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# MEMORANDUM

To: Crockery Planning Commission  
From: Julie Lovelace   
Date: July 31, 2024  
Re: Master Plan Update – Residential & Industrial Chapters

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During the Master Plan revision process we occasionally re-evaluate chapters to make sure they are consistent in structure. Staff felt the residential chapter could be pared down and streamlined further. Attached is our proposed revised chapter for your approval. Also attached is the redline version.

Additionally, we present the first draft of the Industrial chapter for your review.

JL  
Planner

# Chapter Four

## Residential Policy

### Introduction

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

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

### Development Trends

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

#### *Senior Housing*

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

#### *Mixed Use*

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

#### *Single-Family Housing*

- New residential developments should be located in a centralized area that is accessible to all families and located near existing schools to promote walking. Residential developments should also be near park and recreation facilities
- Compact development decreases site development costs, which positively affects housing costs and maximizes the public investment in capital infrastructure

- Natural features such as wetlands and woodlots can be better preserved when developers are offered the ability to cluster and create compact development designed with nature

### *Open Space*

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

## **Residential Classifications**

### *Low Density Single Family*

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

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

### *Moderate Density Single Family*

This classification reflects the development pattern of residential neighborhoods where development patterns have occurred on small lots. As is often the case, the availability of infrastructure is a significant determinant of where new residential land uses will be located. Much of that portion of the township currently served by public water is planned for this use, as well as those areas where sanitary sewer and water could potentially become available.

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

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

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

#### *Multiple-Family and Mixed Use*

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

#### *Village Mixed Use*

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

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

### **Implementation Measures**

#### Goals

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

## Recommendations

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

## Strategies

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

# Chapter Four

## Residential Policy

### Residential Uses

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

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

These development tenets should be implemented:

- 1) Create a range of housing opportunities and choices
- 2) Create walkable neighborhoods
- 3) Foster distinctive, attractive places with a strong sense of place
- 4) Make development decisions predictable, fair, and cost effective
- 5) Mix land uses
- 6) Provide a variety of transportation pathways
- 7) Strengthen and direct development toward existing development communities
- 8) Preserve open space, farmland, natural beauty, and critical environmental areas

A shift in public policy to permit higher residential densities will move Crockery Township toward the vision of a walkable, family oriented, and vibrant community with areas preserved for open space and natural features. Many of the tenets and guidelines associated with Smart Growth programs promote more compact living adjacent to community and educational facilities within an environmentally sustainable development. They can be achieved by allowing higher density development with opportunities for mixed uses.

The residential classifications in the Master Plan Map have been organized to reflect density and development character. These include Rural Estate, Low Density, Medium Density, Multi-Family (High density), and Mixed Use classifications. The expansion of the allowable residential densities provides real estate options for residents. It is recommended that the use of Planned Unit Development (PUD) provisions and other innovative land development techniques be employed to achieve a diversity of housing opportunities.

### Development Trends

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

#### *Senior Housing*

- Many aging adults desire leisure activities

- People with grown children may not want the maintenance of a home (empty nesters). Low maintenance housing is generally characterized as a condo community or a Planned Unit Development
- ~~Housing options for seniors need to be readily available and affordable. The housing options can vary from an independent retirement community with similar age groups, to assisted care units, to complete care facilities.~~ The key goal of these housing options needs to encompass the idea of non-exclusion from the rest of the surrounding community. Potential expansion of the sanitary sewer system increases the locational opportunities for multi-family housing including senior citizen facilities
- ~~Senior housing options providing easy access to major services such as health care, transportation options, recreation facilities, community centers, and public utilities~~
- ~~Communities that provide “life cycle” housing opportunities have stronger social networks and give aging residents the opportunity to live near families and friends~~

### *Mixed Use*

The Mixed-use District would provide the Township and developers the opportunity to create traditional residential neighborhoods with higher dwelling unit densities than currently allowed. ~~These mixed use districts would allow landowners and developers the opportunity to submit project densities ranging from 5 to 9 units per acre.~~ Other elements of this district include the opportunity for mixed-use development, varying residential lot sizes, and “life cycle” housing. Requirements associated with this district include regulations of building and site design, availability of public utilities, connection to the Township trail network, and dedication of public open space. ~~The tenet of this district is innovation and flexibility.~~

### *Single-Family Housing*

- ~~People with children may consider the availability of a wide variety of diverse activities to be advantageous.~~ New residential developments should be located in a centralized area that is accessible to all families and located near existing schools to promote walking. Residential developments should also be near park and recreation facilities, ~~and if possible, libraries and community centers to promote continuous education and creative activities~~
- Compact development decreases site development costs, which positively affects housing costs and maximizes the public investment in capital infrastructure
- Natural features such as wetlands and woodlots can be better preserved when developers are offered the ability to cluster and create compact development designed with nature.”

### *Open Space*

Open space areas for passive recreation can be valuable, especially in areas near the existing and proposed non-motorized trails throughout the Township. Preservation of open space can be achieved through regulatory and/or financial incentives. ~~Regulatory incentives could include purchase of development rights (PDR’s), and via conservation subdivisions and/or cluster housing.~~ Conservation subdivisions allow the property owner to maintain the same build-out potential of a piece of property by developing the units on smaller more compact lots and dedicating the balance of the property as open space. ~~A financial incentive used by property owners desirous of preserving natural features and open space on their property is the use of a conservation easement through a land conservancy, such as the Land Conservancy of West Michigan. Property can either be acquired through the organization or gifted whereby the property owner receives certain tax write-offs.~~

~~The use of cluster housing and open space subdivisions is possible to provide the utmost flexibility for site and building layout. Steep slopes should be protected and natural feature buffers put in place where resources exist. Higher density housing goes hand in hand with available public water and sanitary sewer systems. Providing for higher density, where appropriate, will take the development pressure off of agricultural lands.~~

~~The Township's current recreational facilities are generally poorly situated to serve existing population concentrations. Therefore, to satisfy future land needs it is recommended that new recreation areas be established near to or within existing residential areas and developing subdivisions of the Township. Such facilities are recommended to be in the character of smaller neighborhood parks.~~

## Residential Classifications

### *Low Density Single Family*

The Low Density Residential Development areas are typically found in the west one-half of the Township. Low density should provide the landowner with the flexibility to design with the natural terrain and features where there might be sensitive environmental areas. ~~The use of cluster housing and open space subdivisions is possible to provide the utmost flexibility for site and building layout.~~

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

### *Moderate Density Single Family*

This classification reflects the development pattern of residential neighborhoods where development patterns have occurred on small lots. ~~The use of Planned Unit Development provisions can accommodate a variety of housing types could be permitted including single family homes, and perhaps duplexes.~~

~~This planned area assumes single family homes, generally within the range of 2 to 4 dwellings per acre.~~ As is often the case, the availability of infrastructure is a significant determinant of where new residential land uses will be located. Much of that portion of the township currently served by public water is planned for this use, as well as those areas where sanitary sewer and water could potentially become available. ~~Residents would have access to services and amenities, such as schools, parks, and neighborhood retail shops, within a short drive from home.~~

Similar in intent to the existing R-2 Medium Density Residential District, these proposed higher density areas are envisioned to accommodate logical extensions of existing higher density types of residential growth as well as development near and around the settlement of Nunica. ~~The areas designated are inclusive of soils that for the most part appear capable of supporting higher densities of development with septic systems. To ensure public health, only those areas that appear the most cost effective to serve with future extensions have been designated for this category of uses.~~

Soils in these areas are generally capable of supporting these densities, but the need for the eventual extension of public sewer should be taken into account. ~~As a result, only those areas presently served by public water or~~



~~which are within easy reach of eventual water/sewer connections are included.~~ The rezoning of land to moderate density single family residential should be predicated on the availability of public water, public sewer or high perk of soils. Varying standards for parcel sizes could be distinguished based on (1) not having sanitary sewer, or (2) being served by sanitary sewer.

~~It is suggested that as properties are developed, defined linear parks be incorporated into the subdivision design, providing a pedestrian connection within the context of a broader scope linear greenway. As a means of providing greater seclusion the use of a "commons" to create small neighborhood parks with larger residential setbacks from the street is offered as a design solution.~~

- ~~• Develop and Implement Open Space and Planned Unit Development Zoning provisions that would allow flexibility in the design of higher density developments.~~
- Limit the density for areas designated as Moderate Density Residential ~~to no more than four units per acre~~ unless provisions for public sewer and water are made.
- Defer the rezoning of identified Moderate Density Residential lands until specific applications are made.
- Dead-end streets could be prohibited in the Moderate Density Residential areas except in cases of extraordinary circumstances. However, in these areas, private streets should be limited.
- Designate adequate land in the Master Plan to accommodate Moderate Density Single Family Residential development.

#### *Multiple-Family and Mixed Use*

~~The Master Plan has limited areas designated for multiple family, except for existing manufactured home developments and senior housing. No additional locations have been designated as solely multiple family to avoid pockets of rental/transient housing. Land use in this district would be for high density manufactured home parks with appropriate common facilities such as clubhouses, pools, and common green space. All future manufactured home parks should be connected to public water and public sewer.~~

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

#### *Village Mixed Use*

The Nunica area within Crockery Township is an unincorporated area. It contains a mix of residential and non-residential uses. The area consists mostly of single-family dwellings on parcels ranging from 6,000 square feet to 15,000 square feet. ~~There are relatively few non-residential parcels containing a variety of uses including a post office, church, auto repair, hardware, farm supply, restaurant, and bar/convenience store.~~ The Village Mixed Use ~~designation-classification~~ should provide for the expansion of the existing residential and non-residential uses. Land uses in this ~~designation-classification~~ would accommodate smaller lots ~~with appropriate accessory uses~~. All future development should be connected to public water and have septic systems ~~approved by the Ottawa County Health Department~~ or ~~have~~ public sewer. Extension of sanitary sewer to this area should be encouraged and pursued. This designation may also allow some light neighborhood commercial uses to serve the local population.

- Because of the compactness of development and the increased need for services, private streets should be prohibited.
- When adjacent to other commercial or non-residential land uses, setbacks should be established by site plan with some flexibility.
- When adjacent to residential land uses, setbacks and buffering should be more restrictive.
- ~~Public parking should be considered in this area in the form of a surface lot or on-street parking.~~
- A program for the improvement of existing or the creation of new public sidewalks should be considered.

## Implementation Measures

### Goals

- Encourage the majority of new development to locate in areas where public utilities can be most efficiently provided.
- Encourage creativity in community design and land use in residential areas
- ~~Stabilize property values by protecting~~ Protect residential areas from the encroachment of incompatible land uses
- Establish a stronger sense of place
- Encourage mixed-use development opportunities ~~and provisions in the Zoning Ordinance~~
- Promote compact design

### Recommendations

- Provide environment for investment in housing and economic ~~d~~Development
- Maintain the primary residential zoning in the Nunica area, M-104 corridor, and in the western 1/3 of the Township
- Discourage the process of scattered, rural housing developments in areas of important and prime farmland
- Ensure that the areas intended to support the highest densities of residential development are within reach of existing or planned utility extensions
- ~~Direct new development to areas with existing public water and sewer systems (p 51)~~

### Strategies

- Encourage the use of Open Space Preservation (clustering) in residential areas
- ~~Provide adequately zoned land areas to meet community needs.~~
- Enforce zoning rules to eliminate rundown and nonconforming dwellings-
- Allow residential development in exclusive agricultural areas by Special Land Use permit meeting certain non-productive land criteria
- Ensure that the density of all future residential developments that locate in areas that cannot be economically provided with public utilities be limited to take into consideration the natural limitations of the land in terms of the soils ability to accommodate on-site septic systems and the danger of pollution to groundwater supplies.

- Strive to maintain substantial open space of 65%- 90% on all open space developments
- Require sidewalks in all new residential developments
- Future access to adjacent vacant land should be required for all residential developments, where practicable.
- Provide Density bonus options in PUD list criteria; trails, linkages, etc.
- Create a payment in lieu of parkland for new residential developments to create a Township acquisition fund
- Wastewater system requires expansion along M-104 corridor to accommodate forecasted development
- Water system requires expansion along M-104 corridor to accommodate forecasted development
- ~~Create higher density zoning districts in areas served by public water and sanitary sewer systems.~~

# Chapter Six

## Industrial Policy

### Introduction

Given the Township's accessibility to regional transportation arteries, a range of light and heavy industrial developments should be provided. Crockery Township has abundant land zoned for industry predominantly on the North side of Cleveland Street (M-104) and south of Cleveland Street on 112<sup>th</sup> Avenue. When respondents to the Master Plan Update Community Survey were asked how they would characterize the rate of Industrial development, sixty-seven percent felt that it was about right.

It is anticipated that the land already zoned for industrial use will be sufficient to serve the needs of the township for many years. Development assistance and tax abatement policies are in place to encourage growth in this area. The intersections of I-96 and M-231 with M-104 are expected to increase the demand for business development. By introducing higher density residential near these employment centers, the Township hopes this helps provide employees for these business centers. More acreage north of M-104 could be made developable for industry by providing public water and sanitary sewer facilities.

Development should consider the natural capabilities of the land to support the development and the available services and facilities necessary to assure the continued protection of the public health safety and welfare of all Township residents.

### Industrial Classifications

The objectives of the Light and Heavy Industrial districts are to accommodate limited, high quality, environmentally-compatible industrial development. The Township should encourage industries to locate in well-planned industrial park settings thereby maximizing the efficiency of providing for the necessary infrastructure and minimizing environmental and land uses conflicts.

### Implementation Measures

#### Goals

- Accommodate industrial land uses but limit driveway interfaces in the M-104 (Cleveland St.) corridor
- Accommodate the environmentally sound expansion and growth of existing and future industrial uses
- Evaluate land use proposals with MDOT officials on any development which affects the M-104 corridor.

#### Recommendations

- Require adjacent property owners to coordinate their plans for development regarding shared road access.
- Encourage parallel service streets to serve industrial development along M-104.
- Promote concentrated industrial development in those areas in which the provision of appropriate utilities exists, highway access is available, and potential environmental degradation and conflict with other uses can be avoided or minimized.

## Strategies

- Incrementally expand the availability of industrially zoned properties based on demonstrated needs over the planning period and the availability of appropriate utilities. The zoning of land for industrial purposes that is not served by public sewer and water utilities should be held to a minimum and industrial development that occurs without such utilities should be carefully monitored.
- Encourage the creation of industrial subdivisions rather than piecemeal development to help ensure the construction and collective use of necessary access roads, drainage improvements and other public facilities.
- Incorporate provisions in the zoning ordinance that would discourage extensive outdoor storage areas and other open areas that may detract from the character of the Township, and harm the values of surrounding properties.
- Discourage the development of “heavy” industries near environmentally-sensitive areas, which because of their scale or type of operation could have negative environmental implications or overburden public services.

## Chapter Six Industrial Policy

### Introduction

Given the Township's accessibility to regional transportation arteries, a range of **light and heavy** industrial developments should be provided. [\(p.46\)](#) Crockery Township has abundant land zoned for industry **predominantly** on the North side of Cleveland Street (M-104) **and south of Cleveland Street on 112<sup>th</sup> Avenue.** **When respondents to the Master Plan Update Community Survey were asked how they would characterize the rate of industrial development, sixty-seven percent felt that it was about right.**

It is anticipated that the land already zoned for industrial use will be sufficient to serve the needs of the township for many years. Development assistance and tax abatement policies are in place to encourage growth in this area. [\(p.67\)](#) The intersections of I-96 **and** M-231 **with** M-104 **are** expected to increase the demand for business development. By introducing higher density residential near these employment centers, the Township hopes **this helps provide** employees **for** these business centers. More acreage north of M-104 could be made developable for industry by providing public water and sanitary sewer facilities. [\(p. 58\)](#)

Development should consider the natural capabilities of the land to support the development and the available services and facilities necessary to assure the continued protection of the public health safety and welfare of all Township residents. [\(p. 38\)](#)

### Industrial Classifications

The objectives of the **Light and Heavy** Industrial districts are to accommodate limited, high quality, environmentally-compatible industrial development. The Township should encourage industries to locate in well-planned industrial park settings thereby maximizing the efficiency of providing for the necessary infrastructure and minimizing environmental and land uses conflicts. [\(p. 81\)](#)

### Implementation Measures

#### Goals

- Accommodate industrial land uses but limit driveway interfaces in the M-104 (Cleveland St.) corridor. [\(p. 39\)](#)
- Accommodate the environmentally sound expansion and growth of existing **and future** industrial uses [\(p. 42\)](#)
- **Evaluate land use proposals** with MDOT officials on any development which affects the M-104 corridor. [\(p.39\)](#)

#### Recommendations

- Require adjacent property owners to coordinate their plans for development regarding **shared** road access. [\(p. 39\)](#)
- Encourage parallel service streets to serve industrial development along M-104. [\(p. 39\)](#)
- Promote concentrated industrial development in those areas in which the provision of appropriate utilities exists, highway access **is** available, and potential environmental degradation and conflict with other uses can be avoided or minimized. [\(p. 42\)](#)

## Strategies

- Incrementally expand the availability of industrially zoned properties based on demonstrated needs over the planning period and the availability of appropriate utilities. The zoning of land for industrial purposes that is not served by public sewer and water utilities should be held to a minimum and industrial development that occurs without such utilities should be carefully monitored. (p. 81)
- Encourage the creation of industrial subdivisions rather than piecemeal development to help ensure the construction and collective use of necessary access roads, drainage improvements, and other public facilities. (p. 82)
- Incorporate provisions in the zoning ordinance that would discourage extensive outdoor storage areas and other **open** areas that may detract from the character of the Township, and harm the values of surrounding properties. (p. 82)
- Discourage the development of “heavy” industries **near environmentally-sensitive areas**, which because of their scale or type of operation could have **negative** environmental implications or overburden public services. (p. 82)

**Commented [JL1]:** Can we be more specific? We want to make sure we can defend this. Ron?