

# WAYLAND TOWNSHIP

## 2009 MASTER PLAN UPDATE

*Adopted  
February 11, 2009*

# WAYLAND TOWNSHIP ALLEGAN COUNTY

## *ACKNOWLEDGEMENTS*

### **Township Board**

**Supervisor:** Roger VanVolkinburg

**Clerk:** Beverly Taylor

**Treasurer:** Sue Kamyszek

**Trustee:** Larry Brenner

**Trustee:** Pat Staley

### **Planning Commission**

**Chairman:** Mark Chrusciel

**Secretary:** Nellie Montague

**Map Coordinator:** Pat Staley

**Members:**

Ron DeVries

Richard Miller

Jerry Ross

### **2009 Master Plan**

**Adopted by the Wayland Township Planning Commission**

**February 11, 2009**

*Prepared with the assistance of  
MainStreet Planning Company  
1811 Four Mile Road NE  
Grand Rapids, MI 49525*

*Future Land Use Map Prepared by  
Allegan County GIS Department*

## **WAYLAND TOWNSHIP 2009 MASTER PLAN**

### ***INTRODUCTION***

This document represents an update of the Master Plan adopted by the Wayland Township Planning Commission on November 26, 2002. The purpose of the update is to respond to the growth and changes which have occurred in Wayland Township since the adoption of the 2002 Plan and also to comply with the Township Planning Act which requires that townships review their Master Plans every five years.

The review process began with a survey mailed to all property owners in Wayland Township in January of 2009. The survey contained a number of questions which were originally asked in the survey sent in 2002. Although the return rate was less in 2009 (5%) than in 2002 (23.8%) those responding voiced support for continuation of the large lot sizes and road frontage requirements which were also largely supported in the 2002 survey.

Respondents also expressed their opinion that future land uses at the US 131 interchange with 129<sup>th</sup> Avenue be adjusted from the 2002 Plan to allow a mix of commercial and service uses which would be complementary to the casino proposed at the northeast corner of this interchange.

The survey and results are attached.

### ***CHANGES SINCE 2002.....***

- ◆ 87 building permits have been issued for single family dwellings for an average of about 12 per year.
- ◆ Two residential subdivisions were approved in the south west corner of the Township: Gun Lake Cove with 27 single family lots and Gun Lake Estates with 28 lots developed as a site condominium.
- ◆ The Township population was estimated to be 3291 in 2006 by the US Census Bureau. This would be an increase of 278 people and 9.23% over the 2000 population of 3013.
- ◆ The Gun Lake Tribe of Pottawatomi Indians received approval from the U.S. Department of the Interior to establish a casino on the site of the former Ampro Industrials building on 129<sup>th</sup> Avenue. Construction is expected to begin in 2009.

### ***PLAN UPDATE PROCESS***

The update of the 2002 Master Plan began with the distribution of the Township citizen survey in January of 2009 noted above. The Township Board and Planning Commission met in March of 2009 to review the results of the survey.

The Planning Commission held work sessions on April 29, May 6 and May 29 to review the Goals and Objectives from the 2002 Plan, to identify issues and to prepare a draft future land use map. On June 9, 2009 the Planning Commission met with the Township Board to review the Draft Plan update.

## ***MASTER PLAN ISSUES***

The Planning Commission identified the following issues as relevant to the Plan update:

1. Land uses adjacent to casino and at interchange. Future road in 2002 Plan through casino land.
2. Water & sewer extension. Route and land uses.
3. Too much industrial land?
4. Rural Preserve area: Keep per 2002 Plan? Revise? Drop?
5. Land uses along Patterson.
6. Match Plan recommendation with lot sizes.
7. Increase the depth of R1 land use along 129<sup>th</sup> Avenue.
8. Plan for more multi-family? Where?

## ***GOALS AND OBJECTIVES***

The Planning Commission reviewed the Goals and Objectives from the 2002 Master Plan and made only **a few changes as highlighted in bold**. The following Goals & Objectives are made a part of the 2009 Master Plan.

A community's planning goals are statements that express both long and short range desires and serve to provide direction for related activities such as zoning, site plan review, development of roads and utilities, economic development, and protection of natural resources. Goals are intended to provide a basic framework upon which long term development decisions and day to day decisions may be made by public and private agencies.

The Planning Commission developed the Goals and Objectives based upon information from the Township-wide survey, analysis of plan data, discussions with the Township Board and a review of the 1991 Township Plan.

The Goals below are listed by topic areas: Following the Goals are Objectives which give more specific means of reaching the desired overall Goals.

### ***General Goals***

1. Plan for and guide new development in a manner which preserves the most significant natural features in the Township as well as the rural views and character.
2. Direct residential growth so it is adjacent to the City of Wayland, Gun Lake and the settlements of Bradley and Shelbyville **and along major roadways such as 129<sup>th</sup> Avenue and 10<sup>th</sup> Street**.
3. Direct commercial and industrial development to lands adjacent to the U.S. 131 corridor.
4. Preserve the quality of the Township's many lakes and streams.

- Promote the use of walking trails in Wayland Township in particular the Interurban Trail in conjunction with adjoining municipalities.

### **Community Character, Open Space & Natural Resources**

**GOAL:** Preserve the rural character and important natural areas of Wayland Township.

**Objective:** Identify areas to be preserved as open space. Such areas should consist primarily of farmland, woodlands, wetlands, other environmentally sensitive areas, and land not suitable for development because of limitations on structures or septic systems.

**Objective:** Ensure that new development protects the natural or aesthetic character of environmentally sensitive areas through responsible and innovative development and site planning techniques.

**Objective:** Provide for clustering of new residential development within a parcel so as to maximize the amount of open space and natural areas preserved.

### **Water Resources**

**GOAL:** Protect the hydrological system, including groundwater, inland lakes, and streams from the harmful effects of intensive and incompatible development through the use of aquifer and watershed management techniques which seek to reduce risks of and quantities of pollution, sedimentation, and flooding.

**Objective:** Maintain protective vegetation strips along rivers, streams, and lakes.

**Objective:** Limit the amount of impervious area (paved surfaces) in sensitive watershed areas.

### **Housing**

**GOAL:** Provide for housing opportunities which respond to the varying economic, family stage, and lifestyle needs of the community.

**Objective:** Provide for senior citizen housing opportunities in areas served by public utilities and other supporting services such as recreation and shopping.

**Objective:** Permit the village pattern of land use existing in Bradley and Shelbyville to continue provided such development is properly served by public or community water and sanitary sewer systems.

**Objective:** Integrate open space protection with new housing development through the use of clustering and related techniques.

**Objective:** While meeting the above objectives, ensure that detached, site constructed, single family homes remain the predominant housing type.

## Commercial Development

**GOAL:** Provide opportunity for a mix of commercial uses at planned locations which are developed in an aesthetically pleasing fashion and which provide for safe and efficient patterns of pedestrian and vehicular circulation.

**Objective:** In order to minimize traffic congestion and pedestrian and vehicular hazards, prepare and implement site development standards which:

- a) Require the shared use of commercial driveways and access roads.
- b) Limit the number and spacing of driveways along principal arterials.
- c) Encourage, or require if critical to public safety, the use of frontage roads or service drives.

**Objective:** Incorporate design and performance standards into the Township Zoning Ordinance that will achieve commercial development which is aesthetically appealing, and which operates in a safe and efficient manner. Such standards shall include, but are not limited to:

- a) Landscaping.
- b) Circulation and parking.
- c) Signs.
- d) Site drainage and snow storage.

**Objective:** Review and revise landscaping requirements for commercial development within the Township.

## Industrial Development

**GOAL:** Enhance employment opportunities for Township residents by permitting high quality industrial development to occur in areas served by adequate roads, utilities and public services.

**Objective:** Allow industrial uses to locate adjacent to U.S. 131 for visibility and accessibility.

**Objective:** Ensure industrial traffic has adequate access to U.S. 131 by requiring industrial uses to construct a public service road parallel to U.S. 131 between 129th Avenue and the City of Wayland.

**Objective:** Require industrial development to provide landscaping along U.S. 131, low level lighting and aesthetic building facades to present a positive image of Wayland Township and create an attractive environment for all industrial businesses.

## *PLAN RECOMMENDATIONS*

**The recommendations of the 2009 Master Plan set forth below are intended to supplement and in some cases replace the recommendations of the 2002 Plan. Unless noted otherwise by the 2009 Plan the recommendations of the 2002 Plan remain valid and are re-adopted as part of the 2009 Plan.**

1. The Master Plan recommendation for the Rural Preserve area should be retained as the reasons set forth in the 2002 Plan remain valid.
2. The Plan proposes an area bounded by the City of Wayland on the north, 128<sup>th</sup> Avenue on the south, US 131 on the west and 10<sup>th</sup> Street on the east to be served by public water and sewer extended from the City of Wayland. This is a major change from the 2002 Master Plan and is prompted by the

possibility of City water and sewer service being extended south of the City to serve future development which may be attracted by the casino proposed at US 131 and 129<sup>th</sup> Avenue.

The casino is likely to attract additional commercial and service developments on nearby lands in Wayland Township which can then logically be served by these public utilities. The 2002 Plan had proposed a Mixed Use and Industrial land use classification even without City utilities on lands north on the casino property so the land use proposed in the 2009 Plan is not much different from that proposed in 2002

The prospect of the City of Wayland providing water and sewer in the coming years however, will be a major encouragement to the development of these lands for the intended purposes.

The utility service area is illustrated on the Future Land Use Map. Extension of water and sewer service to this area will be contingent upon development projects providing and paying for the actual extension of these utilities.

Chapter 4 of the 2002 Master Plan provided language for regulating land use in the event that public utilities were to be provided to certain areas such as the Village District in Bradley and the Industrial District along US 131. This language remains valid in the 2009 Plan.

3. The 2009 Plan proposes extending the Mixed Use District eastward from the 2002 Future Road to the Penn Central railroad tracks. This will provide for a wider range of land uses along both sides of the Future Road.

4. The land along the south side of 129<sup>th</sup> Avenue between US 131 and the Penn Central Railroad tracks to a depth of 500 feet is proposed for the Mixed Use designation. This land is directly across from the proposed Gun Lake Casino and it is more appropriate to allow for a mix of commercial and service use in this area than strictly industrial uses as recommended by the 2002 Plan. The Mixed Use classification is analogous to the Mixed Use Planned Unit Development Zoning District which contains development requirements designed to achieve projects which are unified, aesthetic, and compatible with nearby land uses.

5. The Future Road proposed in the 2002 Plan which extended from Reno Drive in the City of Wayland to 129<sup>th</sup> Avenue to provide interior access to lands planned for Mixed Use and Industrial uses is retained in the 2009 Plan with a slight modification. Specifically, that portion of the Future Road from 130<sup>th</sup> to 129<sup>th</sup> which would have traversed the Gun Lake Tribe property is being removed from the Plan as it is unlikely that this public road would be allowed to cross the future casino property. However, the intent of the Plan is still for this future road to connect to 129<sup>th</sup> Avenue. Therefore, the Future Land Use Map illustrates the future road as avoiding the Tribe property but still intersecting 129<sup>th</sup> Avenue. The exact route is only conceptual as shown on the Map but the intent is for this future road to connect to 129<sup>th</sup>.

6. The 2009 Master Plan recognizes the existing R1, Low Density Zoning Districts along 129<sup>th</sup> Avenue, Patterson Road and 10<sup>th</sup> Street by designating these parcels as **Low Density Residential (LDR)** on the Future Land Use Map. The R1 Zone exists to a depth of 270 feet from the right of way line along these roads. Most of the parcels fronting on these roadways however are deeper than 270 feet and the remainder of the parcel is zoned Agricultural dividing these parcels into two different zoning districts which can create problems administering the zoning requirements. Most of these parcels cannot be further divided due to the lot size and road frontage requirements of both zoning districts.

The intent of the 2009 Master Plan is to retain the existing depth of the R1 Zone along these roads. However in certain instances it may be justified to extend the R1 zoning boundary if it can be demonstrated that the character of the area is predominantly more residential than agricultural due to existing the lot sizes and number of existing dwellings.

7. The 2009 Plan recommends **Low Density Residential (LDR)** land use along the east side of 10<sup>th</sup> Street between 130<sup>th</sup> and 132<sup>nd</sup>. The 2002 Plan had proposed an Agricultural designation for this stretch but the character of this area is more residential than agricultural. Other reasons for this designation are: R1 zoning exists along the entire west side of 10<sup>th</sup> Street and much of the east side; this area is within the planned utility service area which may receive public water and sanitary sewer service from the City of Wayland; LDR land use on 10<sup>th</sup> Street satisfies one of the general goals of the 2009 Plan which is to direct residential growth to major Township roads.

8. The 2009 Plan also recognizes the existing R2, Medium Density Residential Zoning District along Patterson Road south of 129<sup>th</sup> Avenue as being appropriate for single family use given the existing residential uses along the east side of Patterson in Yankee Springs Township in Barry County. The Plan does not recommend increasing the existing R2 zone depth of 270 feet from the Patterson Road right of way line.

9. The 2009 Plan recommends a Commercial classification for the west side of Patterson Road south of 126<sup>th</sup> Avenue. This area had been proposed for Medium Density Residential (R2 Zoning) in the 2002 Plan. The Commercial designation is more appropriate due to the commercial land uses and zoning just south of 126<sup>th</sup>, the rezoning to Commercial in 2004 of land adjacent to Gun Lake Estates along Patterson Road and the approval of the Gun Lake Retail Center development in 2007 which would establish a predominant commercial character to this stretch of Patterson Road once it is fully constructed..

10. The 2009 Plan proposes a small change for the area recommended for Northbrook Estates Mobile Home Park in the 2002 Plan. The 2002 Plan proposed that any expansion of the park occur to the east and southeast across the Rabbit River. The 2009 Plan recommends that any expansion occur directly south of the existing mobile home park to avoid the need to extend future public utilities across the Rabbit River and to preserve the integrity of the Rabbit River by removing an intensive land use along its boundaries.

The 2009 Plan recommends Low Density Residential (LDR) use for the area being vacated by the 2002 mobile home park recommendation as the large lot sizes in the LDR district (1.55 acres) is more compatible with adjacent land uses planned to the east of 7<sup>th</sup> Street and is more in keeping with the Plan's goal of protecting the quality of the Rabbit River by limiting the intensity of nearby development.

11. The 2009 Plan recommends that the lands in Sections 3 & 4 abutting Leighton Township to a depth of about ¼ mile south of the Township border be changed from the 2002 Plan designation of Medium Density Residential to Low Density Residential. The rural sized lots (1.55 acres) in the LDR category are more compatible with the two acre lot size and farming uses proposed in Leighton Township. The abutting lands in Leighton Township at this time consist of uncultivated fields and forested areas. The zoning of this area in Wayland Township is R-1 Low Density Residential.

12. The 2009 Plan recommends that the multi-family area proposed in the 2002 Plan along Patterson Road be changed to Commercial. In order to provide an area for Multi-Family Residential use (MF) in Wayland Township the 2009 Plan proposes MF use for an area along the west side of 10<sup>th</sup> Street south of the Wayland City limits. This area is within the Utility Services Area recommended in the Plan, fronts on a major Township roadway (10<sup>th</sup> Street), is close to shopping and other amenities in the City of Wayland

and is just east of a future walking trail to be established within the Consumers Energy right of way which would be a convenient recreational amenity for future MF residents.