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MEMORANDUM

To: Robinson Township Planning Commission
From: Gregory L. Ransford, MPA
Date: November 29, 2020
Re: Master Plan Community Survey and Future Workshops

Pursuant to our discussion at your November 10, 2020 meeting and the Master Plan Timeframe Flow Chart, attached is the draft Robinson Township Master Plan Update Community Survey for your review and comment. As a result of your direction, this draft survey includes several questions from the 1998 survey, which we outline below.

Community Survey

As you will note, the draft survey contains seven (7) sections to collect information from participants. Below, we identify those questions carried over from the 1998 survey. For convenience purposes, we abbreviate "Section" as "S" and "Question" as "Q" with the associated number within the draft survey. The left side of the equal sign is the 1998 survey question and the right side is the draft survey.

1998 Survey Questions

- Q1 = S7Q4
- Q2 = S7Q5
- Q4 = S7Q6
- Q5 = S7Q7
- Q15 = S6Q4
- Q16 = S1Q3
- Q17 = S1Q4
- Q19 = S2Q1 (agricultural), S3Q1 (residential), S4Q6 (commercial), S6Q1 (recreational), S6Q2 (open land)
- Q20 = S2Q6
- Q22 = S1Q7

Prevention of Duplicate Entries

At your November 10, 2020 meeting, you additionally asked about our ability to prevent duplicate survey entries that would skew the results. In that regard, while there is no means to prevent multiple entries from one internet protocol (IP) address, Survey Monkey produces a list of the IP addresses and the number of times it was used to complete the survey. As a result, at the closure of the survey, we can review the IP addresses to look for abnormalities.

Future Public Workshops

As we discussed at your November 10, 2020 meeting, when safe to conduct, three workshops will be held. Below is our intended outline for each workshop.

Agricultural Lands

- Interview stakeholders identified by the Planning Commission to understand key issues of the agricultural community

- Conduct a visual preference survey related to stakeholder feedback, likely including development pressures/concepts, building materials, roadside stands, farmers markets, agri-tourism, etcetera
- Hold Round Table discussions to examine stakeholder issues and identify additional issues
- Rank common issues in order of most important for the Planning Commission

Residential Lands

- Conduct a visual preference survey regarding development design, building materials, density/lot sizes, uses, pedestrian pathways, open spaces, etcetera
- Hold Round Table discussions to identify and examine issues
- Rank common issues in order of most important for the Planning Commission

Commercial Overlay District Area

- Conduct a visual preference survey regarding development design, building architecture, building height, uses, pedestrian pathways, access, open spaces, etcetera
- Hold Round Table discussions to identify and examine issues
 - Possibly substitute with a visual preference open house
- Rank common issues in order of most important for the Planning Commission

Timeframe Flow Chart

As a result of our recent discussions, attached is an updated Master Plan Timeframe Flow Chart. As you will note, we have included a row to conduct the Agricultural Stakeholder Interviews. In addition, we updated the M-231 row to address the impact of timing regarding removal of the zoning ordinance provisions.

Planning Commission Considerations & Direction

As the Planning Commission deliberates regarding our memorandum, we seek your feedback regarding the following. They are listed in no particular order.

- Community Survey content
- Agricultural Stakeholder contacts

We will be prepared to discuss these items further at your December 8, 2020 meeting. If you have any questions, please let us know.

GLR
Principal Planner

Attachments

cc: Kathy Kuck, Supervisor



Robinson Township Master Plan Update Community Survey 2020

Introduction

Robinson Township is beginning the process of updating their Master Plan. The Master Plan is a document that helps guide land use decisions and future development within the Township. The Master Plan is typically updated every five (5) years and your help on this survey will guide us in the process. The survey will take about 15 minutes to complete.

Surveys must be completed by Month, Date, 2021.

This survey includes seven (7) sections:

- Section 1 – Quality of Community
- Section 2 - Agricultural
- Section 3 – Residential
- Section 4 – Commercial and Industrial
- Section 5 – Transportation
- Section 6 - Open Space and Recreation
- Section 7 – Your Information



Robinson Township Master Plan Update Community Survey 2020

Section 1 - Quality of Community

1. Please rate Robinson Township as a place to live:

	Excellent	Good	Fair	Poor	I do not live in Robinson Township
Overall quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of your neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A place to raise children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A place to retire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. Please rate each of the following characteristics in Robinson Township:

	Excellent	Good	Fair	Poor
Ease of travel between destinations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of quality, affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diverse housing options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to health care facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to shopping amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Good educational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. How would you characterize the overall rate of development in Robinson Township?

☐ Too Fast ☐ About Right ☐ Too Slow

4. Please indicate your feelings regarding the following characteristics of Robinson Township:

	Satisfactory - no change desired	Unsatisfactory - future change desired	Undecided
Additional high density residential development (multi-family housing, including duplexes and townhouses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional low density residential development (detached single-family housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Current available supply of vacant land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of drinking water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
River and bayou resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Animals and wildlife	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility to nearby urban areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amount of traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. How would you characterize the value placed on rural preservation in Robinson Township?

- ☐ Not Enough Rural Preservation
- ☐ About Right
- ☐ Too Much Emphasis on Rural Preservation

6. Should the Township require developers to provide public water in order to develop land within Robinson Township?

- ☐ Yes - developer provision of public water should be required
- ☐ No - providing public water for further development should not be required
- ☐ Undecided

7. Which of the following are you willing to pay for, if it meant an increase to your property tax through a millage?

	Yes	No	Undecided
Acquiring agricultural lands for preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acquiring lands for recreational purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-use pathways (pedestrian, bicycle, equestrian use)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extension of public water to facilitate commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extension of public water to facilitate industrial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public sewer system for new residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public water system for new residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Robinson Township Master Plan Update Community Survey 2020

Section 2 - Agricultural

1. Please indicate if you would like to see agricultural lands change in Robinson Township over the next ten (10) years.

- ☐ Additional agricultural lands are desired
- ☐ Agricultural lands are adequate as they currently exist in Robinson Township
- ☐ I would like less agricultural lands
- ☐ Undecided

2. How important is it to preserve agricultural lands in Robinson Township?

- ☐ Extremely Important
- ☐ Somewhat Important
- ☐ Not Important

3. When agriculture is located adjacent to a waterway or roadway, a landscape buffer (shown in Images A and B below) should be planted.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

Image A



Image B



4. Multi-use pathways for pedestrians, bicycles, and/or equestrians (shown in Image A below) are appropriate land uses when adjacent to agriculture.

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Image A



5. The Township should support and promote private agricultural land conservation programs/initiatives.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

6. The Township should aggressively attempt to preserve its agricultural heritage by restricting non-agricultural land uses (such as residential development) from agricultural areas.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree



Robinson Township Master Plan Update Community Survey 2020

Section 3 - Residential

1. Please indicate below what type of residential land use change, if any, you would like to see in Robinson Township over the next ten (10) years.

	Much more development	Some additional development	No change	Less development	Undecided
Single-family, large lot development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family, small lot development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large scale multi-family development (apartments)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small scale multi-family development (duplexes/townhomes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile home park development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior citizen residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. The Township should increase the amount of land dedicated for future single-family residential developments.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

3. Which of the following images below (Image A or Image B) depicts a more appealing residential development?

- ☐ Image A ☐ Image B

Image A

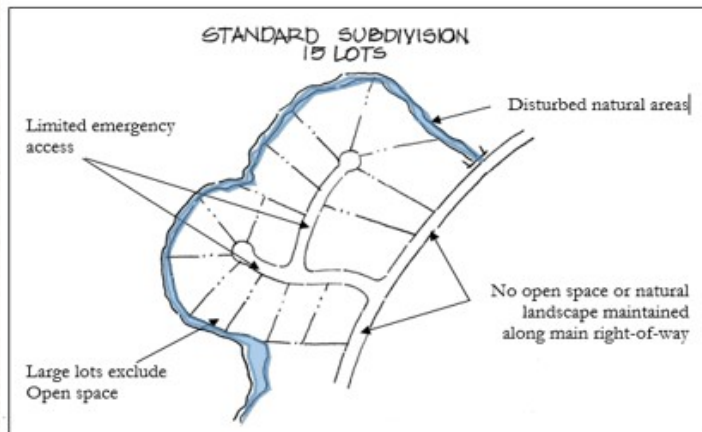


Image B



4. The Township should allow smaller lot sizes in residential developments only when there is dedicated open space, recreational areas, and/or common areas which are preserved for use by the residents of the development.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. The Township should only allow smaller lot sizes in residential developments when the developer provides a public drinking water connection for each lot.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

6. The Township should not allow smaller lot sizes and should maintain the current density limits within residential developments.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

7. Incentives, such as reducing minimum lot sizes, should be offered to developers that agree to provide a buffer area between residential developments and farmland.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

8. Which of the following images below (Image A or Image B) depicts a more appealing residential development?

- ☐ Image A
- ☐ Image B

Image A



Image B



9. Would you be willing to incur an increase to your property tax through a millage to pay for public water system(s) for new residential development, if it meant better quality groundwater for existing residences?

- ☐ Yes
- ☐ No
- ☐ Undecided

10. More multi-family residential developments (i.e. apartments and townhomes) are needed within the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

11. What concerns, if any, do you have regarding the potential for new multi-family residential developments (check all that apply).

- | | |
|---|---|
| <input type="checkbox"/> Traffic congestion | <input type="checkbox"/> Insufficient utilities |
| <input type="checkbox"/> Tall buildings | <input type="checkbox"/> Density is too high |
| <input type="checkbox"/> Visibility of parking lots from roadways | <input type="checkbox"/> I have no concerns |
| <input type="checkbox"/> Property conditions/maintenance | |
| <input type="checkbox"/> Other (please specify) | |

12. Multi-family residential developments should be required to have increased setbacks from property lines and landscape buffers around the development.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree



Robinson Township Master Plan Update Community Survey 2020

Section 4 - Commercial and Industrial

1. More businesses and services are desired within Robinson Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

2. More industries are desired in the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

3. Additional land should be zoned for commercial development in the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

4. Additional land should be zoned for industrial development in the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

5. The Township should only permit additional commercial and industrial development when the developer provides any necessary extension(s) of public water.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

6. The Township should only permit additional commercial and industrial development when the developer provides any necessary extension(s) of public sewer.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

7. Please indicate below what type of commercial or industrial land use change, if any, you would like to see in Robinson Township over the next ten (10) years.

	Much more development	Some additional development	No change	Less development	Undecided
Neighborhood commercial (smaller retail areas)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional services (doctor, legal, beauty)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway commercial (M- 45)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light manufacturing/warehouse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heavy manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Please rank the desirability of each of the following industrial structures from 1 to 4, with 1 being the most desirable to 4 being the least desirable. See images below (Images A, B, C, and D).

	1 Most Desirable	2	3	4 Least Desirable
Image A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image B	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image C	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image D	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Image A



Image B



Image C



Image D



9. Mixed-use buildings (i.e. retail and office on street level and residential units above) should be permitted within the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

10. Please rank the desirability of each of the following commercial/mixed-use developments from 1 to 4, with 1 being the most desirable to 4 being the least desirable. See images below (Images A, B, C, D, and E).

	1 Most Desirable	2	3	4 Least Desirable
Image A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image B	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image C	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image D	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Image E	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Image A



Image B



Image C



Image D



Image E





Robinson Township Master Plan Update Community Survey 2020

Section 5 - Transportation

1. The Township should invest in installing community gateways (signs, landscaping, other aesthetic features) along major access points into and out of the Township.

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree

2. Please rate the importance of the following factors regarding roads and accessibility within the Township:

	Very Important	Important	Somewhat Important	Not Important
Paving gravel roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Addressing current road congestion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Planning for future road congestion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reducing driveways/curb cuts along major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Please rate the importance of the following factors regarding pedestrian facilities within the Township:

	Very Important	Important	Somewhat Important	Not Important
Adding new regional recreational trails (contributing to a regional trail network)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Requiring sidewalks in all new residential neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining existing sidewalk and trail network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connecting gaps within the existing sidewalk and trail network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding bike lanes/paved shoulders along roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. If you could prioritize use of Township funds, how important is spending on each of the following items:

	Very Important	Important	Somewhat Important	Not Important
Paving gravel roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing capacity along major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding new regional recreational trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining existing sidewalk and trail network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connecting gaps within the existing sidewalk and trail network	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding bike lanes/paved shoulders along roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Robinson Township Master Plan Update Community Survey 2020

Section 6 - Open Space and Recreation

1. Please indicate if you would like to see recreational lands change in Robinson Township over the next ten (10) years.

- ☐ Additional recreational land is desired
- ☐ The recreational land in Robinson Township is adequate as it currently exists
- ☐ I would like less recreational lands
- ☐ Undecided

2. Please indicate if you would like to see the open (undeveloped) land change in Robinson Township over the next ten (10) years.

- ☐ Additional open (undeveloped) land is desired
- ☐ The amount of open (undeveloped) land in Robinson Township is adequate as it currently exists
- ☐ I would like less open lands, and more developed lands
- ☐ Undecided

3. How important is it to preserve trees, vegetation, wildlife habitat, and other natural areas in Robinson Township?

- ☐ Extremely Important
- ☐ Somewhat Important
- ☐ Not Important

4. Should the Township take an active role in the preservation of the following?

	Yes	No	Undecided
Agricultural lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Upland forests/woodlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural waterways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rural character/historic structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Robinson Township Master Plan Update Community Survey 2020

Section 7 - Your Information

1. What is your gender?

- ☐ Male ☐ Non-Binary
- ☐ Female ☐ Prefer not to answer

2. What is your age range?

- ☐ Under 17 years ☐ 45 to 54 years
- ☐ 18 to 24 years ☐ 55 to 64 years
- ☐ 25 to 34 years ☐ 65 to 74 years
- ☐ 35 to 44 years ☐ Over 75 years

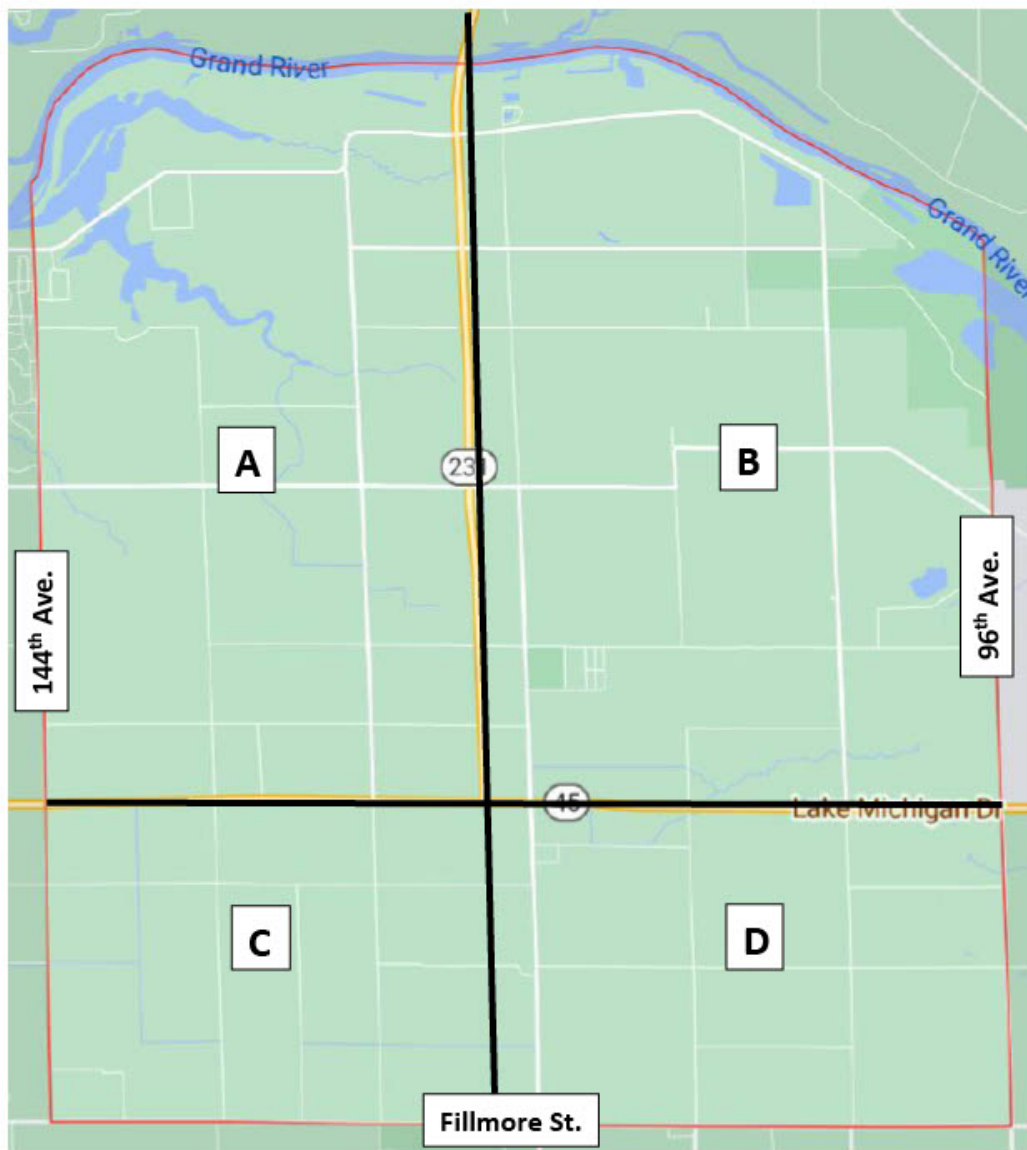
3. What term best describes you?

- ☐ I live in Robinson Township ☐ I own a business in Robinson Township
- ☐ I work in Robinson Township ☐ I do not live, work or own a business in Robinson Township
- ☐ Other (please specify)

4. Using the map below, please indicate which quadrant you live, work or own a business in.

- ☐ Quadrant A ☐ Quadrant D
- ☐ Quadrant B ☐ I do not live, work or own a business here.
- ☐ Quadrant C

Quadrant Map



5. How long have you lived in Robinson Township?

- ☐ Less than 1 year
- ☐ 1 to 2 years
- ☐ 3 to 5 years
- ☐ 6 to 10 years
- ☐ 10 or more years
- ☐ I do not live in Robinson Township

6. If you live in Robinson Township, what term best describes your residence?

- ☐ Single family home (owned)
- ☐ Single family home (rented)
- ☐ Mobile home (owned)
- ☐ Mobile home (rented)
- ☐ Other (please specify)
- ☐ Apartment/duplex
- ☐ Townhouse/attached condominium
- ☐ Migrant housing
- ☐ I do not live in Robinson Township

7. If you live in Robinson Township, what term best describes the type of land your residence is located on?

- ☐ Within a multi-family residence (including duplexes and townhouses)
- ☐ In a platted subdivision or planned unit development
- ☐ On a parcel of 2 acres or less
- ☐ On a parcel of more than 2 acres, but less than 5 acres
- ☐ Other (please specify)
- ☐ On a parcel of at least 5 acres, but less than 10 acres
- ☐ On a parcel of 10 acres or more
- ☐ I do not live in Robinson Township

8. Please feel free to add any comments you have about Robinson Township's future and master planning process in the space provided below.



Robinson Township Master Plan Update Community Survey 2020

Thank you for your participation, we value your input!

For updates and information about the Master Plan, please be sure to visit the Robinson Township Master Plan Facebook page at: <https://www.facebook.com/PlanRobinson>

Please like or follow us to receive updates on progress, meetings, and other relevant information.

Timeframe Flow Chart

Task	Components	Deliverables	Timeline
✓ Notice of Intent to Plan Letters	<ul style="list-style-type: none"> Draft letters to contiguous municipalities, Ottawa County, the West Michigan Regional Planning Commission, utility companies, railroad companies, and registered parties 	<ul style="list-style-type: none"> Satisfies Michigan Planning Enabling Act requirement to begin a master plan process 	<ul style="list-style-type: none"> June 2020
✓ Organizational Meeting (Meeting #1)	<ul style="list-style-type: none"> Comprehensive review of current Master Plan documents to streamline content and reduce unnecessary or completed provisions by Fresh Coast Planning Present Framework (Timeframe Flow Chart) Identify the extent of public workshops Discuss community survey content interests 	<ul style="list-style-type: none"> Present analysis of current Master Plan documents Finetune Framework content and timeline Receive direction from the Planning Commission Present streamlined chapters at appropriate future meeting(s) to serve as the base for each classification/chapter 	<ul style="list-style-type: none"> November 2020
• Pre-Public Participations Meeting (Meeting #2)	<ul style="list-style-type: none"> Present updated Framework for each classification/chapter Present outline for Workshops Present final community survey content 	<ul style="list-style-type: none"> Receive comments and direction from the Planning Commission Finalize Framework content and timeline Send community survey to property owners/renters 	<ul style="list-style-type: none"> December 2020
• Agricultural Stakeholder interviews	<ul style="list-style-type: none"> Conduct Stakeholder interviews 	<ul style="list-style-type: none"> Collect feedback and identify common themes from participants Create basis for future Agricultural Areas Public Workshop 	<ul style="list-style-type: none"> December 2020/January 2021
• Commercial Overlay District Area Public Workshop	<ul style="list-style-type: none"> Conduct public participation workshop 	<ul style="list-style-type: none"> Collect valuable contributions from the public Analyze data for future chapter classification/chapter composition Provide results analysis to the Planning Commission 	<ul style="list-style-type: none"> TBD
• Residential Neighborhoods Public Workshop	<ul style="list-style-type: none"> Conduct public participation workshop 	<ul style="list-style-type: none"> Collect valuable contributions from the public Analyze data for future chapter classification/chapter composition Draft results analysis for the Planning Commission 	<ul style="list-style-type: none"> TBD
• Agricultural Areas Public Workshop	<ul style="list-style-type: none"> Conduct public participation workshop 	<ul style="list-style-type: none"> Collect valuable contributions from the public Analyze data for future chapter classification/chapter composition Draft results analysis for the Planning Commission 	<ul style="list-style-type: none"> TBD
• Workshop TBD, if necessary	<ul style="list-style-type: none"> Conduct public participation workshop 	<ul style="list-style-type: none"> Collect valuable contributions from the public Analyze data for future chapter classification/chapter composition Draft results analysis for the Planning Commission 	<ul style="list-style-type: none"> TBD, if necessary

Timeframe Flow Chart

<ul style="list-style-type: none"> Public Workshop and Community Survey Analysis (Meeting #3) 	<ul style="list-style-type: none"> Compile workshop and survey results and draft analysis for the Planning Commission 	<ul style="list-style-type: none"> Present analysis and receive direction from the Planning Commission 	<ul style="list-style-type: none"> TBD
<ul style="list-style-type: none"> Restructure Chapter 1 – Introduction & Chapter 2 – The Planning Process together (Meeting #3) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Create “How to Use this Plan” Include rural character and open space “definitions” as well as other key words that formulate the basis of the plan 	<ul style="list-style-type: none"> Provide Introduction & Community Composition document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> January 2021
<ul style="list-style-type: none"> Create Agricultural Chapter (Meeting #4) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Create structure of Goals, Recommendations, and Strategies <ul style="list-style-type: none"> Incorporate groundwater provisions 	<ul style="list-style-type: none"> Provide Agricultural Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> January 2021
<ul style="list-style-type: none"> Create Residential Chapter(s) (Meeting #4) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Create structure of Goals, Recommendations, and Strategies <ul style="list-style-type: none"> Incorporate groundwater provisions 	<ul style="list-style-type: none"> Provide Residential Chapter document(s) to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> January 2021
<ul style="list-style-type: none"> Create Environmental Chapter (Meeting #5) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives 	<ul style="list-style-type: none"> Provide Environmental Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> February 2021

Timeframe Flow Chart

	<ul style="list-style-type: none"> Relocate language from Chapter 5 – Land Use Plan Relocate language from M-231 Sub-area Plan 		
<ul style="list-style-type: none"> Create Commercial Chapter & Reexamine the M-231 Sub-Area Plan (Meeting #5) 	<ul style="list-style-type: none"> Commercial Chapter draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Create structure of Goals, Recommendations, and Strategies <ul style="list-style-type: none"> Incorporate groundwater provisions Examine reorganization of M-231 Sub-Area Plan as its own chapter and relocating language into other classification chapters <ul style="list-style-type: none"> Determine impact of zoning ordinance language removal, if not simultaneously adopted in Zoning Ordinance 	<ul style="list-style-type: none"> Provide Commercial Chapter document to the Planning Commission Provide M-231 Sub-Area Chapter to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> February 2021
<ul style="list-style-type: none"> Create Industrial Chapter (Meeting #6) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Create structure of Goals, Recommendations, and Strategies <ul style="list-style-type: none"> Incorporate groundwater provisions 	<ul style="list-style-type: none"> Provide Industrial Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> March 2021
<ul style="list-style-type: none"> Create Recreational & Facilities Chapter (Meeting #6) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Goals and Strategies Relocate language from Chapter 4 – Land Use and Existing Conditions Analysis 	<ul style="list-style-type: none"> Provide Recreational & Facilities Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> March 2021

Timeframe Flow Chart

	<ul style="list-style-type: none"> Relocate language from Chapter 5 – Future Land Use Relocate language from Chapter 6 - Implementation Create structure of Goals, Recommendations, and Strategies 		
<ul style="list-style-type: none"> Create Public Utilities Chapter (Meeting #7) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Relocate language from the M-231 Sub-Area Plan Create structure of Goals, Recommendations, and Strategies 	<ul style="list-style-type: none"> Provide Public Utilities Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> April 2021
<ul style="list-style-type: none"> Create Transportation Chapter (& Complete Streets Plan) (Meeting #7) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 3 – Basic Studies Relocate language from Chapter 4 – Development Goals and Objectives Relocate language from Chapter 5 – Land Use Plan Relocate language M-231 Sub-Area Plan, where appropriate Create structure of Goals, Recommendations, and Strategies 	<ul style="list-style-type: none"> Provide Transportation Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> April 2021
<ul style="list-style-type: none"> Create Implementation Chapter (Meeting #8) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning Relocate language from Chapter 5 – Land Use Plan Relocate/update Zoning Plan from M-231 Sub-Area Plan Create Master Plan Terminology table link 	<ul style="list-style-type: none"> Provide Implementation Chapter document to the Planning Commission Receive comments and direction from the Planning Commission 	<ul style="list-style-type: none"> May 2021
<ul style="list-style-type: none"> Create Appendix (Meeting #8) 	<ul style="list-style-type: none"> Draft created by Fresh Coast Planning 	<ul style="list-style-type: none"> Provide Appendix document to the Planning Commission 	<ul style="list-style-type: none"> May 2021

Timeframe Flow Chart

	<ul style="list-style-type: none"> Relocate language from Chapter 3 – Basic Studies Relocate language and mapping from the M-231 Sub-Area Plan Update and reorganize statistical data, maps, tables, and the like 	<ul style="list-style-type: none"> Receive comments and direction from the Planning Commission 	
<ul style="list-style-type: none"> Review & Create Master Plan Map (Meeting #9) 	<ul style="list-style-type: none"> Examine current Master Plan Map with Planning Commission Discuss elimination of Public/Quasi-Public MP Correction Resolution lands M-231 Sub-area classifications 	<ul style="list-style-type: none"> Receive comments and direction from the Planning Commission and create draft Master Plan Map Coordinate map changes with the OCGIS Department 	<ul style="list-style-type: none"> June 2021
<ul style="list-style-type: none"> Review Draft Master Plan Map, if necessary (Meeting #10) 	<ul style="list-style-type: none"> Examine draft Master Plan Map with Planning Commission 	<ul style="list-style-type: none"> Receive comments and direction from the Planning Commission and revise draft Master Plan Map Coordinate map changes with the OCGIS Department 	<ul style="list-style-type: none"> TBD, if necessary
<ul style="list-style-type: none"> Composition of draft Master Plan 	<ul style="list-style-type: none"> Compile first draft of Master Plan by Fresh Coast Planning 	<ul style="list-style-type: none"> Creation of first draft of Master Plan by Fresh Coast Planning 	<ul style="list-style-type: none"> July 2021
<ul style="list-style-type: none"> Meeting with Planning Commission to present the draft Master Plan (Meeting #11) 	<ul style="list-style-type: none"> Present the first draft of the Master Plan to the Planning Commission 	<ul style="list-style-type: none"> Receive comments and direction from the Planning Commission Perform amendments to the Master Plan, if necessary 	<ul style="list-style-type: none"> July 2021
<ul style="list-style-type: none"> Composition of final draft Master Plan, if necessary 	<ul style="list-style-type: none"> Composition of amendments to the Master Plan by Fresh Coast Planning 	<ul style="list-style-type: none"> Creation of final draft of Master Plan 	<ul style="list-style-type: none"> TBD, if necessary
<ul style="list-style-type: none"> Review of final draft of Master Plan, if necessary 	<ul style="list-style-type: none"> Present to the Planning Commission 	<ul style="list-style-type: none"> Receive approval for distribution to the township attorney for review 	<ul style="list-style-type: none"> TBD, if necessary
<ul style="list-style-type: none"> Send Plan to the township attorney 	<ul style="list-style-type: none"> Present the proposed Plan to the township attorney 	<ul style="list-style-type: none"> Receive legal review of the proposed Plan 	<ul style="list-style-type: none"> August/September 2021
<ul style="list-style-type: none"> Provide attorney comments to the Planning Commission 	<ul style="list-style-type: none"> Present attorney comments 	<ul style="list-style-type: none"> Provide any minor revisions, if necessary Receive approval for distribution to the Township Board of Trustees 	<ul style="list-style-type: none"> September 2021

Timeframe Flow Chart

<ul style="list-style-type: none"> • Send Plan to the Board of Trustees 	<ul style="list-style-type: none"> • Present the proposed Plan to the Board of Trustees 	<ul style="list-style-type: none"> • Receive approval for public distribution 	<ul style="list-style-type: none"> • October 2021
<ul style="list-style-type: none"> • Distribute Plan in accordance with the Planning Enabling Act 	<ul style="list-style-type: none"> • Send copy to local governments and applicable organizations 	<ul style="list-style-type: none"> • Receive comment up to 63 days for local governments and applicable organizations 	<ul style="list-style-type: none"> • Comment period satisfied by approximately December 2021
<ul style="list-style-type: none"> • Review comments (Meeting #12) 	<ul style="list-style-type: none"> • Present comments received to Planning Commission 	<ul style="list-style-type: none"> • Incorporate comments, as appropriate 	<ul style="list-style-type: none"> • December 2021
<ul style="list-style-type: none"> • Pre-presentation Open House for Residents and General Public (Optional & Meeting #13) 	<ul style="list-style-type: none"> • Pre-presentation Open House to answer direct questions of the residents and general public 	<ul style="list-style-type: none"> • Address resident and general public inquires of the Master Plan prior to the final presentation • Educate the public regarding the content of the Master Plan 	<ul style="list-style-type: none"> • January 2022
<ul style="list-style-type: none"> • Present final Master Plan at Public Hearing (Meeting #14) 	<ul style="list-style-type: none"> • Presentation of final Master Plan to the Planning Commission and community 	<ul style="list-style-type: none"> • Educate the public regarding the content of the Master Plan • Provide recommendation of adoption to Board of Trustees 	<ul style="list-style-type: none"> • January 2022
<ul style="list-style-type: none"> • Recommendation provided to the Board of Trustees 	<ul style="list-style-type: none"> • Transmittal of final Master Plan to the Board of Trustees 	<ul style="list-style-type: none"> • Adoption of the Master Plan by the Board of Trustees 	<ul style="list-style-type: none"> • February 2022
<ul style="list-style-type: none"> • Notice of Adoption 	<ul style="list-style-type: none"> • Send Notice of Adoption letter to Intent to Plan list 	<ul style="list-style-type: none"> • Compliance with Michigan Planning Enabling Act 	<ul style="list-style-type: none"> • February 2022