



ZEELAND  
CHARTER TOWNSHIP  
MASTER PLAN  
2019

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ADOPTED MAY 14, 2019

**Zeeland Charter Township  
2019 Master Plan**

Adopted May 14, 2019

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Tim Miedema  
Ron Brink  
Dennis Russcher  
Don Steenwyk  
Steve Nelson

Prepared with the Assistance of:

*MainStreet Planning Company*

*1600 East Beltline NE*

*Suite 212*

*Grand Rapids, MI 49525*



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## INTRODUCTION

### Authority to Create the Plan

The Zeeland Charter Township Master Plan has been prepared and adopted by the Township Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The Planning Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To avoid overcrowding of the land by buildings and people;
- To lessen congestion on public roads and streets;
- To facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- To consider the character and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Township Board in making both day-to-day and long-range land use decisions.

This Master Plan has been developed based upon several factors: the existing natural and cultural resources of the Township; current land use trends; the need for different types of land use including commercial, industrial, institutional, and residential land uses; and the desired community character as expressed through work sessions with local officials, a community-wide survey, community workshops, and a public hearing.

The Michigan Planning Enabling Act requires that each community shall review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. The Township of Zeeland Charter Township has chosen to adopt a new Master Plan, which addresses land use policy for at least the next five years, and at the end of that period the Plan should be reviewed to determine whether its' stated goals and policies need to be revised.

### Use of the Plan

The Master Plan is designed to furnish public officials, residents, and the development community with a policy and decision-making guide that represents the views and desires of the citizens of the community. This plan will reflect and expand upon the Zeeland Charter Township Master Plan of 2014, which is replaced by this document.

The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Township lands as recommended on the Future Land Use Map. Development takes place as land owners seek rezoning and as developers request approval of plans for residential, commercial, and industrial projects in response to market demands.



The Plan sets forth recommendations for types of land uses which may be established in the Township, and recommends locations for where these land uses are best suited, based upon availability of roads, utilities, natural resources, recreation opportunities, and community services.

In particular, the Plan will assist local officials in the following:

- **Review of rezonings and special use permits.** Applications for rezonings and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new streets, facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Township. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Review of plats and site condominiums.** Site condominium divisions and traditional land divisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well. The Planning Commission is required to hold a public hearing and make recommendations on a proposed plat at the tentative preliminary plat step, according to the Michigan Planning Enabling Act.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. The Master Plan, more than any other document, provides direction for Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.
- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be “based upon a plan.” (MCL 125.3203). A Township’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious.” By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission, the Township Council, and the Zoning Board of Appeals
- **Providing consistency of process.** This Plan is a very strong and visible statement by Township officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan provides clear direction for Township officials, applicants, and residents, and helps assure that each application for development is reviewed according to the same set of criteria.



## Preparation of the Master Plan

The preparation of the 2018 Township of Zeeland Charter Township Master Plan included extensive citizen input gathered in a variety of ways, as well as development of Guiding Principles by the Planning Commission. The Planning Commission utilized an analysis of the results to shape the Goals and Action Steps found in Chapter Three. Following is a summary of each of the types of input, numbers of participants, and general outcomes of each type of citizen input method.

### Guiding Principles

On April 26, 2018, the Planning Commission along with several members of the Township Board and several members of the staff participated in a Guiding Principles Workshop. Guiding Principles were developed which were intended to substantially guide the Master Plan process. The Guiding Principles are as follows:

- Preserve and enhance the agricultural economy.
- Preserve and maintain existing parks; identify and utilize valuable natural resources and open space for future parks and recreational activities.
- Development patterns will preserve a rural lifestyle, while maintaining a high level of public services, public safety, transportation, and amenities.
- Maintain the current level of employment and industry in the community; preserve existing commercial areas; plan for limited expansion of commercial uses.
- Recognize the desirability of Zeeland Charter Township as a place to live due to the high quality of life and excellent schools; provide areas for residential land uses while planning the majority of the Township for agricultural and rural residential land use.
- Establish a vision for the Township based upon the Guiding Principles; review and amend land use policies implemented primarily through the Zoning Ordinance, which ensure that the vision will be substantially carried out.

### Community Survey

The Master Plan process included an on-line survey administered early in the planning process. The survey asked questions within a range of topics including demographics of the responder; quality of life; future land use; preferred residential lot sizes; neighborhood design; and parks and recreation. A total of 132 persons within a mix of age groups responded to the survey. The survey was used to help shape Goals and Actions for the Master Plan.

Complete results of the survey are found in Appendix B.



## Community Workshops

A Community Workshop was held on August 15, 2018 at the Zeeland Township Offices building. Approximately 26 persons attended the event, including members of the general public, Township Board members, and Township Planning Commissioners.

Using large aerial photos of the Township, participants provided comments on a variety of issues pertaining to land use and community development. Issues included neighborhood character; recreation; appearance; traffic and pedestrian safety; commercial and industrial development; agricultural preservation; and other comments related to positive or negative trends.

Results of the workshop were used to shape Goals and Actions for the Master Plan.

## Joint Meeting of the Planning Commission and Township Board

A joint meeting of the Zeeland Charter Township Board of Trustees and the Planning Commission was held on January 17, 2019. The Board of Trustees approved the distribution of the Draft Master Plan as required by the Michigan Planning Enabling Act, PA 33 2008 as amended.

## Community Open House/Public Hearing/Adoption of the Zeeland Charter Township 2019 Master Plan

Following the 63-day comment period for adjacent communities and Ottawa County as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended, the Planning Commission held a public hearing on May 14, 2019. The public hearing was preceded by a Community Open House where members of the public were able to review the proposed Future Land Use Map, and ask questions of the Planning Commission.

Following the public hearing, the Planning Commission then adopted the Zeeland Charter Township 2019 Master Plan.



## CHAPTER 1

### COMMUNITY DESCRIPTION

#### Location and Access

Zeeland Charter Township is located in Ottawa County, Michigan approximately twelve miles west of the municipal boundary of the City of Grand Rapids in Kent County. The Township lies approximately 1.5 miles east of the City of Holland within Ottawa County.

Zeeland Charter Township is located in the southern-most tier of townships in Ottawa County. Adjacent communities include Blendon Township to the north; Jamestown Township to the east; Overisel Township in Allegan County to the south; Holland Township to the west; and the City of Zeeland in the west-central portion of the Township.

The Township consists of approximately 34 square miles, with portions of the original 36 sections occupied by the City of Zeeland. The western boundary of the Township is located approximately ten miles from the Lake Michigan Shoreline.

Major transportation corridors include State of Michigan Route M-121 (Chicago Drive) which provides connections to the Grand Rapids metropolitan area to the northeast, and to Federal Route 31 to the west, via Business Loop 196 (a State Route). Interstate Route I-196 provides connections to the Grand Rapids metropolitan area to the northeast, where it connects with I-96; and to the Holland metropolitan area to the southwest.

A Class I railroad, CSX Transportation, traverses the Township in a northeast to southwest direction, providing connections to the Grand Rapids and Holland metropolitan areas. The railroad right-of-way primarily runs parallel to the M-121 (Chicago Drive) right-of-way.

Zeeland Charter Township's location provides excellent access to the major employment centers of the Grand Rapids and Holland metropolitan areas, as well as to the recreational assets found in the Lake Michigan shoreline communities.

Community Facilities are shown on Map 1.

#### Governmental Services

##### Governing Board and Staff

The Zeeland Charter Township governing Board of Trustees conducts policy and legislative functions of the Township government. The seven-member Board consists of the Supervisor, Clerk, Treasurer, and four Trustees. The Board is responsible for adopting ordinances; adopting the annual budget; appointing other boards, commissions and committees; and hiring Township employees. All members are elected to four-year terms occurring at the general November election in the presidential election years. The



Board members are elected at large on a partisan basis. Elected officers of the Township must be qualified electors and residents of the Township.

The Township employs full-time and part-time employees, as well as seasonal employees. Employees include both regular and contract employees. Township departments and services include Assessing; Fire; Zoning Administration and Building Inspection; Electrical, Mechanical, and Plumbing inspections; and Parks and Cemetery Maintenance.

Zeeland Charter Township Offices are located at 6582 Byron Road in Section 22.

## Utilities

Significant portions of Zeeland Charter Township are served by public water and sanitary sewer.

The City of Zeeland provides both public water and sewer in an area bounded by Quincy Street to the north; Riley Street to the south; 80<sup>th</sup> Avenue on the east; and 96<sup>th</sup> Avenue on the west. Holland Charter Township provides public water and sewer in the remaining portions of the Township served by these utilities.

Maps of the water and wastewater collection systems in the Township are available at the Zeeland Charter Township offices.

## Public Safety and Emergency Services

### Fire Department

The Zeeland Charter Township Fire Department consists of 32 full-time and part-time personnel. Personnel consist of officers, firefighters, rescue personnel, medical first responders, and emergency medical technicians.

The Township maintains three fire stations at the following locations: the Beaverdam fire station located on 72<sup>nd</sup> Avenue; the Drenthe fire station located on Adams Street; and a fire station located on Byron Road, next to the Township offices in Vriesland. The Fire Department has a mutual aid agreement with surrounding communities.

### Police

Law enforcement services are provided to the residents of Zeeland Charter Township by the Ottawa County Sheriff's Department and the Michigan State Police. One full-time and one part-time Ottawa County Sheriff's Deputies are assigned to the Township. The deputies work closely with the community in a proactive effort to prevent crime and promote safety. They are available for area patrol requests or other neighborhood concerns, and can be immediately dispatched if an officer is needed immediately.

### Emergency Services

The Ottawa County Central Dispatch Authority provides emergency communication for all Police, Fire, and EMS agencies in Ottawa County. The primary means of communication with the public is through the Enhanced 9-1-1 system. The other primary means of communication is through radio and computer systems. All Ottawa County police, fire and ambulance services communicate with Central Dispatch via



this radio system. Central Dispatch utilizes an extensive mobile data system. Funding is provided through a county wide millage.

## Parks and Recreation

**Township Parks.** Zeeland Charter Township owns and operates two Township parks.

Drenthe Community Grove is a 20-acre parcel of land located at 615 68th Avenue. The Grove has playground equipment, a ball field, a beach volleyball court, two tennis courts, basketball court, and shaded picnic areas open to the public. The park includes a 0.7 mile paved walkway, fishing pond and a picnic shelter. The Dozeman Center at Drenthe Grove is an all season building that is available for rental.

VanZoeren Woods is a 34-acre parcel of land located on the east side of 56th Avenue north of I-196. The park includes existing and planned walking trails, and a parking lot at the trail head. The park is primarily a natural area.

**Community Center.** A former fire station at 2446 64<sup>th</sup> Avenue is currently used as a Community Center.

**Ottawa County Recreational Facilities and Trails.** Ottawa County maintains several recreational facilities and trails within the Township boundaries. These include the following:

**Upper Macatawa Natural Area.** This facility, consisting of 612 acres, is located generally south and east of I-196, adjacent to the Macatawa River. The area includes portions of both the Macatawa Greenway Trail and the Fred Meijer Kenowa Trail, along with numerous additional trails for hiking and biking. The park is a component of the Macatawa River Greenway, which also includes Poppen Woods, a preserved area located on the south side of Adams Street in Section 31; and the Outdoor Discovery Center Property, located adjacent to Poppen Woods on the west.

**Ottawa County Non-motorized Pathways.** The Ottawa County non-motorized pathways existing in Zeeland Charter Township include:

- The Macatawa Greenway Trail, a regional trail which follows the Macatawa River within the Upper Macatawa Natural Area;
- Separated regional and local pathways exist along 96<sup>th</sup> Avenue; Woodbridge Street; Adams Street; 88<sup>th</sup> Avenue; Chicago Drive (M-121); Perry Street; Gordon Street; Riley Street; and along 64<sup>th</sup> Avenue between Vriesland and Drenthe.

According to the Ottawa County Parks, Recreation, and Open Space Plan of 2016, other locations in the Township are planned for paved shoulders, separated regional trails, and separated local trails. A separated non-motorized pathway for a .5-mile segment of 84<sup>th</sup> Avenue between Gordon Street and Innocademy, just south of Business Route I-196, was under construction at the time of the preparation of the Master Plan. The Macatawa Area Coordinating Council 2014 Non-Motorized Plan shows future Regional Shared Use Pathways planned to connect Zeeland Charter Township with similar pathways in communities located north of the Township boundaries.



**Zeeland Charter Township Trails.** Zeeland Charter Township trails include the Fred Meijer Kenowa Trail, which is a separated, regional trail along Byron Road and continuing north on 48<sup>th</sup> Avenue to Riley Street, connecting to the Macatawa Greenway Trail in the Upper Macatawa Natural Area.

## Schools

Zeeland Public School District serves the majority of Zeeland Charter Township. Zeeland school facilities located within the Township include Woodbridge Elementary School located at 9110 Woodbridge Street; and Adams Elementary School located at 7447 Adams Street. In addition, Zeeland schools owns two large, vacant parcels located in Section 22.

The eastern portion of the Township is served by the Hudsonville Public School District. No Hudsonville school facilities are located in the Township.

Innocademy, a Kindergarten through Twelfth grade public charter school, is located at 8485 Homestead Drive.

## Transportation

### Street System

The street system in Zeeland Charter Township is described using the Ottawa County Road Commission designations for streets. This system provides the Township with the best understanding of the hierarchy of streets and roads as determined by Ottawa County, and an understanding of the rationale for road improvements as determined by the County in cooperation with Zeeland Township officials.

Two major transportation routes exist within Zeeland Charter Township; these two routes are State of Michigan Route M-121 (Chicago Drive); and Interstate Route I-196. Both of these roadways provide connections to the Grand Rapids metropolitan area to the northeast, and to the Holland metropolitan area to the southwest.

M-121 is a four-lane divided highway and is not a limited access highway. Left turns are permitted almost exclusively by “Michigan Left” turn lanes. The speed limit for the roadway is 55 miles per hour. While the purpose of the highway is primarily to move traffic, it provides access for a range of uses in the Township, including residential, commercial and industrial uses. In some locations, such as near the Spectrum Health Zeeland Community Hospital, access is limited to cross streets.

Interstate Route I-196 is a limited access freeway the main purpose of which is to move traffic at high speeds (70 miles per hour). Access to and from I-196 within Zeeland Charter Township is located at the interchange at Byron Road. A rest area serving east-bound traffic exists just north of the Ottawa Executive Airport property.

Several Ottawa County paved primary roads exist within the Township. North-south primary roads include 96th Avenue; 72<sup>nd</sup> Avenue north of M-121; and 64<sup>th</sup> Avenue from the Township southern boundary to M-121. East-west primary roads include Byron Road and Adams Street.

The balance of roadways in the Township are paved and unpaved (gravel) county local roads, or private roads. The width of a County road right-of-way is typically 66 feet, with 33 feet on each side of the



centerline of a road, although the centerline of the road may not match the exact center of the right-of-way.

Ottawa County Road Commission requires, for planning purposes, that the right-of-way for County primary roads be 120 feet in width, and certain County local roads be 86 to 100 feet in width depending upon traffic volumes. Right-of-ways in subdivisions (plats and site condominiums) are recommended to be 66 feet. In some cases, the Township may wish to require setbacks at proposed road right-of-ways rather than existing right-of-ways.

Ottawa County Road Commission maintains a five-year Strategic Improvement Plan (SIP) to plan the investment of resources to improve, maintain, and preserve the OCRC transportation infrastructure. The Plan includes PASER road ratings (Pavement Surface Evaluation and Rating) and Township maps with road rating data and improvement information. In 2014, residents of Ottawa County passed a millage of ½ mill per year for ten years (2015-2024) for the purposes of providing a fund for the reconstruction, resurfacing, and preventative maintenance of roads in Ottawa County.

**Holland Area Metropolitan Planning Organization (MPO).** The Macatawa Area Coordinating Council (MACC) is the Metropolitan Planning Organization (MPO) for the Holland metropolitan area; Zeeland Charter Township is within the Holland Metropolitan Area Boundary for the purposes of transportation planning and funding. A Metropolitan Planning Organization, or MPO, is a transportation policy-making organization made up of representatives from local government and transportation authorities. Federal legislation passed in the early 1970s required the formation of an MPO for any urbanized area with a population greater than 50,000. Federal funding for transportation projects and programs are channeled through this planning process. An MPO is required to maintain a Long-Range Transportation Plan and a three-year Transportation Improvement Plan (TIP).

The MACC web site includes the 2040 Long Range Transportation Plan; the 2017-2020 TIP Projects; and the 2017-2020 TIP Nonmotorized projects. Projects planned for Zeeland Charter Township may be viewed on the accompanying maps available on the MACC web site. Projects may include resurfacing, addition of lanes, and addition of paved shoulders among other projects.

**Zeeland Charter Township Road Committee.** The Road Committee is comprised of five members. The duties of the Road Committee include approval of paving projects, application of new gravel, and approval of dust control application. The committee is responsible for preparation of the Five-Year Road Improvement Plan. The Township levies two mills to provide funding of road improvements for public streets in platted subdivisions and site condominium developments.

Ottawa County provides 100% of the cost of paving for County local and primary roads outside of platted subdivisions and site condominium developments.

Map 2 illustrates the street system of Zeeland Charter Township. Updated Traffic Counts are shown in Table 12.

## Rail

A Class I railroad, CSX Transportation, traverses the Township in a northeast to southwest direction, providing connections to the Grand Rapids and Holland metropolitan areas. The railroad right-of-way primarily runs parallel to the M-121 (Chicago Drive) right-of-way.



**Passenger Rail.** The Westrain Collaborative is a coalition of public and private organizations and interested individuals along the Amtrak Pere Marquette line (Grand Rapids, Holland, Bangor, and St. Joseph/Benton Harbor) in Michigan. The group exists to preserve and promote passenger rail in West Michigan. With funding provided by the State of Michigan and matched by Westrain members, the Collaborative undertakes local marketing activities and initiatives. Westrain is not affiliated with the sale of Amtrak tickets.

Zeeland Charter Township residents who wish to travel by passenger rail to the Chicago area and beyond may board the Pere Marquette line in either Grand Rapids or the City of Holland. The City of Holland train station is located at 171 Lincoln Avenue in Holland.

### Ottawa Executive Airport

The Ottawa Executive Airport is located at 5923 Byron Road. The airport, consisting of 68.5 acres, is primarily located in the eastern one half of Section 14, and includes a runway of 3,800 feet. The airport is privately owned and open to the public; 28 aircraft are based on the field. In 2015, the airport averaged 50% transient general aviation and 50% local general aviation. Services include fueling; hangars and tiedowns; and major airframe and major power plant repair and maintenance.

The property to the west immediately adjacent to the airport, the Ottawa Executive Estates, consists of single family houses, and was designed to complement the airport, and to attract homeowners who desire to be close to an aviation facility. Many of the lots have direct taxiway access to the airstrip.

### Public Transit

**Macatawa Area Express Transit.** Macatawa Area Express Transit (MAX) is the public transportation system for the greater Holland area. Formed in January 2000 as an outgrowth of the City of Holland’s Dial-A-Ride program, MAX is funded with federal and state grants, contributions from the Cities of Holland and Zeeland, Holland Charter Township, Zeeland Charter Township, and Park Township; and passenger fares.

Beginning in August of 2018, MAX began providing transportation to Zeeland Charter Township. The route includes stops at Spectrum Health Zeeland Community Hospital, Holland Hospital Urgent Care, Logan Estates, and other locations primarily near and adjacent to the City of Zeeland.

Annually, MAX safely transports more than 470,000 passengers to their destinations in the local Holland and Zeeland area. The service offers both a fixed route system and a demand response system. More information follows in the Complete Streets section of this Master Plan.

MAX is operated by the City of Holland, which owns and maintains the bus fleet, equipment and transit facilities. The City of Holland provides transit service to neighboring Holland Charter Township, Zeeland Charter Township, Park Township (by reservation only), and the City of Zeeland under service contractual agreements. The Padnos Transportation Center is an inter-modal hub for MAX city bus service, Amtrak, and Indian Trails bus service.

### M-231

State of Michigan highway M-231 has been completed between I-96 just north of M-104, and M-45 in Ottawa County. Plans are to extend M-231 to I-196 in Zeeland Township with interchanges at both



Chicago Drive (M-121) and I-196. More details on the future of this roadway are found in Chapter 3 Future Land Use Plan and Zoning Plan.

## Natural Resources and Sensitive Environments

The identification of valuable natural resources and sensitive environments is important when evaluating development proposals, and in determining preservation policies.

**Watersheds.** Nearly all of Zeeland Charter Township is located within the Macatawa Watershed; portions of four subwatersheds exist within the Township: Upper Macatawa River; Nordeloos Creek; Peters Creek; and South Branch Macatawa River. Of these watersheds, the Upper Macatawa River watershed occupies the majority of land area.

The Macatawa Area Coordinating Council administers the Macatawa Protection Project, whereby the MACC works with local units of government and other community partners to reduce sediment and phosphorus inputs to Lake Macatawa. The protection project includes public education as to best practices for reducing sediment and phosphorus input to the lake and the streams that are located in the watershed. Zeeland Charter Township participates in the Lake Macatawa Watershed Agreement.

**County Drains.** Formal Ottawa County Drains ensure that stormwater drains adequately from both open and developed lands. The drain systems are designed to provide storm water management, drainage, flood prevention and stream protection for urban and agricultural lands. A County Drain may be an open ditch, stream, or underground pipe, retention pond or swale that conveys storm water. An essential component of development review is to incorporate any County Drain into the design of the development to ensure adequate stormwater management, erosion control, and water quality.

Map 3 shows formal County Drains in Zeeland Charter Township.

**Topography.** Topography in the Township ranges from relatively flat to gently rolling. Higher points in the Township are located in Sections 11 and 14, between Chicago Drive and I-196, extending to south of I-196; and in sections 24 and 25. Artificial extremes in elevation have been created by the activities of the Autumn Hills Landfill in Section 36; and to a lesser extent by the HBPW Landfill in Section 25. Somewhat more variation in topography exists primarily east of 64<sup>th</sup> Avenue, just south of Chicago Drive. While the variation is not extreme, it does render the area more suitable for residential development rather than commercial or industrial. Commercial uses along Chicago Drive tend to be located where terrain is fairly level.

Topography is shown on Map 4.

**Soils.** Soils in the Township are primarily hydric soils, or non-hydric soils with hydric inclusions. Hydric soils are those which are formed under conditions of saturation with groundwater, flooding or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. These soils then only support a type of vegetation found in wetlands. Wetland are often found in association with hydric soils.

Hydric soils tend to be associated with the Macatawa River basin, and in the area south of the City of Zeeland. They occur in other areas throughout the Township.



Non-hydric soils with hydric inclusions occur in the majority of the Township; this means that small areas of hydric soils may be included in an area which primarily includes a non-hydric soil, but the hydric soil area is too small to map as a separate soil type.

Clearly development limitations exist with hydric soils in both the construction of buildings and in locating an area suitable for a septic system. Generally, development in these areas will occur on larger lots such as occur in the AG-Agricultural District, where sufficient non-hydric soils are present. Other areas may be suitable for construction if drained, and if public sanitary sewer is available.

Soils are shown on Map 5.

**Woodlands.** Extensive woodlands do not exist in the Township, due to a long history of land being cleared for agriculture, and in more recent history, cleared for development. Riparian woodlands exist in association with waterways, particularly in the northeast portion of the Township; and in association with both waterways and wetlands, particularly in the southwest portion of the Township. Van Zoeren Woods Park in Section 12 is a significant preserved woodland.

**Wetlands and Floodplains.** Wetlands are valuable to the environment that provide storage for stormwater, and that act to improve and maintain water quality by filtering runoff. Part 303 of the State of Michigan Natural Resources and Environmental Protection Act (NREPA) requires that certain wetlands are protected under the authority of the State. The definition of wetland as found in the State Act is as follows:

*Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.*

Primarily, protected wetlands are those contiguous to the Great Lakes or any inland lake, pond, river, or stream; those more than five acres in size; and those five acres or less in size if the Department of Environmental Quality determines the wetland is essential to the preservation of natural resources. Any development review in Zeeland Charter Township should take into account wetlands on the site or near the site, and if any doubt exists regarding whether a wetland is protected, the Planning Commission or Township Board should require that a wetlands determination is conducted by a qualified firm or individual.

Wetlands in the Township are located primarily in the southwest portion of the Township, in association with the South Branch of the Macatawa River; and in locations across the southern tier of sections in the Township in association with Peter's Creek, Drenthe Creek, and other watercourses. Significant areas of wetlands are preserved in the Upper Macatawa Natural Area; and in the Poppen Woods Park area, which is a component of the Macatawa River Greenway.

Within the Township, a significant area of floodplain occurs in association with the Macatawa River and its tributaries. In Michigan, a floodplain is defined as that land area that will be inundated by the overflow of water resulting from a 100-year flood event (a flood which has a 1% chance of occurring any given year).

Development in floodplains is regulated by Part 31 of NREPA, and by the Federal Emergency Management Agency (FEMA). Generally, construction shall not occur in that area of the 100-year



floodplain elevation. Both building and filling in floodplains are subject to permitting by the State of Michigan. Significant portions of floodplain in the Township are preserved within the Macatawa Natural Area.

Zeeland Charter Township has adopted Floodplain Overlay District regulations. The Overlay is defined as lands 1,000 feet from the ordinary high water mark of the Macatawa River and 500 feet from the edge of any County drain easement. Uses and activities in the floodplain are restricted; generally, buildings and structures that are not associated with recreational uses are prohibited. Excavating and filling are permitted according to State of Michigan regulations.

Wetlands and floodplain are shown on Map 6.

## Existing Land Use

**Agricultural.** Agricultural land use makes up the greatest percentage of land use in the Township. Agricultural land use occurs throughout the Township, but is primarily located in the eastern one half of the Township where parcels of large acreage remain. The minimum lot size in the AG-Agricultural District is 49,500 square feet, or 1.14 acres. Non-farm homes on lots of this size, as well as on larger lots, occur throughout the Township in the AG District.

Uses in the agricultural areas of the Township with commercial characteristics are discussed in the following section describing commercial land uses.

**Residential.** Residential land use outside the AG District comprises the next largest percentage of land use in the Township. Residential land use occurs primarily in the R-1 Rural Residential District; the R-2 Low Density Residential District; the R-3 Multiple-Family District; and the M-H Manufactured Housing Community District. Residential land uses also exist within Planned Unit Developments (PUDs) in several locations throughout the Township.

Residential land use occurs on a range of lot sizes and densities, with some flexibility in lot sizes permitted within PUDs. Residential development is located primarily on the western side of the Township, near the City of Zeeland, and within those areas east of 80<sup>th</sup> Avenue served by public water and sewer. Housing styles include single-family detached homes, duplexes, and attached multi-unit housing of up to four units per structure, which may be owner-occupied (condominium) or renter-occupied. More than four units per structure are permitted as housing for the elderly or as a nursing home or assisted living facility.

Three manufactured housing communities are located in the Township. The Logan Estates Mobile Home Park is located on the north side of Riley Street in Section 8; the Mapleview Mobile Home Park is located on the south side of Chicago Drive with access from 92<sup>nd</sup> Avenue; and the Ottogan Mobile Home Estates is located north of Ottogan Street in Section 31. The total number of manufactured homes in the Township is approximately 798 units according to most recent data from the US Census Bureau.

The Planning Commission recently approved plans for a 44-unit assisted living facility located on the north side of Pentatech Drive in Section 7.



**Commercial.** Commercial land uses exist in a variety of areas in the Township in areas zoned C-1 General Commercial, and within Commercial PUDs. Legally existing non-conforming commercial uses exist in various locations as well. Commercial uses exist primarily in the following locations: on 88<sup>th</sup> Street north of Riley Street; adjacent to Chicago Drive, primarily on the south side; near the interchange of I-196; on the west side of 92<sup>nd</sup> Avenue adjacent to Chicago Drive; and at the intersection of Adams Street and 96<sup>th</sup> Avenue. Commercial uses exist within the settlements of Beaverdam, Vriesland and Drenthe.

Several large greenhouse operations exist in the Township; these uses, while sometimes commercial in nature, are agricultural uses as permitted by the State of Michigan Right to Farm Act. Some retail uses may occur on the site of these greenhouses, as well as on farms, since farm markets must be permitted on farms as defined by the Right to Farm Act. Local communities have some authority in regulating farm markets of a certain size, and in regard to percentage of products sold which are not produced on the farm or an affiliate farm, in hours of operation, and other factors such as parking safety. Other uses of a commercial nature, such as farm weddings and corn mazes, may be regulated to a greater extent than farm markets.

**Industrial.** Industrial land uses are located primarily north of Riley Street, adjacent to the City of Zeeland municipal boundary; and on the east side of Chicago Drive, just east of the City of Zeeland municipal boundary. Industrial land uses are permitted within the I-1 Industrial District.

Industrial land uses include a variety of manufacturing, assembly, warehousing, transporting, and logistics related businesses; and agriculture related processing, production, storage, and transportation.

Two landfills operate in the Township; the Holland Board of Public Works (HBPW) Landfill is located in Section 25; and the Autumn Hills Recycling and Disposal Facility is located in Section 36. The Autumn Hills Facility, which is run by Waste Management, includes Spurt Industries, a commercial compost processing facility and wood waste recycler.

**Cultural and Institutional.** Cultural and institutional uses include religious land uses, private educational facilities, cultural centers, museums, private cemeteries, and other land uses that are owned and operated by non-public entities. In Zeeland Charter Township, these uses include a number of religious institutions and private cemeteries. The private cemeteries include Beaverdam Cemetery; the Old Presbyterian Cemetery; the Old Pioneer (Vriesland) Cemetery; and the Old Vriesland Christian Reformed Cemetery.

**Public Land Uses.** Public land use includes schools, parks, municipal buildings, and any other land uses publicly owned, and usually publicly operated. Public lands in Zeeland Charter Township include: Zeeland Charter Township Offices; three fire stations; the Community Center; three cemeteries; Woodbridge and Adams Elementary Schools; Innocademy public charter school; Holland Board of Public Works Landfill; Ottawa County Road Commission property in Section; 29; Ottawa County Drain Commission property in Section 11; and parks and recreation areas as described in the preceding Community Facilities section.

Zeeland Public Schools owns approximately 133 acres in Section 22 which is currently in agricultural production.

Existing Land Use by current property tax classification is shown on Map 7.



## Adjacent Communities

Existing land use and zoning along borders shared with adjacent communities may impact future land use decisions in Zeeland Charter Township. The following describes land use in neighboring municipalities in general. In the Future Land Use section of this Master Plan, zoning and future land use plans for adjacent communities may be specifically referenced as rationale for future land use decisions in Zeeland Charter Township.

**City of Zeeland.** The City of Zeeland has a somewhat significant impact upon land use within Zeeland Charter Township. The City is located in the west central portion of the Township, in the location of historic Sections 17, 18, 19 and a small portion of Section 20. The City has a traditional downtown, and provides opportunities for employment, services, shopping and dining to Zeeland Charter Township residents.

At the northern boundary of the City on the south side of Riley Street, existing land use is primarily industrial. Agricultural land use exists at the northeast corner of Riley Street and 84<sup>th</sup> Avenue. This is fairly consistent with the character of the Township in this location as significant industrial land use exists in the Township on the north side of Riley Street, while residential land use and open land in the Township exist across from agricultural lands in the City.

Significant industrial land use exists within the City of Zeeland on the west side of Chicago Drive (M-121) and west of Business Loop I-196. Land use in the Township in this location consists of a mix of industrial, commercial, and health care (Spectrum Health Zeeland Community Hospital and Holland Hospital Urgent Care). The character of these two areas are compatible due to the larger industrial uses in both communities being across from each other, and due to separation of uses by major roadways (Chicago Drive and I-196) and by expanses of open space such as that which exists southwest of the Spectrum Health facility.

North of Business Loop I-196, uses within the City of Zeeland consist of residential, public facilities (Hoogland Park, Zeeland Cemetery, and Zeeland Wastewater Plant), and commercial land use. On the south side of I-196, within the Township, uses consist of residential, a small area of commercial, and a large perennial wholesale and greenhouse use. Land uses are compatible between the two communities, since the residential uses are predominantly across from each other, while the greenhouse and commercial uses in the Township are predominantly across from the public facilities in the City of Zeeland. Additionally, any conflicts in land use may be mitigated by the presence of a major roadway (I-196) as a boundary between the two municipalities.

Zeeland Charter Township is adjacent to the City of Zeeland at 96<sup>th</sup> Avenue, north of Perry Street. office/service uses and commercial uses on the west side of 96<sup>th</sup> Avenue within the City lie primarily across from the wholesale perennial and greenhouse use within the Township. Assisted living land uses exist in this location within the City of Zeeland. The remainder of the corridor consists of residential land use within both communities, with attached duplex and triplex units as the predominant style of housing in both communities. Within Zeeland Charter Township, single family dwelling units exist as well.

In summary, land use along the common borders of the City of Zeeland and Zeeland Charter Township is substantially compatible. In those locations where land use changes or development of vacant parcels



occurs, such as near the Spectrum Health facility, communication with the City of Zeeland will assist in maintaining the level of compatibility which currently exist.

**Holland Charter Township.** Holland Charter Township borders Zeeland Charter Township on the west, at 96<sup>th</sup> Avenue. At 96<sup>th</sup> Avenue north of Riley Street, land use in Holland Charter Township is primarily agricultural and residential, as it is in Zeeland Charter Township. In that area closer to Riley Street, land use in Holland Charter Township consists primarily of Zeeland West and Zeeland East public high schools. In this location in Zeeland Charter Township, land uses consist of residential and commercial uses, which are compatible with the school use.

South of Perry Street and west of 96<sup>th</sup> Avenue, land uses in Holland Charter Township are residential at densities similar to those in Zeeland Charter Township. Further south (south of I-196 at Adams Street), both communities transition from residential land uses to commercial land uses. Beyond the commercial area, both communities consist of low density residential land use and open lands. Again, land use along the common municipal border is largely compatible.

**Blendon Township.** Blendon Township borders Zeeland Charter Township on the north at New Holland Street. Land uses in both communities in this location are nearly identical, consisting of agricultural and low density residential land use.

**Jamestown Charter Township.** Jamestown Charter Township shares the eastern boundary with Zeeland Charter Township at 48<sup>th</sup> Avenue. Uses along the common border of these two communities are predominantly agricultural and low density residential. South of Chicago Drive, land uses in Jamestown Charter Township are business and institutional uses, while in Zeeland Charter Township uses are primarily agricultural including a growers' cooperative business located across from the business uses in Jamestown Charter Township. Uses between the two communities are compatible; some potential exists in this area for additional commercial or light industrial uses in this location in Zeeland Charter Township.

**Overisel Township.** Overisel Township shares the southern boundary of Zeeland Charter Township at Ottogan Street. Land uses in both communities are predominantly agricultural with some exceptions. The 27-hole Winding Creek Golf Club is located in Overisel Township just to the south of Section 32 in Zeeland Charter Township. Just west of the golf course, within Zeeland Charter Township, land uses include the Ottogan Apartments, the Ottogan Mobile Home Estates, a self-storage use, and a sportsman's club. Land use between these two communities tend to be largely compatible, as the more intensive uses in both townships are located in that area closer to 96<sup>th</sup> Avenue.



## CHAPTER 2

### GOALS AND ACTIONS

The 2019 Zeeland Charter Township Master Plan proposes goals and actions based upon the input gathered from public engagement as well as the recommendations of the Zeeland Charter Township Planning Commission and Township Board. Public engagement included an on-line Community Survey as well as a Community Workshop.

The goals recommended by the Master Plan are intended to be realistic but are also intended to capture the vision for the Township as determined by the Guiding Principles established by the Planning Commission and Township Board. The Master Plan is intended to shape land use decisions and policies for at least the next five years, at which time the Township will review the Master Plan as required by the State of Michigan Planning Enabling Act. Some goals and actions are fairly short-term, while others may be long-term, and may include action steps that will extend beyond the five-year period of the Master Plan.

Action steps follow each goal, and are intended to provide specific implementation tools to accomplish goals.

The goals and actions section of the Master Plan is organized by major land use and development categories. These are:

1. Agriculture and Farmland Preservation
2. Residential Development and Neighborhood Character
3. Commercial Land Use
4. Industrial Land Use
5. Transportation and Pedestrian Circulation
6. Natural Resources and Recreation



## 1. Agriculture and Farmland Preservation

### Goal

**Maintain land use and development policies that protect areas identified for long-term agricultural land use.**

#### Actions:

1. Maintain water and sewer extension policies which limit higher density development to specific areas that do not encroach upon lands identified for long-term agricultural land use.
2. Consider regulating the maximum lot size for a residential building permit in the Agricultural District; and/or a sliding scale which limits the number of land divisions based upon the acreage of a parcel.
3. While open space preservation residential development is required by the Zoning Enabling Act as a use by right in the Agricultural District, consider prohibiting rezonings for Planned Unit Developments and private road development in the Agricultural District.
4. Amend the Zoning Ordinance to ensure compliance with the Right to Farm Act, Act 93 of 1981.
5. Amend the Zoning Ordinance to provide economic opportunity for those operating active farms by permitting value added activities and land uses in the Agricultural District.

## 2. Residential Development and Neighborhood Character

### Goal

**Development patterns in Zeeland Charter Township will preserve a rural lifestyle and character, while maintaining a high level of public services and public safety.**

#### Actions:

1. Maintain a predominantly rural character in the Township by identifying areas of the Township determined most suitable for land uses permitted by R-1, R-2 and R-3 Residential zoning districts; maintain water and sewer extension policies which clearly define suitable locations for residential densities that reflect a more suburban character.
2. Continue to evaluate public safety response in the Township in regard to police, fire, and emergency responders.
3. Continue to evaluate street and road conditions, and make recommendations for improvements that serve not only the general public but also access for public safety personnel.



4. Review requirements for approval of residential development site plans, including Planned Unit Development plans, to ensure that natural features are integrated into site plans where possible, to preserve existing features such as topography, woodlands, wetlands, open fields, and rural views.

## Goal

**The design of residential neighborhoods will provide the character and amenities desired by residents of the Township.**

1. Continue to require a minimum lot size of 15,000 square feet, and a lot width of 100 feet in the R-1 Rural Residential District to ensure the desired character.
2. Require sidewalks in platted subdivisions, residential condominium developments, and multi-family developments to provide safe and functional connections throughout the neighborhood; require connections or easements to existing and planned Township and Ottawa County trail systems. Require walking path connections to nearby schools.
3. Review landscaping and screening requirements to insure adequate buffering between residential and non-residential uses.
4. Review the Zeeland Charter Township Subdivision Control Ordinance to ensure regulations reflect the State of Michigan Land Division Act; the State of Michigan Planning Enabling Act; and to ensure that subdivision regulations reflect the Township’s desire for neighborhood design.
5. Maintain a maximum of four attached units per structure for multiple family dwellings.

## 3. Commercial Land Use

### Goal

**Maintain the current level of commercial land use in Zeeland Charter Township; plan for limited expansion of commercial land use in appropriate locations.**

1. Evaluate the for expansion of commercial land use along the Chicago Drive (M-121) corridor in appropriate locations.
2. Review site development requirements that provide desirable landscaping, signage, lighting, and architectural design.
3. Require shared points of access as well as access (service) drives to minimize traffic conflicts that may result as commercial land uses develop or redevelop.



4. Require sidewalks both within commercial developments and along major roadways adjacent to commercial land uses to provide safe pedestrian routes both within and between commercial land uses.
5. Review the range of uses permitted in the C-1 General Commercial District to determine if uses should be expanded to reflect current trends in commercial land use and design.
6. Review the requirements of the MUV-Mixed Use Village District to determine whether this district meets the commercial goals of the Township.

## 4. Industrial Land Use

### Goal

**Maintain the current level of industrial land use in Zeeland Charter Township to preserve existing and future employment opportunities.**

1. Plan for expansion of industrial land uses adjacent to existing industrial land uses only in that portion of the Township adjacent to the City of Zeeland.
2. Extend industrial land uses where adequate transportation routes and utilities exist or can be provided.
3. Review the range of uses permitted in the I-1 Industrial District to determine if uses should be expanded to reflect current trends in industrial land use and design, while maintaining quality of appearance and performance within industrially zoned areas.

## 5. Transportation and Pedestrian Circulation

### Goal

**Establish transportation policies that promote vehicle, bicycle, and pedestrian safety.**

1. Coordinate the recommendations of the Road Committee and the Five-Year Road Improvement Plan with development decisions such as site plan approval and rezonings.
2. Maintain and expand the non-motorized pathway, bikeway, and sidewalk system in the Township; at the time of site plan review, require easements for future construction, or actual construction of these facilities.
3. Require sidewalks or pathways within commercial developments, office parks, and industrial developments to provide pedestrian connections between land uses, and to provide residents and employees with walking, jogging, and cycling routes.
4. Maintain awareness of the Long-range Transportation Plan and the three-year Transportation Plan of the Macatawa Area Coordinating Council (MACC) which serves as the Metropolitan



Planning Organization (MPO) for the Holland metropolitan area; where applicable, coordinate development decisions with MACC transportation planning and nonmotorized project planning.

5. Work with Michigan Department of Transportation (MDOT) to identify locations and intersections that are a potential danger to pedestrians and cyclists; determine if further improvements, such as striped crossings, pedestrian refuge, signs, and lights may be installed.
6. Work with Ottawa County Road Commission (OCRC) to identify locations and intersections that are a potential danger to pedestrians and cyclists; determine if further improvements, such as striped crossings, pedestrian refuge, signs, and lights may be installed.
7. Plan for land uses that may occur as a result of the proposed M-231 By-pass and interchange with I-196.
8. Review the requirements of the Access Management Corridor Overlay District to assess the effects of the district, and whether further amendments may be recommended to improve the impacts of the district.
9. Implement the recommendations of the Complete Streets Analysis included in the Master Plan.

## 6. Natural Resources and Recreation

### Goal

**Preserve and protect existing valuable natural resources and sensitive environments, such as bodies of water, wetlands, woodlands, floodplain, and terrain.**

1. Ensure that Zeeland Charter Township procedures for development and redevelopment review include identification and protection of natural resources and sensitive environments where possible.
2. Consider adopting policies or regulations that require preservation of unregulated wetlands in addition to those regulated by the State of Michigan.
3. Consider adopting design standards for bio swales or rain gardens which may contribute toward required landscaping.

### Goal

**Preserve and maintain existing parks; identify areas for future parks, trails, open space, and recreational amenities.**

1. Prepare and adopt a Parks and Recreation Plan according to the requirements of the State of Michigan Department of Natural Resources (DNR) in order to be eligible for grants offered through the State.



2. Continue to expand and provide connections to the non-motorized pathway system in the Township.
3. Pursue adding to Township parks those recreational amenities most desired by Township residents according to the Community Survey of 2018.
4. Consider pursuing a parks and recreation millage as supported by Township residents according to the Community Survey of 2018.
5. Consider establishing a Parks and Recreation Committee.



## CHAPTER 3

### FUTURE LAND USE PLAN AND ZONING PLAN

The 2019 Zeeland Charter Township Master Plan will guide the growth and development in the Township for the next five years, at which time the Plan will be reviewed and evaluated for possible updates and amendments, as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended.

The Master Plan is based significantly upon the Goals and Actions as described in Chapter 2; the Plan is additionally based upon generally accepted land use planning practices and principles, which take into account the availability of adequate transportation systems, utilities, the presence of natural features, and surrounding land uses.

An important factor in determining the future land use in Zeeland Charter Township is the agricultural economy and rural character which exists along with a strong suburban component. Additionally, significant industrial development has occurred in the Township, adjacent to the City of Zeeland; and a fair amount of commercial development exists due to the presence of major arterials such as Chicago Drive (M-121), Interstate Expressway I-196, and Business Route 196. Therefore, the character of the Township is a blend of these land use categories, and each is addressed in the Master Plan to provide a balance as recommended by the Planning Commission and the Township Board; and supported by the citizens.

#### Future Land Use Categories

The Future Land Use Plan and accompanying map (Map 8) recommend a number of future land use categories. The categories do not necessarily correspond to the zoning districts which may exist in an area; the zoning that is recommended to implement each land use category is discussed in the Zoning Plan which follows each future land use category. In some cases, a rezoning may be necessary to implement the recommended future land use; in other cases, amending a zoning district may be necessary to permit uses or development procedures to accomplish land use goals. The Future Land Use Plan alone does not change the existing zoning in any area.

Recommendations for amendments to the Zoning Ordinance, or other regulatory and policy changes are discussed in the Zoning Plan sections of this chapter. In Chapter 4 Implementation, additional recommended amendments to the Zoning Ordinance are discussed; these amendments are those that primarily reflect current requirements based on State of Michigan and Federal laws, and court cases. Other recommendations in Chapter 4 are those that are necessary to eliminate conflicts or clarify procedures in the Zoning Ordinance.

The following Future Land Use categories are recommended for Zeeland Charter Township:

- Agricultural and Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential



- Manufactured Housing Community
- Mixed Use Settlement
- Commercial
- Industrial, Research, and Technology
- Public, Cemetery, Parks, and Conservation
- M-231 Corridor

## Agricultural and Rural Residential Land Use

This land use category is primarily intended to include both large and small long-term farming in the Township. The area planned for Agricultural and Rural Residential land use is primarily that area not served by public water and sewer, and that includes many active farms. The presence of hydric and partially hydric soils renders much of the Township suitable for farming; muck farming in particular is suitable in those areas consisting of highly organic hydric soils. Other farming activities in this area include crop and livestock production; commercial nurseries including hops production; tree farming; and confined feedlots.

Non-farm residential land uses are located throughout the area planned for Agricultural and Rural Residential land use. Although the minimum lot size in the Agricultural zoning district is 49,500 square feet, residential uses occur on lots of a variety of sizes due to the limitations for septic systems presented by soils.

Agricultural and Rural Residential land use is primarily planned east of 76<sup>th</sup> Avenue in areas not served by public water and sewer; north of Quincy Street; and in limited locations west of 76<sup>th</sup> Avenue where active farming and larger parcels exist.

Agricultural and Rural Residential land use is compatible with the adjacent communities of Holland Charter Township, Blendon Township, Jamestown Township, and Overisel Township. In each of these communities, the land use pattern of agricultural uses along with rural residential uses exists along the common border with Zeeland Charter Township in the locations planned for Agricultural and Rural Residential land use.

### *Zoning Plan for Agricultural and Rural Residential Land Use*

Agricultural and Rural Residential land use will be implemented by the Agricultural zoning district, which requires a minimum lot size of 49,500 square feet (just over an acre) and a lot width of 165 feet. This district permits single family dwellings, Open Space Cluster developments (see discussion following), State licensed residential care facilities family homes as a use by right, and small group homes with special land use approval. Non-residential land uses permitted include a range of agricultural operations and service uses, as well as a wide range of non-farm uses appropriate for a rural agricultural area such as campgrounds, kennels, commercial mineral extraction, shooting ranges, and other similar uses either by right or with special land use approval.

Land zoned Agricultural is eligible to be rezoned to Planned Unit Development, which provides for increases in density and a reduction in lot sizes in return for open space and amenities.



Open Space Preservation development is permitted as a use by right in the Agricultural zoning district, as regulated by section 3.33 of the Zoning Ordinance, and as required by the Michigan Zoning Enabling Act, PA 110 of 2006 as amended.

Several amendments to the Agricultural District are recommended in order to implement the intent of this land use category. These include: amending the regulations for Farm Markets to meet the requirements of the Right to Farm Act, Act 93 of 1981; amending the Table of Uses for the Agricultural District to delete Open Space Cluster developments since they are a rezoning to Planned Unit Development, not a special land use; amending the Use Table to include Open Space Preservation developments which are a use by right; amending the regulations for public schools to meet the State of Michigan requirement that public schools are not subject to local zoning and thus not required to obtain special land use approval; amending the requirements for wireless communication towers to comply with the requirements of the Michigan Zoning Enabling Act; and amendments to permit and regulate those uses currently existing in the Agricultural District such as farm weddings and other agri-tourism uses.

Other amendments that may be considered include a requirement for a maximum lot size for a residential building permit; a sliding scale which limits the number of land divisions based upon the acreage of a parcel; prohibiting Planned Unit Developments; and prohibiting private roads.

## Low Density Residential Land Use

This land use category serves as a transition from the agricultural and rural residential land uses which predominate in the Township, to the portions of the Township with a more suburban character located nearer to the City of Zeeland. The area planned for this land use is served by public sewer and water, which extends to an area circumscribed by Byron Road, 64<sup>th</sup> Avenue, and Adams Street. Water and sewer services extend for various distances from each of these roadways, varying from approximately one-quarter mile to one-half mile; and to approximately one mile in portions of the Township south of Adams Street.

Additionally, that area north of the City of Zeeland served by the City of Zeeland public sewer and water is planned for Low Density Residential land use.

Generally, that area planned for Low Density Residential Development shall not extend beyond one-quarter mile east of 64<sup>th</sup> Avenue; and shall not extend north of Quincy Street. Low Density Residential land use may extend beyond the boundaries shown on the Future Land Use Map, according to the standards for a rezoning adopted by the Township.

Land uses in the area planned for Low Density Residential Land Use currently include platted subdivisions and site condominium developments served by public water and sewer, as well as homes on larger lots served by private well and septic systems. A number of active farms remain in the area planned for Low Density Residential land use.

With the availability of public water and sewer in this area, future requests for platted subdivisions or site condominium developments are likely to occur. The Zeeland Charter Township policy is that any density which exceeds two units per acre shall be served by public sanitary sewer. However, this policy



is not a requirement of the Zoning Ordinance or any Zeeland Charter Township ordinance. The minimum lot size in the R-1 Residential zoning district is 15,000 square feet; lots of a minimum of 15,000 square feet may potentially be served by private septic systems depending upon soils present on the lot, and whether public sewer is available to the site.

The Ottawa County Health Department requires that residences (or any land use which produces waste water or sewage) be connected to public sanitary sewer if a local ordinance requires the connection. However, in the absence of a local ordinance, the Ottawa County Health Department requires that newly constructed dwellings/habitable premises shall be required to connect to an available municipal sewage disposal system for wastewater disposal when such public sewers are available and consistent with municipal codes and ordinances. Existing dwellings/habitable premises shall be ordered to connect to available municipal sewer by the Health Officer when continued use of the on-site sewage disposal system constitutes a sewage related nuisance or a new use of the structure requires upgrading of the sewage disposal system. The Health Department definition of “available” is sanitary sewer which is within 200 feet.

Much of the land within the Low Density Residential land use area is zoned Agricultural, and active farming remains in the area. Higher density development is dependent upon rezoning land to the R-1 zoning district. Therefore, a careful analysis is needed when determining whether land should be rezoned for a higher density residential land use. Where public water and sewer are available or can be provided, rezoning to a higher density land use is usually supported. A decline in long-term farming in an area, and an increase in non-farm residential land use, are additional trends that often support rezoning to higher density land use.

Lands in Overisel Township adjacent to that area planned for Low Density Residential land use are currently of an agricultural, low density residential, and rural residential character; along with golf course development. Lands in Holland Charter Township adjacent to Zeeland Charter Township in those areas planned for Low Density Residential land use are of an agricultural, rural residential, or low density residential land use. The Holland Charter Township Future Land Use Plan recommends Low Density Residential land use north of the Zeeland Public Schools property, which will range in density from one to four units per acre, and will likely be served by public water and sewer; the Plan recommends Agricultural land use in that area adjacent to Zeeland Charter Township in Section 31.

***Zoning Plan for Low Density Residential Land Use***

Implementation of the Low Density Residential land use are will be through the R-1 Residential zoning districts. Several areas zoned R-2 Residential exist within that area planned for Low Density Residential land use, and are shown on the Future Land Use Map as Medium Density Residential; however, the R-1 District is recommended as the primary zoning district for this land use.

The R-1 district requires a minimum lot size of 15,000 square feet, and a minimum of 100 feet of lot width. This results in a density of approximately 2.9 units per acres, or somewhat less when accounting for street construction and unbuildable areas within a platted subdivision or site condominium development.

Land zoned R-1 is eligible to be rezoned to Planned Unit Development where public sewer is available, which provides for increases in density and a reduction in lot sizes in return for open space and amenities. Minimum residential lot size within PUDs is 6,500 square feet. Two, three, and four-family



dwellings are only permitted in lands rezoned to Planned Unit Development (PUD). The Zoning Ordinance requires that in no case shall multiple family dwellings exceed more than four units per structure.

The R-1 district permits single family dwellings, State licensed residential care facilities family homes as a use by right, and small group homes with special land use approval. Bed and Breakfast establishments are permitted with special land use approval.

Open Space Preservation development is permitted as a use by right in the R-1 zoning district, as regulated by section 3.33 of the Zoning Ordinance, and as required by the Michigan Zoning Enabling Act, PA 110 of 2006 as amended.

Non-residential land uses permitted in the R-1 district with special land use approval include religious and institutional uses, private schools (public schools are not subject to local zoning), golf courses and country clubs, and municipal and public services. Nursing or convalescent homes are not permitted in the R-1 district.

The Citizen Survey administered in 2018 as part of the Master Plan process asked citizens if they desired a reduction in lot width in the R-1 zoning district from 100 feet to 90 feet; citizens clearly desired keeping the lot width of 100 feet in the R-1 Rural Residential District to ensure the desired character.

The requirement for platted subdivisions and site condominium developments within the areas planned for Low Density Residential land use may be amended to require an agricultural buffer zone such as a 500-foot setback where residential uses are adjacent to active farmland. Some reduction in lot sizes may be granted outside the PUD process, to provide the developer with the same number of lots as would otherwise be possible without the 500-foot buffer.

The Zoning Ordinance may be amended to state the requirement as to lot sizes and/or densities that require public water and/or sewer. Several amendments to the zoning ordinance as discussed in the previous section on Agricultural Land Use will also be required for the R-1 zoning district; these include amendments to regulations for uses regulated by the Right to Farm Act; public schools; and wireless communication towers. In addition, the Use Table should be amended to delete PUD as a use by right in the R-1 District as PUDs are a zoning district; the Use Table should also be amended to include Open Space Preservation developments which are a use by right.

## Medium Density Residential Land Use

This land use category is recommended in that area near and adjacent to Holland Charter Township at the western boundary of the Township, north of Adams Street; and in that area near and adjacent to the southeast boundary of the City of Zeeland. Outside this area, several areas already zoned R-2 Residential are planned for Medium Density Residential.

Medium Density Residential land use is planned for those areas primarily already served by public sewer and water, or that can easily be served. The area is currently developed primarily with single family platted subdivisions and site condominium developments, although several large vacant parcels remain within the area of this land use category.



In that area north of Riley Street, the areas developed as Medium Density Residential land uses are compatible with land uses in Holland Charter Township, which consist of Zeeland West and Zeeland East public high schools, and agricultural land use.

For that area north and south of Perry Street, land uses planned in Holland Charter Township are of residential densities similar to those existing and planned in Zeeland Charter Township, with land uses primarily existing of single family dwellings in platted subdivisions or site condominium developments. The Holland Charter Township Future Land Use Plan recommends Low Density Residential land use north of the I-196 Expressway.

South of the 1-196 Expressway, Holland Charter Township recommends Medium Density Residential land use, which may consist of six to eight dwelling units per acre, typically developed as attached rental or condominium ownership dwellings. Currently, both single family dwellings and attached high density dwellings exist in this area in Holland Charter Township, while only single family dwellings exist on the east side of 96<sup>th</sup> avenue in Zeeland Charter Township. The possibility exists that further high density residential development may occur in Holland Charter Township in this location; however, the presence of wooded wetlands associated with a formal Ottawa County drain within Zeeland Charter Township provides a buffer from further development in Holland Charter Township.

***Zoning Plan for Medium Density Residential Land Use***

Implementation of the Medium Density Residential land use area will be through both the R-1 Residential and the R-2 Residential zoning districts. Regulations in the R-1 District are as described in the preceding section under the Zoning Plan for Low Density Residential land use. Permitted uses in the R-2 District are similar to uses permitted in the R-1 District, with the exception that the R-2 zoning district permits nursing or convalescent homes with special land use approval, and multiple family dwellings for the elderly with special land use approval.

The required minimum lot size in the R-2 District is 10,400 square feet with a minimum lot width of 80 feet. Densities in the Medium Density Residential land use area are recommended to not exceed four units per acre or somewhat less when accounting for street construction and unbuildable areas within a platted subdivision or site condominium development.

Land zoned R-2 is eligible to be rezoned to Planned Unit Development where public sewer is available, which provides for increases in density and a reduction in lot sizes in return for open space and amenities. Minimum residential lot size within PUDs is 6,500 square feet. Two, three, and four-family dwellings are only permitted in lands rezoned to Planned Unit Development (PUD). The Zoning Ordinance requires that in no case shall multiple family dwellings exceed more than four units per structure.

The predominance of land in the area planned for Medium Density Residential land use is currently zoned R-1; several areas are currently zoned R-2. Several large parcels remain in this land use area. Future development will likely be served by public water and sewer; lots of a minimum of 15,000 square feet as required by the R-1 District may potentially be served by private septic systems depending upon soils present on the lot, and whether public sewer is available to the site.



The Zoning Ordinance should be amended to state the requirement as to lot sizes and/or densities that require public water and/or sewer. Several amendments to zoning ordinance as discussed in the previous section on Agricultural Land Use will also be required for the R-1 and R-2 zoning districts; these include amendments to regulations for uses regulated by the Right to Farm Act; public schools; and wireless communication towers. In addition, the Use Table should be amended to delete PUD as a use by right in the R-2 District as PUDs are a zoning district.

## High Density Residential Land Use

This land use category is primarily recommended in those areas where high density single family attached dwellings are currently existing, or are currently zoned R-3. High Density Residential areas currently existing are located north of I-196, in proximity to the City of Zeeland; within the Westpark Way PUD located southwest of the I-196 interchange; in an area on the north side of Ottogan Street just south of the manufactured housing community in Section 31; an area on the north side of Riley Street, just south of the manufactured housing community; and within the settlement of Vriesland.

### *Zoning Plan for High Density Residential Land Use*

Uses in this land use category will be implemented by the R-3 Residential zoning district. Regulations for the R-3 District permit single family and multiple family dwellings. Two, three, and four-family dwellings are allowed as uses by right; elderly housing is permitted as a special land use. The Zoning Ordinance requires that in no case shall multiple family dwellings exceed more than four units per structure. State licensed residential care facilities family homes as a use by right, and small group homes are permitted with special land use approval. Nursing and convalescent homes are permitted with special land use approval.

Densities in the High Density Residential land use area are recommended to be no more than six units per acre, based upon the requirement in the Zoning Ordinance for 7,260 square feet per multiple family dwelling unit.

Non-residential land uses permitted in the R-3 district with special land use approval include religious and institutional uses, private schools (public schools are not subject to local zoning), golf courses and country clubs, and municipal and public services.

An area zoned R-3 is eligible to be rezoned as a Residential or Mixed Use Planned Unit Development (PUD) where public sewer is available. The minimum residential lot size within PUDs is 6,500 square feet. A Mixed Use PUD may include residential, commercial, office, recreational, and additional uses.

The Zoning Ordinance should be amended to state the requirement for minimum lot sizes for single family dwellings and duplexes in the R-3 District. Amendments should include consistency regarding allowable densities and lot sizes for multiple family dwellings. Amendments are recommended regarding public schools and wireless communication towers.



## Manufactured Housing Community Land Use

This land use category is shown in those locations where manufactured housing communities exist in the Township. The number of mobile home units is approximately 798, as reported by the 2012-2016 US Census Bureau estimates. This number of units is approximately 21.8% of all housing units in Zeeland Charter Township.

No additional lands are planned for manufactured housing, as the number of units is fairly substantial. If additional manufactured housing is proposed, the most suitable locations would be on lands adjacent to existing manufactured housing communities.

### *Zoning Plan for Manufactured Housing Community Land Use*

The Manufactured Housing Community Land Use category will be implemented by the Manufactured Housing Community zoning district. This District manufactured housing communities as a permitted use by right. Uses permitted with special land use approval include cemeteries; libraries; private and public institutional uses; private schools; nursing and convalescent homes; religious uses; and municipal and public service uses.

The Manufactured Housing District does not include requirements for open space, parks or playgrounds, sidewalks, or street lights. The Township may wish to pursue amendments for design guidelines in the future in the case of expansion of manufactured housing in the Township; any ordinance that regulates manufactured housing is subject to review and approval by the State of Michigan Manufactured Housing Commission. The District also should be amended according to current law regarding public schools and wireless communication towers.

## Mixed Use Settlement Land Use

Mixed Use Settlement Land Use is recommended for those areas in the vicinity of the settlements of Beaverdam, Vriesland, and Drenthe. Historically, these areas developed as village centers, with a mix of commercial, residential, and institutional uses in close proximity. Both Vriesland and Drenthe are served by both public water and sewer; Beaverdam is served by public water only.

Development in the areas of these three settlements is recommended to continue in the historic pattern, which includes a mix of uses, as well as small lot sizes and higher residential densities as compared to the surrounding agricultural and rural residential area. The area encompassed by the Mixed Use Settlement Land Use area is approximately on quarter mile from the center of the major street intersection in each settlement.

The Mixed Use Settlement Land Use is intended for only those parcels, or portions of parcels, within one-quarter mile of the center of the major street intersection in each settlement; requests for rezoning to the Mixed Use Village District shall only be approved if the proposed rezoning results in a character consistent with the intent and purpose of the Mixed Use Settlement Land Use category.



### *Zoning Plan for Mixed Use Settlement Land Use*

The Mixed Use Village zoning district is currently used to implement the Mixed Use Settlement Land Use category. This District was specifically drafted to address the unique development pattern of Beaverdam, Vriesland, and Drenthe. The District does not permit any uses by right, but permits a wide range of residential and commercial uses when approved as a special land use.

The Mixed Use District currently contains extensive architectural and design standards.

The Citizen Survey administered as part of the Master Plan process asked whether development in the three historic settlements should be implemented by a specific zoning district or by utilizing the Township's existing zoning regulations. A large majority of persons (over 70%) favored utilizing the Township's current zoning regulations for future development.

Currently, the areas in the vicinity of Beaverdam, Vriesland, and Drenthe are zoned primarily Agricultural, with areas of R-1 and R-2 Residential, and Mixed Use Village occurring in the settlements as well. The Mixed Use Village District should be reviewed for possible amendments which would include a number of uses by right, and fewer architectural and design standards, to allow development which is attractive yet more easily achievable.

Alternatively, a specific area could be described in the areas of the three settlements that includes only parcels fronting on the major streets in the settlements, to a distance one-quarter mile from the right-of-way of each major street that comprises the intersection in each settlement. An ordinance may then be drafted, such as in General Provisions, which allows that all uses within that described area are considered conforming for the purposes of zoning. Development and redevelopment could then take place either through the existing zoning of the parcel, or by rezoning to a desired district such as commercial, without the need for extensive variances or parcel assembly. Certain minimums would be required for fire protection and public safety.

Another alternative is that an overlay district may be drafted which would permit a mix of uses with certain minimum standards regarding lot size, setbacks, and other elements to insure public safety.

## **Commercial Land Use**

Commercial Land Use is planned primarily for those areas that are currently shown on the Zeeland Charter Township Zoning Map as C-1 or C-2 Commercial; and within Commercial Planned Unit Developments (PUD). In some cases, land is recommended for Commercial Land Use, and is currently not zoned for commercial use, but is in close proximity to lands either zoned commercial or in use for commercial purposes; or the land contains a commercial land use.

Commercial land uses also exist within the settlements of Beaverdam, Vriesland, and Drenthe, but these areas are zoned and planned for Mixed Use Village; or commercial uses may exist as legally existing non-conforming uses within other than a commercial zoning district.

Primary areas planned for commercial land use are the following:



**Various parcels on the north and south sides of Chicago Drive (M-121).** These parcels primarily consist of existing commercial uses. Commercial development on parcels not currently zoned for commercial land use may be appropriate in locations on the north and south sides of Chicago Drive depending upon topography and soil conditions.

**The area consisting of Zeeland Community Hospital facilities,** and those lands south and east of the hospital facility on the south side of Chicago Drive.

**The Westpark Way Planned Unit Development (PUD) near the Byron Road interchange with I-196.**

This area consists of commercial uses that serve both the traveling public and local residents such as restaurants, a convenience store, and gasoline service establishments. A MDOT (Michigan Department of Transportation) car-pool parking lot is located in this area. In addition, this area includes a public charter educational academy, and an office use. This PUD currently includes the Holland Hospital Medical Building; the Redwood apartment development. The Township has approved a hotel use within the PUD; and a multi-tenant office building. Additional vacant land is available within the PUD for office, commercial, restaurant, and convention space.

**The area at the southeast intersection of Business Loop I-196 and 96<sup>th</sup> Avenue.** This area consists nearly entirely of a commercial greenhouse business, and is zoned Agricultural. The greenhouse use, along with several adjacent residential parcels, is planned for commercial land use in the event that the greenhouse use ceases to operate, and a commercial development is proposed. Within the City of Zeeland to the west across 96<sup>th</sup> Avenue, uses consist of a medical care facility as well as attached duplex and triplex dwelling units. The Future Land Use Map for the City of Zeeland recommends General Commercial land use and Medium Density Residential land use in this location.

**The area at the northeast corner of Chicago Drive (M-121) and Business Loop I-196.** This area is zoned Commercial but includes uses that have industrial characteristics, which are compatible with the industrial uses adjacent to the east.

**The areas both north and south of Adams Street at 96<sup>th</sup> Street.** This area currently consists of commercial uses on the south side of Adams Street including light industrial land uses; contractors' storage and supplies; a trucking distribution center; and a mini-storage use. An agricultural use as stables on a large parcel exists to the east of the commercial uses, and is not currently zoned commercial. Truck sales with outdoor vehicle storage is located just to the east of the agricultural use, and is zoned commercial. Land on the north side of Adams is zoned commercial but is currently vacant. In this general location, commercial and light industrial land uses exist to the west across 96<sup>th</sup> Avenue, in Holland Charter Township.

**The area north of Riley Street, east of 96<sup>th</sup> Avenue and several properties facing the east side of 88<sup>th</sup> Avenue.** Those properties closest to 96<sup>th</sup> Avenue with access from both 96<sup>th</sup> Avenue and Pentatech Drive are developed with commercial land uses and are zoned Planned Unit Development. Several parcels facing on the east side of 88<sup>th</sup> Avenue are zoned commercial and in use for commercial purposes; vacant parcels remain in this area, zoned commercial or agricultural.

*Zoning Plan for Commercial Land Use*

The Commercial Land Use Category will be implemented by the C-1 General Commercial zoning district, and the Mixed Use Planned Unit Development zoning district. The C-1 District permits a range of



commercial uses by right, such as financial institutions and restaurants without a drive-through; health and exercise establishments; hospitals; nursing homes; professional offices; retail establishments; service establishments; and additional specific commercial uses.

A range of uses are permitted in the C-1 District with special land use approval. These include financial establishments and restaurants with a drive-through; amusement parks; banquet halls; commercial mini-storage; clubs and lodges; funeral homes; hotels and motels; open air businesses; vehicle repair shops; automobile service stations; vehicle wash establishments; and similar special land uses. The minimum lot size required by the C-1 District is 20,000 square feet, with 125 feet of lot width. The required front setback in the C-1 District is 50 feet; parcels fronting on certain major streets in the Township are subject to additional setbacks and the Access Management Corridor Overlay requirements of Chapter 13.

The Access Management Corridor Overlay District requires a front setback of 125 feet from the centerline of the street upon which the parcel has frontage; in addition, natural vegetation in the required front setback is required to be retained and not cleared, in order to retain rural character. The requirements for natural vegetation to be retained in a setback of significant depth should be reviewed as to practical application and results of this ordinance requirement.

The C-1 District includes design requirements for sides of buildings facing upon a road; the requirements should be amended to replace the word “road” with “street” as the word “road” is not defined by the Zoning Ordinance but the word “street” is defined. Further, the architectural requirements should clarify the types of streets where architectural guidelines are required.

The permitted uses in the C-1 District should be amended according to current law regarding wireless communication towers. Additionally, the C-1 District should be amended to permit private schools and colleges. The range of uses permitted in the C-1 District should be reviewed to determine if uses should be expanded to reflect current trends in commercial land use. Chapter 2 Definitions should be reviewed to ensure that terms used in the C-1 Commercial District are clearly and accurately defined. Chapter 15 of the Zoning Ordinance should be amended to state specific requirements for landscaping, such as type and location of greenbelts or other landscaping in the C-1 District.

## Industrial, Research, and Technology Land Use

Industrial, Research, and Technology Land Use is planned primarily for those areas zoned I-1 Industrial on the Zeeland Charter Township Zoning Map. In some cases, parcels are not zoned for industrial land use and are located near or adjacent to existing industrial land uses; or the land contains an industrial land use. These areas are located north of Riley Street, which is the boundary of the Township with the City of Zeeland, and east of the eastern boundary of the Township with the City of Zeeland, north of I-196 and Business Loop I-196. Uses in the City of Zeeland in these locations consist of similar industrial land uses. Additionally, Industrial, Research, and Technology Land Use is planned in those areas currently used as sanitary landfills and commercial composting/wood waste recycling in sections 25 and 36.



### ***Zoning Plan for Industrial, Research, and Technology Land Use***

The Industrial, Research, and Technology Land Use category will be implemented by the I-1 Industrial zoning district, and may be implemented by an Industrial Planned Unit Development (PUD). The I-1 District permits a range of industrial uses by right, including assembly of paperboard products; commercial laundries; contractors' yards and building material storage; daycare where the use is accessory to the principal use; laboratory, research, and development uses; lumber and wood products production and supply yards; a wide range of manufacturing and production uses; trade and industrial schools; wholesale establishments; and additional specific industrial uses.

Uses permitted with special land use approval include those industrial uses with more significant land use impacts such as bulk fuel storage; mineral extraction; concrete and asphalt plants; sexually-oriented businesses; and truck and freight terminals among other uses. Retail sales are permitted where accessory to the primary industrial use.

The minimum lot size required by the I-1 District is 87,120 square feet, with 150 feet of lot width. The required front setback in the I-1 District is 50 feet; parcels fronting on certain major streets in the Township are subject to additional setbacks and the Access Management Corridor Overlay requirements of Chapter 13.

The Access Management Corridor Overlay District requires a front setback of 125 feet from the centerline of the street upon which the parcel has frontage; in addition, natural vegetation in the required front setback is required to be retained and not cleared, in order to retain rural character. The requirements for natural vegetation to be retained in a setback of significant depth should be reviewed as to practical application and results of this ordinance requirement.

The I-1 Industrial District may be amended to include uses by right or with special land use approval such as warehousing, private colleges, recreational facilities such as indoor gyms or trampoline parks; special event spaces; and religious institutions. Additionally, the permitted uses in the I-1 District should be amended according to current law regarding wireless communication towers. Chapter 15 of the Zoning Ordinance should be amended to state specific requirements for landscaping, such as type and location of greenbelts or other landscaping in the I-1 District.

## **Public, Cemetery, Parks, and Conservation**

The Future Land Use Map shows the locations of this category of land uses which are primarily existing land uses that are unlikely to change during the scope of the 2019 Master Plan planning period. Many of these uses are also identified on the Community Facilities Map (Map 1). Most of these uses are publicly owned, although some portions of the Macatawa Greenway such as Poppen Woods and the Outdoor Discovery Center property are privately owned.

While this category of land uses will likely continue as shown on the Future Land Use Map, both public and private facilities do at times become available for alternative land uses. If this should occur prior to the five-year review of the Master Plan as required by the Michigan Planning Enabling Act, the Township should apply sound planning principles when considering alternative land uses. These principles include analysis of the range of uses permitted by the zoning district in which the use is located, surrounding



land uses, available access, presence of natural features, and general suitability of the site for the proposed use or range of uses.

In the case where one of the land uses in this category involves a significant change, such as in the case of a school property or a park, the Township is recommended to amend the Master Plan according to the process required by the Michigan Planning Enabling Act.

## Floodplain

While not a future land use category, land use in the floodplain is regulated by the Floodplain Overlay District. The boundaries of the Floodplain Overlay District are 1,000 feet from the ordinary high-water mark of the Macatawa River, and 500 feet from the edge of any County Drain Easement.

Principal uses in the Floodplain Overlay District are limited to farming; gardening; recreational uses; and to provide open space or lot area requirements. Accessory uses are limited to off-street parking. Uses permitted with special land use approval include dumping or backfilling with compensating excavation; and construction of bridges; outdoor play equipment; bleachers and similar outdoor equipment. Signs as permitted by the underlying zoning district are permitted as well.

## M-231 Corridor

State of Michigan highway M-231 has been completed between I-96 just north of M-104, and M-45 in Ottawa County. Plans are to extend M-231 to I-196 in Zeeland Township with interchanges at both Chicago Drive (M-121) and I-196. The highway will be a two-lane limited access roadway, with striped shoulders of adequate width to accommodate non-motorized users. The general location of this corridor is substantially determined, while specific parcel acquisition is yet to be determined. Since the highway will be limited access, land use impacts will be most significant at interchanges.

At the generalized location of the proposed interchange at Chicago Drive, land is recommended for commercial land use on the south side of Chicago Drive, and in limited locations on the north side of Chicago Drive. Commercial zoning and land uses exist on parcels both north and south of Chicago Drive (south of Bohl Street); several parcels on the south side are planned for commercial land use but are currently not zoned commercial.

Proposals for additional commercial land use in this location are likely to occur at the time construction of M-231 occurs. Proposals will likely be for those properties to the south of Chicago Drive, with access from 76<sup>th</sup> Avenue, Bohl Street, or Chicago Drive. The Township may wish to consider amending the Master Plan in the future to recommend additional commercial land use on the north side of Chicago Drive, with access from 76<sup>th</sup> Avenue, due to the proximity of this location to industrial land uses to the west. However, any future plans for commercial land use on the north side of Chicago Drive should be somewhat limited in order to preserve the agricultural and rural residential character of land uses to the north.

At the general location of the proposed interchange at I-196, the design of the interchange will likely be such that no additional access to land will be provided. Additionally, lands in this location are currently recommended for Low Density Residential land use on the south side of I-196, and Agricultural and



Rural Residential land use on the north side. Significant residential development has occurred on the south side of I-196; whereas agricultural and rural residential development exists on the north side. Land use impacts will primarily be the limiting of further residential land use in those area where right of way will be acquired for the construction of expressway and highway access ramps.

## Complete Streets Analysis

### Legal Basis for Complete Streets Analysis

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrians, and other legal users including persons with disabilities. Additionally, the amended Act defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.”

In December of 2010, PA 33 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Zeeland Charter Township, the following analysis was done of existing transportation facilities, and recommendations were developed to insure adequate transportation for all users.

### Existing Conditions

The majority of roads in Zeeland Charter Township are paved Ottawa County primary and local roads. A lesser number of roads are unpaved County local roads. Paved roads in the Township do not have striped, paved shoulders, with the exception of Byron Road, 96<sup>th</sup> Avenue, and 48<sup>th</sup> Avenue. Where shoulders do not exist, or are too narrow for non-motorized transportation, bicycles, as well as other non-motorized vehicles including electric assistive devices, have a legal right to utilize roads and streets in the State of Michigan in the same manner as a motorized vehicle.

Chicago Drive, a State of Michigan Highway that runs east to west across the northern portion of the Township, contains paved, striped shoulders in the western portion of the highway, which narrow on those portions of the roadway nearest 48<sup>th</sup> Avenue. As with County roads, bicycles and non-motorized users have a right to share the road with motorized vehicles.

The Township contains a significant number of non-motorized pathways, which are shown on Map 1, the Community Facilities Map. These pathways, which primarily run parallel to County primary and local roads, greatly enhance the ability of non-motorized users to travel across the Township. These trails are constructed to the standards of the Americans with Disabilities Act (ADA) including curb ramps where trails intersect with roadways, sidewalks, or other trails.

Residential developments, whether developed as platted subdivisions or site condominiums, have been developed in the Township both with and without sidewalks.



The Township contains two major roadways which are the Interstate Freeway I-196, and State of Michigan Route M-121 (Chicago Drive). In addition, the CSX Railroad runs primarily parallel to M-121. The presence of these major transportation routes in the Township present challenges for pedestrian and non-motorized crossings.

## Public Transportation

Public Transportation in the Township is provided by the Macatawa Area Express Transit (MAX), which is described in detail in Chapter 1 Community Description. The route serves the Holland metropolitan area, with stops in Zeeland Charter Township. The service includes both a fixed route system and a demand response system. All vehicles are ADA compliant and are equipped with wheelchair lifts or ramps. All vehicles also include bicycle carriers.

Ride fairs are affordable, with free rides offered for Americans with Disabilities and Medicare cardholders.

## Recommendations

The following are recommendations for furthering the development of Complete Streets in Zeeland Charter Township:

1. Continue the development of an ADA compliant non-motorized trail system in the Township, with accessible curb ramps where trails intersect roadways, sidewalks, or other trails.
2. Require sidewalks within residential platted subdivisions and site condominium developments; require sidewalks to include accessible curb ramps both within the developments and where sidewalks intersect with roadways, other sidewalks, and other trail systems.
3. Continue to improve pedestrian and non-motorized crossings at major roadways; work with Ottawa County Road Commission and Michigan Department of Transportation (MDOT) to improve crossings at major roadways with facilities such as barred crosswalks and pedestrian refuge islands.
4. Work with the MAX to expand route connections into Zeeland Charter Township.

## Ottawa Executive Airport

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, contains regulations regarding the incorporation of an airport layout plan or airport approach plan in the Master Plan. The Master Plan is assumed to be the plan referenced where the Zoning Enabling Act states in Section 203, subsection (1), that *“A zoning ordinance shall be based upon a plan....”*

The Act further requires:

*“If a local unit of government adopts or revises a plan required under subsection (1) after an airport layout plan or airport approach plan has been filed with the local unit of government, the local unit of government shall incorporate the airport layout plan or airport approach plan into the plan adopted under subsection (1).”*



In addition, the Act requires:

*If a zoning ordinance was adopted before March 28, 2001, the zoning ordinance is not required to be consistent with any airport zoning regulations, airport layout plan, or airport approach plan. A zoning ordinance amendment adopted or variance granted after March 28, 2001 **shall not increase any inconsistency** that may exist between the zoning ordinance or structures or uses and any airport zoning regulations, airport layout plan, or airport approach plan.”*

While the Act does not require that a municipality adopt zoning regulations for the environs surrounding an airport, many municipalities have taken the pro-active approach of crafting zoning regulations that assure that development will be compatible with airport functions. These regulations may be in the form of an overlay zone, or regulations found in zoning districts that may surround an airport.

The Michigan Department of Transportation Airports Division has published an Airport Compatible Land Use Matrix that recommends types of land uses within certain distances (or zones) of an airport, as well as recommending a height hazard overlay ordinance for lands surrounding an airport. The airport approach plan for the Ottawa Executive Airport is illustrated on the Future Land Use Map, including numbered references to accident safety zones as adopted by MDOT.

Any “Airport Approach Plan” and “Airport Layout Plan” adopted and approved for the Ottawa Executive Airport is incorporated by reference into the Zeeland Charter Township Master Plan. The Airport Approach Plan consists of height protection for the FAA Part 77 surfaces surrounding the airport and land use protection using standards adopted by the Michigan Aeronautics Commission (MAC).

The Planning Commission, utilizing the Ottawa Executive Airport Approach Plan and Airport Layout Plan, may at some future time prepare amendments to the Zoning Ordinance to protect the areas within a specific identified distance of the airport property boundaries, within the path of airport approaches, or as otherwise recommended by the MAC.



## CHAPTER 4

### IMPLEMENTATION

In order for the Master Plan to serve as an effective guide for the continued development of Zeeland Charter Township, the Plan must be implemented. The Michigan Planning Enabling Act, PA 33 of 2008 as amended, requires that recommendations for implementing any of the Master Plan’s proposals be included in the Master Plan. Primary responsibility for implementing the Plan rests with the Township Board, the Planning Commission and the Township staff. This is done through a number of methods. These may include amendments to the Zoning Ordinance, initiation of policies, and changes in administrative procedures.

The Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. However, the Plan provides strong support and rationale for land use decisions in the case of a legal challenge. Implementation must come from the decisions of the Township Board, Planning Commission, and Township staff to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

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

**The Master Plan itself has no legal authority to regulate development, but provides strong support and rationale for land use decisions.**

#### ZONING

Zoning is the predominant legal means for the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The authority to regulate land use through zoning is established by the Michigan Zoning Enabling Act, PA 110 of 2006 as amended, which requires that zoning be based on a plan. A Master Plan provides the basis for the rationale, character, and spatial location of zoning districts. The zoning ordinance, in turn, is the primary Master Plan implementation tool.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control density, height, lot coverage, setbacks, lot sizes, accessory uses, and other elements.

The zoning ordinance also sets forth procedures for site plan review, special land uses, Planned Unit Developments (PUDs), signs, landscaping, lighting, parking, stormwater, and other elements of development. These measures permit the Township to control the quality as well as the type of development.



Local control of land use, as provided for by zoning, is an accepted legal practice. The principles on which zoning is based include the need to:

- Balance the interests of all landowners and residents with the rights of individual landowners;
- Help implement a long-term vision for the community;
- Protect the environment;
- Ensure development is adequately served by roads and utilities;
- Achieve the quality of life desired by residents;
- Provide fair and consistent review of development applications; and,
- Protect the public health, safety and welfare.

***Rezoning***

Rezoning may be requested by individual property owners, developers, or by Zeeland Charter Township officials. Rezoning may be required in order to implement the goals and actions steps of the Master Plan. In considering a request to rezone property, the Planning Commission and Township Board should evaluate the request according to the following factors:

- Does the proposed new zoning classification meet the recommendations in the appropriate portion of the Future Land Use Plan?
- Are the full range of uses allowed in the requested district appropriate for the proposed location or can the uses be designed to fit the proposed location without a negative impact on the nearby land uses?
- Have any conditions changed in the area since the Master Plan was adopted which might justify a rezoning not supported by the Master Plan?
- Will there be any community impacts which should be considered, such as increased traffic, need for water and sewer, public safety needs, or other needs which might create a need for services or improvements which are not available to the area?
- Are there any potential environmental considerations which will be contrary to the intent of the existing or proposed classification of land use? Can natural features be preserved through site design and adequate stormwater management?
- Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
- Will granting the rezoning request likely lead to a need to recommend amending the Master Plan for the area where the rezoning is requested?
- Could the proposed use be accommodated in some other location or in the proposed location by some other zoning measure such as a special land use or a planned unit development?



## ZONING PLAN

The Michigan Planning Enabling Act, PA 33 of 2008 as amended, requires that a Master Plan contain a zoning plan which outlines the development requirements for the various zoning districts and an explanation of how the Future Land Use categories relate to the districts on the zoning map and in the zoning ordinance text. Chapter 3 of the Master Plan includes a Zoning Plan following each Future Land Use Category; the Zoning Plan establishes the process for accomplishing the recommendations of each Future Land Use Category. The development requirements for each zone are set forth in the Zeeland Charter Township Zoning Ordinance.

In some cases, the existing zoning regulations are sufficient for carrying out the recommendations of the Plan; in other cases, new zoning districts or regulations are recommended. The Zoning Plan is the primary means of implementing the 2018 Master Plan, and should be referenced frequently.

## ADDITIONAL ZONING ORDINANCE RECOMMENDATIONS

In the course of preparing the Master Plan, many requirements of the Zoning Ordinance were reviewed and analyzed. While the scope of the 2018 Master Plan did not include a complete Zoning Ordinance Audit, many requirements were found that need amending in order to be in compliance with State or Federal law or case law, or in some cases new regulations are needed either to comply with State and Federal law, case law, or simply to provide best zoning practices.

Following is a list of zoning ordinance amendments which should be initiated by the Township in order to bring the zoning ordinance into compliance with State and Federal law, case law, or best zoning practices; this is not a comprehensive list, and a complete Zoning Ordinance Audit should take place to identify any remaining needed amendments:

1. Amend the regulations for signs to comply with the US Supreme Court decision in *Reed v. Gilbert* of June, 2015. This Supreme Court decision held that all sign regulations must be content neutral, and that content cannot be regulated based upon the purpose of a sign, since the purpose of the sign is the “speaker”.
2. Amend the regulations for wireless communication towers, antennas, and support structures to comply with the Federal Telecommunications Act and the Michigan Zoning Enabling Act which sets forth the limits of regulation of the expansion and location of wireless service facilities.
3. Amend the regulations for agricultural uses to comply with the Michigan Right to Farm Act, PA 93 of 1981 as amended.
4. Amend regulations to insure the zoning ordinance complies with the limits to review of public schools as regulated by the Michigan Department of Licensing and Regulatory Affairs (LARA) and the Michigan Revised School Code.
5. Review procedures for public uses to comply with the Michigan Planning Enabling Act, which requires Planning Commission review for public projects, but cannot require a special use permit. Review the limits of zoning requirements for public entities, as established by case law.



6. Add regulations for Conditional Rezoning consistent with provisions of the Michigan Zoning Enabling Act, PA 110 of 2006 as amended. Conditional Rezoning permits use and development of land conditioned upon specific uses and development characteristics as approved by the local unit of government.
7. Review procedures for Planned Unit Developments; consider amending Section 12.04 to delete the requirement for a parallel plan. Amend the use tables in the Zoning Ordinance to provide that Open Space Preservation development as regulated by Section 3.33 is a use by right in the AG Agricultural zoning district and in the R-1 Rural Residential zoning district; update the use tables to delete PUD's as a use by right since PUDs are a zoning district.
8. Review open space requirements for Planned Unit Developments; develop specific open space requirements for multiple family developments and commercial/residential mixed uses.
9. Review the requirements of the Access Management Corridor Overlay District (Chapter 13) as to practical application of required setbacks, retaining of natural vegetation, driveway spacing and other requirements as identified. Review streets subject to the requirements of the of Chapter 13; reconcile the list of streets that are listed in specific zoning districts as compared to those listed in Chapter 13. Consider exempting the Mixed Use Village District from the requirements of Chapter 13.
10. Review landscaping requirements of Section 15.05; consider amendments that reduce the amount of required landscaping, and amendments that permit the Planning Commission to recommend modifications to required landscaping based upon specific criteria. Consider requiring that landscape plans be prepared by a licensed Landscape Architect. Amend Section 15.05 to require specific landscaping buffers for specific uses such as commercial, industrial, and residential.
11. Review the site development requirements of Chapter 15 for locations of parking areas; consider permitting parking in the required front yard setback for non-residential uses, subject to a minimum setback from the public or private street right-of-way.
12. Review the requirements of the Mixed Use Village zoning district requirements for possible amendments regarding uses by right, architectural and design standards, and pedestrian access.
13. Prepare language to permit and regulate solar energy systems.
14. Review the requirements for sidewalks for all developments; consider requiring sidewalks within platted subdivisions and site condominium developments, and within both new and redeveloped commercial and industrial developments; require pedestrian connections to existing and future adjacent land uses. Sidewalks are not currently required by the current Subdivision Control Ordinance; however, construction requirements of a subdivision are required within site condominium developments by virtue of Section 3.26 D. Therefore, a requirement for sidewalks within a platted subdivision will then be required in a site condominium development.
15. Review Sections 3.32 and 3.05 to ensure compatibility.



16. Review regulations for accessory buildings; evaluate setbacks to determine whether requirements based upon size of accessory buildings are practical.
17. Review the Zeeland Charter Township Subdivision Control Ordinance to insure procedures and requirements comply with current laws, and that design standards are acceptable to Township residents and officials. In particular, require that the Planning Commission hold a public hearing on a preliminary plat prior to the Township Board considering the preliminary plat as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended.



*Maps*



***Appendix A***



## SOCIAL AND ECONOMIC CHARACTERISTICS

### Population

Table 1 shows population changes for Zeeland Charter Township, City of Zeeland, and Ottawa County as a whole for the years from 1990 to 2016. Zeeland Charter Township experienced significant growth in the decade from 1990 to 2000 (a 70% increase in population), a trend that was seen in many locations in the State of Michigan. Growth has continued although at a somewhat slower pace for the years 2000 through 2016, with a rate of 39.4%.

The City of Zeeland however, while experiencing some growth from 1990 to 2000, has had a net decrease in population since the year 2000. The City did gain some population between the years 2010 and 2016, but not enough to offset the losses of the previous 20 years.

Typically, suburban areas gain population more rapidly than cities, due to new home construction, while cities that are primarily built out gain less. In addition, during the recession of approximately 2007-2010, job losses in the State of Michigan resulted in losses in population in many areas, and little or no new home construction.

Ottawa County as a whole has experienced continued growth, although the rate of growth slowed significantly during the recession years, and during the time period from 2000 to 2016.

**Table 1: General Population Zeeland Charter Township, City of Zeeland, Ottawa County**

	1990	2000	2010	2016	2000-2016 Change (Number)	2000-2016 Change (Percent)
<b>Zeeland Charter Township</b>	4,472	7,613	9,971	10,614	3,001	39.4%
<b>City of Zeeland</b>	5,417	5,805	5,504	5,595	-210	-3.6%
<b>Ottawa County</b>	187,768	238,314	263,801	276,583	38,269	16.1%

Source: US Census Bureau, Decennial Census 1990, 2000, 2010; 2012-2016 American Community Survey Estimates

### Ages of the Population

Figure 1 illustrates the distribution of the population by age groups.

The largest age group in Zeeland Charter Township is the 20-44 years age group, which makes up 34.4% of the total population. This age group includes not only persons who are possibly still pursuing a college degree or other training and certification, but also includes young career persons, and young families. This age group is typically referred to as “family formation” age group.

The next largest age group (26.2%) is composed of school-age children, as well as those who have recently graduated from high school, and may be pursuing higher education or career training. The



percentage of young persons in this age group is a reflection of the fairly high numbers of persons in the 20-44 years or “family formation” age group.

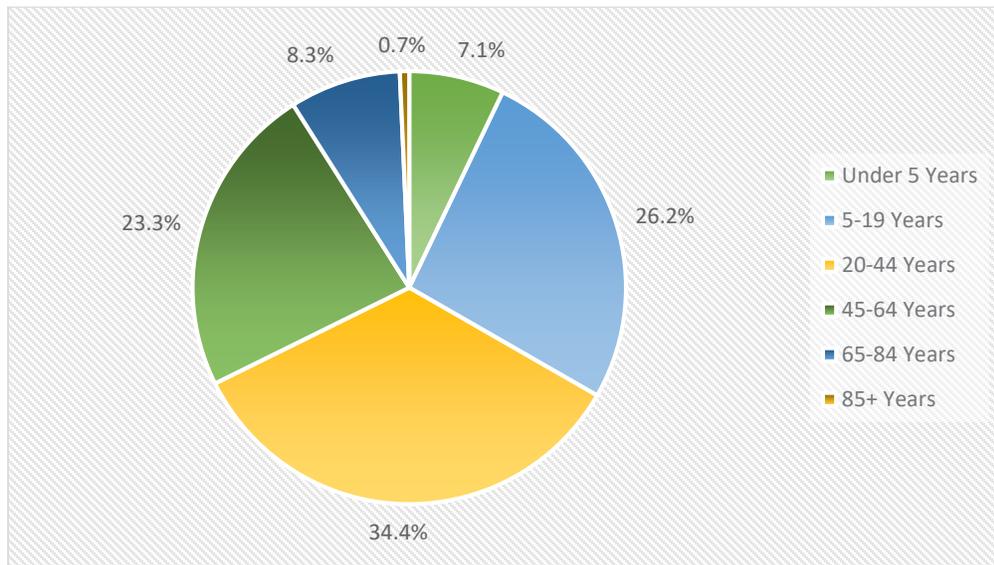
The next largest age group is composed of those in the 45-64 years age group (23.3%). These are persons typically actively engaged in a career and many have children in the home as well.

Those in the 65-84 years age group comprise 8.3% of the population. This number indicates that those either nearing retirement or actually retired make up a smaller segment of the population which is typical for suburban and rural townships.

The youngest members of the population, those who are under five years of age, make up the second smallest segment of the total population. As discussed in a following section, this age group has decreased since 2010, which is a trend seen state-wide and nation-wide as birth rates are declining in the State of Michigan and in the United States as a whole.

The smallest segment of the population is composed of those age 85 and older. These persons may be living independently or in some type of a caregiver arrangement.

**Figure 1: Population by Age, Zeeland Charter Township, 2016**



Source: 2012-2016 American Community Survey Estimates, US Census Bureau

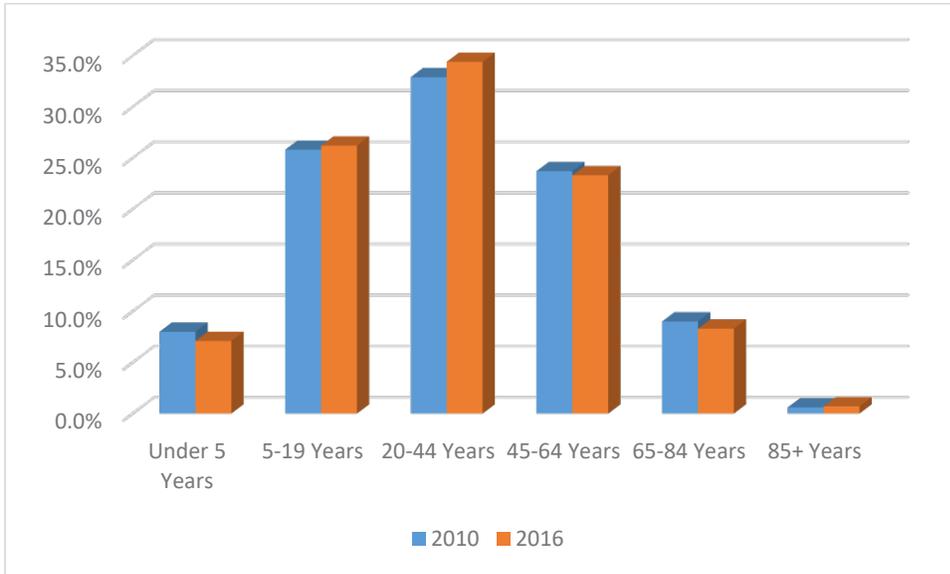
Figure 2 compares changes in age groups from 2010 to 2016. As stated previously, the age group of those under five years has decreased. Those in the 5-19 years group has increased slightly, and the age group of 20-44 years has increased as well. A slight decrease is seen in the age group of 45-64 years, while a slight increase is seen in the group of those ages 65-84 years. Those age 85 and older has stayed close to the same. The data shows that, while the birth of children may be somewhat declining, overall Zeeland Charter Township has a young population composed of persons who are school age; in early



career and family-formation years; and who are not yet of typical retirement age but are likely still engaged in a career.

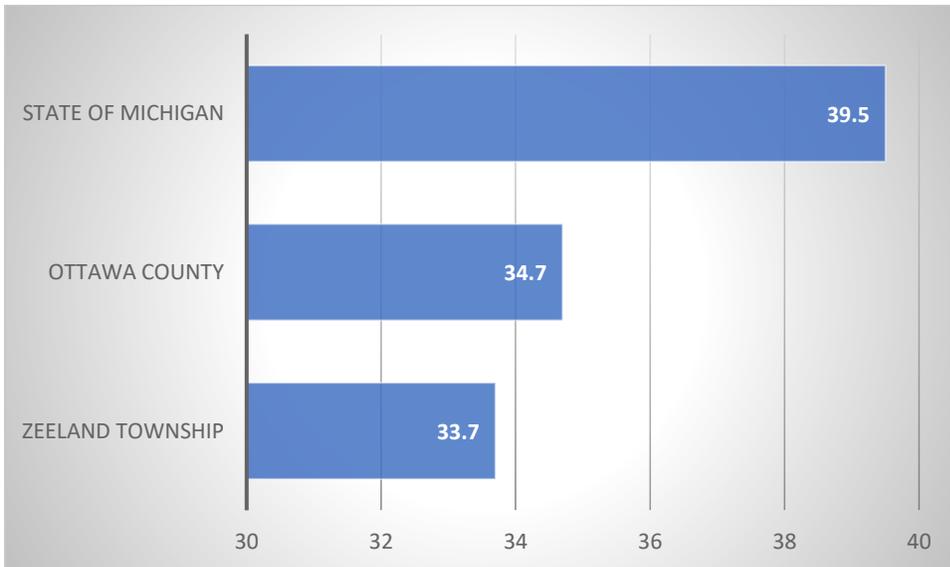
Figure 3 compares the median age of persons in Zeeland Charter Township with Ottawa County as a whole and with the State of Michigan. The Township has a somewhat younger population than the County as a whole, and a significantly younger population than the State as a whole.

**Figure 2: Age Group Comparison, Zeeland Charter Township, 2010 and 2016**



Source: US Census Bureau, 2010 Census; 2012-2016 American Community Survey Estimates

**Figure 3: Median Age of Population-State of Michigan, Ottawa County, Zeeland Charter Township**



Source: 2012-2016 American Community Survey Estimates, US Census Bureau



**Household Size and Household Composition**

Table 2 shows numbers of households and household size within Zeeland Charter Township and compares it with the same data in the City of Zeeland And Ottawa County as a whole. The number of households in the Township has increased by 985 since the 2010 US Census as reported in the 2014 Master Plan.

The percentage of single person households in the Township is less than that in the City of Zeeland, which is typically due to greater numbers of older adults living alone or in assisted living within cities. The percentage of single person households in the County is only somewhat higher than in the Township, and this is likely due to the County being comprised of primarily rural areas and small to mid-size cities and villages, which tend to not have as many single persons living alone.

The difference among two and three-person households is not significantly different when comparing the percentages of households that fall into these categories; however, Ottawa County as a whole shows a somewhat higher rate of two-person households, which may be due to the presence of universities where two students per living unit is commonly found.

The percentage of households with four or more persons is clearly higher in Zeeland Charter Township than in the City of Zeeland or Ottawa County as a whole. This indicates the high number of family households present in the Township.

**Table 2: Household Size by Percentage**

	Total # of Households	One Person	Two Persons	Three Persons	Four or More Persons
<b>Zeeland Township</b>	3,508	17.2%	28.4%	16.8%	37.7%
<b>City of Zeeland</b>	2,375	35.2%	30.4%	15.1%	19.3%
<b>Ottawa County</b>	97,687	20.6%	35.8%	15.0%	28.7%

Source: 2012-2016 American Community Survey Estimates, US Census Bureau

Table 3 shows Housing and Households by type for Zeeland Charter Township. While number of housing units was not recorded in the 2014 Master Plan, with an increase in population of approximately 643 persons between 2010 and 2016, and by using an average household size of 3.06, the total number of new housing units in the Township since 2010 is approximately 210 units. The current total number of housing units in the Township is 3,655. Of those, 147 units (4.0%) are vacant.

Table 5 shows number of building permits issued from 2014 to 2017 for new single-family dwellings, condominium units, apartment units, and mobile home sets; therefore, the total actual number of housing units is likely greater than 3,655.



**Table 3: Housing and Household by Type, Zeeland Charter Township, 2016**

Housing/Household Type	Number	Percent of Housing Units
<b>Total Housing Units</b>	3,655	100%
1-unit detached	2,529	69.2%
1-unit attached	118	3.2%
2 or more-unit structures	210	5.7%
Mobile Home	798	21.8%
<b>Occupied Housing Units</b>	3,508	100.0%
Vacant Housing Units	147	4.0%
Seasonal, recreational, occasional	-	-
Owner Occupied Housing Units	3,234	92.2%
Renter Occupied Housing Units	274	7.8%
		<b>Percent of Occupied Housing Units</b>
Family Households	2,729	77.8%
Married-couple Family Households	2,343	66.8%
Male Heads w/no Spouse Present	84	2.4%
Female Heads w/no Spouse Present	302	8.6%
All Types with Own Children Under 18 Years	1,463	41.7%
Non-Family Households	779	22.2%
One Person (Living Alone)	603	17.2%
Average Household Size (owner-occupied)	3.06	N/A
Average Household Size (renter-occupied)	2.64	N/A

Source: 2012-2016 American Community Survey Estimates, US Census Bureau

Single unit detached housing units make up the greatest proportion of dwelling units (69.2%); mobile homes make up the next largest percentage of dwelling units (21.8%). Two or more unit structures comprise the next largest percentage at 5.7%, while one-unit attached make up the least percentage of structures. One-unit attached dwellings are those that may share a wall, but have separate heating and utility systems, as well as having no dwelling units located above or below. Attached condominium units, townhouses, and duplexes are typically considered one-unit attached dwellings.

Owner occupied housing units make up the majority of all occupied dwelling units in the Township at 92.2%, while renter occupied units comprise 7.8%. The average household size of those in owner occupied dwellings is larger than those in renter occupied dwellings (3.06 persons compared to 2.64 persons). Non-family households, which are those with persons residing together who are not related by blood, marriage, or adoption, comprise 22.2% of all households (occupied dwellings); of those non-family households, 17.2% are households where one person lives alone.

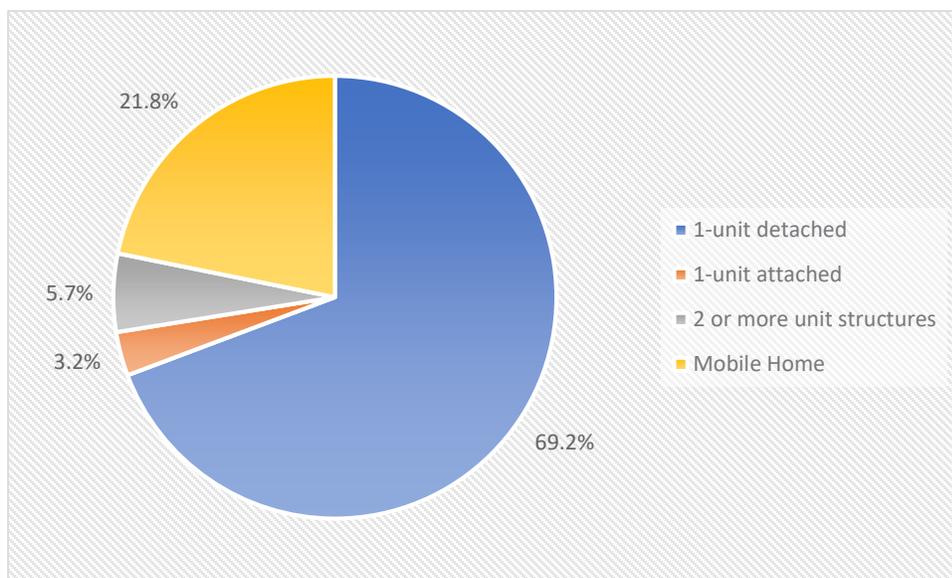


Family households are primarily made up of married couple families (77.8%). Single parent households make up 11.0% of all family households. Single parent households with a female head and no spouse present comprise the greater percentage of single-parent households (8.6%).

Implications for land use planning that may be drawn from the housing and household data are that single family detached owner-occupied dwellings will likely continue to be the type of dwelling unit most in demand in Zeeland Charter Township; some demand will exist for types of dwelling units such as attached condominiums, apartments, or manufactured housing (mobile homes), which may provide the preferred housing for single persons living alone, single-parent households, young families, or retired persons.

Figure 4 illustrates housing type distribution of all housing units in the Township.

**Figure 4: Housing Type Distribution, Zeeland Charter Township, 2016**



Source: 2012-2016 American Community Survey Estimates, US Census Bureau

Table 4 shows the value of owner-occupied dwelling units in Zeeland Charter Township. Values are based on a sample of 3,234 housing units, which is 92% of all occupied housing units. The greatest percentage of units fall within the \$200,000 to \$299,999 range, closely followed by units within the \$150,000 to \$199,999 range. The third largest percentage of units fall within the less than \$50,000 range, which is likely a reflection of the number of manufactured housing units (mobile homes) within the three manufactured housing parks in the Township.

Table 5 shows residential building permits for new construction for the four-year period from 2014 through 2017. Clearly activity in building single-family detached units has continued to increase across the four-year time period, a reflection of an improving economy. Condominium activity remained at a fairly constant rate; the increase in apartment units in 2017 is a result of the construction of attached dwelling units in the Westpark Way Planned Unit Development. The somewhat higher rate of mobile home sets in 2014 is likely a result of persons seeking housing units in the face of a lack of new housing



construction following the recession; requests for mobile home sets has remained fairly constant after experiencing a decrease in 2015.

**Table 4: Value of Owner-Occupied Housing Units\*, Zeeland Charter Township, 2016**

Value	Number	Percent
Less than \$50,000	644	19.9%
\$50,000 - \$99,999	111	3.4%
\$100,000 - \$149,999	544	16.8%
\$150,000 - \$199,999	732	22.6%
\$200,000 - \$299,999	765	23.7%
\$300,000 - \$499,999	438	13.5%
\$500,000 or more	0	0.0%
Median Value of Housing Units (Zeeland Charter Township)	\$167,600	-
Median Value of Housing Units (City of Zeeland)	\$123,100	-
Median Value of Housing Units (Ottawa County)	\$160,500	-

Source: 2012-2016 American Community Survey Estimates, US Census Bureau

\*Number of units for which value was determined: 3,234.

**Table 5: Residential Building Permits 2014-2017**

	2014	2015	2016	2017
New Homes	27	42	60	65
Condominium Units	4	6	8	6
Apartment Units	0	0	0	86
Mobile Home Sets	11	2	8	6

Source: Zeeland Charter Township

### Income and Employment

Tables 6 and 7 summarize employment in Zeeland Charter Township and compare it to the City of Zeeland and Ottawa County as a whole. The data is based on the total population age 16 years and over, which is considered the age at which persons enter the work force.

According to the US Census Bureau estimates, the Township had a somewhat higher unemployment rate than either the City of Zeeland or the County as a whole. However, the US Census Bureau American Community Survey Five-Year Estimates state that this data has a margin of error of +/-2.8%.

Additionally, other non-technical on-line community profile sites state that the unemployment rate in Zeeland Charter Township may be 3.3-4.5%. The current unemployment rate in the Township is likely lower than the 6.0% reported by the US Census Bureau in 2016.



As of March of 2018, the United States Department of Labor Bureau of Labor Statistics reported the State of Michigan unemployment rate at 4.7%, and as of April of 2018 the national unemployment rate was at 3.9%. The Zeeland Charter Township unemployment rate likely compares favorably with both State of Michigan and national averages.

Median Household Income in Zeeland Charter Township is higher than that in Ottawa County as a whole; the Mean Household Income is also somewhat higher. Median Family income is higher than Ottawa County; however, the Mean Family Income in the Township is nearly the same. Household incomes tend to be lower than family incomes since households include single persons living alone.

The percentage of families and people with poverty status in Zeeland Charter Township is lower than the County as a whole; yet some families and persons are living at the poverty level of income. Table 8 shows the Federal Poverty Guidelines for 2018.

**Table 6: Employment Status: Zeeland Charter Township, City of Zeeland, & Ottawa County, 2016**

	Zeeland Charter Township		City of Zeeland		Ottawa County	
<b>Total Population 16 Years and Over</b>	7,701	100%	4,346	100%	215,698	100%
<b>- In Labor Force</b>	5,768	74.9%	2577	59.3%	147,322	68.3%
<b>- Employed</b>	5,422	70.4%	2469	56.8%	139,341	64.6%
<b>- Unemployed</b>	462	6.0%*	187	4.3%	11,432	5.3%

Source: 2012-2016 American Community Survey Estimates, US Census Bureau

\*See further discussion in text preceding

**Table 7: Household, Family Income and Poverty Levels: Zeeland Charter Township & Ottawa County, 2016**

	Zeeland Charter Township	Percent	Ottawa County	Percent
<b>Median Household Income</b>	\$68,765	-	\$61,367	-
<b>Mean Household Income</b>	\$78,231	-	\$77,109	-
<b>Median Family Income</b>	\$84,142	-	\$72,792	-
<b>Mean Family Income</b>	\$88,754	-	\$88,788	-
<b>Families with Poverty Status</b>	-	3.8%	-	6.0%
<b>People with Poverty Status</b>	-	4.8%	-	9.9%

Source: 2012-2016 American Community Survey Estimates, US Census Bureau



**Table 8: Federal Poverty Guidelines 2018**

2018 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA	
PERSONS IN FAMILY/HOUSEHOLD	POVERTY GUIDELINE ANNUAL INCOME
1	\$12,140
2	\$16,460
3	\$20,780
4	\$25,100
5	\$29,420
6	\$33,740
7	\$38,060
8	\$42,380

*Source: U.S. Department of Health & Human Services 2018. For families/households with more than 8 persons, add \$4,320 for each additional person.*

Table 9 shows employment by Occupation, Industry, and Class of Worker. The Management, business, science, and arts occupations comprise the largest segment of occupations. When viewed by industry, Manufacturing employs the greatest percentage of persons, followed by Educational services, and health care and social assistance. Jobs are fairly evenly distributed among the remaining industry sectors. When viewed as class of worker, Private wage and salary workers make up the preponderance of workers.

The employment profile of Zeeland Township is shaped by the presence of several large employers in Ottawa County. Table 10 lists the ten largest employers in Ottawa County; the ten largest manufacturing employers; and the ten largest non-manufacturing employers.



**Table 9: Occupations by Civilian Employed Population, 16 Years and Over, Zeeland Township**

Occupation	Number	Percent
<b>Total Civilian Employed Population 16 Years and Over</b>	5,422	100%
<b>Management, business, science, and arts occupations</b>	1,698	31.3%
<b>Service occupations</b>	822	15.2%
<b>Sales and office occupations</b>	911	16.8%
<b>Natural resources, construction, and maintenance occupations</b>	397	7.3%
<b>Production, transportation, and material moving occupations</b>	1,594	29.4%
<b>Industry</b>	-	-
<b>Agriculture, forestry, fishing and hunting, and mining</b>	150	2.8%
<b>Construction</b>	317	5.8%
<b>Manufacturing</b>	1,951	36.0%
<b>Wholesale trade</b>	174	3.2%
<b>Retail trade</b>	371	6.8%
<b>Transportation and warehousing, and utilities</b>	256	4.7%
<b>Information</b>	0	0.0%
<b>Finance and insurance, and real estate and rental and leasing</b>	185	3.4%
<b>Professional, scientific, and management, and administrative and waste management services</b>	226	4.2%
<b>Educational services, and health care and social assistance</b>	1,012	18.7%
<b>Arts, entertainment, recreation, accommodation and food services</b>	344	6.3%
<b>Other services, except public administration</b>	320	5.9%
<b>Public administration</b>	116	2.1%
<b>Class of Worker</b>	-	-
<b>Private wage and salary workers</b>	4,787	88.3%
<b>Government workers</b>	343	6.3%
<b>Self-employed in own not incorporated business workers</b>	277	5.1%
<b>Unpaid family workers</b>	15	0.3%

Source: 2012-2016 American Community Survey Estimates, US Census Bureau



**Table 10: Largest Employers in Ottawa County**

**Ten Largest Employers**

Organization	Industry
1. Gentex Corporation	Automotive Mirrors
2. Herman Miller	Office Furniture
3. Grand Valley State University	Higher Education
4. Holland Hospital	Healthcare
5. Haworth	Office Furniture
6. Shape Corporation	Metal Roll Forming
7. Magna Mirrors	Automotive Mirrors
8. YanFeng (acquired by JCI)	Automotive Interiors
9. Meijer	Retailer
10. Grand Haven Public Schools	Education

**Ten Largest Manufacturing Employers**

Organization	Industry
1. Gentex Corporation	Automotive Mirrors
2. Herman Miller	Office Furniture
3. Haworth	Office Furniture
4. Shape Corporation	Metal Roll Forming
5. Magna Mirrors	Automotive Mirrors
6. YanFeng (acquired by JCI)	Automotive Interiors
7. Tyson Foods	Food Processing
8. Request Foods	Food Processing
9. Royal Technologies	Injection Molded Plastics
10. Adient	Automotive Seating

**Ten Largest Non-Manufacturing Employers**

Organization	Industry
1. Grand Valley State University	Higher Education
2. Holland Hospital	Healthcare
3. Meijer	Retailer
4. Grand Haven Public Schools	Education
5. County of Ottawa	Government
6. Hudsonville Public Schools	Education
7. Zeeland Public Schools	Education
8. Hope College	Higher Education
9. West Ottawa Public Schools	Education
10. N. Ottawa Comm. Health System	Health Care

Source: Lakeshore Advantage; size of employer is based upon number of employees including full-time and part-time employees. Temporary workers from employment agencies are excluded. Data is as of May, 2017.



**Educational Attainment**

Table 11 shows the educational attainment for all persons in Zeeland Charter Township and compares this with Ottawa County as a whole. Educational attainment may be important when analyzing the work force of a community, and in determining if additional employment opportunities are desired in a community.

Educational attainment is also an indicator of quality of life of a community, as educational attainment can affect incomes, which in turn may affect positive growth and development in a community.

Table 11 indicates a relatively low number of persons with less than a 9<sup>th</sup> grade education, and less than the County as a whole. This may include senior citizens for whom the attainment of a high school diploma was not as common in their era. Additionally, Michigan law requires that children attend a school or home school program from the ages of six through 16. Therefore, some persons may have not completed a 9<sup>th</sup> grade education by the age of 16.

The majority of residents of Zeeland Charter Township have attained a high school diploma or higher (92.8%), which is nearly the same as the County as a whole. Slightly fewer persons, on a percentage bases, have attained a Bachelor’s degree or higher.

The percentage of high school graduates in the Township is greater than the County as a whole; however, the percentages of those attaining an Associate Degree, Bachelor’s Degree, or a Graduate/Professional Degree is somewhat lower than the County as a whole, but not significantly less. A factor that influences the number of higher education degrees in Ottawa County as a whole is the presence of major universities such as Hope College in the City of Holland and Grand Valley State University in Allendale Township. Both faculty and students residing Ottawa County likely tend to have attained higher degrees.

**Table 11: Educational Attainment, Zeeland Charter Township and Ottawa County, 2016**

	Zeeland Charter Township	Ottawa County
Less than 9th Grade	2.8%	3.2%
High School Graduate	35.2%	29.2%
Associate Degree	6.7%	9.1%
Bachelor's Degree	19.0%	21.3%
Graduate/Prof. Degree	8.9%	10.3%
High School or higher	92.8%	91.7%
Bachelor's Degree or Higher	27.9%	31.6%

Source: 2012-2016 American Community Survey Estimates, US Census Bureau





Table 12: Traffic Counts

Route	Location	2013	2014	2015	2016	2017	2018
56TH AVE	S. of Adams St.		751			730	
	N. of Adams St.		947			1,151	
	N. of Perry St.		899			1,068	
64TH AVE	S. of Adams St.		2,761			2,955	
	N. of Adams St.		2,792			2,626	
	S. of Byron Rd.		3,274			3,763	
	N. of Byron Rd.		2,676			3,142	
	S. of Chicago Dr.		1,803			2,571	
72ND AVE	N. of Chicago Dr.		4,441			4,339	
	N. of Quincy St.		4,527			4,495	
74TH AVE	N. of Adams St.		532			650	
76TH AVE	S. of Byron Rd.		746			848	
80TH AVE	S. of Riley St.			5,114			5,950
	S. of Quincy St.			1,252			1,244

Route	Location	2013	2014	2015	2016	2017	2018
88TH AVE	N. of Adams St.		2,387			2,488	
	N. of Gordon St.		4,019			4,248	
	S. of Quincy St.		2,627			3,360	
96TH AVE	S. of Adams St.	7,272			8,758		
	N. of Adams St.	8,535			11,820		
	S. of Gordon St.	9,498			12,080		
	S. of Riley St.	12,231			12,342		
	S. of New Holland St.			8,821			9,541
ADAMS ST	E. of 64th Ave.	2,998			3,002		
	W. of 64th Ave.	4,487			4,893		
	E. of 88th Ave.	5,745			6,568		
	E. of 96th Ave.	7,864			9,844		
BYRON RD	W. of 48th Ave.		4,583	4,892		5,358	
	E. of 64th Ave.		5,284			6,754	
	W. of 64th Ave.		6,241			8,118	
	E. of I-196		7,037				
CHICAGO DR	E. of 84th Ave.			2,877			3,088

Source: Ottawa County Road Commission

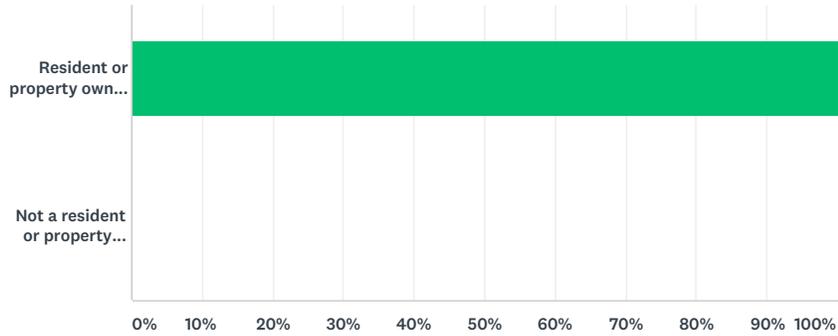


***Appendix B***



### Q1 You are a:

Answered: 132 Skipped: 0

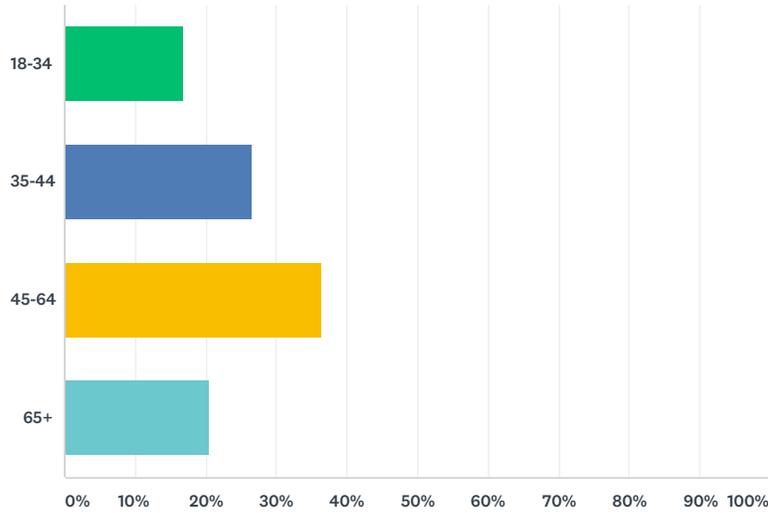


ANSWER CHOICES	RESPONSES	
Resident or property owner of Zeeland Charter Township	100.00%	132
Not a resident or property owner of Zeeland Charter Township	0.00%	0
<b>TOTAL</b>		<b>132</b>



### Q2 Age of respondent:

Answered: 132 Skipped: 0

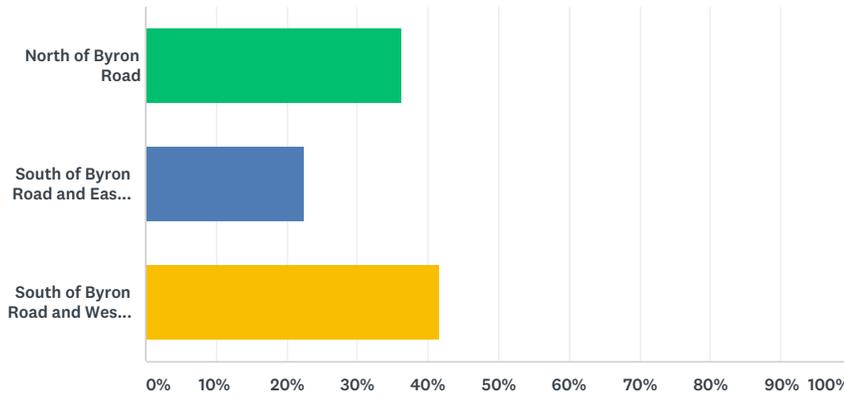


ANSWER CHOICES	RESPONSES	
18-34	16.67%	22
35-44	26.52%	35
45-64	36.36%	48
65+	20.45%	27
TOTAL		132



Q3 If you are a resident, please tell us generally where you live:

Answered: 130 Skipped: 2

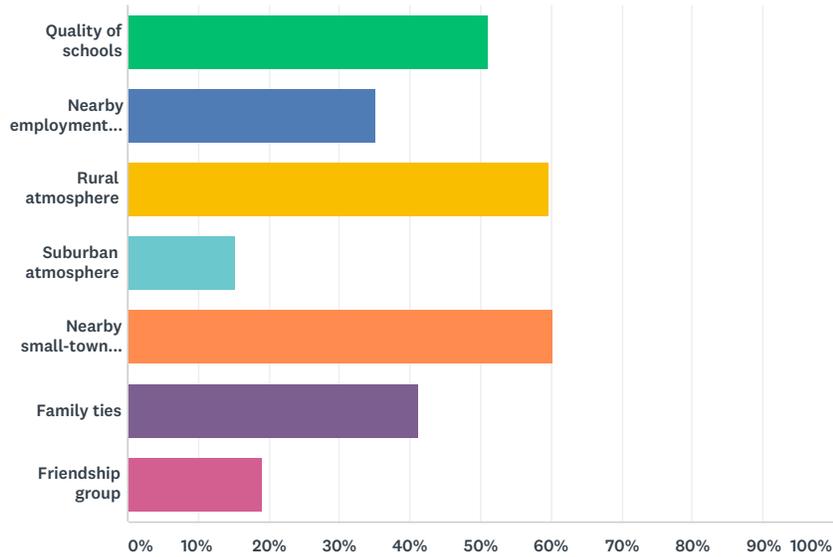


ANSWER CHOICES	RESPONSES
North of Byron Road	36.15% 47
South of Byron Road and East of 72nd Avenue	22.31% 29
South of Byron Road and West of 72nd Avenue	41.54% 54
TOTAL	130



### Q4 Why do you live in Zeeland Charter Township? (Choose all that apply)

Answered: 131 Skipped: 1

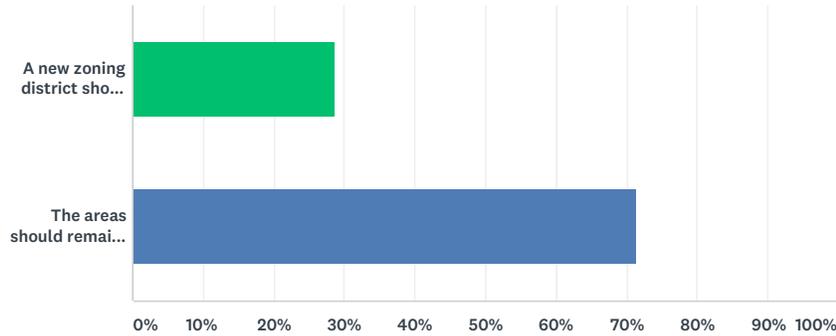


ANSWER CHOICES	RESPONSES	
Quality of schools	51.15%	67
Nearby employment including agriculture related business	35.11%	46
Rural atmosphere	59.54%	78
Suburban atmosphere	15.27%	20
Nearby small-town atmosphere	60.31%	79
Family ties	41.22%	54
Friendship group	19.08%	25
Total Respondents: 131		



### Q5 What is your opinion of the future of land use and development in Beaverdam, Vriesland, and Drenthe?

Answered: 126 Skipped: 6

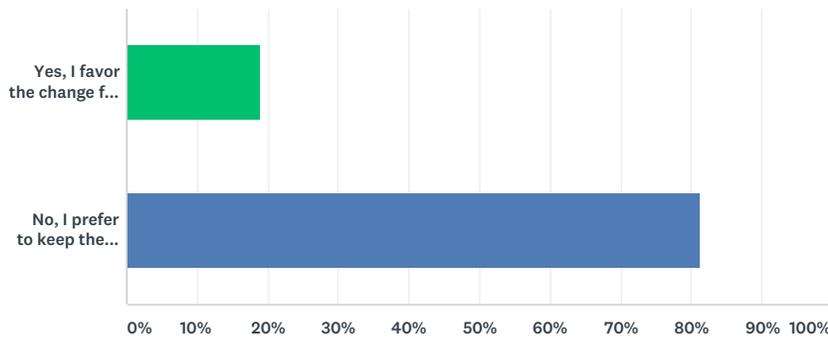


ANSWER CHOICES	RESPONSES
A new zoning district should be created which allows a mix of uses such residential and commercial to develop on lot sizes which reflect the historic character of the areas, but which does not impose excessive regulations.	28.57% 36
The areas should remain primarily as they currently are, with future development occurring through rezoning to existing zoning districts if needed.	71.43% 90
TOTAL	126



Q6 The purpose of the R-1 Rural Residential District is to provide for non-farm, low density residential land use, among other uses. Minimum lot sizes are currently 15,000 square feet, with 100 feet of lot width required (see illustration “A”). Would you favor a reduction in lot width to 90 feet, with a minimum lot size of 15,000 square feet for lots in the R-1 District? (see illustration “B”)

Answered: 127 Skipped: 5

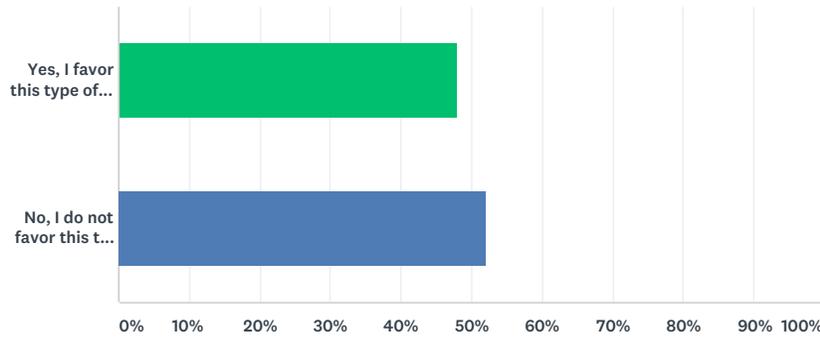


ANSWER CHOICES	RESPONSES
Yes, I favor the change from 100 feet of lot width to 90 feet of lot width	18.90% 24
No, I prefer to keep the minimum lot width of 100 feet	81.10% 103
TOTAL	127



**Q7** Certain types of neighborhoods may appeal to young families, early career individuals, and empty nesters. These neighborhoods may consist of smaller lots for detached housing; attached condominium (owner occupied) or rental units; neighborhood parks; sidewalks; and front porches. (See illustration.) In general, would you favor this type of neighborhood in a suitable location in Zeeland Charter Township?

Answered: 125 Skipped: 7

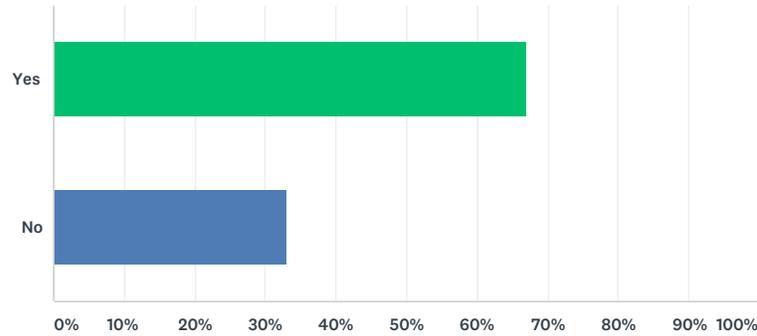


ANSWER CHOICES	RESPONSES	
Yes, I favor this type of development in suitable locations	48.00%	60
No, I do not favor this type of development in the Township	52.00%	65
TOTAL		125



**Q8 Sidewalks should be required in platted residential subdivisions in Zeeland Charter Township, and also should be required in residential site condominium developments.**

Answered: 121 Skipped: 11

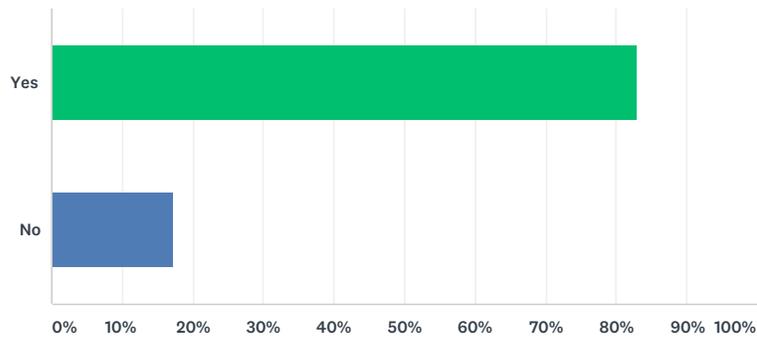


ANSWER CHOICES	RESPONSES	
Yes	66.94%	81
No	33.06%	40
TOTAL		121



**Q9 Would you be in favor of constructing sidewalks along major roadways outside platted subdivisions and site condominium developments, as well as within commercial areas, office parks, and industrial parks, to provide pedestrian connections between land uses, and to provide residents and employees with walking and jogging routes?**

Answered: 122 Skipped: 10

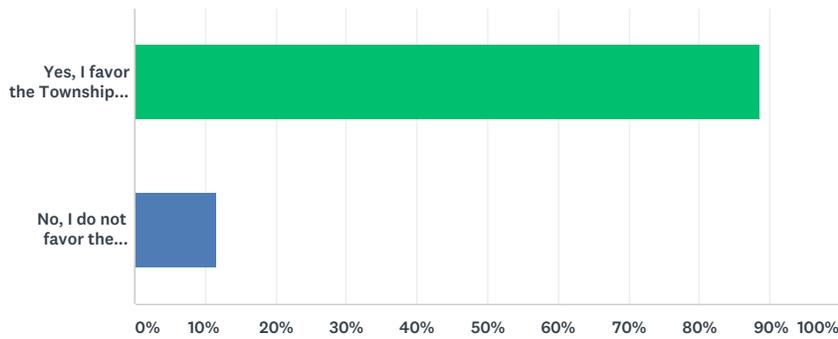


ANSWER CHOICES	RESPONSES
Yes	82.79% 101
No	17.21% 21
<b>TOTAL</b>	<b>122</b>



**Q10 The State of Michigan Department of Natural Resources (DNR) requires that in order to be eligible for grants offered through the State for both land acquisition and development of recreation facilities, communities must prepare a Parks and Recreation Plan that must be updated every five years. Guidelines for preparing the Parks and Recreation Plan are provided by the State. Zeeland Charter Township does not currently have a Parks and Recreation Plan. Are you in favor of Zeeland Charter Township preparing a Parks and Recreation Plan?**

Answered: 121 Skipped: 11

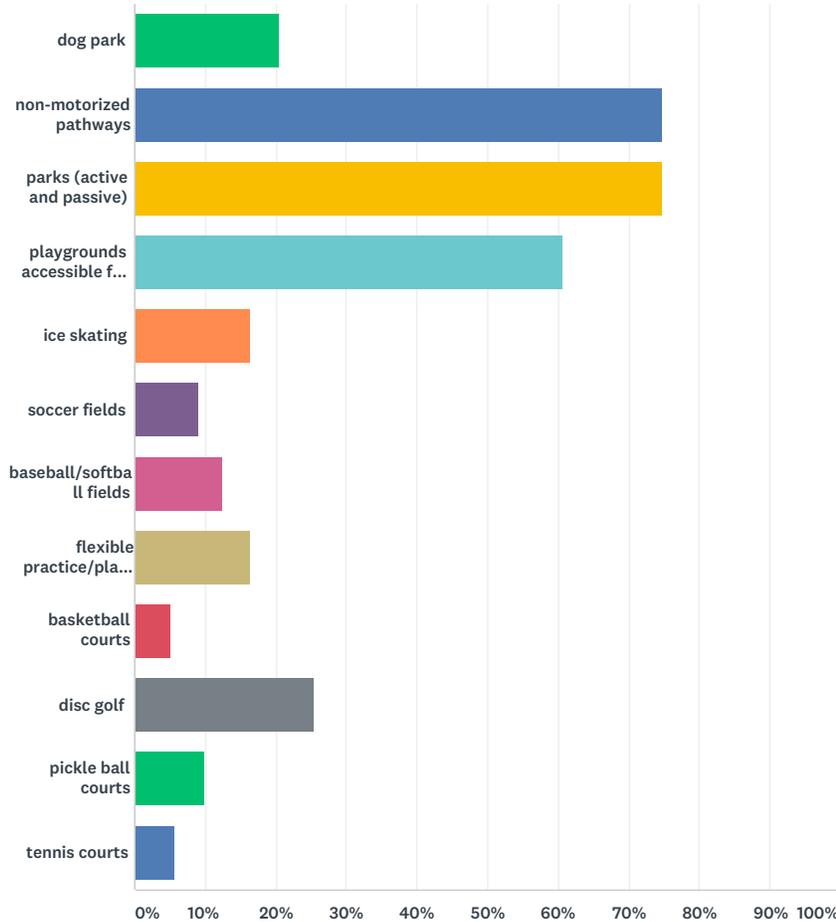


ANSWER CHOICES	RESPONSES	
Yes, I favor the Township preparing a Parks and Recreation Plan	88.43%	107
No, I do not favor the Township preparing a Parks and Recreation Plan	11.57%	14
TOTAL		121



Q11 From the following list, which types of additional recreation facilities would you like to see in Zeeland Charter Township? Please choose your top four preferred facilities. Please note: This question is required to be answered in order to move on.

Answered: 122 Skipped: 10



ANSWER CHOICES	RESPONSES
dog park	20.49% 25
non-motorized pathways	74.59% 91
parks (active and passive)	74.59% 91
playgrounds accessible for children of all abilities	60.66% 74
ice skating	16.39% 20



ZEELAND CHARTER TOWNSHIP MASTER PLAN 2018

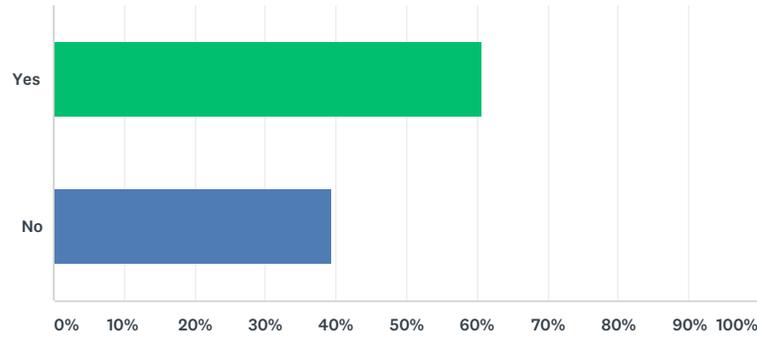
SurveyMonkey

soccer fields	9.02%	11
baseball/softball fields	12.30%	15
flexible practice/playing fields for lacrosse, football, etc.	16.39%	20
basketball courts	4.92%	6
disc golf	25.41%	31
pickle ball courts	9.84%	12
tennis courts	5.74%	7
Total Respondents: 122		



**Q12 Would you be willing to pay additional Township levied millage for additional recreational facilities such as those listed in question 11?**

Answered: 122 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	60.66%	74
No	39.34%	48
TOTAL		122

