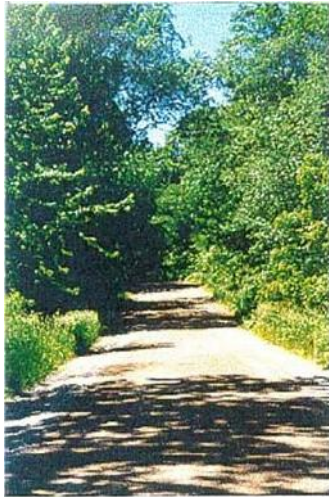


Master Plan

Grattan Township, Michigan



Adopted: February 22, 2013

As amended 2018

Acknowledgments ---

Special Thanks to...

Members of the Township Planning Commission

- Alan Rumbaugh, Chair
- Lisa Sostecke, Vice-Chair
- Cyndi Dalga, Secretary
- Anna Visser
- Dennis Heffron
- Doug Geldersma
- Phil Rolfe, Jr.
- Laura Kuhnert (Recording Secretary)

Members of the Township Board

- Franklin Force, Supervisor
- Michelle Alberts, Clerk
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- Paul Knoerl, Trustee
- Dennis Heffron, Trustee

With technical assistance provided by Robert Toland Consulting

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INTRODUCTION

Located on the outer fringe of the Grand Rapids metro area, Grattan Township is a quiet, rural and agricultural community in the midst of change. For well over half of the twentieth century, the Township remained relatively static, a quaint farm community, miles from anything, unaffected by development in far off Grand Rapids. By 1970, Grattan's awakening had begun. The Township witnessed its first significant population increase between 1960 and 1970, and the growth has continued ever since.

While the community still retains much of its rural character, the signs of change are evident. Homes ring many of the lakes which dot the Township. The flow of traffic is steady on once lonesome roads. New homes line most of the roads. The clamor for services by some of those who moved to the country to get away from urban living grows louder.

Despite the reality that Grattan has been discovered and is destined to grow, the Township still can manage the growth and protect the distinctive characteristics that make this such a desirable community. Farming is still the major land use. Abundant water resources are found in every sector. Haphazard commercial and industrial uses have not been permitted.

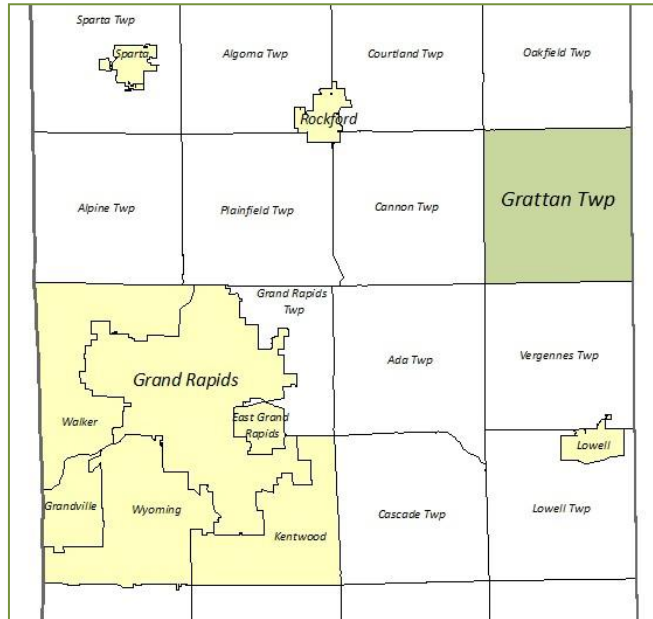
The purpose of this Master Plan is to establish a Township land use policy that will guide future zoning decisions in a manner consistent with a rational, well-conceived planning philosophy. It is not the intent of the Plan to stop development. It is, however, the desire of both the Planning Commission and Township Board to control and direct future growth in a manner harmonious with the community's natural character, existing land use patterns, available infrastructure, environmental resources, and adopted goals.

This document, originally adopted in 2000, has been reviewed and refined by the Planning Commission, based on new Census data, an updated survey of community residents and a reassessment of the vision, goals, land use pattern and trends. Overall, the Township's planning philosophy remains unchanged. Preservation of farmland and the broader rural character continue to be the overarching goals. Some refinements of the future land use map have been made to reflect changing conditions and land use patterns over the past decade. However, this remains a balanced Plan which accommodates continued growth at a controlled level, consistent with the community's ability to absorb it and in a manner that protects those features that symbolize Grattan and have attracted growth in the first place.

While much effort has gone into the refinement of this Master Plan, the work is never really finished. There are many recommendations that should be implemented. Most of these are related to changes in the zoning ordinance to provide the Township with the tools needed to fully implement the Plan. In addition, as noted in the last chapter of this document, the Plan should be regularly evaluated and updated, as needed.

COMMUNITY PROFILE

The characteristics of an area, including physical, social and economic composition, shape the community and influence its future. In 2013, the Grattan Township Planning Commission prepared a Master Plan that included information about the many characteristics of Grattan Township. The demographic data in that plan from a variety of sources including the 2010 Census, and Gale Cengage Learning, made available through the Library of Michigan, that provides nearly real-time data. This community profile looks at recent social and economic demographics and compares them to those set forth in the previous plan to establish some baseline trends.

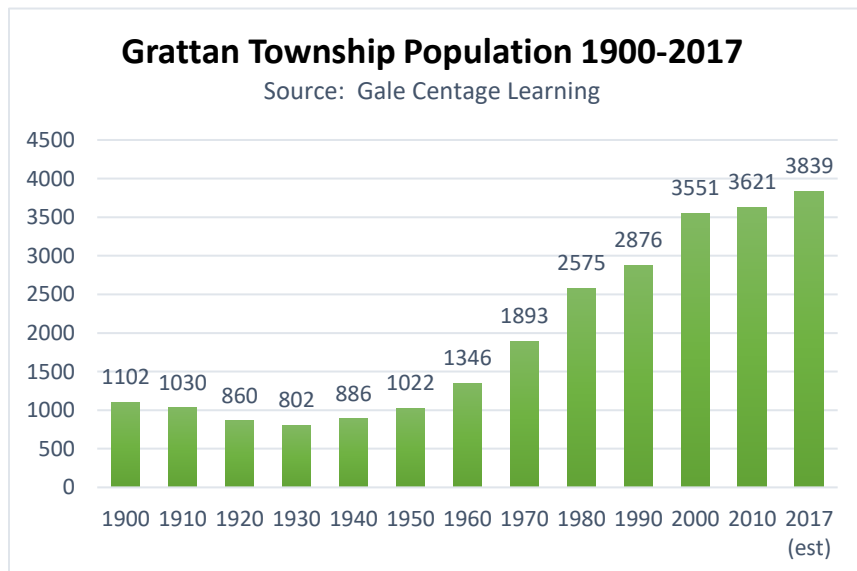


Population, Housing and the Economy

Population

A historical look at the population of Grattan Township shows a decline from the turn of the century to approximately mid-century. Since 1940, the population has gradually increased. Today, the US Census Bureau estimates the township's population at 3,830.

Population change in Grattan Township over the last four decades does not mirror trends at



the county or state level. The 1980 U.S. Census showed that between 1970 and 1980, the

Township grew by 36%. This was over four times the rate of growth in Kent County (8%) and over eight times the growth rate in the State of Michigan (4%).

In 1990, the Grattan Township's population was 2,876, an increase of just over 300 people since 1980. This represented a population increase of 12%, less than half that of the previous decade (36%) and less than that of the townships surrounding Grattan for the same period, but like the overall growth experienced in Kent County (13%). However, Grattan Township's growth significantly exceeded that of the State (0.6 %) for the decade.

From 1990 to 2000, Grattan Township's growth rate of 23.5% once again exceeded that of Kent County (at 14.7%) and the State of Michigan (at 6.9%). The township added 675 people, swelling to a population of 3,551.

From 2000 to 2010, the township grew at a rate of just 2%. This modest growth was not surprising considering the state's population shrunk by almost 1% over the same period and much of the nation was in a severe recession for half the decade. However, Kent County's population grew at more than twice the rate of the township (4.9%).

At the 2010 census, the township had a total population of 3,621 composed of 1,371 households. Of the township's households, 77% (1,050) were families, though only 23% (316) had children under the age of 18. Naturally, the other 23% (321) were nonfamily households with the overwhelming majority of those being single persons.

As of October 2017, according to Gale Cengage Learning, the township has a total population of 3,839 composed of 1,458 households. Of the township's households, 82.9% (1,205) were families. The other 17.0% (248) were nonfamily households with the majority of those being single persons. Each home adds approximately 2.59 persons to the Township population.

Rural Population

The residents of Grattan Township live in rural settings. According to community surveys conducted in 1988, 1999 and 2012, most township residents live in or moved to Grattan Township specifically in search of a rural environment. A rural environment often is characterized by farmland, open space, low density housing, and natural features such as forests. It must also be recognized that many people move to Grattan for the many lakes in addition to the rural setting.

Employment characteristics also support the rural characteristic of the Township, since, in 2017, 10.2% of Township residents were employed in Agriculture, forestry, fishing and hunting, and mining.

It is not surprising that in the most recent survey conducted to obtain input for this Plan, respondents ranked goals to protect rural character and farmland very high. Likewise, over-development of lakes and loss of rural character and farmlands were ranked among the

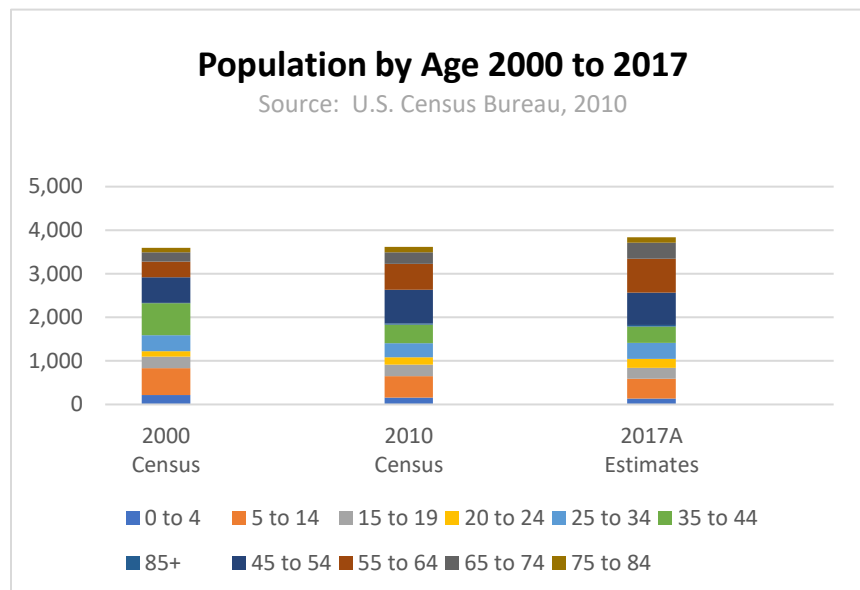
Township's most critical problems. Clearly, maintaining the rural character of the community to minimize negative environmental consequences, protect the quality of life, and avoid premature demand for public services is a priority for Township residents.

Age

The median age for Grattan Township in 2010 was 44.7 years, significantly higher than that of Kent County, 34.4 years, and the State of Michigan, 38.9 years. In 2017, the median age increased to 47.2 years.

In general, the distribution of Grattan Township's population into age categories is very similar to that of Kent County or the State of Michigan

populations during the same period. There is one noticeable trend in that there is a much higher percentage of residents between 50 and 64 years of age, and a much lower percentage of residents between 5 and 14 years of age. This trend could pose challenges as the population ages and begins to require additional services (such as EMS) and prefer diverse types of housing. A more profound change to the character of the community could occur as the result of farm population aging and retiring without younger family members interested in continuing the family business.

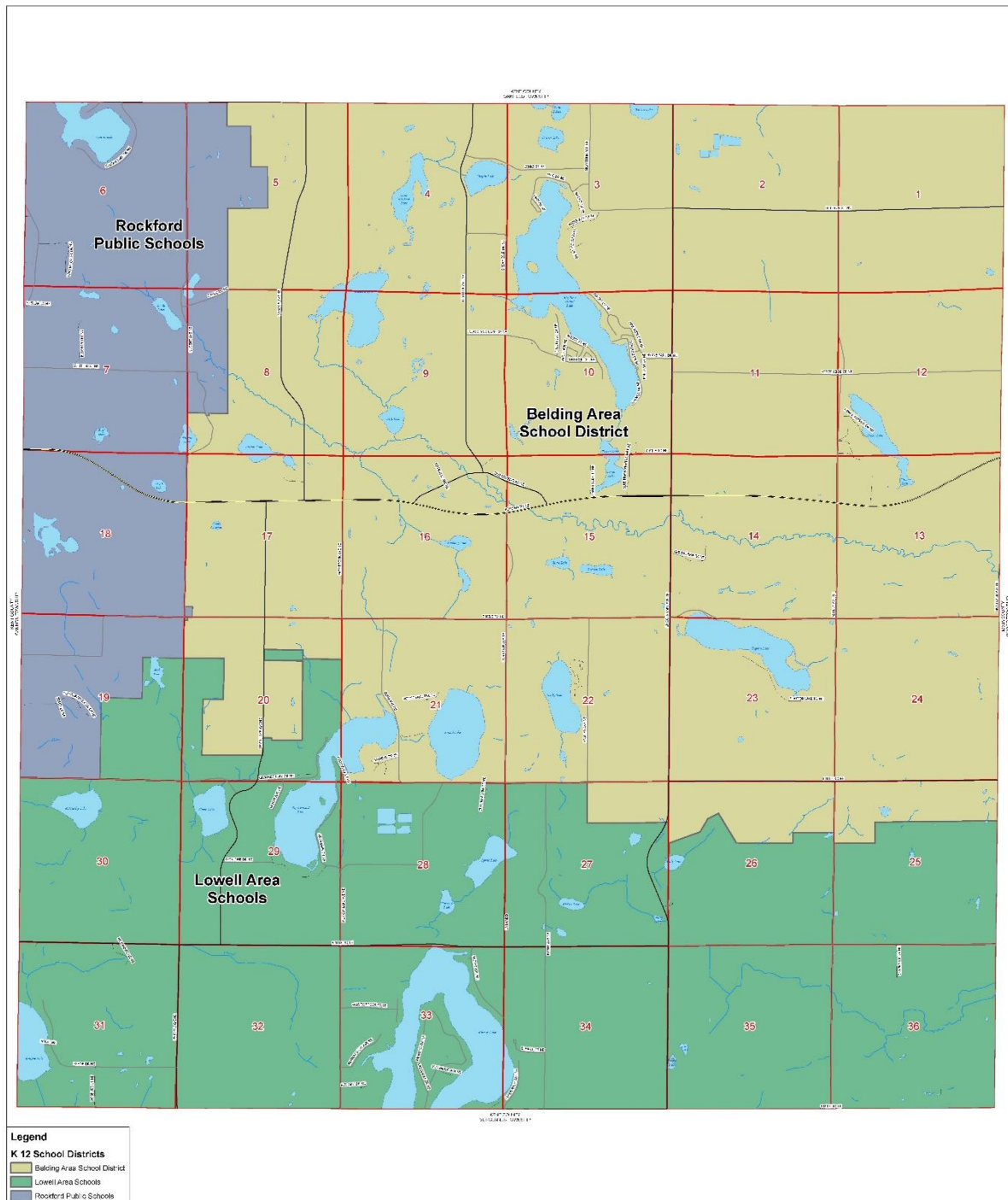


Education

A majority of elementary through high school students in Grattan Township are enrolled in public schools (82%), either in the Belding, Lowell or Rockford public school districts. A majority of those attending college (88%) are also enrolled in a public institution. The majority of the Township's student population is enrolled in the Belding schools (50%), followed by Lowell (36%) and Rockford (14%).

GRATTAN TOWNSHIP

School Districts

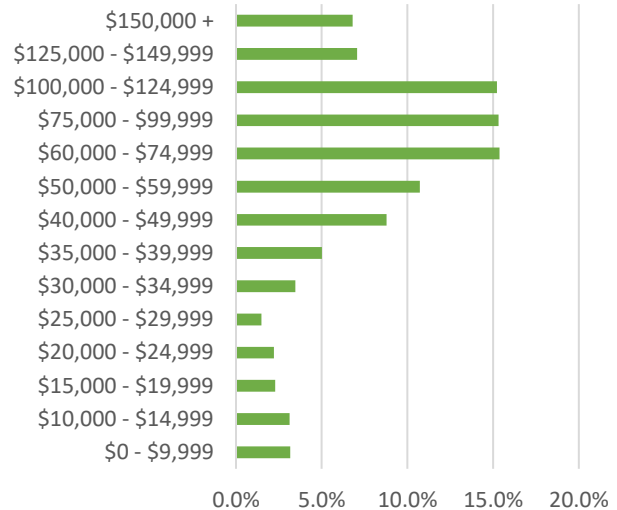


Income

The median household income for the Township in 2017 was \$69,155, considerably higher than Kent County \$57,323 and the State of Michigan \$53,199. In Grattan Township, 15.7% had incomes of less than \$35,000, 43.4% of the households had incomes between \$35,000 and \$75,000 and another 37.6% were between \$75,000 and \$150,000. Nearly seven percent (6.8%) of the households reported incomes of \$150,000 or more annually, compared to 2.9 and 2.8 percent for the County and State, respectively.

2017 Households by Income

Source: Gale Cengage Learning

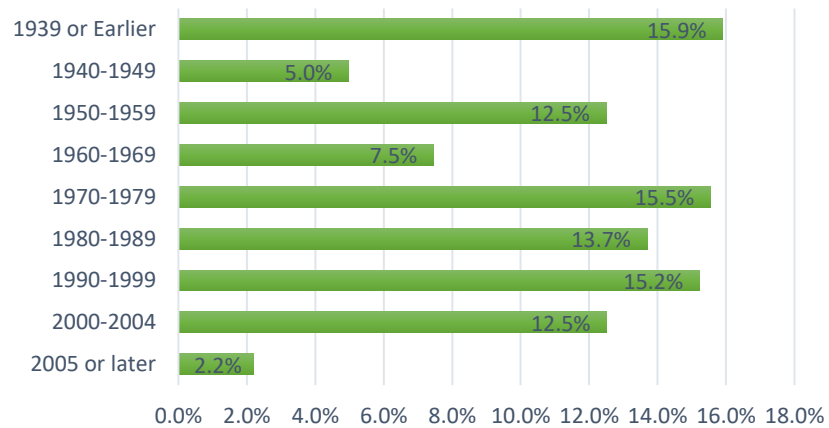


Housing

Surprisingly, for all its growth, the Township's housing stock is relatively old. The median year in which housing units were built in the Township was 1980, about a decade newer than Kent County (1971). Grattan Township has the oldest housing stock of any of its neighbors whose age-of-housing medians range between 1980 and 1991.

Housing Units by Year Built

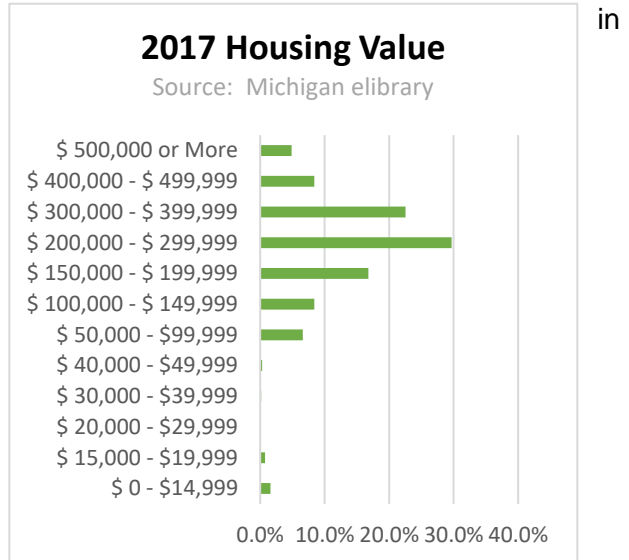
Source: Michigan elibrary



44.4% of the housing stock in the township was constructed between 1970 and 2000. Another 14.7% of the township's dwelling units has been constructed since the year 2000 despite a modest increase in population over this period.

Grattan's housing value is among the highest the county. According to the 2010 Census, the median value for a home in Grattan Township was \$249,997. While less than neighboring Ada and Cannon, it is more than Vergennes, Courtland and Oakfield Township and substantially above that of Kent County and State of Michigan.

Of the 1,666 housing units in Grattan Township, 993 were occupied year-round, with 212 (17.6%) vacant or seasonal. There were 145 renter-occupied housing units or 8.7% of housing units in the Township.



Employment

As of 2017, service industries like education, health care and social assistance employed the largest share of township residents at 27.9%. Retail trade accounted for 20.9% of the Township's workforce and construction another 14.1%. Transportation jobs accounted for 8.3%, and agriculture was the next highest at 10.2%, Wholesale trade was 6.4% of the workforce, 4.8% in public administration, and another 4.7% of the Township labor force was employed in manufacturing. Finance, insurance, and real estate (2.8%); (see table). With limited means of public transportation available, 83% of employed people drove alone to work (2010 Census). Another 9% carpooled, while 7% worked at home. No one walked, biked or took public transportation.

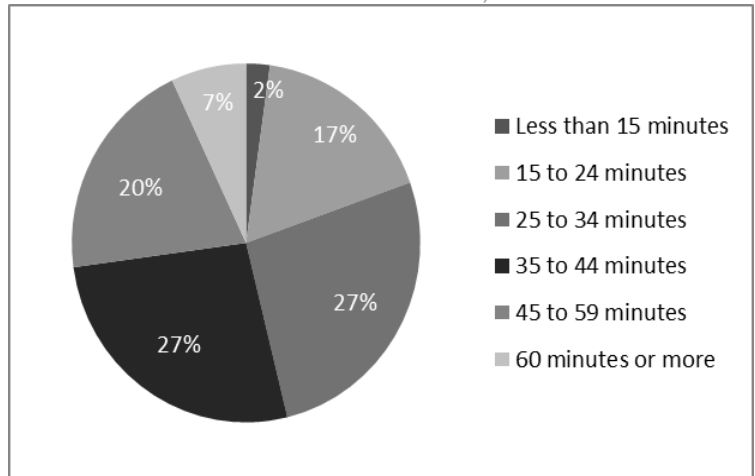


Transportation to Work

For those who drove alone, 41% had between a 10 to 29-minute commute to their place of business. An even larger percentage, 50%, had a half hour to an hour commute. This indicates that many individuals are commuting to the Grand Rapids area and to other locations outside of the Township. Downtown Grand Rapids is approximately 20 miles from Grattan Township.

Travel Time to Work

Source: U.S. Census Bureau, 2010



Natural Features

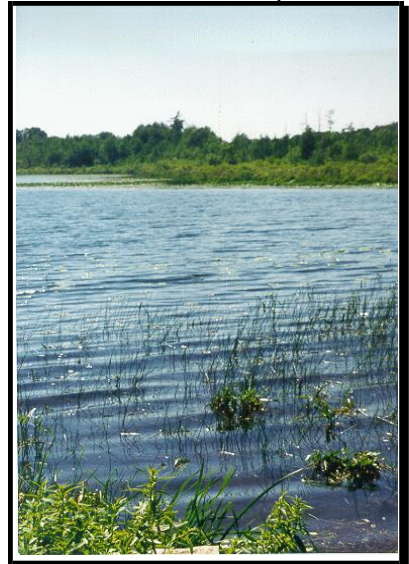
The character of Grattan Township is defined by a variety of physical features which both attract and pose limitations for new development. Many of these assets are extremely fragile, while others are more tolerant of man-made activity. Nevertheless, all combine to make Grattan Township the community it is. The presence or absence of these features in various areas of the community have greatly influenced the goals, policies, and recommendations of this Plan.

In addition to the many lakes, wetlands, and related watersheds, part of the western portion of the Township is located within the Bear Creek watershed. This is a significant watershed whose rehabilitation has been given a high priority by area governments, as well as the State of Michigan. There are significant wetland areas within the Township, including the unique and widely-recognized Saul Lake Bog. A significant amount of land in the Township is also comprised of forests and woodlots, providing a habitat for many species of wildlife.

Lakes

Grattan Township is dotted with lakes. These range in size from large lakes stretching a mile or more in length, such as Big Pine Island, Big Crooked, and Murray Lakes, to small ponds, almost indistinguishable from the wetlands that surround them.

Development around these lakes varies depending on the size and the presence of wetlands. The larger lakes tend to be bordered, if not completely encircled, by single family residential development. Those areas left undeveloped tend to be undevelopable or costlier to develop due to soil conditions.



The lakes in Grattan Township have certainly been the primary driving force behind township growth. Nearly 53 percent, or 1,073 of the 2,036 total township parcels, are located on the developed lakes in the township. Similarly, of the 1,666 total housing units, 770 are on the sewer system, meaning that nearly half of the township's population has public sewer. That is a very high percentage for such a rural community!

Several of the developed lakes - Big Pine Island, Big Crooked, Murray, and Rattigan - are served by public sanitary sewers. Grattan Township has two sewer systems, one servicing Big Pine Island, Big Crooked, Murray, and Rattigan with the lagoon system off Murray Lake Road north of Five Mile. The second system services Big Pine Island with that lagoon system east of Lincoln Lake north of Heffron Street. There are 53 lift stations handling the flow of effluent from the 770 users. Eighteen of these are major lift stations with the balance being grinders handling one or two homes. The irrigation fields for the lagoons comprise 24.8 acres. Irrigation is from May 1 to November 1. The lagoons must store the effluent for the six winter months as irrigation is not permitted on the frozen ground. The following list represents the named lakes in the Township and their respective acreages and lakefront lots.

<u>Lake</u>	<u>Acreage</u>	<u>Number of lakefront lots</u>
Murray	320	360
Big Pine Island	223	317
Big Crooked	157	164
Muskrat	96	7
Round	95	21
Slayton	80	48
Cowen	58	71
Ratigan	56	39
Scally	43	16
Gavin	37	4
Byrne	35	15
McCarthy	26	9
Little Muskrat	22	11
Chapin	19	8
Tower	17	11

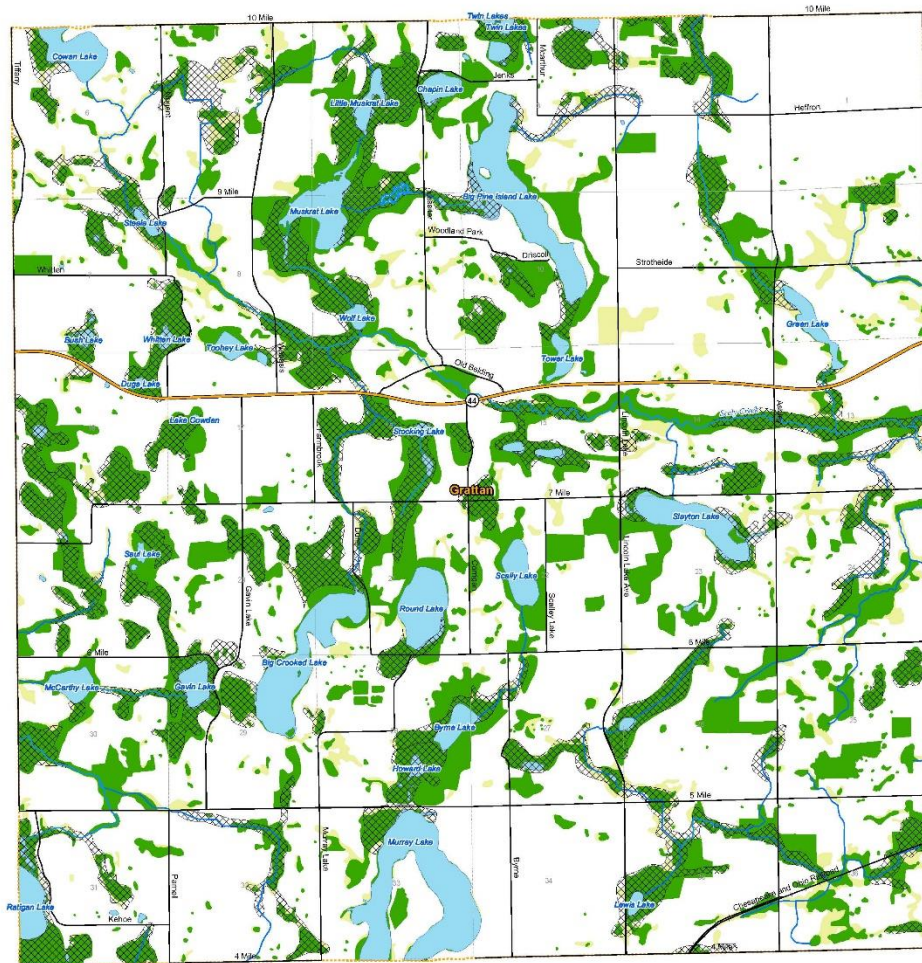
These lakes are among the most significant natural features in the Township and truly make this community unique among most others in Kent County. The lakes, along with the significant amount of high quality agricultural land, are the two most significant aspects of the township's identity. Protection of the water quality and a desire to prevent over-development of the surrounding lands have been cited in the Plan as major goals.

Wetlands

In addition to its extensive system of lakes, the Township is nearly blanketed with wetlands. Well over 4,000 acres, nearly 20% of Grattan Township's land area is encompassed by wetlands. When combined with the area devoted to lakes, approximately one-quarter of the entire Township is occupied by water.

This is both a limitation and an asset. While the wetlands limit development opportunities in many areas, they provide a natural feature that improves drainage, supports wildlife, and ensures that some areas will retain their rural character.





Grattan Township Wetland Resources



Key	
---	Sections
---	Civil Divisions
■	National Wetland Inventory
■	Pre-Settlement Wetlands
■	1978 MIRIS Wetlands
■	Hydric Soils

Forests

Relatively few forested areas are found in Grattan. Approximately 2,600 acres or 11% of the land area are forested. Like the lakes, forests are distributed throughout the Township. The heaviest concentration is in the northwest quadrant.

Most of the Township's forest lands are deciduous. A few scattered evergreen forests are found among the deciduous forests, primarily in the northwest and northeast quadrants. In addition to contributing to the Township's character, the forests provide significant wildlife habitat.

Steep Slopes

The topography is generally rolling terrain. Although elevations vary nearly 200 feet, from 800 to 970 feet above sea level, much of the land is between 850 and 900 feet in elevation. The Township's highest elevation is found in Section 11 near Lincoln Lake Road, south of Strotheide Road, while the lowest is in Section 13 where Seeley Creek flows out of the Township.

The most severe topographic variation generally follows a north/south band through the center of the Township, resulting in slopes greater than 12 %.

Soils

Loams (a combination of sand, silt, and clay) and sands are the predominant soil types in Grattan Township. Peat and muck are found in the level lowlands and wetlands. Glacial landscapes in the Township are exemplified by their random, unconsolidated soils characterized by abrupt changes in soil structure. It is common to find several different soil types within any large parcel.

In general, Grattan's soils are not well suited to residential development without public sanitary sewer. Most of the land in the Township has severe septic tank absorption limitations. The limited percolation ability of the soils restricts the capability of conventional on-site septic systems to provide adequate treatment of domestic wastewater. Select areas with slight or moderate limitations for septic systems are found in the northeastern-most section of the Township, adjacent to Big Pine Island Lake, along M-44, and between 5-Mile and 7-Mile Roads near the western end of the Township.

The Township's soils also contribute to poor surface water drainage and run-off characteristics. Due to the abundance of lakes and the watersheds associated with those lakes, any intensive development will generally be located within a lake watershed, potentially leading to degradation of the lakes and their ecosystems.

Existing Land Use

A rural, farm community on the threshold of change would be an apt description of Grattan Township. While most of the land throughout the community is comprised of farms, forests, and wetlands, there is a clear pattern of residential encroachment evidenced along nearly every road and around many lakes which signals the start of an emerging trend. According to the 2012 land use survey, just over 9% of the Township's land area is occupied by residential development (single family homes). This is up from an estimated 6% in 1999. A summary of land use ratios, based on the 2012 updated existing land use survey and compared with the 1999 survey, is shown in the following table.

Land Use	Acreage			
	1999		2017	
	# of acres	% of total	# of acres	% of total
Residential	1,495	6.3	6,936	29.37
Commercial	12	.04	259	1.10
Industrial	6	.02	0	0
Public/Quasi-public	83	.35	501	2.12
Agriculture	8,588	36.4	10,421	44.12
Agriculture PDR	0	0	704	2.98
Vacant/open space	3,826	16.2	2,633	11.15
Wetland	4,382	18.5	866	3.67
Forest	2,155	9.1	-----	
Water	1,297	5.5	1,297	5.49
Total	23,617	99.91	23,617	100

Note: Figures may vary due to mapping methods. Some wetlands and forests are included in agricultural and residential land uses.

These figures indicate that new construction activity in the Township, has altered the predominant land use characteristics. While much of the Township remains rural and undeveloped, the residential land use component is increasing. In 2017, nearly thirty percent (29.37%) of the Township's land area is developed. Admittedly, some of these residential parcels include wetlands and open space. Nevertheless, the residential component of the Township, and the related infrastructure and required support services,

is the predominant planning issue. The remaining 70% of land area is occupied by farms, orchards, wetlands, forests, lakes, and vacant fields. However, as one drives within the community, the perception is clearly that of increased development and loss of precious features. The following pages describe the current pattern of land use in Grattan Township by type of use.

Residential

The largest form of development in the Township is residential. Single family homes are mainly found in two types of locations, concentrated on relatively small lots surrounding many of Grattan's lakes and on relatively large parcels scattered along each of the section line roads.

Nearly all the Township's year-round housing is comprised of conventional single-family dwellings. There are few multiple or two-family structures. Just over three percent of housing units are classified as apartments. While there is no conventional manufactured housing community, there are many individual manufactured units on single lots scattered throughout the Township and there is a seasonal mobile home community located in the northeast corner of the Township, at the northern end of Big Pine Island Lake.

As noted, very little of the residential development is concentrated, except for the homes clustered around the lakes. Otherwise, platted subdivisions or similar arrangements of home sites are rare.

Commercial

Retail, office, and service businesses are very limited. Those that do exist tend to be long-established uses occupying small spaces that they have occupied for years. Examples are the small convenience stores in Parnell and Grattan Center and the Grattan Bar in Grattan Center. Nearly all the Township's commercial activity is confined to these two locations. The major exception, which is not a traditional commercial use, is the Grattan Raceway located approximately one mile north of Grattan Center.

In addition to the limited business activity in Parnell and Grattan Center, there are other forms of business scattered amidst the farms and residences in the community. Some of these may be less desirable and generally consist of contractor's yards and vehicle repair facilities located on the same lot as a residence and in proximity to other residences.

These industrial-like uses have evolved over time and are no longer compatible with the surroundings. Heavy truck traffic, noise, dust, and other nuisance effects make these businesses inappropriate in the Township's emerging residential areas.

Industrial

Grattan Township has no industrial development, per se. However, there are several agricultural distribution facilities, associated with a major orchard, which are akin to an industrial use.

Public/Quasi-Public

Churches, schools, cemeteries, public buildings, and parks fall into this category of uses. Like the commercial uses, public/quasi-public uses are found primarily in Grattan Center and Parnell.

Agriculture



Agriculture is the largest single land use in Grattan Township, accounting for more than one-third of the community's entire acreage. These agricultural lands are found throughout the entire Township. While Grattan possesses many large tracts of farm land, the existing land use map illustrates how these lands are interrupted by the Township's many water features, as well as the emerging residential development. In addition, a review of the Township plat map reveals many parcel splits in agricultural

areas, making it less likely that some of these lands can continue to be farmed economically. Despite the threat of development, or perhaps because of it, Grattan Township has been a leader among Kent County communities in the preservation of precious farmland. Since 2005 when Kent County initiated its purchase of development rights program to protect agricultural land from development, over 360 acres within Grattan Township have been preserved, as well as an additional 130 acres through the State of Michigan purchase of development rights program.

Orchards

A specialized form of agriculture, several large orchards are located throughout the Township. These fruit-producing areas account for eight percent of all the Township's land.

Water

One of the hallmarks of Grattan Township is its water. Believed to have more lakes than any other community in Kent County, the Township is dotted with lakes and ponds of all sizes and shapes. The largest of these - Murray Lake, Big Crooked Lake, and Big Pine Island Lake - are heavily developed. Some of the smaller lakes have also drawn residential development to their shores. However, many of the smaller lakes remain pristine and undeveloped. This is most likely due to the proximity of wetlands and very poor soils surrounding those lakes. Approximately five percent of the Township's area is occupied by lakes and ponds.

Wetland

With the abundance of lakes dotting the Township, it should be no surprise that there are

also many associated wetlands. These features comprise an important environmental resource which occupies nearly 20% of the Township's area. They are found in nearly every square mile of the Township and range in size from a few isolated acres to hundreds of contiguous acres.

Forest

Large tracts of woodlands occupy about 11% of the Township. Like Grattan's other natural features, forests tend to be scattered throughout the community. Most of the forests are deciduous. However, a few evergreen forests are found in various locations.

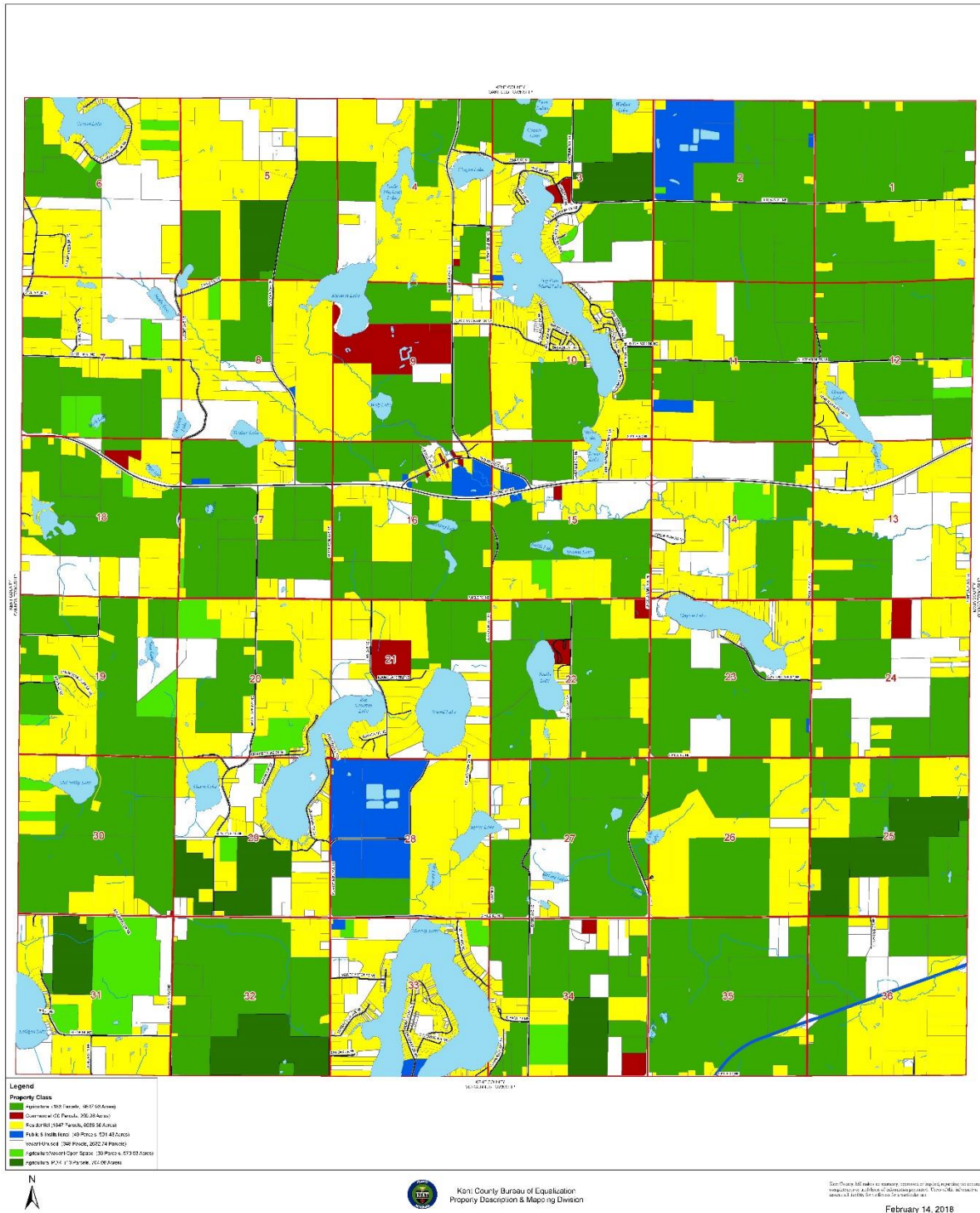
Vacant/Open Land

Approximately 11% of the Township's land is categorized as vacant or open space, meaning that it is neither developed nor devoted to any of the other land uses previously described, such as agriculture, forest, or water. In most cases, these lands are vacant due to some physical limitation, such as steep slopes or poor drainage that makes them unsuitable for other uses.



GRATTAN TOWNSHIP

Existing Land Use



COMMUNITY ISSUES

The following is a summary of the most significant issues and concerns significantly influencing the direction of this Master Plan.

Development vs. Farmland Preservation

Agriculture comprises the largest individual use of land in Grattan Township. Nearly every road in the Township is bordered by large farms or rolling orchards. Some of this agricultural land, however, is also dotted with recently constructed single family homes.

Clearly, Grattan Township is one of the new frontiers of suburban sprawl. Attracted by rural beauty, relative proximity to Grand Rapids, numerous lakes, and affordable land prices, new residents continue migrating to the Township.

In search of a piece of rural countryside, these new home owners (apart from those surrounding the lakes) have generally elected to purchase acreage parcels fronting on the Township's main roads, rather than seek lots within clustered developments. In fact, with only a few exceptions, such developments are relatively nonexistent in the Township.

The result is isolated homes, spaced a few hundred feet apart, lining the main roads and punctuating what were once unbroken expanses of crop and pasture land or rural vistas. The features that have lured these people to Grattan are being threatened by this unplanned, haphazard pattern of development.



Rural Atmosphere

Despite the continuing influx of new homes in the community, Grattan remains essentially a rural community in terms of population density. However, those features most prized by life-long residents and newcomers alike, as exemplifying the Township's rural atmosphere, are gradually being eroded.

An extensive list of attributes has been cited throughout the planning process to define rural. These include:

- trees
- orchards
- lakes
- wetlands
- farms
- hills
- sparse development



- wildlife
- gravel roads

While development cannot be halted, altogether, the protection of these community assets from unnecessary degradation is a major focus of the Plan.

Lake Protection

Water is a significant asset in the community. Lakes and wetlands comprise approximately one-quarter of the Township's entire area. Residential development abuts, and in some cases, encircles, many of the larger lakes. Owners of seasonal and year-round homes have been lured by the views, tranquility, and recreational opportunity afforded by these lakes.

Three of the largest lakes in Kent County are in Grattan Township. Preservation of the lakes and watersheds containing the lakes is extremely important to the Township and its residents for many reasons, including the following. First, the lakes and watersheds are an integral part of the Township's natural environment. Second, the lakes are important to the local economy. Finally, during the process leading to the adoption of this Plan (as well as countless zoning and other meetings during prior years), it was abundantly clear that the residents of the community put a high priority on preserving the lakes and preventing further overcrowding and overdevelopment around these water bodies. The residents of the Township have always desired protection for their lakes and related watersheds.

However, relatively high densities, overuse, and, in some cases, on-site septic systems have diminished or, at least, threatened the continued desirability of the lakes. In many cases, the land that can be developed has been developed. Many of the remaining undeveloped areas immediately abutting the lakes are wetlands incapable of being developed. In some cases, infill lots endure amidst the homes lining the lakeshore, but large developable tracts are rare. Degradation of water quality and further development around the outer fringe of the existing developed areas are the most serious planning issues. Even some of the pristine undeveloped lakes are threatened. New development on or near the lakes should be minimized to better assure adequate on-site sewage disposal, to minimize overuse of and safety hazards on the waters, and to limit the disturbance of important lake-related ecological systems.

Funneling is another lake-related issue. The term relates to the practice of giving off-lake properties access to a lake or permitting owners of a considerable number of properties to have access to the lake through a relatively narrow lakefront area. Funneling results in potentially more intense lake use than would normally occur if a property or lot was used for a single-family home. Along with this practice comes an exacerbation of typical lake-related problems such as shore erosion from watercraft, oil and gas spillage from power boats, increased noise, conflicts among lake users, increased lake maintenance costs, and potential loss of property values. While current Township regulations prohibit this practice, some cases did occur in the past.

Industrial/Commercial Intrusion

Two issues have been identified relative to the existing and future development of businesses within Grattan Township. First, there is an established trend of certain uses of a commercial or industrial nature (excavators, contractors, truckers, vehicle repair, etc.) locating throughout the Township, many of which are illegal. These are typically business activities involving outdoor

storage and heavy equipment which are carried on adjacent to the owner's home in rural areas of the community. However, such uses are generally incompatible with other residential development and can create a nuisance due to noise, traffic, and/or unsightliness. As the community continues to experience an influx of new residents, such incompatibilities will be more and more offensive and intrusive.

The second issue regarding business development relates to the need for commercial establishments in the Township. In general, the community recognizes the need for some limited services in scale with and complementary to the character of the Township. Strip centers and linear commercial development along the major roadways, however, are considered alien to the long-term vision of Grattan Township. The number and location of service centers distributed within the Township has been debated by the Planning Commission to balance convenience with need.

Groundwater Protection

The extensive areas devoted to water, coupled with poor soils and the general lack of public sanitary sewer throughout most of the Township, provide strong reasons for being concerned about the groundwater. Private wells are the source of drinking water throughout the community. Therefore, protecting the groundwater from infiltration of chemicals and waste is a significant issue.

Sources of contaminants could include effluent from septic systems, agricultural chemicals, and animal waste. While the County Health Department has jurisdiction over the approval of wells and septic systems in the Township, land use policy related to the type and intensity of development is the province of Grattan Township.

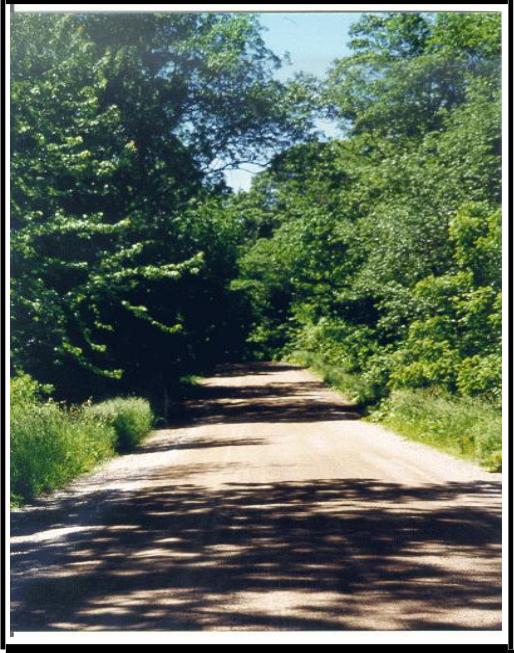
Controlled Growth

In both the 1999 and 2012 opinion surveys conducted by the Planning Commission, one position was very clear. Although most respondents did not desire to stop growth completely, the majority believed that growth and development should at least be controlled and restricted. In the most recent survey, slightly more than 55 percent responded that the current rate of growth is "about right".

This philosophy has generally guided the Planning Commission through its process of preparing and updating this document. Realistically, the community understands that the door cannot be closed to development. However, the issue discussed throughout the process has been that of balancing new growth with the desire to protect the community assets such as the natural features and agricultural lands.

Improved Roads

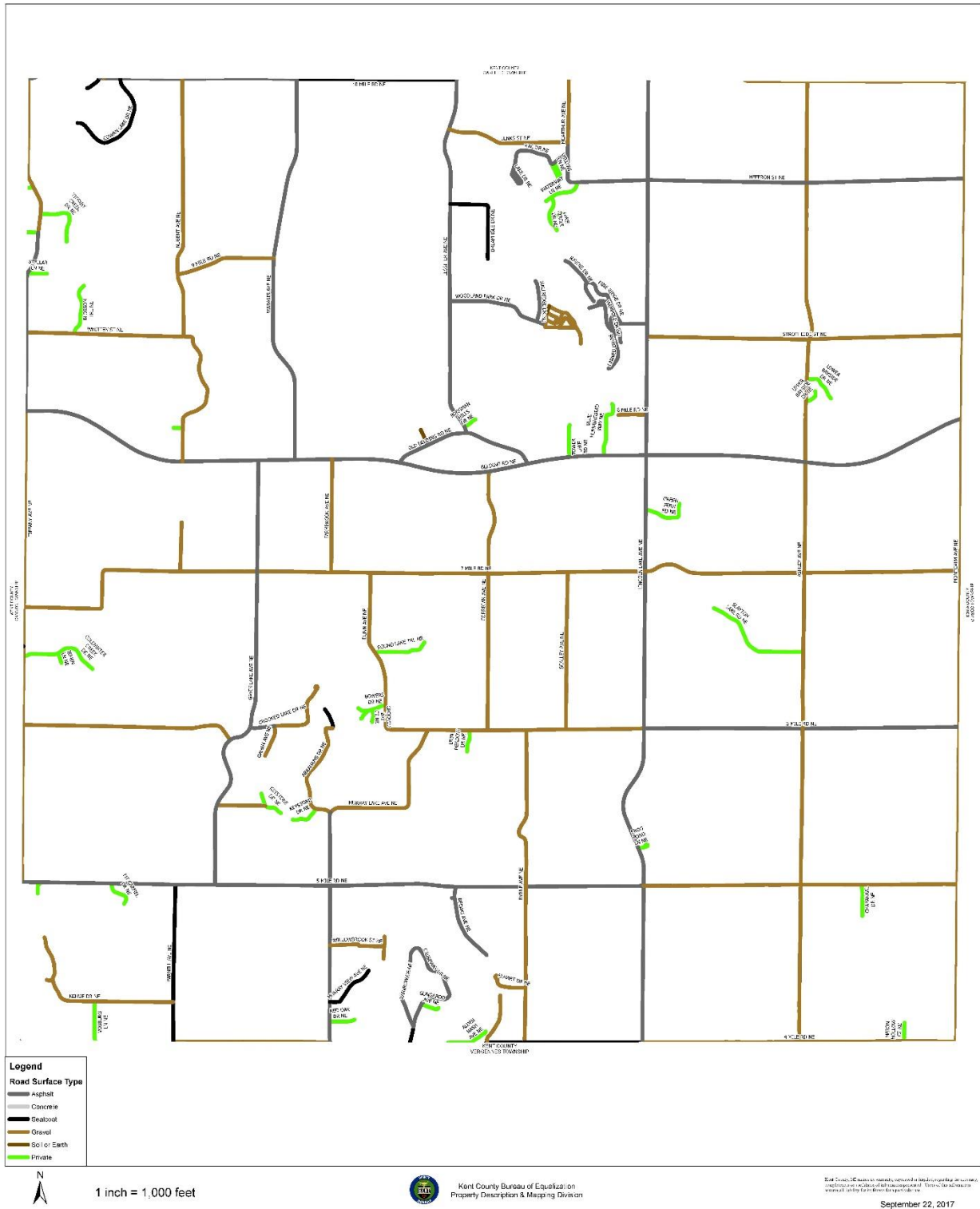
A classic growth-related issue surfaced from discussions regarding the condition of many of the Township's existing roads, primarily those that are still yet to be paved. While some persons living along those roads clamor for improvements (mainly paving), the majority have identified the dirt and gravel roads as characteristic of a rural community. They note that paving such roads will only attract more traffic and more development, leading to the further deterioration of the rural qualities that are so inviting to so many. In fact, the Township has several natural beauty roads.

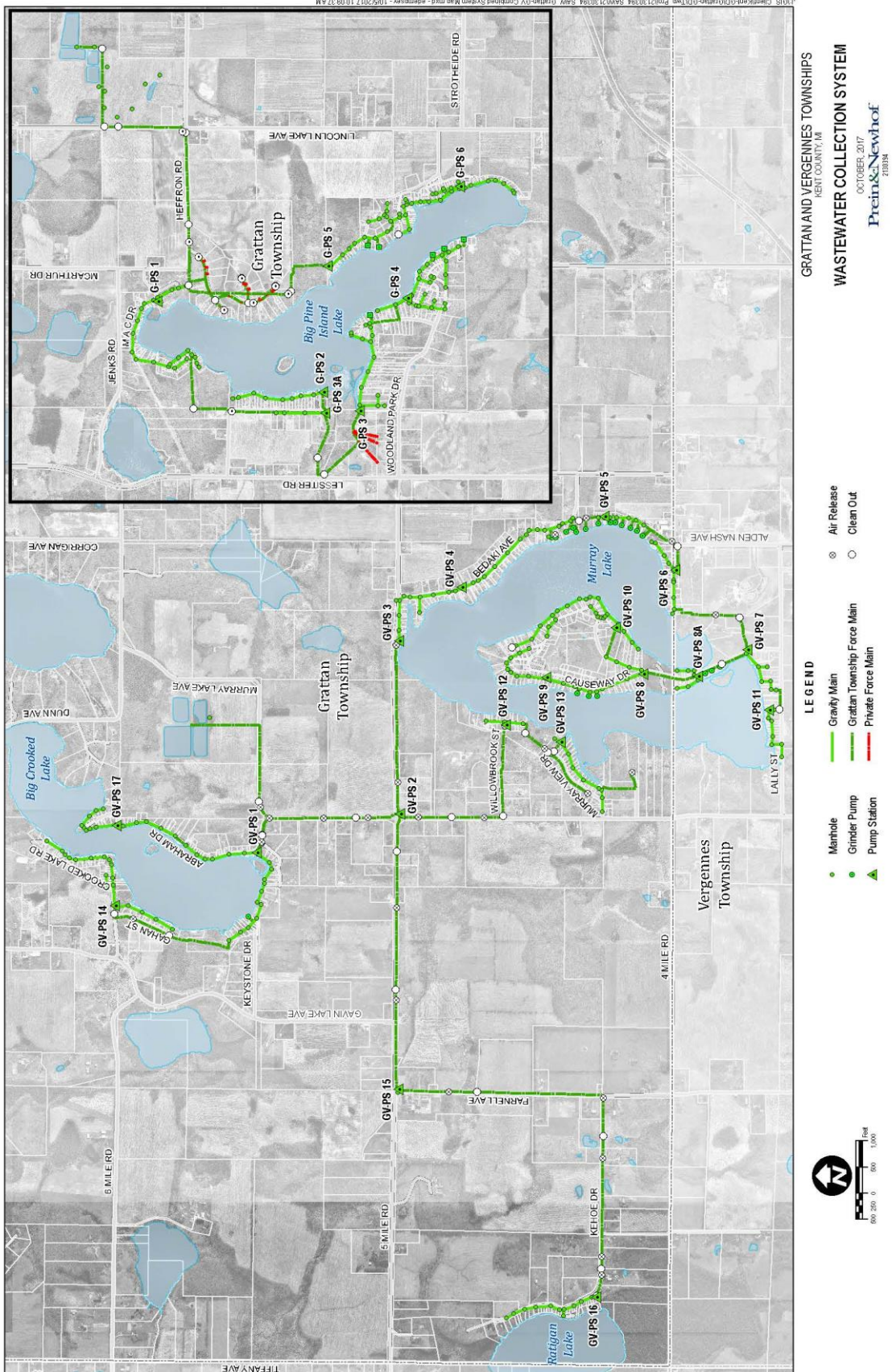


Roads, like public water and sewer, are major components of community infrastructure, the public facilities that support development. While unpaved roads may be a nuisance to those who must drive them with any frequency, they are a part of living in the country, like farm odors, car/deer collisions, and a ten-mile excursion to the grocery store. There are many trade-offs that come with the decision to live in the country.

GRATTAN TOWNSHIP

Street and Road Classifications





Infrastructure

The present infrastructure and public services within the Township are ill-equipped to accommodate significant increases in development. Public utilities in Grattan Township are minimal and are likely to remain so for the foreseeable future.

Public utilities - While some sectors of the Township have natural gas and cable television, large areas remain unserved. There is no public water system.

Public Sanitary Sewer - Public sanitary sewer is available in areas serviced by the current sewer lines. The sanitary sewer system is comprised of two separate treatment sites with four lagoon ponds at each of the treatment sites. The southern-most site is called “Grattan/Vergennes”. It is on Murray Lake just north of Five Mile Road. Number one pond is 6.8 acres, #2 pond is 3.7 acres, #3 pond is 2.8 acres and #4 pond is also 2.8 acres.

The northern-most treatment site is called just “Grattan”. It is on Lincoln Lake Avenue just north of Heffron Street. Number one pond is 4.0 acres, #2 pond is 2.2 acres, #3 pond is 1.4 acres and #4 pond is 1.1 acres. The size of the two treatment systems is related to the amount of effluent being treated. The Grattan/Vergennes” lagoons are a total of 16.1 acres and serves 455 residences. The Grattan” lagoons are a total of 8.7 acres and serves 250 residences.

While the lagoons can handle additional expansion, upgrading current lift stations and running additional sewer lines is very expensive. Figure ____ indicates the extent of the sanitary sewer system. Grattan has capacity for 100 additional Residential Equivalent Units (REU's) and Grattan/Vergennes has capacity for approximately 150 more REU's.

Roads - Unpaved roads abound. Many of these roads are substandard in terms of width, visibility and, in some cases, grade.

Public Transportation - No public transportation system exists for the community, while only limited service is even available on a quasi-public basis for select populations via Hope Network or similar philanthropic organizations.

Law Enforcement - There is no Township police department. Police protection is provided by the Kent County Sheriff's Department and the Michigan State Police.

Fire Protection - While the Township's fire department is exemplary for a volunteer unit, funding and equipment are limited. In 2017 the Grattan Township Board approved the purchase of a 3.5-acre parcel on the southeast corner of Murray Lake Ave. and Five Mile Road. This purchase was prompted by a vision of a site for a new dual-purpose fire station that would serve the northern portion of Vergennes Township (north of McPherson) and the southern portion of Grattan Township (south of M44). This service would be especially important to the residents around Murray Lake who are now at the extreme south-end of the service area provided by the current fire station. The Plan is to man the station with volunteer firemen from both Grattan and Vergennes Townships.

The Grattan Fire Department currently has a well-established training program which would be available to train Vergennes volunteer fire fighters and medical personnel. Based on discussions with Vergennes Township the target date for implementing this plan will be the year 2020.

Emergency Response - A new ambulance building has been constructed, however. Area medical centers are located considerable distances from the Township.

Public Schools - The school districts which service Grattan Township are facing overcrowding, a condition that will continue to worsen as new development occurs, not only in this Township but other communities which share these districts.

These factors point toward the need for carefully planned and well managed growth in the Township. Intense suburban development is not appropriate and cannot be economically or physically supported in Grattan Township.

TRENDS AND PROJECTIONS

Grattan Township: 6.0% of Kent County

2010 population: 3,623

2017 population: 3,839

Increase: 6.0 percent

2017 population estimates from Gale Cengage Learning

Adjacent township zoning and land use - Land uses in the areas surrounding Grattan Township vary from agricultural, rural residential to commercial and higher density residential, which is reflective of the Township's diversity in land uses. Cannon Township, along Grattan Township's west border, is mostly zoned for low density residential (2-acre minimum lot size), Agricultural (10-acre minimum lot size), and medium density (one to two-acre minimum lot size) uses. To the north of Grattan Township is Oakfield Township, mostly zoned Agricultural (1-acre minimum lot size). The southern portion of the Township borders Vergennes Township, mostly zoned Agricultural. The eastern Township border is Otisco Township, in Ionia County, mostly zoned Agricultural.

Population and housing growth trends – Building permit data suggest that the Township is not growing at an accelerated rate but rather is growing moderately and steadily. The housing crisis of 2008-2015 is obviously reflected in the diminished pace of new home construction during that period. In addition, since 2012 new construction has been somewhat erratic. It is anticipated that home construction will continue at a moderate rate averaging approximately 15 homes per year.

Building Permit Data

Year	Single Family Dwelling
2006	23
2007	16
2008	13
2009	3
2010	6
2011	7
2012	9
2013	15
2014	11
2015	15
2016	16
2017	15
2018	15

2019	15
2020	15
2025	15
2030	15
2035	15
2040	15

15 = Forecast

The table below presents population projections for Grattan Township in five-year increments from 2020 to the year 2040. The projections show a steady, continual population growth. Based on these projections, the Township population is expected to increase by 5.3% (217) by the year 2020 and 5.3% (229) by 2025.

The forecasted number of persons per household is 2.57. If 15 housing units are constructed each year between now and 2040, that equals 345 new dwellings. Similarly, with 39 persons per year there will be 897 additional residents in the next 23 years, an increase of 23 percent.

It is anticipated that residential growth in the township will be approximately 15 new homes per year. According to the 2010 U.S. Census, each home adds approximately 2.59 persons to the Township population. The average number of persons per household over the next twenty years is expected to be approximately 2.57. Given this, based on building permit data, the township population should increase by approximately 897 (4,736) by the year 2040. However, based on historical population growth rates, the forecasted population in 2040 may be as much as 5,052.

Population Trends					
	2020	2025	2030	2035	2040
Grattan	3,955	4,340	4,488	4,922	5,052
Forecast by RTC					

When population projections are compared with neighboring townships, Grattan's projected growth rate would be less than all three. The growth pressures of adjacent Township's when added to Grattan's expected population increase affords much attention on Township development issues (particularly residential sanitary sewage disposal). Population growth also creates an increase in local retail and service demands and potentially new commercial establishments. The Township should anticipate these demands for expanded commercial development in the appropriate areas while maintaining the rural setting enjoyed by most Township residents.

Anticipated Development - Grattan Township is in a rural but desirable part of the Grand Rapids regional expansion area. This region is named the Grand Rapids MSA (Metropolitan Statistical Area). Grattan Township's proximity to major employment centers within this development area, coupled with its natural resource assets, and quality school systems provide the ingredients for sustainable and increased growth. Commercial development is anticipated along the M-44 corridor.

The proximity of larger regional market places creates opportunities for residents to commute to places of employment. As the Greater Grand Rapids region continues to grow both in terms of

employment opportunities and population, the residual impacts of that growth should result in new residential and non-residential development. Recognizing the potential of the local real estate market, the Township should provide appropriate locations for new development. However, it is not deemed appropriate that the Township should accommodate industrial development.

Community Context - The question is in what context will this new residential development occur? Will it be in the form of large five and ten-acre residential parcels, or will it take the form of more traditional higher density development reflected in the newer residential developments and subdivisions. How much, if any, new retail uses can be expected to satisfy the demand for consumer goods. It is important that the appropriate location and configuration of these retail areas be determined. Ideally, these new developments should be grouped together to provide linkages between non-residential land uses and adjacent residential neighborhoods.

Public Utility Capacity – The sewage treatment capacity for the Township is positioned so that it could be expanded to serve additional customers.

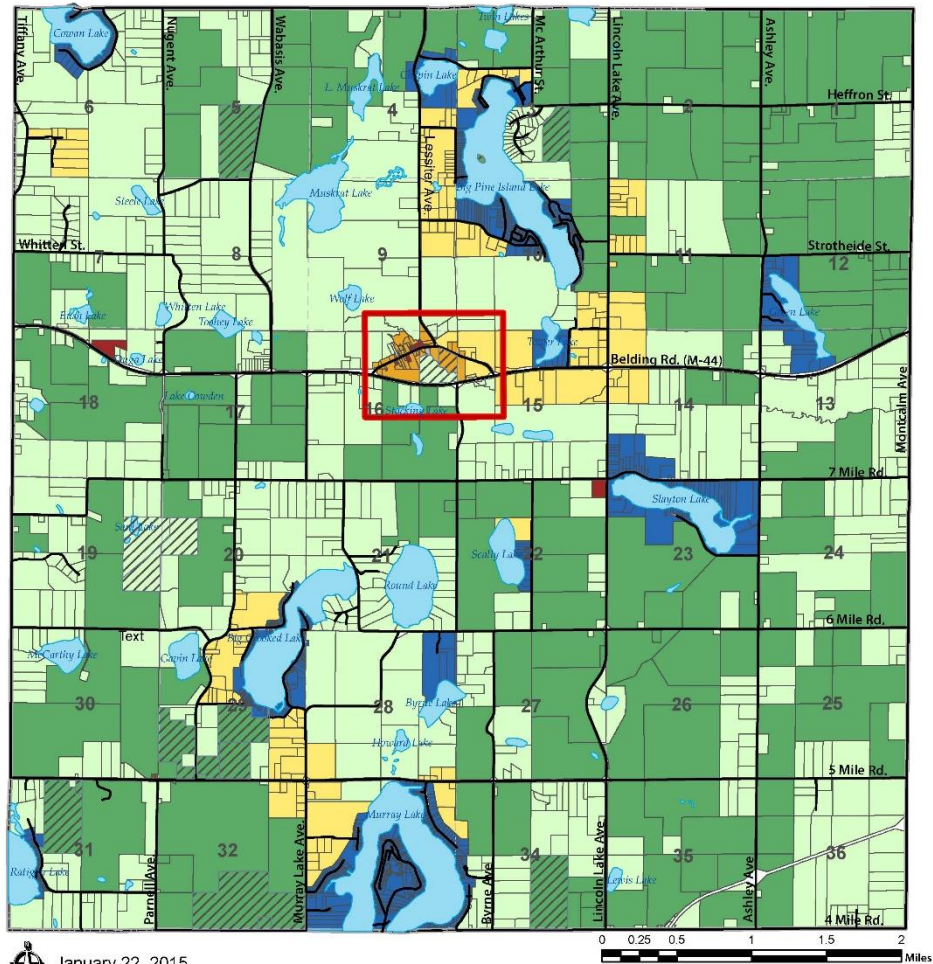
The public utility network, which determines the intensity of land development and ultimately the pace of development, is generally adequate and has added capacity to serve the Township. While the wastewater systems could serve anticipated development, there are several areas that will require an infusion of public/private funding as development increases. The wastewater system may need to be upgraded to accommodate future growth in the residential areas and potential new commercial developments.

With infrastructure available to accommodate new growth and development, the Township should guide development into these service areas as much as possible. New subdivisions, site condominiums, and other residential and non-residential projects should be required to locate in areas already served by public sewer. This strategy will properly manage growth, ensure that the previous public investment in infrastructure is realized.

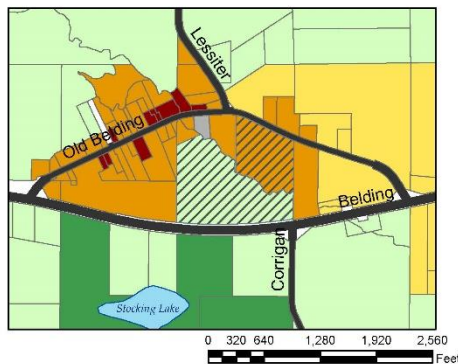
Regional Real Estate Market - The Grand Rapids MSA continues to be the rapidly growing economic hub of Western Michigan. According to recent forecasts this area will become more reliant upon Healthcare and bioscience industry and other developing and expanding technologically advanced industries. These industries are expected to contribute to the overall economic health of the area. The state of Michigan has plans to invest \$2 billion in the bioscience sector to spur job growth in this market segment. These monies are aimed at life-sciences, advanced automotive in manufacturing, alternative energy and homeland security.

GRATTAN TOWNSHIP

Zoning Map



- Zoning**
- A-1, Agricultural
 - A-2, Agricultural
 - RR, Rural Residential
 - R-L, Lake Residential
 - R, Residential
 - C-1, Commercial
 - C-2, Commercial
 - I, Industrial



Preserved Parcels



Data sources:
Base Parcel Data: Grattan Township and LSL Planning
Road Data: Grand Valley Metropolitan Council
Water Feature Data: Michigan Center for Geographic Information

VISION & GOALS

This chapter comprises the framework for the Master Plan. It articulates the community's wishes for the future of Grattan Township and identifies steps to be taken to make those wishes reality.

Vision

Over the next 20 years, Grattan Township will continue to enjoy its rural character and natural abundance through a proactive program of managed growth designed to guard and preserve those qualities that make this community unique – lakes, wetlands, wildlife, farms, gravel roads, peace and quiet, and low density/country residences. This rural community will surround two defined town centers, Grattan Center and Parnell, offering a sense of place and identity for the Township, locations for community events, and settings where residential and nonresidential uses can be appropriately placed without conflict.

Community Character

Goal: Retain Grattan Township's rural character.

Policies:

- 1) Maintain low density residential development and provide incentive programs for the preservation of natural features.
- 2) Limit paving of existing gravel roads.
- 3) Encourage the preservation of Grattan Township's heritage by encouraging the preservation and restoration of historical structures and encouraging historical architecture.
- 4) Strengthen and enforce zoning regulations related to home-based businesses to retain the rural character of the Township.
- 5) Require generous setbacks from the roadway to preserve the rural atmosphere
- 6) Protect water and wetland resources, including native vegetation which contributes to water quality.
- 7) Limit billboards and signs.

The Environment

Goal: Create contiguous areas of open land to protect and promote wildlife, woodlands, and watersheds for the long-term health of the community and public enjoyment of the natural resources.

Policies:

- 1) Encourage/host educational programs for Grattan Township citizens about the value of the environment.
- 2) Identify and protect wetlands.
- 3) Encourage use of native plants in developments and maintain natural habitat.
- 4) Concentrate commercial land uses in the limited and defined areas of Grattan Center and Parnell to protect the remaining rural areas of the Township.
- 5) Work with land trusts and other organizations to permanently protect open space.
- 6) Encourage the development of parks in the Township.
- 7) Restrict development around the lakes and the size of boats, motors, etc. on the lakes to protect water quality.
- 8) Utilize Planned Unit Development to encourage open space preservation.
- 9) Support and encourage the use of alternative energy sources such as solar and wind.

Land Use

Goal: Maintain the natural beauty of Grattan Township with a reasonable mix of business and residential development.

Policies:

- 1) Encourage the use of Planned Unit Development (PUD) provisions and make the PUD option more desirable to developers.
- 2) Discourage the spread of private roads.
- 3) Establish a program for periodic review of gravel roads for maintenance, rather than for paving.
- 4) Limit commercial development to areas where such uses already exist or are planned, where adequate access is available, and where sufficient area is available for such development.
- 5) Allow home-based businesses by Special Land Use permit and provide for their continuation until such time that the commercial use is greater than the residential character of the property.
- 6) Industrial type development should not be encouraged in Grattan Township.
- 7) Provide reasonable zoning standards to protect property owners, and property values.
- 8) Landscape the Township Hall to reflect the natural features and characteristics of the Township.
- 9) Direct new commercial development to Grattan Center, Parnell, and the Township's west

boundary at M-44.

10) Discourage large commercial businesses within the Township

11) Direct larger developments to areas with paved roads and other needed infrastructure in place.

Managed Growth

Goal: Provide for managed growth within the Township by encouraging smart development that maintains the rural and scenic character of the community.

Policies:

- 1) Discourage conventional parcel splits and large lot subdivisions while offering incentives to preserve the natural features and rural perception of a site.
- 2) Preserve open space and encourage only controlled development around the lake areas.
- 3) Maintain the quiet rural atmosphere by limiting new business activity within the Township.
- 4) Preserve the rural experience by encouraging smart growth using innovative regulatory tools and development techniques.
- 5) Identify areas appropriate for higher density development while requiring a community water/sewer system for such development.
- 6) Direct residential development along major roads and visually shield them from the roadway.
- 7) Protect areas that have significant environmental features while providing for controlled growth in areas that are more appropriate for development.
- 8) Provide consistent enforcement of zoning and related regulations throughout the Township.

Community Facilities & Services

Goal: Provide a level of community services and facilities appropriate for a rural residential community.

Policies:

- 1) Identify land within the Township that is appropriate for public use or enjoyment and seek methods of preservation.
- 2) Encourage a greater police presence within the Township beyond patrolling M-44
- 3) Encourage a community sewer system within Grattan Center
- 4) Require acreage and density based private utility systems for larger developments that are jointly owned and maintained and sensitive to soil conditions.
- 5) Identify and seek funding sources to purchase and develop parkland.
- 6) Seek the development of pocket parks and playground areas for children.
- 7) Seek out park space with lake access (develop a lakeside park) for public open space and swimming area, but not boat access.

- 8) Develop an off-road multi-use pathway system and safe on-road bike lane network throughout the Township.
- 9) Inventory existing formal/informal trails and paths within the Township.
- 10) Explore the feasibility of a small playground/park area in Grattan Center.
- 11) Keep and maintain the gravel roads within the Township.
- 12) Ensure co-location for future cellular communication towers and provision for emergency communication services.

Agriculture

Goal: Preserve prime and important agricultural lands in the Township for continued farming.

Policies:

- 1) Minimize the number of non-farm dwellings permitted within those agricultural areas to be preserved.
- 2) Formulate and adopt new zoning regulations designed to promote responsible land use practices that will minimize intrusion of development into designated agricultural areas or substantially reduce the loss of farm land in these areas.
- 3) Strengthen the Township's commitment to wise land use planning, zoning, and enforcement of land use regulations.
- 4) Actively promote the use of innovative agricultural preservation techniques to the extent possible.
- 5) Require suitable buffers between new residential development and abutting agricultural lands.

Goal: Assist the Township's farmers to the extent possible in preserving their right to farm and the economic viability of those farming operations.

- 1) Minimize regulation of farming activities to allow farmers to exercise the greatest latitude possible; provided, the health, safety, and welfare of the community are protected.
- 2) Actively support Federal and State legislation designed to retain farming as a vital part of the national economy and a critical thread in the fabric of the community.

THE PLAN

The Plan is more than a final document. The text, tables, and maps that fill these pages are representations of the concerns, philosophies, and visions of the community through its Planning Commission. A great deal of effort went into the formulation of this Master Plan. Many meetings were held. Dozens of interested citizens attended work sessions. A town meeting was held, with over 50 participants from around the Township. And, of course, a formal public hearing was held. Many hundreds also gave their time to the process in other ways, such as participating in the 1999 and 2012 community opinion surveys.

It may now be tempting to pronounce the Plan completed and move on to other things. If this happens, the long, involved process of planning will have been no more than a time-consuming exercise. Now the work really begins. The Township Planning Commission and Township Board, along with the many public officials responsible in one way or another for the day-to-day development activities in Grattan Township, must consciously adhere to the adopted goals and recommendations outlined in this Plan document.

The purpose of the Plan is to serve as a guide for short-term land use decisions, as well as long-range community strategies. Before such decisions are made, the Plan should be consulted and carefully evaluated to ensure that those decisions will be consistent with the intent and spirit of the Plan.

The land use categories used in the Plan and the accompanying Future Land Use Map are described below. It is important to note that these do not always correspond to zoning districts. Zoning regulations and district boundaries should, indeed, reflect the Plan recommendations. But while the Plan is long-range in its scope, the zoning ordinance is short-term and will not immediately reflect the same patterns as the Master Plan.

Agricultural Preservation

Consistent with the goals and policies articulated previously in this document, a major emphasis is placed on supporting the continuation of farming as an essential land use in

the Township. During the process used to formulate the Plan, the goal of preserving prime and important agricultural lands was given almost universal support. Farming has played

a major role in the history of Grattan Township and is key to its economy and culture. Intensive development clearly threatens farming and related agricultural uses. While much of the Township's existing land is farmed, there is no easily discernable pattern which distinguishes farmland from developed land. This, in fact, illustrates one of the major land use issues in the Township, i.e., residential development has permeated much of the

farmland in all sectors of the community.

The Plan map identifies for preservation those areas that have the greatest long-term potential for preservation. This classification was based on several factors in combination. First, only parcels of 40 acres or more were generally considered viable for agricultural preservation. Those that have been split into smaller pieces, even though they may still be farmed, have already been subjected to development influences. Second, lands currently farmed or contiguous with farmland were included in the classification. Finally, those lands which met the previous two criteria and could form a relatively cohesive pattern, rather than isolated spots or islands of agricultural activity, were included.

The resulting configuration is a rather meandering shape found in three general areas of the Township - northeast corner, southwest quadrant, and southeast two-thirds. These are the areas where agricultural preservation should have the highest priority. It is not intended to suggest that other agricultural or nonagricultural lands are unimportant or unworthy of Township preservation. However, these other areas are more susceptible to the pressures and influences of nonfarm development due to the encroachment of single family homes and the creation of relatively small parcels nearby, and require different preservation techniques.

In order to further the Township's efforts to preserve farmland, zoning regulations should be adopted to emphasize the important public purpose of protecting food and fiber production and to minimize the extent to which potentially incompatible nonfarm development will be permitted to encroach into these designated areas. Permitted residential densities in this area should be very low, with overall densities no greater than one unit per five acres. Any new residential development should be limited and designed to minimize conflicts between agricultural and residential uses and to help preserve the most important farmland in the Township.

Rural Preservation

Most of the Township's land area is designated as Rural Preservation. This encompasses the developed and undeveloped lands that remain rural and, in most cases, still exhibit those features considered most important to the rural character of the community - lakes, wetlands, open spaces, woods, fields, hills, and wildlife.

Much of the land in this category has begun to experience parcel splits and accompanying single family home development scattered along the main roads. The purpose of this land use category is to define those areas of the Township where controlled low density residential development can be permitted, but which should respect the character of the land and surrounding area.

Residential densities in this area should be limited to no more than one unit per three acres overall. In addition, it is recommended that the Township adopt zoning regulations that reinforce the Master Plan goals and policies through planned unit development provisions, cluster zoning, and other incentives to preserve the rural assets of the community.

Through the use of such techniques, permitted densities can actually be increased slightly, but with less impact on the rural character.

Low Density Residential

The areas designated for Low Density Residential development are generally found adjacent to or near the Township's lakes and tend to be those areas where development already exists. Many of these areas have been platted and contain very small lots.

Due to the fragile nature of the lakes and their environs, further intense development should be discouraged. While infill development can occur on existing lots, new subdivisions comprised of small lots should not be permitted. The Plan puts a high priority on preventing further overcrowding and additional expansion of intensive development near the more developed lakes within the Township, as well as preserving and preventing intensive development on those lakes which are not already significantly developed. Further, intensive development of already developed lakes and significant development of yet relatively pristine lakes will degrade water quality, threaten drinking water aquifers, place further strain on already inadequate utilities and infrastructure, and threaten the environment.

Densities should range between .5 units per acre and two units per acre, depending on the availability of public sanitary sewer. In addition, the Township zoning regulations affecting lakefront development should be examined and updated accordingly.

Moderate Density Residential

It is the Township's desire to provide a reasonable range of housing options within the community. These options may include condominiums, multiple family developments, manufactured home parks, and other moderate density, moderate cost residential opportunities.

While acknowledging the potential desirability of such housing choices in Grattan Township, it is also recognized that there is a need to consider appropriate locations and relationships. There is now, and is expected to remain throughout the planning period, a general lack of adequate infrastructure (including, but not limited to public water system, public sanitary sewer system, suitable development soils, community services, arterial

roads, etc.) to support this type of relatively intense development. In addition, the Township generally lacks a commercial or employment base to complement the concentrated population of such developments.

The Future Land Use Map does not designate a specific site for such development. Unlike commercial, and even industrial, land uses for which some pattern has already been set, there is no established moderate density development pattern in Grattan Township. However, this section of the Master Plan does provide a list of planning criteria or parameters which may be used to identify appropriate locations in the future. These may be used as guidelines for evaluating specific requests as they may arise.

The characteristics of sites which would be appropriate for moderate density residential development include the following. The most appropriate MDR sites should meet at least four of these criteria.

- \$ Proximity (within one and one-half miles) to existing or planned business/service centers, as identified on the Future Land Use Map;
- \$ Direct access to M-44;
- \$ Direct access to Lincoln Lake Road;
- \$ A preference for sites which do not contain land designated for Agricultural Preservation on the Future Land Use Map or contain sensitive environmental features (wetlands, hydric soils, steep slopes, lakes and streams);
- \$ Availability of public water and sewer, or suitability of soils and hydro-geological conditions for approved community water and sewer systems;
- \$ A recommended overall density of not more than four units per acre, taking into account all types of moderate density residential uses.

With regard to vehicular access, in particular, it was believed that access to Belding Road, a major east/west State highway (M - 44), was an important attribute for moderate density housing which would accommodate the predominant traffic flow to and from major shopping and employment centers in metropolitan Grand Rapids. However, traffic studies have shown that Belding Road is already substantially burdened and will begin to experience significant capacity problems at major intersections to the west. In order to address the existing and continued traffic demands along M - 44 and lessen congestion on the public roads and streets, both within and west of Grattan Township, it is recommended that moderate density development be placed in such locations as would afford convenient north/south movement and, therefore allow for dispersal of the traffic, providing access to alternate travel routes to and from Grand Rapids via 5 Mile Road, M21, or I-96, in addition to the M - 44 route.

Considering the severe limitations on the suitability of the Township for intensive development on a widespread basis, moderate density residential development should be permitted only on a limited basis for discrete areas (not greater than 40 acres) within the Township. The scale of such projects should also be in keeping with township trends in population and land development. No more than 10% of all Township dwelling units should be in multi-family developments and/or manufactured home parks as an

appropriate mixture; provided, there is a demonstrated need in the Township and surrounding communities for this type of housing and provided there are adequate lands in the Township to support this density. On average in Kent County, for example, approximately 3.8% of dwelling units are in manufactured home parks.

Business/Service

There is only modest commercial development in the Township. According to the opinion surveys and Planning Commission discussions, there is not a strong desire for widespread commercial in the future. Indeed, there is a desire for some limited convenience service at specific locations, but these should be compatible with the character of the community, complement the business development that already exists, and not create the appearance of commercial strips.

Four areas, distributed throughout the Township, have been designated for business/service development. The most prominent of these is the area within Grattan Center, where some long-established businesses have been part of the community for many years. The Township is committed to supporting Grattan Center as the main focal point of the community. Therefore, additional commercial development along M-44 should be tightly controlled. One location, the intersection of M-44 and Lincoln Lake Road, is designated as a possible new commercial site along M-44. Future commercial at this high visibility location should be carefully controlled, not contain strip centers, be designed and landscaped to present a positive image of the community and have limited driveway access to minimize traffic conflicts.

Another concentration of business/service uses is proposed in Parnell at the northwest corner of Parnell Road and 5-Mile Road, on and adjacent to land currently occupied by a small convenience store. Parnell is a picturesque country setting well known throughout the area for its magnificent, gleaming white St. Patrick's Church and adjacent school and cemetery. Even the existing store is a landmark of sorts and could serve as the catalyst for some expanded development.

A fourth area is planned to accommodate some modest business/service development at the west end of the Township on the north side of M-44. This location abuts business development in neighboring Cannon Township and is intended to provide a suitable location with good access for contractors and similar non-retail uses.

It is very important that business/service areas be carefully planned and concentrated, rather than allowed to sprawl out along the main roads within the Township. Commercial and business services are readily available in adjacent communities, such that there is no demonstrated need for a significant number of new business or commercial locations within the Township. Furthermore, given the rural character of the Township and the lack of utilities and infrastructure, significant additional commercial uses would place an undue burden on the community.

Industrial

Grattan Township does not envision any intensive industrial development within the planning period. However, there are a number of excavation businesses scattered throughout the Township in proximity to residences. It is the intent of the Plan to provide a location where these uses can be accommodated in an environment that is both conducive to the use and compatible with the surroundings.

The location designated on the Future Land Use Map on the north side of M-44 at the west boundary of the Township is envisioned as a suitable location for non-retail, light industry, storage and similar uses. The area has access to M-44 and is near other lands used for and zoned for similar business development.

It is recommended that the Township zoning ordinance be amended to establish specific standards regarding the type and quality of development to be permitted in this location.

Public/Quasi-Public

Lands designated as Public/Quasi-public are Township owned lands and facilities, as well as institutional uses such as churches, schools, and cemeteries.

Other Recommendations

Zoning Ordinance Update

Much of the Master Plan's future implementation will depend on zoning regulation. Upon adoption of this Plan, therefore, the Grattan Township Zoning Ordinance should be reviewed and updated, as needed, to ensure that the necessary tools are in place to support the recommendations and policies contained in this document. Specifically, the number of zoning districts should be evaluated to correspond more closely with the land use categories used in the Master Plan. New techniques, such as cluster zoning options and density bonus incentives, should be incorporated into the ordinance, as well. Separate agricultural preservation and rural preservation regulations should also be adopted.

Environmental Protection

Protection of the Township's many sensitive features and preservation of its rich natural character will require more than basic zoning regulation. Other, more specific, measures that should be considered include wetland, native habitat, and woodland and natural features ordinances that go beyond local zoning and afford greater control over site-specific conditions.

Techniques specifically aimed at lake and watershed protection should also be considered. These may include increased minimum lot size and/or width requirements for lakefront lots, as well as stricter regulation of docks, funneling, and lake access.

ZONING PLAN

The Michigan Planning Enabling Act (Public Act 33 of 2008) requires that a Master Plan include a “zoning plan” with an “explanation of how the land use designations on the future land use map relate to the districts on the zoning map.

The zoning ordinance establishes 11 zoning districts, though only eight have been used.

FUTURE LAND USE PLAN DESIGNATION	CORRESPONDING ZONING DISTRICTS
Preserved	The “preserved” lands tend to be prime agricultural lands enrolled in the Kent County Purchase of Development Rights program or are environmentally fragile sites acquired or deed restricted for preservation. Most of these lands are zoned A-1, Agriculture. Encroachment by adjacent residential development or other incompatible uses should be avoided.
Agricultural Preservation	The A-1, Agricultural District, is intended to protect those lands best suited to farming in the township. They generally exhibit prime soils, have no public utilities, are being farmed and are of sufficient size to sustain agricultural activities. Minimal non-farm development is permitted in this district.
Rural Preservation	A-2, Agricultural, recognizes the value of preserving farmland as an important element of the township’s rural character. Land zoned A-2 is often farmed, but due to surrounding land use, splitting of parcels, or non-prime soils, these areas are less likely to retain their agricultural viability for the long-term. However, residential development is only permitted at very low densities in order to minimize the impact on the rural qualities that are prized in Grattan Township. Likewise, the R-R, Rural Residential District, strives to preserve the openness of the township. While residential is the main permitted use, other uses (including agriculture) are also permitted. This district is mainly applied to those areas where relatively small acreage parcels have been created and a pattern of large-lot single family development has been established.

FUTURE LAND USE PLAN DESIGNATION	CORRESPONDING ZONING DISTRICTS
Low Density Residential	R, Low Density Residential, and R-L, Lake Residential are the two corresponding zoning districts that support the Low Density designation on the Future Land Use map. These Districts are intended for single-family dwellings in subdivisions or similar clustered arrangements. A few such areas around lakes are served by public sanitary sewer, allowing for small lots. But the absence of sewer throughout most of the township necessitates larger (two acre) lots to accommodate on-site septic systems and minimize environmental degradation.
Medium Density Residential	The township does not have a true high-density zoning district due to a lack of suitable infrastructure. However, two zoning districts have been established to accommodate residential development such as manufactured housing communities, two-family dwellings, multiple family and retirement communities. The R, Residential, and MHC, Manufactured Housing Community, Districts accommodate these uses. As a condition of approval, public sanitary sewer is required.
Business/Service	The C-1 and C-2, Commercial, Districts have been created to allow for business development in the community. A few commercial nodes have been identified in the Master Plan to allow for businesses. These districts are intended to permit small-scale retail and service uses commensurate with the character of the community and the limited infrastructure available to support them
Industrial	The I, Industrial, District directly corresponds to the Industrial designation on the future land use map. This district allows mainly light industrial and service uses compatible with the rural character of the community and whose infrastructure needs are minimal.
Public/Quasi-public	The Township Zoning Ordinance permits “institutional and public uses” in all districts, except the agricultural districts.

USING THE PLAN

To conclude, some explanation is appropriate regarding how the Master Plan should be used. First, it is essential to understand that the Plan is a **policy guide**. It is not an ordinance and does not replace zoning. The Plan is supposed to work hand-in-hand with zoning and other Township development tools. A few important things to know about the Plan are:

Let It Be Your Land Use Guide

Remember that the Master Plan is a guide for **future** land use. The Plan Map may not look like the zoning map or the existing land use map. It really shouldn't. The Plan Map is an illustration of the long-range land use pattern of the Township, based on the goals and strategies adopted as part of the Master Plan.

The Plan is land use policy. Township decisions, as well as those of the private sector, should follow the Plan. New streets, parks, public improvements, etc. should be consistent with the land use policies adopted as part of the Master Plan.

Refer To It In All Zoning Decisions

One of the principal benefits of having an adopted Master Plan is the foundation it provides for zoning decisions. Just as the Master Plan is the policy guide for land use, zoning is the principal legal enforcement tool. The two should work in conjunction with one another.

As the Planning Commission and Township Board are faced with making zoning and land development decisions – rezoning, site plan review, special use permit, planned unit development, plat reviews, etc. – the relationship of those requests to the Master Plan recommendations should be a primary consideration. A request to construct a commercial use in an area planned for residential development, for example, would be contrary to the Plan and should not be approved, unless the Plan is determined to be in error for that particular location or conditions have changed significantly since the Plan was adopted.

In some cases, it may be appropriate to initiate a change to existing zoning boundaries so they more closely conform to the Plan recommendations. This could help avoid conflicts at a later date.

Be Flexible

As important as it is to use the Plan as a guide, it is equally important to recognize that the Plan must be flexible. Changing circumstances, unanticipated opportunities, and unforeseen problems can require a shift in direction. Such mid-course adjustments are not unusual, though they should neither be a frequent nor an easy occurrence.

However, just because a deviation from the Plan may be appropriate in a specific instance, doesn't mean that the Plan is no longer relevant and should be ignored from that point on. When these conflicts arise, the Plan should be formally amended to reflect the change. That way it will remain an up-to-date policy guide over time.

Another practice the Planning Commission is encouraged to adopt is to conduct a regularly scheduled (typically annual) review of the Plan. Even if no changes have been warranted during the course of the prior year, it is wise to take time to consider the continued relevance of the Master Plan. This is a good time to make amendments to keep the Plan current and consistent with Township philosophies.

Keep It Current

The most often heard reasons for not following a Plan are that it is out of date or is no longer relevant. It seems many communities undertake a master planning effort with the idea that once the plan is completed, the job is done for twenty years, when it will again be time to do a new plan. With this philosophy, the community's plan will become obsolete very quickly.

As noted previously, it is **essential** to keep the Master Plan current. On an annual basis, the Planning Commission should set aside one meeting just for the purpose of reflecting on the past year and considering possible amendments to the Plan.

It is unrealistic to expect the Plan to remain unchanged for its anticipated 20-year life. Even the five year review requirement in the Michigan Planning Enabling Act may, in the face of rapid growth or change in local leadership, be insufficient to ensure that the Plan remains current. Neither the Planning Commission nor its professional advisors can predict the future. While the Plan provides a broad framework for land use decisions, site-specific issues may arise that were unanticipated and deserve close scrutiny. Where uses are approved contrary to the Plan, the Plan should be amended to reflect the change. By routinely following this procedure, the Plan will continue to be an up-to-date, reliable planning tool.

Use It As A Management Tool

“A street, square, park, playground, public way, ground, or other open space, or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission.” This provision, taken from Section 61(1) of the Planning Enabling Act, requires the Planning Commission to review all public improvements for conformance to the Master Plan prior to their final authorization. In the event the Planning Commission disapproves such a project, a two-thirds vote of the membership of the body having jurisdiction is required to override that action. If the Planning Commission does not act in 35 days, approval is automatic.

This provision is not intended to give the Planning Commission veto authority over public improvements, but to ensure that formal consideration is given to the relationship of such improvements to the Township Master Plan. In evaluating that relationship, the Planning Commission should look at consistency with land use, as well as the impact of the proposed improvement on other Plan recommendations.

Along the same lines, Section 65(1) of the Planning Enabling Act requires that the Planning Commission must annually prepare a Capital Improvements Program (CIP), if the Township owns and operates a water supply or sewage disposal system. This is an annual process to prepare a continuing list of needed public improvements, identify funding sources, and set priorities. Even if not required, the CIP can be an invaluable tool for implementing the direction set by the Master Plan and managing growth and development within the community.

APPENDIX

1988, 1999 & 2012 Community Survey Results

1988 SURVEY RESULTS

1. HOW STRONGLY DO YOU AGREE WITH THE FOLLOWING STATEMENTS?

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Unsure</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
Prime agricultural land should be preserved	64.4	26.0	4.6	3.7	1.3
Township should encourage new homes	10.9	29.1	17.6	24.8	17.6
More stores/services should be encouraged	15.1	23.7	13.2	30.8	17.2
New commercial only along major roads	49.3	35.7	6.4	5.4	3.2
More industry needed in township	10.3	22.0	18.9	28.1	20.6
New industry only in special areas	51.0	36.2	5.8	4.7	2.3
Home should have priority over farms	3.4	5.8	14.4	33.7	42.7
Mobile home parks should be encouraged	3.2	11.0	8.6	20.4	56.9

2. HOW STRONGLY DO YOU AGREE WITH THE FOLLOWING STATEMENTS?
NEW SINGLE FAMILY HOMES SHOULD BE LOCATED. . .

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Unsure</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
In rural areas	15.2	48.5	15.0	10.3	11.0
In agricultural areas	5.5	16.8	15.8	30.7	31.2
In or near lake shore areas	12.7	44.4	17.9	13.6	11.4
In Grattan Center	20.5	47.6	22.8	5.6	3.5
In existing residential areas	26.7	60.8	7.0	3.5	2.0
In a subdivision	14.9	38.9	18.8	14.1	13.4

3. HOW WOULD YOU RATE THE FOLLOWING PUBLIC SERVICES IN THE TOWNSHIP?

	<u>Excellent</u>	<u>Good</u>	<u>Unsure</u>	<u>Fair</u>	<u>Poor</u>
Parks and recreation	8.7	40.9	23.0	15.5	11.9
Streets and roads	3.3	44.3	4.5	31.2	16.7
Public drains	3.9	30.5	40.3	15.4	9.9
Public sewers	6.7	39.6	37.6	9.4	6.7
Fire protection	14.4	44.6	28.0	11.3	1.8

4. WOULD YOU BE WILLING TO HELP PAY TO IMPROVE OR PROVIDE ANY OF THE FOLLOWING SERVICES?

	<u>Yes</u>	<u>No</u>	<u>Unsure</u>
Parks and recreation	22.4	53.2	24.4
Street and roads	45.4	34.1	20.6
Drainage	19.2	52.8	28.0
Public sewer	23.1	58.9	18.0
Public water	18.4	64.3	17.3
Fire protection	65.9	16.8	17.2

5. TOP THREE REASONS TO EXPLAIN WHY RESPONDENT LIVES IN OR MOVED TO GRATTAN TOWNSHIP.

Prefer rural environment	32.3
Closer to water and natural environment	28.7
Recreation opportunities	12.2
Affordable housing	10.1
Closer to work	5.1
Lower taxes	5.0
Quality of schools	4.4
Other	2.2

1999 SURVEY RESULTS

Grattan Township Land Use Survey Final Draft Report

What best describes your place of residence

Lakefront.....48%
Country home/large lot31%
Farmstead10%
Seasonal Cottage.....6%
Grattan Center.....3%
Subdivision.....2%
Other.....<1%



How long have lived in Grattan Township

More than 20 years34%
1-5 years19%
10-20 years19%
5-10years18%
Live outside Township6%
Less than 1 year.....5%

What is your age

>60 years29%
50-5927%
40-4926%
30-3915%
<29 years.....3%

How much property do you own

<2 acres.....49%
2- 5 acres21%
10- 20.....10%
20-1009%
5 - 10 acres8%
> 1004%

Why did you move to Grattan

Lakes & Streams 1.4
Open Space 1.5
Low Crime Rate 1.7
Property Taxes 2.2
Housing Prices 2.4
Recreation Opportunities 2.5
Quality of Schools 2.7
Family & Friends 2.9
Church..... 2.9
Availability of Housing..... 3.3
Close to Work 3.4

Very Important				Very Unimportant
1	2	3	4	5

One statement regarding growth and development in Grattan

Growth is desirable w/ quality and location controlled31%
 Growth should be allowed and tightly restricted.....24%
 No development around lakes14%
 Growth allow w/ little government interference10%
 Discouraged9%
 With water and sewer5%
 Stopped completely5%
 More Development4%

Where do you most often shop

Ada/Cascade7%
 Northland12%
 Belding13%
 Rockford.....15%
 Greenville15%
 Lowell.....17%
 Knapps Corner21%

To what degree are the following conditions a problem

Over development of lakes2.1
 Loss of farmlands2.3
 Increase housing development & growth2.5
 Loss of rural character2.5
 Mixing industrial and commercial in residential areas.....2.7
 Traffic on M-44.....2.8
 Water quality of lakes2.9
 Condition of township gravel roads3
 Dependability of public utilities3
 Lack of public utilities3.6
 Lack of business and services.....3.8
 Lack of recreation3.9

Very Important				Very Unimportant
1	2	3	4	5

Rank each of the following in terms of their importance to you

Preserve Rural Character1.9
 Preserve agricultural lands1.9
 Provide a location for commercial development2.3
 Improve existing roads2.3
 Cooperate w/surrounding communities for services.....2.5
 Keep things as they are now2.7
 Increase existing police services3
 Create a public farm market3.2
 Extend public sewer in township3.3
 Allow more development.....3.3
 Provide affordable housing for seniors/young3.5
 Increase Township tax base.....3.7

Very Important				Very Unimportant
1	2	3	4	5

To what extent would you wish to have the following goods and services

Gas	2.9
Grocery	3.3
ConvenienceStore	3.4
Restaurant.....	3.4
Hardware	3.6
Pharmacy.....	3.8
Doctor	3.9
Car Wash	4
Hair salon.....	4
Drive-in restaurant.....	4.1
Video	4.2

Important				Very Unimportant
1	2	3	4	5

To what extent should the following features contribute to the township's character

Trees	1.2
Orchards	1.3
Lakes	1.3
Wetlands	1.7
Farms.....	1.7
Hills.....	1.7
Sparse Development	1.9
Large Parcels	2
Grattan Center.....	2.7
Gravel Roads	3

Very Important				Very Unimportant
1	2	3	4	5

Should Grattan have more or fewer of the following housing types

Single Family	1.8
Senior facility	2.1
Affordable housing	2.2
Estate type housing.....	2.2
Low income-housing.....	2.5
Condos.....	2.5
Rental property	2.7
Mobile home park.....	2.8

More	Same	Fewer
1	2	3

2012 SURVEY RESULTS

1. How strongly do you agree.

No opini --		Strongly Agree	Aagree	Unsure	Disagree	Strongly Disagree	Response Count
Prime agricultural land should be preserved	44.0% 3.2% (10) (139)		34.5% (109)	4.4% (14)	6.3% (20)	7.6% (24)	316
Township should encourage new home development	12.5% 5.3% (17)		30.9% 320 (40)	17.5% (99)	23.8% (56)	10.0% (76)	(32)
More stores/services should be encouraged	20.3% 3.5% (11)		29.5% 315 (64)	14.3% (93)	22.2% (45)	10.2% (70)	(32)
Commercial development should only be along major roads	31.6% 4.8% (15)		39.0% 2.9% (9)	313 (99)	11.8% 9.9% (31) (122)		(37)
More industry is needed in the township	21.4% 4.2% (13)	7.4% (23) 309 (66)		22.0% (68)	25.2% (78)	19.7% (61)	
Farms should have priority over development	33.3% 2.9% (9) (105)		32.4% (102)	15.2% (48)	10.8% (34)	5.4% (17)	315
Mobile home parks should be encouraged	17.6% 1.9% (6)	2.2% (7) 318 (56)	3.5% (11) (221)	5.3% (17)		69.5%	
					answered question		326
					skipped question		3













2. New single family homes should be located.

No Agree Opinion		Strongly Agree		Unsure	Disagree	Strongly Disagree	Response Count
In non-farm rural areas	21.0% 6.9% (20) (61)	38.8% (113)		13.4% (39)	14.4% (42)	5.5% (16)	291
Any place in the township	18.3% 5.3% (16) (55)	27.3% (82)		11.7% (35)	21.7% (65)	15.7% (47)	300
In and around Grattan Center	14.0% 9.4% (27) (40)	38.1% (109)		20.6% (59)	14.0% (40)	3.8% (11)	286
Near existing residential areas	17.7% 6.5% (19) (52)	51.0% (150)		8.2% (24)	12.2% (36)	4.4% (13)	294
Only in subdivisions	19.6% 9.1% (26) (56)	5.3% (15)	9.5% (27)		38.6% (110)	17.9% (51)	285
					answered question		316
					skipped question		13




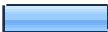

3. How would you rate the public services in the Township.

No Opinion		Very Good		Good	--	Needs Improvement	Response Count
Parks and recreation	21.3% (66)	14.8% (46)	3.9% (12)	40.6% (126)	4.5% (14)	14.8% (46)	310
Streets and roads	3.8% 39.0% (122)	8.6% 313 (12)	3.8% (27)	38.0% (12)	6.7% (119)		(21)
Public drains	43.2% (131)	6.6% (20)	2.6% (8)	32.7% (99)	3.3% (10)	11.6% (35)	303
Public sewers	40.7% (124)	7.2% (22)	4.3% (13)	36.7% (112)	2.0% (6)	9.2% (28)	305
Fire protection	14.1% 1.0% (3) (44)	33.0% (103)	6.1% (19)	39.7% (124)		6.1% (19)	312
					answered question		316
					skipped question		13

4. I live in Grattan or moved to Grattan because? (check all that apply)

		Response Percent	Response Count
Prefer rural environment (Lakes & Streams, Open Spaces)		82.4%	257
Closer to water and natural environment		70.2%	219
Recreation opportunities (Boating, Fishing, Hunting. etc...)		56.1%	175
Affordable housing		28.5%	89
Availability of housing		7.7%	24
Lower property taxes		19.6%	61
Quality of schools		22.4%	70
Low crime rate		39.4%	123
Family & friends		27.2%	85
Church		17.0%	53
Close to work		6.4%	20
Other (Be specific if possible)		8.0%	25
answered question			312
skipped question			17










5. The Federal, State, County, and Township governments have contributed to the funds necessary for farmland preservation; would you:

		Response Percent	Response Count
Support a millage to pay for farmland preservation		15.5%	48
Support it; but think it should come out of the township's general operating budget		19.7%	61
Support farm land preservation but not contribute to the program with township funds		38.7%	120
Not support farm land preservation at all		15.2%	47
I have no opinion on farmland preservation		11.0%	34
answered question			310
skipped question			19






6. Would you be willing to help pay a special millage to improve or provide any of these services

Yes		No	Response Count
Parks and recreation	24.2% (73)	75.8% (229)	302
Streets and roads	43.9% (134)	56.1% (171)	305
Public drains	12.8% (38)	87.2% (258)	296
Public sewers	16.1% (47)	83.9% (245)	292
Fire protection	59.9% (184)	40.1% (123)	307
cable / internet	17.1% (51)	82.9% (247)	298
			answered question
			315
			skipped question
			14





7. What best describes your place of residence. (please pick one)

		Response Percent	Response Count
Lakefront		48.2%	151
Lot (less than 1 acre)		4.5%	14
Country home/large lot (up to 4 acres)		16.3%	51
Farmstead Small farm (over 4 acres but under 11)		7.7%	24
Farmstead Medium farm (under 50 acres over 11)		8.6%	27
Farmstead Large farm (over 50 acres)		7.3%	23
Seasonal cottage		2.9%	9
Grattan Center, Subdivision		1.6%	5
Other (please specify)		2.9%	9
answered question			313
skipped question			16







8. How long have you lived in Grattan?

		Response Percent	Response Count
1 to 5 years		13.5%	41
5 to 10 years		12.8%	39
10 to 15 years		15.8%	48
15 to 20 years		13.5%	41
20 years plus		44.4%	135
answered question			304
skipped question			25




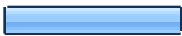




9. What is your age?

		Response Percent	Response Count
Under 18 years		0.0%	0
18 to 25 years		1.0%	3
25 to 40 years		9.4%	28
40 to 60 years		44.1%	132
Over 60 years		45.5%	136
answered question			299
skipped question			30







10. How much property do you own (rent)?

		Response Percent	Response Count
Lot (under 1 acre)		39.3%	121
1 to 5 acres		24.7%	76
5 to 20 acres		22.1%	68
20 to 50 acres		4.9%	15
50 to 100 acres		4.9%	15
100 to 200 acres		4.2%	13
Over 200 acres		0.0%	0
answered question			308
skipped question			21

11. Where do you shop most often? (please pick one)

		Response Percent	Response Count
Belding		2.9%	9
Lowell		33.0%	101
Grand Rapids		25.8%	79
Greenville		26.1%	80
Cannonsburg		0.3%	1
Parnell		0.0%	0
Grattan Center		0.0%	0
Rockford		2.6%	8
Knapp's Corner		5.9%	18
Other (please specify)		3.3%	10
answered question			306
skipped question			23

12. Which one word or phrase below best describes how you feel about growth in the Township?

		Response Percent	Response Count
About right		55.1%	166
Too restricted		24.3%	73
Around lakes only		1.0%	3
Should be discouraged		10.6%	32
Only with sewer and water		6.3%	19
Should be stopped		2.7%	8
answered question			301
skipped question			28

13. To what degree are the following conditions a problem.

Somewhat a A big problem problem			Not a problem	Response Count
Over development of lakes	19.9% (55)	43.5% (120)	36.6% (101)	276
Loss of farmlands	23.5% (65)	42.2% (117)	34.3% (95)	277
Increased housing development & growth	13.3% (36)	26.7% (72)	60.0% (162)	270
Loss of rural character	21.1% (59)	30.5% (85)	48.4% (135)	279
Mixing industrial and commercial in residential areas	21.0% (58)	31.2% (86)	47.8% (132)	276
Traffic on M-44	17.8% (49)	30.5% (84)	51.6% (142)	275
Traffic on Lincoln Lake	25.0% (72)	34.4% (99)	40.6% (117)	288
Water quality of lakes	14.9% (39)	41.8% (109)	43.3% (113)	261
Condition of township gravel roads	31.2% (87)	34.1% (95)	34.8% (97)	279
Dependability of public utilities	7.6% (20)	31.4% (83)	61.0% (161)	264
Lack of public utilities (includes cable & internet)	15.4% (43)	25.4% (71)	59.1% (165)	279
Lack of business and services	13.2% (36)	29.4% (80)	57.4% (156)	272
Lack of recreation	6.2% (15)	11.2% (27)	82.6% (200)	242

Other (please specify) 17

answered question	311
skipped question	18

14. Rank each of the following in terms of their importance to you.

Very Important			Somewhat Important		Not At All Important	Response Count
Preserve rural character	48.8% (147)	10.3% (31)	26.6% (80)	3.3% (10)	11.0% (33)	301
Preserve agricultural lands	40.3% (121)	10.0% (30)	28.7% (86)	4.3% (13)	16.7% (50)	300
Provide a location for commercial development	14.7% (42)	8.7% (25)	31.5% (90)	7.7% (22)	37.4% (107)	286
Improve existing roads	36.9% (108)	8.2% (24)	39.2% (115)	6.8% (20)	8.9% (26)	293
Cooperate w/surrounding communities for services	29.9% (85)	11.3% (32)	40.8% (116)	4.6% (13)	13.4% (38)	284
Keep things as they are now	20.1% (57)	7.8% (22)	38.9% (110)	7.8% (22)	25.4% (72)	283
Increase existing police services	8.6% (24)	5.4% (15)	35.8% (100)	13.6% (38)	36.6% (102)	279
Create a public farm market	14.7% (42)	7.3% (21)	25.2% (72)	8.4% (24)	44.4% (127)	286
Extend public sewer in township	8.5% (24)	3.9% (11)	20.6% (58)	11.0% (31)	56.0% (158)	282
Allow more development	9.1% (26)	5.6% (16)	27.2% (78)	10.8% (31)	47.4% (136)	287
Provide affordable housing for seniors/young	7.1% (20)	4.3% (12)	22.3% (63)	13.5% (38)	52.8% (149)	282
Increase Township tax base	7.2% (20)	4.0% (11)	25.2% (70)	8.6% (24)	55.0% (153)	278
answered question						310
skipped question						19

15. To what extent would you wish to have the following goods and services in Grattan Township.

Somewhat Needed Needed		—		—	Not Needed	Response Count	
	Gas	33.9% (100)	3.1% (9)	23.1% (68)	3.7% (11)	36.3% (107)	295
	Grocery	20.3% (59)	4.1% (12)	27.8% (81)	5.2% (15)	42.6% (124)	291
Convenience type store		15.3% (44)	2.8% (8)	28.5% (82)	5.9% (17)	47.6% (137)	288
	Restaurant	18.6% (54)	5.5% (16)	28.3% (82)	4.8% (14)	42.8% (124)	290
Hardware store		13.1% (38)	3.4% (10)	21.7% (63)	4.8% (14)	56.9% (165)	290
	Pharmacy	10.1% (29)	2.1% (6)	19.2% (55)	4.9% (14)	63.6% (182)	286
	Doctor	7.7% (22)	2.4% (7)	18.5% (53)	7.3% (21)	64.0% (183)	286
	Car wash	7.0% (20)	1.4% (4)	14.4% (41)	4.9% (14)	72.3% (206)	285
	Hair salon	2.8% (8)	0.7% (2)	10.8% (31)	7.3% (21)	78.4% (225)	287
Drive in restaurant		7.6% (22)	0.3% (1)	12.8% (37)	3.8% (11)	75.3% (217)	288
	Strip mall	3.7% (10)	0.7% (2)	8.6% (23)	2.6% (7)	84.4% (227)	269

Other (Be Specific) 13

answered question 301

skipped question 28





16. To what extent should the following features be preserved because they contribute to the Township's character.

Somewhat Needed						Not Needed	Response Count
Trees	78.5% (234)	5.0% (15)	12.4% (37)	0.7% (2)	3.4% (10)		298
Orchards	67.7% (197)	5.2% (15)	20.6% (60)	1.7% (5)	4.8% (14)		291
Lakes	87.8% (260)	3.4% (10)	5.7% (17)	0.0% (0)	3.0% (9)		296
Wetlands	66.2% (194)	5.8% (17)	16.4% (48)	2.7% (8)	8.9% (26)		293
Farms	63.7% (186)	7.5% (22)	17.8% (52)	3.1% (9)	7.9% (23)		292
Hills	57.8% (167)	7.3% (21)	24.6% (71)	2.1% (6)	8.3% (24)		289
Sparse development	44.1% (123)	5.4% (15)	29.4% (82)	5.0% (14)	16.1% (45)		279
Large parcels	44.1% (124)	7.8% (22)	26.3% (74)	3.6% (10)	18.1% (51)		281
Grattan Center	39.3% (110)	6.4% (18)	32.1% (90)	4.3% (12)	17.9% (50)		280
Gravel roads	28.5% (80)	2.5% (7)	23.8% (67)	8.5% (24)	36.7% (103)		281
						answered question	300
						skipped question	29




17. Should Grattan have more or fewer of the follow housing types.

Kept The Need More Same					Need Fewer	Response Count
Single family	32.4% (94)	12.1% (35)	50.3% (146)	0.3% (1)	4.8% (14)	290
Senior facility	18.3% (52)	9.9% (28)	49.3% (140)	4.2% (12)	18.3% (52)	284
Affordable housing	18.3% (53)	4.5% (13)	51.2% (148)	3.8% (11)	22.1% (64)	289
Estate type housing	9.9% (28)	6.4% (18)	50.7% (143)	4.3% (12)	28.7% (81)	282
Lower income housing	8.1% (23)	1.1% (3)	28.2% (80)	5.6% (16)	57.0% (162)	284
Condos	8.3% (24)	5.2% (15)	34.0% (98)	5.6% (16)	46.9% (135)	288
Rental property	6.0% (17)	2.1% (6)	30.7% (87)	6.7% (19)	54.4% (154)	283
Mobile home park	5.6% (16)	0.7% (2)	8.4% (24)	3.5% (10)	81.8% (234)	286
answered question						296
skipped question						33

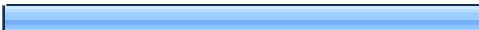

18. How do you feel about commercial development in the township?

		Response Percent	Response Count
None at all		13.5%	39
Only on land presently master planned as commercial		32.5%	94
On a limited basics		36.7%	106
On M44 and Lincoln lake only		17.3%	50
answered question			289
skipped question			40





19. In our present master plan it states “no commercial development at the corner of M44 and Lincoln Lake

		Response Percent	Response Count
I agree with this		46.1%	136
I would encourage some limited development, (fuel station, convenience store, etc)		37.3%	110
This area should be developed for whatever comes along		16.6%	49
answered question			295
skipped question			34

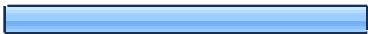




20. Do you presently have either or both of these services?

		Response Percent	Response Count
Cable Service		71.7%	160
Internet Service		91.5%	204
answered question			223
skipped question			106

21. How would you rate the Grattan cable TV channel?

		Response Percent	Response Count
I get all my information about Grattan from this channel		1.4%	4
I like to watch it occasionally to see what is going on in my community		9.3%	26
I have seen it but pay little attention to what is on		28.2%	79
I have never seen that channel		61.1%	171
answered question			280
skipped question			49

22. How would you prefer to receive information about Grattan Township?

		Response Percent	Response Count
As it is now		54.5%	158
More through the TV cable channel		4.5%	13
From the website		11.7%	34
Develop a more interactive website		9.7%	28
Get e-mails through an automated system		19.7%	57
answered question			290
skipped question			39

Page 1, Q4. I live in Grattan or moved to Grattan because? (check all that apply)

1	WANTED TO FARM BUT CLOSE TO GR	Oct 10, 2012 2:20 PM
2	RETIRED	Oct 10, 2012 1:52 PM
3	We completely love being in the country.	Oct 8, 2012 12:38 PM
4	Quality of schools---not Belding No trailers	Oct 7, 2012 3:55 PM
5	Tax base lower that is one incentive for agricultural. In other words what is the incentive for the seller. Farmland preservation let's a very few farmers buy land for a song as the years go by and land goes up.	Oct 7, 2012 3:29 PM
6	I think the Grattan town needs improvement	Oct 3, 2012 3:50 PM
7	to lve on a lake	Oct 1, 2012 7:53 AM
8	large parcels avaiable for new home	Sep 28, 2012 11:46 AM
9	Family Farm - 5th generation home!	Sep 13, 2012 2:16 PM
10	Family history in the surrounding area	Sep 4, 2012 6:17 PM
11	I inherited the family cottage on Murray Lake	Aug 29, 2012 10:43 PM
12	privacy	Aug 23, 2012 11:19 AM
13	lots of green areas and open spaces	Aug 15, 2012 2:16 PM
14	found good land	Jul 26, 2012 9:55 AM
15	Bought Vacant, Repo-ed land at a good price.	Jul 25, 2012 11:15 AM
16	Land availability	Jul 25, 2012 10:42 AM
17	Good place to retire	Jul 25, 2012 9:43 AM
18	lived here for 60 years	Jul 24, 2012 1:38 PM
19	I don't see a spot where an opinion on a mobile home park can be put. It was very discouraging when a developer was trying to build one off of M44 back several years ago and Cannon Twp. help fight this for it not to happen. I don't even know why there would be any conversation on this form to inquire about any such development after that fiascal. No is the word. It would bring down the township, it's a stereotype and isn't needed here. Look around, see for yourself.	Jul 14, 2012 1:05 PM
20	I don't see a spot where an opinion on a mobile home park can be put. It was very discouraging when a developer was trying to build one off of M44 back several years ago and Cannon Twp. help fight this for it not to happen. I don't even know why there would be any conversation on this form to inquire about any such development after that fiascal. No is the word. It would bring down the township, it's a stereotype and isn't needed here. Look around, see for yourself.	Jul 14, 2012 1:05 PM
21	Cottage	Jul 10, 2012 4:41 PM

Page 1, Q4. I live in Grattan or moved to Grattan because? (check all that apply)

22	We bought water front (not lake) property to have fishing, all benefits of living on water without the hassles of lake front living	Jul 3, 2012 1:48 PM
23	Murray Lake	Jul 3, 2012 7:15 AM
24	Stuck here	Jul 1, 2012 1:28 PM
25	It's not like Ada, Rockford, or Cascade	Jun 26, 2012 4:41 PM

Page 2, Q7. What best describes your place of residence. (please pick one)

1	none	Oct 10, 2012 8:51 AM
2	none	Oct 10, 2012 8:41 AM
3	farm	Oct 5, 2012 11:21 AM
4	no comment on survey	Sep 6, 2012 7:40 AM
5	farm land is extremely important for human life, pest asides,chemicals for weeds and manipulated seeds grown for food need to be stopped. God and Mom nature know best. this is damaging the water and land and hurting humanbeing.	Sep 4, 2012 6:17 PM
6	Landowner, not resident	Jul 25, 2012 11:16 AM
7	country home over 12 acres	Jul 24, 2012 2:13 PM
8	10 Acres on waterfront (not lake front)	Jul 3, 2012 1:50 PM
9	sensitive lake front, adjacent to activve farmland and sewerlands.	Jun 26, 2012 4:43 PM

Page 2, Q11. Where do you shop most often? (please pick one)

1	Belding and Greenville.	Oct 8, 2012 1:52 PM
2	Grand Rapids, Cannonsburg and Rockford.	Oct 8, 2012 1:19 PM
3	Rockford	Oct 7, 2012 3:01 PM
4	plainfield	Oct 1, 2012 8:02 AM
5	no comment added	Oct 1, 2012 7:55 AM
6	nothing on survey	Sep 6, 2012 8:17 AM
7	rockford	Jul 24, 2012 3:33 PM
8	Rockford	Jul 24, 2012 1:30 PM
9	28th street; Meijer, Lowes, Home Depot; Ada	Jul 13, 2012 12:48 PM
10	Mostly Greenville, Belding and Plainfield Twp.	Jun 26, 2012 4:43 PM

Page 3, Q13. To what degree are the following conditions a problem.

1	Speeds	Oct 7, 2012 4:21 PM
2	Gravel pit on M44 past Lincol Lake a big problem	Oct 7, 2012 3:58 PM
3	Natural weed control. Limit outside boats?	Oct 7, 2012 3:44 PM
4	My property taxes are out of control. Unless you want larger pieces of property broken up you need to reward people for keeping pieces larger not smaller	Sep 27, 2012 12:53 PM
5	Traffic at M-44 and Lincoln Lake Intersection	Sep 13, 2012 2:28 PM
6	Lacking any oppertunity for secondary use of property in r-r zoning	Sep 6, 2012 6:49 AM
7	pesticides and some fertilizers and chemicals used for weed prevention are hurting the soil, water, humans. need to be stopped for the most part.	Sep 4, 2012 6:23 PM
8	walking trails roads need to be oiled	Aug 6, 2012 3:48 PM
9	traffic/parking on Old Belding Rd.	Jul 25, 2012 9:40 AM
10	Red, Yellow, Green traffic light on the intersection of Lincoln Lake and M-44	Jul 24, 2012 2:20 PM
11	Need a park where there's a ball field, maybe at the to be new park at the township hall that 's taking so long to complete along w/a play ground. Similar to what's at the township halls on M57.	Jul 14, 2012 12:56 PM
12	we need public beaches and paved roads please.	Jul 9, 2012 10:27 AM
13	too much lake public access on Murray Lake	Jul 8, 2012 8:57 AM
14	rumble strips on M-44 by residences should be filled in!	Jul 6, 2012 12:17 PM
15	under recreation: The area NEEDS foot paths and biking trails connecting neighborhoods reducing isolation and connecting parks to local businesses. Roads are busy, fast and dangerous to walk or bike ride. Reducing enjoyment of the natural area we are trying to preserve. We would vote for a millage to create these trails.	Jul 1, 2012 9:17 AM
16	There are no public beaches in grattan township.	Jun 28, 2012 1:14 PM
17	Loss of wetlands for farming and develplment.	Jun 26, 2012 4:47 PM

Page 3, Q15. To what extent would you wish to have the following goods and services in Grattan Township.

1	Home Center	Oct 7, 2012 9:16 PM
2	grocery	Oct 1, 2012 10:55 AM
3	Mini golf	Oct 1, 2012 7:49 AM
4	KFC	Sep 17, 2012 12:57 PM
5	Natural gas would be a wonderful addition.	Sep 11, 2012 10:04 AM
6	nothing on survey	Sep 6, 2012 7:42 AM
7	preserve the country & farm land	Sep 4, 2012 6:23 PM
8	post office	Jul 26, 2012 10:02 AM
9	Need a gas/convenience store on Belding Rd. near Lincoln Lake Ave. Closest is Belding, M57 and Lincoln Lake or M44 and Ramsdell.	Jul 14, 2012 1:10 PM
10	Need to get a gas station/convenience store on Belding Rd., maybe near Lincoln Lake Ave. You need to go Belding, Ramsdell and M44 or M57 and Lincoln Lake to find a place.	Jul 14, 2012 12:56 PM
11	Grattan is WAY too restrictive to everything. Farmland preservation is NOT needed any longer. There is NO threat of development in these YEARS of depressed economics. Grattan should be seeking and HELPING home and business growth of ALL types. Remodels, restorations included. WAY too many needless meddlings!	Jul 3, 2012 7:20 AM
12	The ideal would be businesses created in a house not a strip mall for a neighborhood feel to the businesses.	Jul 1, 2012 9:17 AM
13	maybe a park and ride lot	Jul 1, 2012 9:17 Am

