausman – Chairperson
Steve VanTimmeren – Vice Chair
Brad Anderson – (Board Rep)
Steve Gray – Member
Ken Zahm – Member

Board of Trustees:

Rick Schoenborn – Supervisor
Theresa Frank – Clerk
Sharyl Dietrich – Treasurer
Brad Anderson – Trustee
Adam Taylor – Trustee

With Assistance By:



Fresh Coast
Planning

Wright Township – 1565 Jackson Street, PO Box #255
Marne – Michigan – 49435
Ottawa County

**RESOLUTION
TOWNSHIP OF WRIGHT
COUNTY OF OTTAWA, MICHIGAN**

**WRIGHT TOWNSHIP PLANNING COMMISSION
RESOLUTION TO APPROVE MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Wright Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Wright Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

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APPENDICIES

- Full description of Road Classifications
- 2020 United States Census Data, Wright Township (narrative)
- Community Mapping
 - Master Plan
 - Existing Sanitary Sewer System
 - Road Classification System
 - Prime Farmland Soils
 - PA-116
- 1997 Public Workshop Results

WHEREAS, on _____ 2024, the Wright Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Wright Township Planning Commission held a public hearing on _____, 2024 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Wright Township Planning Commission approves the Master Plan, as presented to the public on _____, 2024.

The foregoing resolution was offered by _____ second offered by _____.

Upon roll call vote the following voted: "Aye": _____ "Nay": _____.

The Chairperson declared the resolution ADOPTED.

_____, Secretary

CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Township of Wright, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the ____ day of ____, 2024. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

_____, Secretary
Wright Township Planning Commission

**RESOLUTION
WRIGHT TOWNSHIP
COUNTY OF OTTAWA, MICHIGAN**

**WRIGHT TOWNSHIP BOARD OF TRUSTEES
RESOLUTION TO ADOPT MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Wright Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Wright Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

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WHEREAS, on _____, 2024, the Wright Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Wright Township Planning Commission held a public hearing on _____, 2024 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township, and subsequently approved and recommended adoption to the Wright Township Board of Trustees on _____, 2024;

NOW, THEREFORE, IT IS RESOLVED, that the Wright Township Board of Trustees adopts the Master Plan, as presented to the public, on _____, 2024.

The foregoing resolution was offered by _____; second offered by _____;

Upon roll call vote the following voted: "Aye": _____. "Nay": _____.

The Supervisor declared the resolution _____.

Theresa Frank, Clerk

CERTIFICATE

I, the undersigned, the Clerk of the Board of Trustees of Township of Wright, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees at a regular meeting held on the _____ day of _____, 2024. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

Theresa Frank, Clerk
Wright Township

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Introduction
Wright Township
Master Plan 2024

Purpose and Intent of Master Plan

The Wright Township Master Plan is designed to serve as a policy and decision making guide for the future use of land and the expenditures of public funds for roads, utilities, park land and other public improvements in Wright Township. To achieve a successful policy document, the Master Plan contains specific goals, recommendations and strategies, as well as maps depicting future land use classifications to implement the guiding policies herein.

In accordance with the authority provided by the Michigan Planning Enabling Act, Act 33 of 2008, as amended, the Wright Township Planning Commission is afforded the responsibility to prepare this Master Plan. In recognition of previous public workshops, meetings and other community efforts contributing to the history of master planning in the Township, the Planning Commission seeks to preserve most of the former findings of the Township and continue to guide future land use in a similar fashion. As a result, the design of this Master Plan reaffirms various historic community preferences, including the findings of the 1997 public workshop, as well as the historic and current viewpoints, concerns and suggestions of Wright Township residents and the Wright Township Planning Commission.

Scope of Master Plan

As the primary policy document regarding land use in the Township the Master Plan addresses:

- The preservation of the prime, unique and valuable farmland as well as the farming heritage of Wright Township.
- A comprehensive means to forecast 10-15 years ahead to meet future needs regarding general and specific aspects of physical development throughout the Township.
- Official, advisory policy statements to encourage orderly and efficient use of the land for residences, businesses, industry, parks and recreation areas, and agriculture as well as for coordinating these uses of land with each other, with streets and highways and with other necessary public facilities and services.
- A logical basis for zoning, subdivision design and public improvement plans as well as for facilitating the work of the Planning Commission and the Township Board of Trustees as well as other public and private endeavors engaged in land use development within the Township.
- A means for private organizations and individuals to determine how they may relate their building and development projects to official Township planning policies.
- A means of relating the plans of Wright Township to the plans of adjacent townships, the City of Coopersville and the Grand Rapids Metro area.

The Wright Township Master Plan is intended to be flexible. It is not necessarily intended to establish the precise boundaries of land use areas or the exact locations of individual future land uses.

While planning reasonable boundaries for future land uses is important within the Master Plan and particularly within its map, its greater function is to serve as a decision making framework, by providing information valuable to land use decisions and a sound rationale for land uses recommendations.

Chapter One

Agricultural Uses

Introduction

The majority of land in Wright Township is used for agricultural purposes and totals over 17,000 acres, which includes orchards, cropland, pastures and confined feeding. A wide variety of crops thrive in the local soils, including fruit trees, corn, wheat, hay and tomatoes. The northern and eastern portions of the Township are located in an area of unique farmland known to fruit growers as “The Ridge,” which creates a unique habitat in its rolling topography and climatic relationship to Lake Michigan, making it ideal for fruit production. Given the rich agricultural history and generations of farming that continue as the dominant land use in the Township, the primary purpose of this classification is to preserve farmland.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our agricultural pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Preserve the Prime, Unique and Valuable farmland
- Protect the economic stability of the farming community
- Preserve and enhance the rural and agricultural character elements in the Township
- Protect the agricultural industry from the effects of residential development in close proximity to farms

Recommendations

- Limit the intrusion of non-farm uses
- Assess the current Zoning Ordinance minimum lot size regulations in the Agricultural District as a means to preserve farmlands, rural character and open spaces
- Determine environmental issues and concerns for Township residents and establish methods to protect environmental resources
- Seek additional methods to preserve farmland
- Minimize the conflicts between farming operations and residential uses

Strategies

- Prohibit private roads on agriculturally zoned property
- Limit site condominiums and plats to only public roads
- Limit land divisions in agricultural areas to promote farming and encourage the preservation of agricultural uses

- Cooperate with Ottawa County, neighboring townships or any other organization or individual that seeks to preserve farmland in the Fruit Ridge area
- Subject to unique circumstances, support requests from individual property owners who seek to enroll in the Purchase of Development Rights Program administered by the State of Michigan or Ottawa County

Chapter Two

Rural Agricultural Uses

Introduction

This classification is intended to provide for residential development in a rural setting adjacent to the Agricultural Classification areas and serve as a buffer between the Agricultural Classification and the residential, commercial and industrial areas of the I-96 Interstate and the Village of Marne¹. It is further intended to accommodate agricultural uses and residential lots that are typically larger than those provided by the Residential Classification of this Master Plan. Land within this classification may also include areas that are environmentally-sensitive, that cannot accommodate septic systems for higher density, and where appropriate access for traffic is limited. In these cases, additional lot area may be necessary.

As the national and regional economies improve, demand for rural residential housing and related agricultural amenities is expected to increase. Given this, and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our rural agricultural residential pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Preserve rural character
- Provide for agricultural activities and other country-type characteristics to create a rural life style without negatively impacting prime agricultural land
- Serve as a transition or buffer area between the Agricultural Classification and more intense land uses
- Preserve productive farmlands from urban encroachment and maintain the agricultural economy of the Township
- Divert development pressure away from the prime and unique farmland in the Township

Recommendations

- Strengthen and protect the viability of existing neighborhoods and agricultural lands by controlling the expansion of incompatible land uses on adjacent properties and protecting neighborhoods and agricultural lands through open spaces, buffers and landscaping
- Encourage innovative design and a mixture of housing types in residential developments
- Ensure that new development protects the integrity of environmentally sensitive areas through innovative design and site planning techniques
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources

¹ While the master plan refers to the “Village,” in fact, Marne is an unincorporated area within the Township.

Strategies

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to protect agricultural lands, environmentally sensitive areas and to promote rural character and open spaces
- Strengthen and maintain Township ordinances to provide clear guidelines for residential development through site plan review, which includes provisions for open space, agricultural uses, street design, trails or similar pathways, architectural style and landscaping
- Implement zoning or other techniques that restrict non-farm development in areas consisting of prime farmland

Chapter Three
Residential Uses
Low Density, Medium Density & Multi-Family

Introduction

Residential land use accounts for approximately 500 acres or about 2% of the total land use in the Township. Residences are concentrated primarily in and around Marne, in the vicinity of the Arthur Street/24th Avenue intersection, in the settlement of “Wright” where Hickory Street meets 8th Avenue and along the southern shore of Cranberry Lake.

As the national and regional economies improve, demand for residential housing and related amenities in these areas are expected to increase. Accompanied by improving commercial and industrial uses nearby, the area is becoming more attractive for business investment and the related residential needs utilizing and being employed by those services. Given this, and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our residential pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Create attractive, safe and convenient residential communities with good housing and adequate schools, parks, utilities, sidewalks and civic open space, which can contribute to a sense of neighborhood
- Preserve rural character within residential developments
- Provide for a range of housing types to accommodate varying needs in household size, type and income levels

Recommendations

- Provide regulations that encourage housing in a more dense but livable arrangement, which protect woodlands, wetlands, farmlands, open view and architectural styles so open space and rural character can be preserved, in an effort to slow the rate of non-farm development
- Assess the need for other types of housing in the Township, such as multi-family, affordable, or senior citizen housing
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources
- Strengthen and protect the viability of existing neighborhoods by controlling the expansion of incompatible land uses on adjacent properties and protecting neighborhoods through open spaces, buffers and landscaping
- Encourage innovative design and a mixture of housing types in residential developments
- Encourage residential development patterns that utilize small lot, cluster development in conjunction with open space or conservation easements that may be retained in agricultural use or simply for the enjoyment of the development residents

- Provide a mix of land use types and density within the same area to provide for variety in daily living and to allow opportunity for a development pattern compatible with the natural features of the land

Strategies

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to protect agricultural lands and promote rural character and open spaces
- Strengthen and maintain Township ordinances to provide clear guidelines for residential development through site plan review, which include provisions for open space, bicycle paths, street design, pedestrian walkways, architectural style and landscaping
- Require new residential development patterns that utilize small lot, cluster techniques in conjunction with open space or conservation easements
- Provide for smaller lots and reduced setbacks for dwellings, where appropriate utility, transportation or other infrastructure exists
- Require the construction and maintenance of sidewalks in all residential areas and in other areas that may provide access to schools, parks or shopping areas
- Provide ordinance language to promote low, medium and high density residential developments that accommodate a range of income levels and household sizes within the same general neighborhood to create diverse communities and more opportunities for all ages and income levels to live in safe and secure neighborhoods
- Implement zoning or other techniques that restrict non-farm development in areas consisting of prime farmland

Chapter Four

Village of Marne & Berlin Fairgrounds

Introduction

Originally platted in 1857 as Berlin, the Village of Marne received its current name in 1919 to honor German soldiers who fought in the Second Battle of Marne. Since then, the Village of Marne has evolved over time in response to the needs of the community and represents what many rural and suburban townships lack; a viable downtown which serves as the center of the community to give it a distinct identity and sense of place. In addition, the Berlin Fairgrounds, which was established in 1855, is located adjacent to the Marne downtown and provides numerous entertainment opportunities including 4-H competitions, car races and other outdoor events within walking distance of downtown residents.

Participants in historic workshops strongly recommended that the village character of Marne be maintained. Through these workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our Marne and Berlin Fairgrounds pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Create attractive, safe and convenient mixed use communities with good housing and adequate schools, parks, utilities, sidewalks and civic open space, which can contribute to a sense of neighborhood
- Preserve and enhance the village character of the Marne area as well as the character of the Fairgrounds
- Provide residents with commercial services that are designed for daily use
- Provide for a range of housing types to accommodate varying needs in household size, type and income levels

Recommendations

- Assess the need for other types of housing in the Township, such as multi-family, affordable, or senior citizen housing
- Strengthen regulations within the Village District Zone language of the Zoning Ordinance to require the integration of residential, recreational, retail and office uses
- Provide for and retain shopping opportunities within or next to neighborhoods for the convenience of nearby residents, to reduce vehicle trips and promote a sense of identity to the neighborhood
- Encourage innovative design and a mixture of housing types in residential developments
- Encourage housing for senior citizens that is close to neighborhood shopping, facilities, pedestrian walkways and parks and recreation facilities

- Identify those characteristics which are desirable for both new and rehabilitated commercial development and strengthen architectural and performance policies to incorporate those characteristics for commercial development within the Village of Marne and Fairgrounds area
- Develop architectural design and appearance standards so new buildings fit visually with the appearance of existing structures
- Locate parking lots in the Village of Marne in the side and/or rear of commercial properties and be of small design, screened by low walls or hedges
- Design building setback distances to be equal to existing buildings in the commercial areas

Strategies

- Prepare the locations of future subdivisions in the Township to ensure appropriate placement and design elements of those subdivisions to promote mixed uses, parks, sidewalks and other civic open spaces
- Require pedestrian walkways to link civic spaces, small scale shopping areas and open space
- Design ordinance requirements for a street system which disperses traffic and provides conditions for traffic calming
- Strengthen language to allow current uses to continue and allow existing single family houses to be converted to retail service or office uses
- Strengthen the Village District Zone within the zoning ordinance to utilize form-based codes for commercial properties, which include:
 - Build-to lines instead of front yard averaging setbacks, which would require the specific location of the front of a building as either a zero front lot line or a precise setback from the front lot line, so as to create uniformity of buildings found in a typical village
 - Maintain the accommodation of apartment space above storefronts
 - Strengthen the minimum design standards of building façade and signage
 - Strengthen the establishment of pedestrian friendly streetscape
 - Maintain concrete sidewalks in front of stores
 - Require Minimum tree plantings
 - Provide design incentives, such as additional building height beyond the maximum permitted, to encourage private investment in public utilities or other improvements that are necessary for the collective public good
 - Require connective public spaces in addition to those required by the form-based codes

Chapter Five Commercial Uses

Introduction

Commercial uses comprise approximately .3% of total land use in Wright Township. The majority of commercial businesses in the Township are concentrated in Marne. Although Marne is not an incorporated village, for all intents and purposes it functions as a village center. Given this, historic uses in central Marne include businesses such as restaurants, churches, a bank, plumbing and electrical stores, a market, a video store, child care, offices and auto repair, among others.

In addition to Marne and the I-96 interchange at 48th Avenue, commercial uses are minimally scattered throughout the Township.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our commercial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Provide attractive neighborhood convenience shopping facilities
- Provide neighborhood convenience shopping facilities that are accessible by vehicles and by pedestrians
- Accommodate additional retail uses in the Township

Recommendations

- Require commercial development that is aesthetically appealing and which operates in a safe and efficient manner
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources.
- Reduce yard requirements and/or redesign zoning district provisions to increase commercial land use opportunities
- Investigate use of economic development tools to assist with financing commercial elements

Strategies

- Limit commercial development to those areas which can be adequately served by utilities and necessary services
- Strengthen landscaping, design and performance standards in the Township Zoning Ordinance
- Encourage a development pattern that is compatible with the natural features of the land
- Consider redesigning the Zoning Ordinance to:

- Eliminate the minimum lot area and permit the lot area to be determined by the use
- Increase the maximum height provision
- Reduce the rear yard setback provision

Chapter Six Industrial Uses

Introduction

Industrial land uses comprise approximately .2% of the total land use in Wright Township. Additional industrial land is needed as existing zoned industrial land is almost totally utilized. The Township recognizes the importance of expanding industrial development to provide employment opportunities for area residents.

Given this and through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our industrial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Accommodate the growth of industrial development
- Provide for industrial development in areas adequately served by roads, utilities and other necessary services
- Ensure that new or redeveloped industrial development is designed in an attractive fashion

Recommendations

- Provide for suitable industrial park sites as well as individual industrial sites which will provide increased tax base as well as employment opportunities
- Strengthen ordinance provisions to protect industrial investment and promote reinvestment, through minimum aesthetic standards, proper storm water controls and other site improvement methods
- Determine the environmental issues and concerns for Township residents and establish methods of protecting environmental resources

Strategies

- Plan for industrial plats to discourage scattered, single lot development
- Require industrial development to be adequately buffered from adjacent uses, be landscaped in an aesthetically pleasing manner and have adequate provisions for traffic circulation and storm water management
- Encourage a development pattern that is compatible with the natural features of the land

Chapter Seven

Public & Recreational Facilities

Introduction

The Wright Township office is located at 1565 Jackson Street in Marne. Fire Department equipment is additionally housed at 1565 Jackson Street. Fire protection is shared jointly between Wright Township and Tallmadge Charter Township. An additional fire station is located at O-1451 Leonard Street in Tallmadge Charter Township. In addition, emergency medical service is provided to residents through the joint Fire Department. Fire protection services are currently adequate for community needs but existing facilities, particularly in Marne, remain challenging. Police protection is provided by the Ottawa County Sheriff's Department.

Residents of Wright Township contribute approximately 0.6 mill to the Northeast Ottawa District Library, which includes the communities of Wright Township, Polkton Township, Chester Township and the City of Coopersville. The library is located within the City of Coopersville.

Wright Township does not maintain any recreation facilities. The Township has investigated cooperating with Kenowa Schools to offer recreational opportunities to residents of Wright Township. Ottawa County maintains two fishing access points on Cranberry Lake, located in the northeast corner of the Township. These points are accessible from Kenowa Avenue on both the northern and southern sides of the lake for residents of the Township and the County.

The Musketawa Trail passes through Wright Township following the former Penn Central Railroad right-of-way. This paved trail has a primary access point at 8th Avenue and Garfield Street and terminates in the City of Muskegon (and North Kent Trails connects at the southeast).

Wright Township seeks to take advantage of this foundation of public and recreational facilities and improve upon them within the Master Plan. As a result, through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our public and recreational facilities pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Increase recreational facilities
- Provide for a township hall and Fire Department building large enough to accommodate the needs of the existing and future populations of the township
- Provide for public, semi-public and recreational uses in locations appropriate for their development and utilization

Recommendations

- Identify areas in the Township for picnic and playground areas, ball fields and trails

- Establish cooperation with Coopersville and Kenowa school districts to provide for increased recreational opportunities for Wright Township residents
- Identify areas along Sand Creek and Cranberry Lake to preserve and develop as recreation areas
- Partner with developers to set aside suitable portions of land for parks as well as road easements for pedestrian/bicycle paths
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008
- Develop a Recreation Plan, preferably in conjunction with neighboring communities and/or local school districts

Strategies

- Reserve adequate public open space including joint school-park usage to meet both existing and future recreational needs
- Pursue funding for the purchase of park land
- Begin to set aside money for park land and municipal buildings, as appropriate
- Utilize the Capital Improvements Plan as a means to implement municipal building construction and the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official township policy for implementation of bike bath and other recreational path construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

Chapter Eight Public Utilities

Introduction

Wright Township residents utilize individual wells for water. Limited sanitary sewer and wastewater treatment is available for Marne area residents. The Marne sanitary system serves residential, commercial and industrial uses in the community. Fortunately, in those areas where public water and sewer are not available, private well and septic systems continue to be viable.

The Township does not anticipate that municipal sanitary sewer or water service will be provided throughout the entire Township in any foreseeable planning period. Accordingly, the Master Plan focuses development towards the areas where the feasibility and timing of municipal sewer and/or water service can best be anticipated. Emphasis should then be given to system expansions consistent with the locations planned to support the highest density of residential, commercial and industrial development.

Consequently, in an effort to continue to develop appropriate public sewer and water services for the residents and visitors of Wright Township, we have concluded that the following goals are paramount in our public utility pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Increase commercial and industrial uses that depend on public sanitary sewer
- Concentrate the majority of new growth in areas of public utilities to avoid sprawl and minimize its effects on the majority of the Township

Recommendations

- Assess the possibility of expanding the existing sanitary sewer facilities in planned higher density residential, commercial or industrial areas
- Determine which areas of the Township should be served by sanitary sewer facilities and at what densities
- Encourage funding practices for improvements to public utilities that, to the extent possible, appropriately place the cost of utilities on users
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008
- Investigate joint utility opportunities with adjacent communities

Strategies

- Concentrate development in those areas served or planned to be served by public utilities

- Perform joint sanitary sewer studies with neighboring municipalities, as necessary, to evaluate treatment and collection alternatives
- Design development incentives to encourage private investment in public water and/or sewer expansion.
- Utilize the Capital Improvements Plan as a means to implement public sanitary sewer and public water construction

Chapter Nine Transportation

Introduction

A major influence on the development of Wright Township is Interstate Highway 96, which is located along the southern portion of the Township in an east-west direction. The expressway enters the Township at the southern boundary where Sections 35 and 36 meet then traverses the Township in a slightly northwest direction until it exits at the midpoint of the western boundary of Section 30, near the boundary of the City of Coopersville. Interstate Highway 96 offers residents living in Wright Township the ability to easily commute to the Grand Rapids, Grand Haven and Muskegon areas.

The Ottawa County Road Commission is responsible for the maintenance and improvement of all County primary and local roads. Improvements to County roads are determined by Road Commission officials in conjunction with Township officials. Improvements to rural collectors (county local roads) are mainly the responsibility of the Township, with some limited revenues provided by the Ottawa County Road Commission.

It is useful to recognize that the various roads within Wright Township have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, building setbacks and adjoining land use. The type of roadway and the amount of traffic it is designed to carry greatly influence the use of the land served. For traffic planning purposes, roads are classified by type as briefly described below. A full description is provided in the Appendix.

- Controlled Access Arterial (Expressway) – This type of street is designed solely to move traffic at relatively high speeds through an area. It is characterized by limited access and multi-lane divided roadways.
- Minor Rural Arterials (County Primary Roads) – This type of street serves major movements of traffic within or through an area. Mainly designed to move larger volumes of traffic, their secondary function is to provide access to abutting land uses. Typically, County Primary Roads connect major arterials such as highways and provide access points for expressways.
- Collector Street (County Local Roads) – This type of street collects traffic from local streets and connects with major and minor arterials. The Collector Street is intended to supply abutting property with the same access as a local street, while at the same time carrying the “collected” traffic of local streets.
- Subcollectors and Access Streets – This type of street provides frontage and access to residential lots but also carries some through traffic to lower order access streets, which do not carry through traffic.
- Private Roads – This type of street is maintained by the landowners who utilize them, serve varying numbers of lots, homes and sometimes commercial or industrial uses.
- All Season Roads – This type of street does not have weight limits during the winter season.

Given the vast transportation network within Wright Township and considering the impact of residential, commercial and industrial development on the existing transportation infrastructure in Wright Township, we have concluded that the following goals are paramount in our transportation

pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Provide for a street system which will ensure an even distribution of traffic on existing and future streets and protect the safety and well-being of the motoring and pedestrian public

Recommendations

- Encourage residential street systems which disperse traffic and provides conditions for slower vehicle speeds such as narrower street widths
- Strive to minimize traffic disruptions on thoroughfares, while keeping through traffic off of the local residential streets
- Strive to create a multimodal transportation system, including bicycles, pedestrian, and automobile traffic
- Work with the Ottawa County Road Commission toward improved maintenance of roadways, specifically addressing drainage, grading of gravel roads, ditching near private driveways, and brine applications

Strategies

- Require street trees and lights in residential developments
- Pursue funding programs to repair and replace existing streets and sidewalks in disrepair
- Improve access and emergency service by maintaining site plan review standards that ensure adequate ingress and egress for emergency vehicles
- Limit the number of driveways and curb cuts to the minimum necessary to provide for safe ingress and egress
- Utilize the Capital Improvements Plan as a means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official township policy for implementation of street construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate

Chapter Ten

Sand Creek & Cranberry Lake

Introduction

Wright Township recognizes the importance of natural resources and the amenities they provide, including rural character, scenic views as well as fish and wildlife habitat. Sand Creek and Cranberry Lake provide significant environmental resources that benefit not only the properties abutting those areas but the township as whole. As a result, the township desires to protect its natural resources with particular emphasis on the Sand Creek watershed and Cranberry Lake.

Through past public workshops, various planning meetings as well as other community planning efforts, we have concluded that the following goals are paramount in our Sand Creek and Cranberry Lake pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Identify areas along Sand Creek and Cranberry Lake to preserve and develop as recreation areas
- Strengthen the Sand Creek Watershed Overlay Zoning District, where necessary

Recommendations

- Designate conservation zones along Sand Creek and along the north shore of Cranberry Lake
- Actively maintain ordinances to guide development along Sand Creek and Cranberry Lake to protect these environmentally sensitive areas

Strategies

- Include Cranberry Lake within the Sand Creek Watershed Overlay Zoning District and rename the district to the Sand Creek and Cranberry Lake Watershed Overlay Zoning District
- Identify areas of preservation or recreation

Chapter Eleven Implementation

Introduction

In order for the Master Plan to serve as an effective guide to the continued development of Wright Township, it must be implemented. Primary responsibility for implementing the Master Plan rests with the Board of Trustees, the Planning Commission and Township staff. This is performed through a number of methods, including the adoption and administration of ordinances, programs and administrative procedures.

It is important to note that the Master Plan is not, itself, a law. As a result, implementation of the Master Plan will depend on decisions of the Board of Trustees and Planning Commission through the adoption of motions, resolutions and ordinances.

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan through the actual physical development of land and the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers and public agencies is, therefore, important in successful implementation of the Master Plan.

Master Plan Map

Complementing the text of the Master Plan is its 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 its map.

In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Ordinance map as shown in the Table of Master Plan Terms & Zoning Ordinance Map District Terms below, 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, and etcetera, as well as other planning considerations such as compatibility, public safety, access and etcetera. 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 Zoning Ordinance and its regulations regarding height, area, bulk, location and etcetera for each of its Districts.

Relationship of Master Plan Map Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the goals, recommendations and strategies regarding future land uses in 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 Terms	Master Plan Chapters
Agricultural Preservation	Agricultural Uses
Rural Agricultural	Rural Agricultural Uses
Low Density Residential	Residential Uses
Medium Density Residential	Residential Uses
Multi-family	Residential Uses
Village District	Village of Marne & Berlin Fairgrounds
Commercial	Commercial Uses
Industrial	Industrial Uses
Sand Creek Conservation Zone	-

Zoning

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community master plans. Zoning consists of an official zoning map and zoning ordinance text. The zoning map divides the community into different zoning districts within which certain uses are permitted. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lots sizes and accessory uses. Given the relationship between the Master Plan and Zoning Ordinance, the Master Plan land use classifications are generally related, but not necessarily permanent, to the Zoning Ordinance Districts as shown in the Table of Master Plan Terms and Zoning Ordinance Map District Terms below.

Table of Master Plan Terms & Zoning Ordinance Map District Terms

Master Plan Map Terms	Zoning Ordinance Map Districts
Agricultural Preservation	Agricultural
Rural Agricultural	Rural Agricultural
Low Density Residential	Low Density
Medium Density Residential	Medium Density
Multi-family	High Density
Village District	Berlin Fair District
Commercial	Community Commercial
Industrial	Industrial
Sand Creek Conservation Zone	Sand Creek Overlay Zone

Map

Within this Chapter is the Master Plan Map of Wright Township.

Appendix

Available within this appendix is the following data:

- Full Description of Road Classifications (Chapter 9)
- 2020 United States Census Data, Wright Township (excerpts)
- Community Mapping
- 1997 Public Workshop Results

Full Description of Road Classifications

- Controlled Access Arterial (Expressway) – This type of street is designed solely to move traffic at relatively high speeds through an area. It is characterized by limited access and multi-lane divided roadways. Interstate Highway 96 traverses the southern portion of the Township in a generally east-west direction for approximately five miles. Vehicles may enter and exit the expressway at 8th Avenue, 16th Avenue in Marne and 48th Avenue at the western boundary of the Township near the City of Coopersville.
- Minor Rural Arterials (County Primary Roads) – This type of street serves major movements of traffic within or through an area. Mainly designed to move larger volumes of traffic, their secondary function is to provide access to abutting land uses. Typically, County Primary Roads connect major arterials such as highways and provide access points for expressways. In Wright Township, County primary roads include most of Wilson Street, most of Cleveland Street, the eastern-most one mile of Arthur Street, Garfield Street west of Interstate 96, Berlin Fair Drive, the eastern-most two miles of Hayes Street, that portion of 48th Avenue south of Interstate 96 (and a small portion north of that interchange), the northern three miles of 24th Avenue, the southern three miles of 16th Avenue and all of that portion of 8th Avenue located within the Township borders. In total, approximately 29 miles of County primary roads are located within the Township.
- Collector Street (County Local Roads) – This type of street collects traffic from local streets and connects with major and minor arterials. The Collector Street is intended to supply abutting property with the same access as a local street, while at the same time carrying the “collected” traffic of local streets. In Wright Township, approximately 32.48 miles of County local roads (along with 2.64 miles of subdivision roads) are paved while 25.81 miles are gravel. Less than two miles of road are considered “local unimproved roads.” These include Berry Street in Section 3 and the eastern end of Cleveland Street between Sections 13 and 24.
- Subcollectors and Access Streets – This type of street provides frontage and access to residential lots but also carries some through traffic to lower order access streets, which do not carry through traffic. In Marne, Jackson Street, Main Street and Arch Street may be considered subcollectors, while 18th Avenue, Amelia Street and Maple Street are access streets.
- Private Roads – This type of street is maintained by the landowners who utilize them, serve varying numbers of lots, homes and sometimes commercial or industrial uses. Private roads in the Township are regulated by the Zoning Ordinance.
- All Season Roads – This type of street does not have weight limits during the winter season. They include Hayes Street from Ironwood Drive to 16th Avenue; 16th Avenue from Hayes Street to Cleveland Street; Comstock Street from 8th Avenue to 16th Avenue; 8th Avenue from Hayes Street to Cleveland Street; Arthur Street from 8th Avenue to Kenowa Avenue; 24th Avenue from Cleveland Street to Wilson Street; Garfield Street from 48th Avenue to State Street and; Cleveland Street from 16th Avenue to 48th Avenue.

Census Data

The following 2020 information collected from the U.S. Census Bureau and the Ottawa County Department of Strategic Impact is included as a reference for the makeup of Wright Township's population and economic characteristics. While data was pared down into this narrative to inform the Master Plan, the data spreadsheets in their entirety, and County-wide decennial data, are available with the Township Clerk. The narrative below were created using the data from the tables.

- Table 1: Ottawa County, Michigan Decennial Population Data

The most significant growth occurred between 1970 and 1980; however, between 1980 and 2010 the population decreased from 3,387 to 3,147 people. In 2020 the population has increased by 208 people or 1.06 % since 1970.

- Table 2: Data Profile: Selected Social Characteristics

Of the 1,205 households, 51 are 65 years of age or over. The average family size is three. Households with one or more people under 18 is 393. Of the children ages 3 years or older, 740 are enrolled in school. Of those in school, the largest demographic is elementary school at 49.6%. Of the population 25 years or over, 18.5% have a bachelor's or graduate degree.

- Table 3: Data Profile: Selected Economic Characteristics

Wright Township has 2,570 residents that are 16 years of age or older; of which 67.7% are employed. Of those, 84% commute to work alone and only 9.3% carpool. Of the civilian population 16 years of age and older, 8.5% of the population are employed in agriculture/forestry. The median family income is \$76,708.

- Table 4: Data Profile: Selected Housing Characteristics

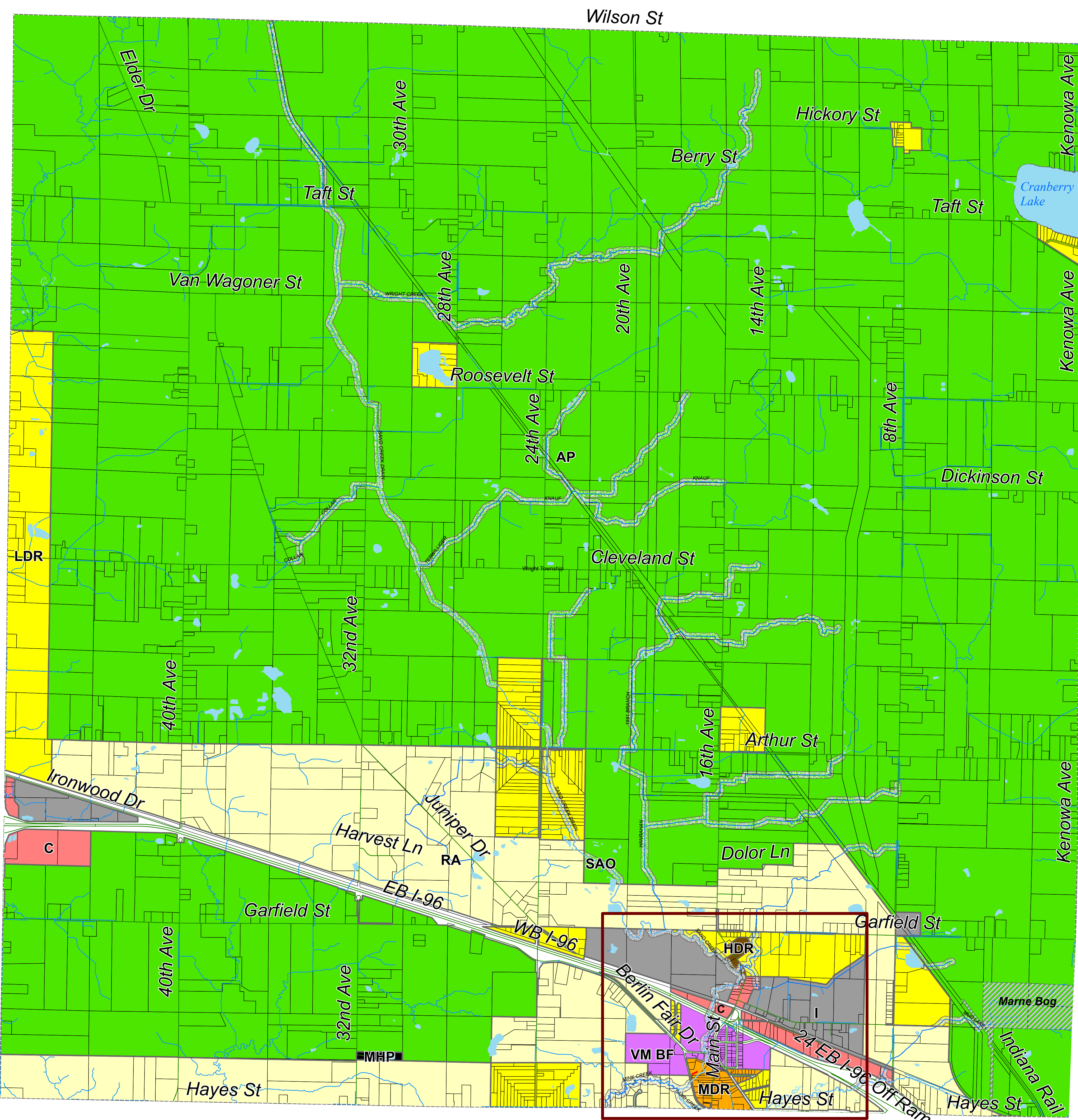
Of the 1,253 available housing units in Wright Township, 96.2% are occupied. Ninety-one percent are detached, single-family units. Of those units, 48.7% were built prior to 1969 (22.5% 1939 or earlier). Ninety-two percent are owner-occupied and 42.4% moved in prior to 2000. Propane is utilized by 46% of units and 13.6% still use fuel oil or kerosene. Housing valued below \$150,000 is 23.6%. Housing valued between \$150,000 and \$299,999 is 51.6%.

Community Mapping

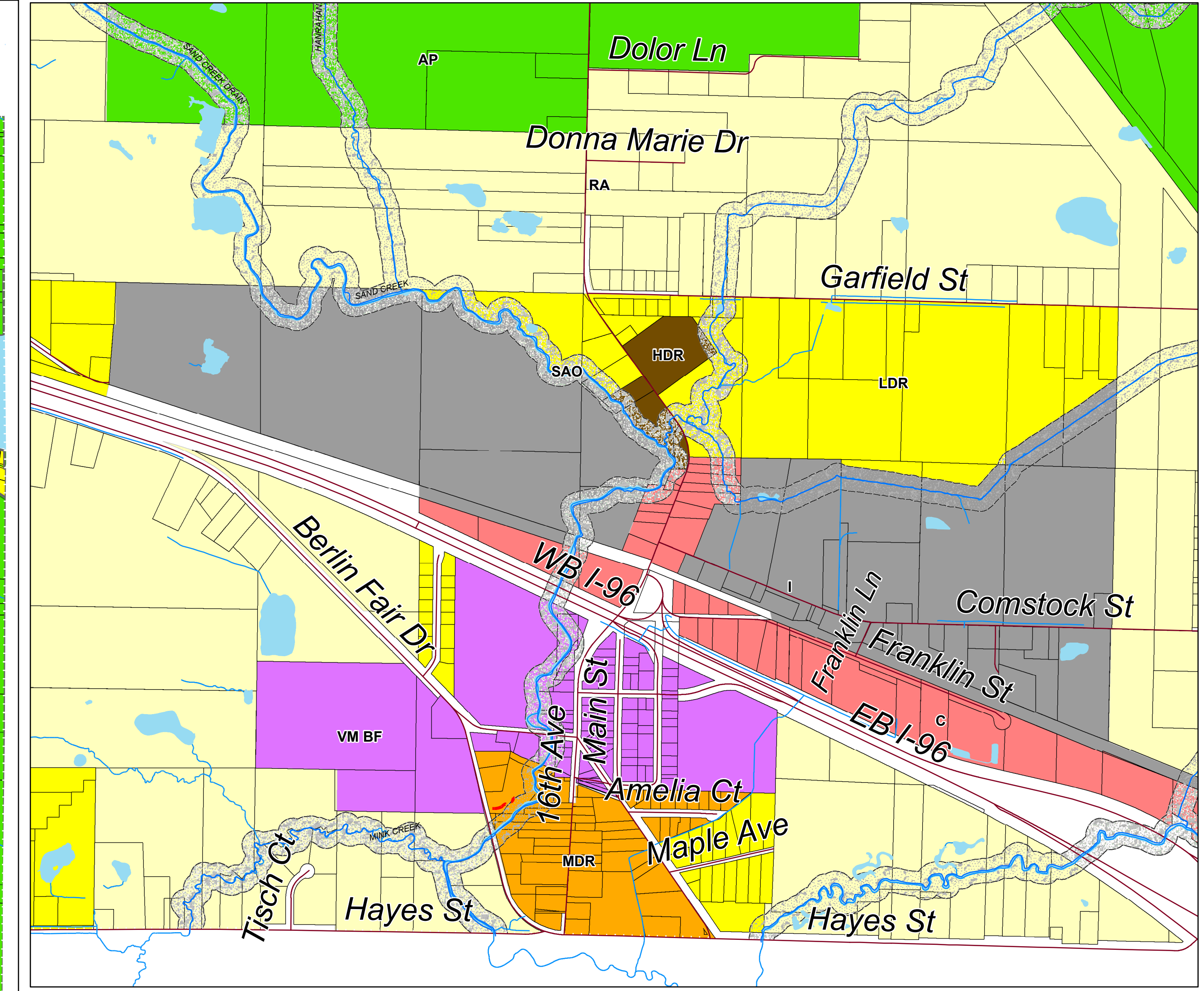
Contents:

Following are the 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. **Existing Sanitary Sewer System** – establishes existing sanitary sewer system to illustrate feasibility of supporting proposed development
3. **Road Classification System** – identifies existing network of transportation infrastructure to illustrate feasibility of supporting a proposed use
4. **Prime Farmland Soils** – classifies areas of the township on the basis of soil suitability for general agricultural crop production
5. **PA 116** – identifies property enrolled in the State of Michigan PA 116 program that will generally be undevelopable until the terms of enrollment are satisfied or participation is terminated

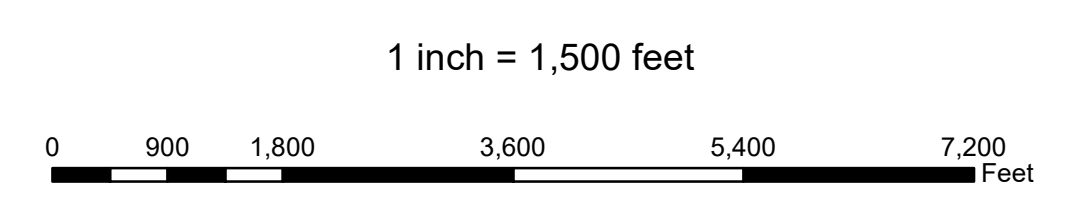


See Marne Inset



Marne Inset

Wright Township Master Plan Map



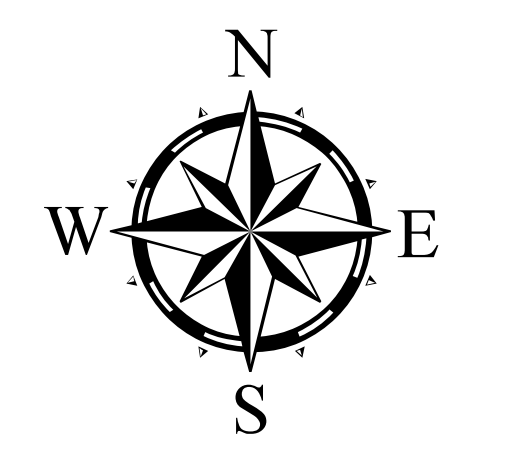
Legend

- Wright Township Title (County Standardized Title)
- Agricultural Preservation AP (Agricultural Preservation)
 - Rural Agricultural RA (Rural Residential)
 - Low Density Residential LDR (Low Density Residential A)
 - Medium Density Residential MDR (Medium Density Residential A)
 - High Density Residential HDR (High Density Residential)
 - Manufactured Home Park MHP (Mobile Home Park)
 - Village of Marne & Berlin Fairgrounds VM BF (Town/Neighborhood Center)
 - Commercial C (Commercial)
 - Industrial I (General Industrial)
 - Sand Creek Conservation Zone SAO (Sensitive Area)
 - Marne Bog
 - Musketawa Trail - Existing



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 Public Acts of 1996, as amended.
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 12200 Filmore Street, Suite 172
 West Olive, Michigan 49480
 Phone (616) 738-4600
 Fax (616) 738-4604
 http://gis.ottawacounty.org

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MAP 1

EXISTING SANITARY
SEWER SYSTEM

———— GRAVITY SEWER
- - - - - FORCEMAIN

WRIGHT TOWNSHIP
OTTAWA COUNTY
MICHIGAN



PLAN SCALE: 1" = 1000'

Moore & Bruggink, Inc.

Consulting Engineers and Land Surveyors
Grand Rapids and Muskegon, Michigan
(Phone: 616/263-3801)



ROAD CLASSIFICATION SYSTEM

- ALL SEASON ROUTE
- STATE ROUTE
- INTERSTATE ROUTE (CONTROLLED ACCESS)
- ===== COUNTY LOCAL ROAD
- ===== COUNTY PRIMARY ROAD

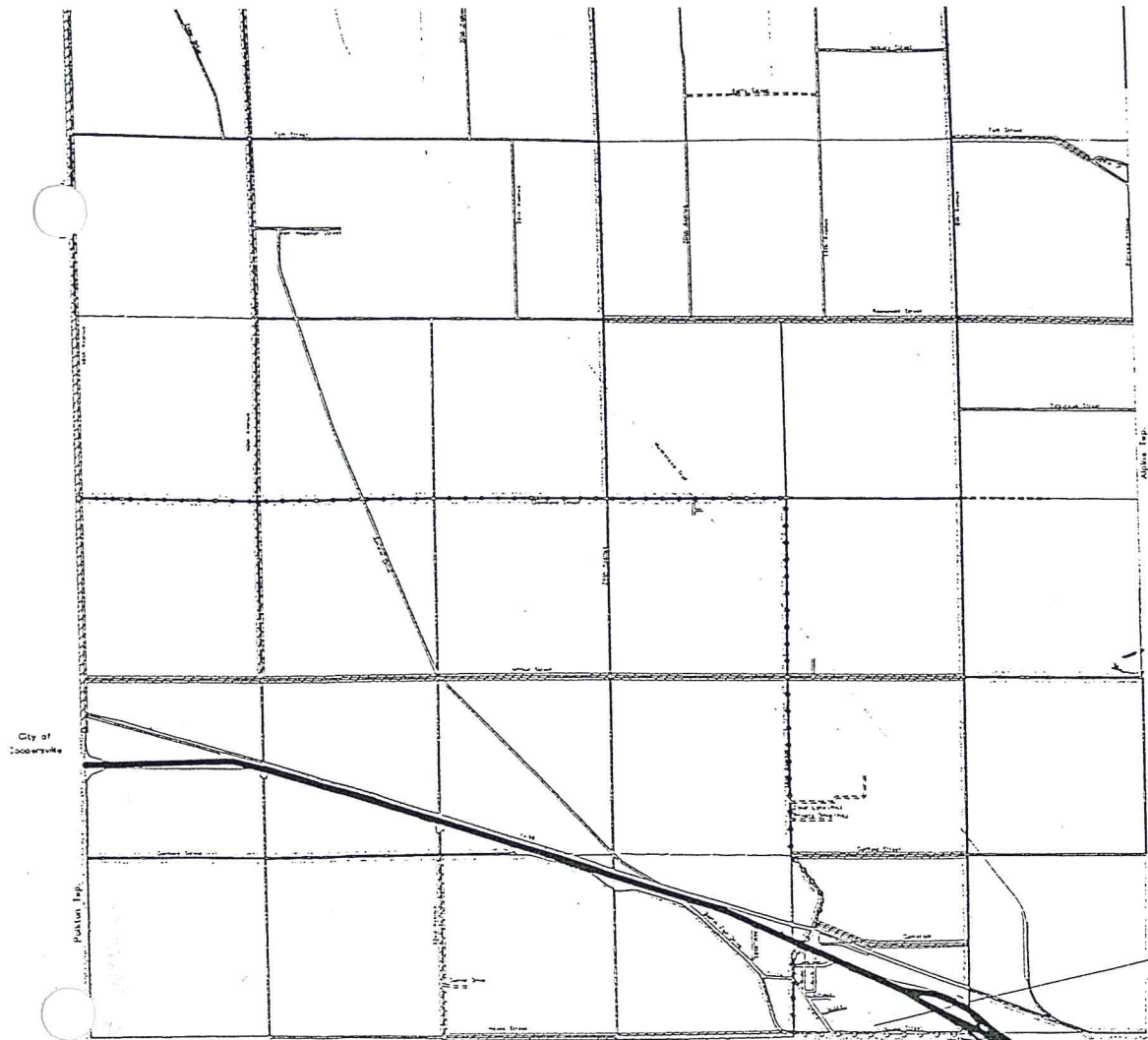
WRIGHT TOWNSHIP
OTTAWA COUNTY
MICHIGAN



PLAN SCALE: 1" = 300'

Main Street Planning Cor.
Grand Rapids, Michigan

Moore & Bruggink, Inc.
Consulting Engineers and Land Surveyors
Grand Rapids and Muskegon, Michigan
(Phone: 616/763-7801)



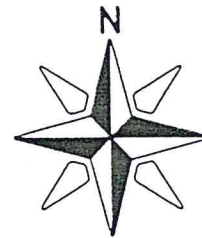
Partial Map

MAP 5

Prime Farmland Soils

-  Prime Farmland
-  Prime Farmland if Drained
-  Not Prime Farmland

WRIGHT TOWNSHIP
OTTAWA COUNTY
MICHIGAN

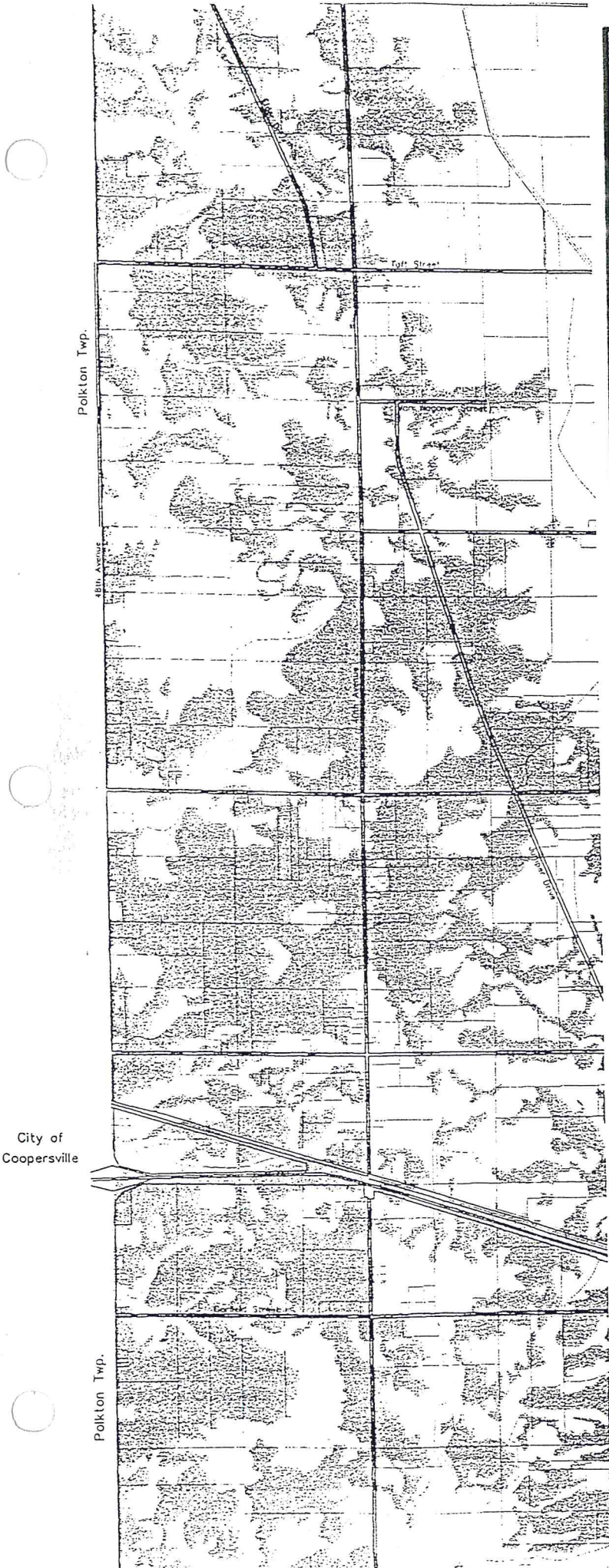


PLAN SCALE: 1" = 3000'

Main Street Planning Company
Grand Rapids, Michigan

Moore & Bruggink, Inc.

Consulting Engineers and Land Surveyors
Grand Rapids and Muskegon, Michigan
(Phone: 616/363-9801)



Partial Map

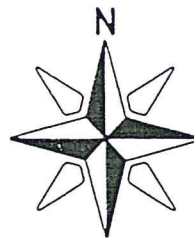
MAP 6

LANDS ENROLLED
IN PA 116

Enrollment in PA 116

* INFORMATION PROVIDED BY MICHIGAN
DEPARTMENT OF NATURAL RESOURCES.
SOME LANDS ENROLLED OR TERMINATED
UNDER PA116 MAY NOT BE REFLECTED
ON THIS MAP.

WRIGHT TOWNSHIP
OTTAWA COUNTY
MICHIGAN



PLAN SCALE: 1" = 3000'

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