

TABLE OF CONTENTS

	Page
SECTION I - INTRODUCTION	1
THE PURPOSE OF THE MASTER PLAN	
PLAN METHODOLOGY	
THE ORGANIZATION OF THE PLAN	
ACKNOWLEDGMENTS	
SECTION II - CURRENT ASSESSMENT	6
CHAPTER 1. NATURAL FEATURES AND THE ENVIRONMENT	7
CHAPTER 2. POPULATION.....	15
CHAPTER 3. HOUSING, INCOME & ECONOMIC DEVELOPMENT	21
CHAPTER 4. LAND USE AND DEVELOPMENT PATTERNS	25
CHAPTER 5. TRANSPORTATION	30
SECTION III - MASTER PLAN	32
CHAPTER 6. GOALS AND OBJECTIVES	33
CHAPTER 7. FUTURE LAND USE PLAN	38
CHAPTER 8. IMPLEMENTATION STRATEGIES	45
BIBLIOGRAPHY	48
APPENDIX A	49

LIST OF FIGURES

Figure 1.1	Soil Analysis	11
Figure 1.2	Home Heating Fuel	14
Figure 2.1	Township Populations.....	15
Figure 2.2	Dalton Township History & Projections.....	16
Figure 2.3	Dalton Township Age Characteristics	17
Figure 2.4	Muskegon County 2000 Census Update.....	18
Figure 2.5	1990-2000 Population Changes	19
Figure 2.6	1990 Educational Attainment.....	20
Figure 3.1	Single Family Home Construction	22
Figure 4.1	Existing Land Use.....	25

LIST OF MAPS

Map 1.	Slope Map	8
Map 2.	Soils Map.....	9
Map 3.	Soils with Limitations for Septic Tanks	10
Map 4.	1997 Land Use Map.....	26
Map 5.	2000 M-120 Land Use Inventory	27
Map 6.	Future Land Use Map	44

INTRODUCTION

This Plan reflects the community's deep concern for the rural character of the Township and a strong commitment to retain and strengthen local quality of life.

This Master Plan represents the culmination of over sixteen months' work by numerous local residents and local officials. It reflects the community's deep concern for the rural character of the Township and a strong commitment to retain and strengthen local quality of life. The plan outlines the preferred future for the community and a Master Plan to realize it. The Plan is appropriately general, recognizing that planning for the future is a delicate blend of art and science and that sufficient flexibility will be needed to respond to the challenges of the future.

The fundamental purpose of the Master Plan is to enable the Township to establish a future direction for the Township's physical development. The Township Planning Act, Public Act 168 of 1959, as amended, specifically gives a Township Planning Commission the authority to prepare and officially adopt a plan. The Township Rural Zoning Act, Public Act 184 of 1943, as amended, authorizes a Township to adopt and enforce zoning ordinances based upon a plan for the Township as recommended to the Township Board by the Planning Commission. Once prepared, officially adopted and maintained, this Plan will serve as an advisory guide for the physical conservation of certain areas and for the development of other areas.

Because of constant change in our social and economic structure and activities, the Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining long range goals. The Plan will be effective to the degree that it:

- ◆ reflects the needs and desires of the citizens of Dalton Township;
- ◆ realistically interprets and reflects the conditions, trends and the dynamic economic and social pressures that are brought about by change; and
- ◆ inspires consensus and cooperation among the various public agencies, developers, and the citizens of the Township toward achieving common goals.

THE PURPOSE OF THE MASTER PLAN

The planning process was seen as an opportunity to build and strengthen a community consensus about the future land use patterns in the Township.

When Dalton Township began the plan preparation process, it had several objectives. First, it was important to achieve an understanding of the scale and scope of growth and development and the likely future trends in the community. Secondly, the Township sought to clearly define community priorities with regard to growth, development and land use, especially around primary transportation corridors. Thirdly, the planning process was seen as an opportunity to build and strengthen a community consensus about the future land use patterns in the Township. Finally, the Township sought realistic and effective mechanisms to achieve the plan's objectives.

This Township Master Plan accomplishes all of these objectives. More specifically, this Plan will serve the Township in the following ways:

1. It provides a comprehensive means of integrating proposals that look years ahead to meet future needs regarding general and major aspects of physical conservation and development throughout the Township;
2. It serves as the official advisory policy statement for encouraging orderly and efficient use of the land for residences, businesses and industry, and for coordinating these uses of land with each other, with streets and highways, and with other necessary public facilities and services;
3. It creates a logical basis for zoning, subdivision design, public improvement plans, and for facilitating and guiding the work of the Township Planning Commission and the Township Board, as well as other public and private endeavors dealing with the physical conservation and development of the Township;
4. It provides a means for private organizations and individuals to determine how they may relate their building and development projects and policies to official Township planning policies; and

5. It offers a means of relating the plans of Dalton Township to the plans of other communities in the region.

PLAN METHODOLOGY

The planning process involved four inter-related phases:

- ◆ Data Analysis - A Current Assessment,
- ◆ Goals and Objectives - Creating a Policy Foundation,
- ◆ Plan Preparation - Defining the Preferred Future, and
- ◆ Implementation Strategies - Getting There from Here.

The first phase of the effort involved a summary review and analysis of available data gathered from local and regional sources. Its purpose was to develop a comprehensive impression of the patterns of growth and the challenges that impact the Township. This phase culminated in the preparation of a Current Assessment Report. That report served as a technical resource for the Planning Commission and the consultant and it also represents the essential Community Profile which constitutes Section II (Chapters 1 through 5) of this Plan.

The objective of this second phase was to establish a policy basis for the Township's planning and land use regulations. Part of this process included the distribution of a Community Opinion Survey to the property owners within the Township (appendix A). The community opinion results provided the Planning Commission with valuable feed-back, which began the process of defining goals and objectives for the future of the Township.

The third phase involved preparing a revised Future Land Use Plan, which is reflected in Section III of this Plan. The future land use designations and map (Chapter 7) were developed in a series of interactive meetings and the process involved several iterations of the draft map and descriptions.

The final phase of the process involved the development of specific implementation strategies to carry out the plan. These are reflected in general terms in Chapter 8. At the conclusion of the fourth phase, a public hearing on the entire plan was held by the Township Planning Commission on November 1, 2001.

THE ORGANIZATION OF THE PLAN

This Plan is organized into three sections, each consisting of one or more chapters. Section I includes an introductory section which outlines the purpose of the plan, the process for its development, and acknowledgements to those involved. Section II, is the Current Assessment, which presents an overview description of Dalton Township from the perspective of:

- ◆ Natural Features and the Environment. (Chapter 1)
- ◆ Population (Chapter 2)
- ◆ Income, Housing and Economic Development (Chapter 3)
- ◆ Land Use and Development Patterns (Chapter 4), and
- ◆ Transportation (Chapter 5)

Section III constitutes the Master Plan, which includes the Township's Goals and Objectives (Chapter 6), the Future Land Use Plan (Chapter 7) and the Implementation Strategies (Chapter 8).

The final section of the Plan is the Bibliography which outlines all of the various resources consulted in the completion of this Plan.

ACKNOWLEDGMENTS

This Master Plan is the result of a collaborative effort of many individuals, agencies and organizations. The following individuals have provided key input:

Howard Trygstad Planning Commission (Chair)	Ed Hall Planning Commission
Michael Hiner Planning Commission	Joseph Drost Planning Commission
Marcia Payne Planning Commission	Tom Tuttle Planning Commission
Gary Mast Planning Commission	Richard Houtteman Township Supervisor

ACKNOWLEDGMENTS (continued)

Mary Ann Wallace
Township Clerk

John Kuieck
Zoning Administrator

Chris Hall
Building Inspector

April Scholtz
Land Conservancy of West
Michigan

Brian Mulnex
West Michigan Regional Planning
Commission

Rod Denning
GVSU Water Resources Institute

Paul Larson
Michcon

Lukas Hill
Williams & Works

Larry Nix, PCP
Williams & Works

SECTION II A CURRENT ASSESSMENT

Producing a Master Plan requires a solid foundation of data from both original research and from secondary resources. Analysis of this data can reveal trends and conditions that may be obvious, or not so obvious, to the residents of the Township. It is through this data that other chapters of the Master Plan can be based to defend the goals that are made for the future.

This Current Assessment section provides a “snapshot” of current conditions in the Township with respect to five key aspects of land use planning.

Planning for the long-term should be a process that is not carried out in a very specific manner, but at a general level that recognizes the potential for change and provides flexibility. This method will provide a Master Plan that can be useful well into the future instead of becoming obsolete if or when demographic and economic trends stray from the Current Assessment numbers.

This Current Assessment section provides a “snapshot” of current conditions in the Township with respect to five key aspects of land use planning. Its purpose is to generally define current conditions and trends and, more importantly, to provide a basis for drawing broad conclusions about the implications they will have on the future of the Township. Each chapter includes an overview of its subject matter along with a brief discussion of the planning trends that are relevant.

CHAPTER 1. NATURAL FEATURES AND THE ENVIRONMENT

It is important to begin an assessment of the community with a description of its natural attributes. This chapter presents a description of the topography, soils, water resources and woodlands that provide the physical basis of the community and the utility systems that protect and utilize its groundwater.

Dalton Township is situated in Muskegon County, northwest of the City of Muskegon. Several lakes in the northeast, significant amounts of forest cover, a variety of commercial developments along the M-120 corridor and Whitehall Road, and rural single family residential homes throughout the Township characterize the community. U.S. 31 passes through the western portion of the Township, providing access to all major cities in Michigan and northwestern Lower Peninsula communities.

Topography

As the Dalton Township Slope Map (Map 1) illustrates, approximately 90% of Dalton Township experiences slopes from 0 to 6 percent. The few steep slopes of the Township are located mainly in the north central areas west of West Lake and around the Bear Creek drainage area. These areas have the potential of being wind blown and eroded.

Soils

The soils in Dalton Township are characterized by two broad categories according to the U.S. Department of Agriculture Soil Conservation Service (refer to the Dalton Township General Soil Classification map, Map 2). The north half of the Township consists of Rubicon-Croswell-Deer Park association, which is nearly level to steep, well drained to moderately well drained, sandy soils on out wash plains, beach ridges, and dunes. This classification does not necessarily make good farmland, as the soil tends to be low in fertility and susceptible to wind erosion, but does make a good soil for development as it can provide good foundations for structures and septic systems.

INSERT SOIL MAP (1 PAGE
TOTAL)

Insert map 2

Insert Map 3

The Au Gres-Roscommon-Granby association is nearly level and slightly depressional, poorly drained sandy soils on out wash plains, uplands, lake plains and exists in the central, southern and eastern areas of the Township. The soils in this category have a high water table and will restrict the proper functioning of an individual septic system. Therefore, effluent in shallow wells is a possibility, as adequate filtering may not occur. Farming is generally not practiced on this soil classification, as the fertility level is typically low and susceptible to frost. Map 3 illustrates the soils in the Township that are generally limited to proper septic system function.

Figure 1.1

DETAILED SOIL ANALYSIS OF DALTON TOWNSHIP		
SOILNAME	Acres	Percentage
Au Gres-Saugatuck sands	4581.9	19.7%
Blown-out land	560.1	2.4%
Croswell and Au Gres sands	6124.3	26%
Granby loamy sand	690.7	3.0%
Gravel Pits	57.5	0.2%
Grayling-Rubicon sands	1579.4	6.8%
Houghton peat and muck	46.3	0.2%
Kalkaska-Wallace sands	43.3	0.2%
Kerston muck	39.9	0.2%
Lake beaches	42.2	0.2%
Marsh	26.0	0.1%
Roscommon and Au Gres sands	3502.5	15.1%
Rubicon sand	4889.0	21.0%
Saranac loam	267.2	1.1%
Sims loam	3.6	0.0%
Sloan soils	18.0	0.1%
Sparta sand	28.6	0.1%
Tawas and Carlisle mucks	55.4	0.2%
Tonkey and Deford soils	58.5	0.3%
Water	516.8	2.2%
Wind eroded land	106.6	0.5%
Total	23237.8	100.0%

Source: Water Resources Institute

Lakes, Ponds, and other Water Bodies

In section 1, 2, 11, and 12 of Dalton Township, there are six lakes: Twin Lake, North Lake, Middle Lake, West Lake, Goose Egg Lake, and Stevens Lake. The land around most of these lakes have been subdivided into many

Runoff, loss of natural vegetation, and intense use can all impact water quality over the course of time, especially if the water in these particular lakes does not have a high rate of change over.

small parcels and occupy many seasonal and year around homes. Due to the small parcels and aging individual septic systems, there is a possibility of effluent contaminating the lakes. As many of these homes have been improved over the years from cottages to year around homes, the Muskegon County Health Department took steps to protect water quality by requiring new septic systems to be installed on higher ground. This created a greater separation between leach fields and the groundwater table.

It is obvious that lakes attract residential development. Unfortunately, when this development becomes too dense, negative impacts to water quality may occur over time changing the characteristics of the water that originally attracted the homeowners. Runoff, loss of natural vegetation, and intense use can all impact water quality over the course of time, especially if the water in these particular lakes does not have a high rate of change over. Therefore, it may be in the communities' interest to conduct annual water quality tests, ensuring that the natural feature that brought the development is not being ruined by it.

The main drainage of the southeast sections of the Township is Bear Creek. The water flows southwest until reaching Bear Lake, located in Laketon Township, then into Muskegon Lake and finally into Lake Michigan.

The groundwater is typically clean and safe for drinking. In some parts of the Township containing the Au Gres-Roscommon-Granby soil association, the groundwater table is very high and limits the ability for an individual septic system to function properly. This may possibly contaminate the local ground water supply. Septic systems in this area where groundwater table tests have proven to be close to the surface must be engineered to avoid ground water contamination. According to the Michigan Criteria for Subsurface Sewage Disposal, it is recommended that there be a minimum of four (4) feet between the bottom of the trench bed and the high groundwater elevation or zone of saturation. The technique of "mounding" has been used in the past to create this minimum separation, but there still may be a chance of groundwater contamination.

Wetlands are located in the northwest sections of the Township around open bodies of water and in independent locations. The Land Use Map (Map 4) depicts small areas of wetland comprising of .62% or 144.9 acres. Wetlands include areas typically referred to as swamps, marshes, bogs, and similar areas often near other bodies of water. Wetlands are an important natural feature because they provide habitat for many different species of plant and animal life while benefiting the quality of both surface and groundwater supplies. Wetlands also serve as an excellent means of controlling storm water runoff.

The Michigan Department of Environmental Quality (MDEQ) regulates wetlands that are five acres or larger or if located within five hundred feet of surface water (lake or stream). If any wetland meets these criteria and is going to be modified, filled, or drained, a permit must first be obtained from the MDEQ. Wetlands may also be regulated by a local community ordinance.

Drainage

The drainage of Dalton Township runs from north to south and all flows mainly into the Bear Creek drainage area. Since the Township has very few steep slopes, drainage in many areas is poor. Man-made ditches have provided relief in many parts of the Township. These ditches are typically located where soils experience a high water table.



Woodlands

Approximately 13,409 acres, or 57.70%, of the Township was classified as Forest Lands in the 1997 Land Use Map compiled by the Water Resources Institute. Further, the total of undeveloped land (including Cropland, Orchards, Confined Feeding, Agricultural Lands, Open Fields, Water, Wetlands, and Barren classifications) is 19,182.6 acres, or 82.54%. The Forest Lands consist primarily of various upland hardwoods.

If new development continues to occur steadily through the next 25 years, significant threats to water quality may occur with the intense use of individual septic systems in areas that have high water tables.

Utilities

At this point in time, the only area of Dalton Township that is served by public water is adjacent to River Road located along the south boundary of the Township. The public sewer available to the Township is located along Holton Road (M-120) at the south boundary of the Township. Therefore, practically every development in the Township is served by individual septic systems and wells.

If new development continues to occur steadily through the next 25 years, significant threats to water quality may occur with the intense use of individual septic systems in areas that have high water tables. Any new developments that may occur in these areas depicted on the Soil Limitation Map should consider the potential of central services becoming available and set aside the necessary easements for such a system. Until such services are available, high density or large impact developments should be directed

to areas that are close to central services or in areas without a high water table.

Heating sources throughout Dalton Township are exemplified in the figure below. A majority of the homes in Dalton Township are served by natural gas (60%), while the remaining fuel types are bottled/tank or liquid petroleum, wood, fuel oil/kerosene, and finally electricity. Natural gas is the most efficient method of heating a home or business and should be a consideration for high-density residential or intense commercial/industrial development.

Natural gas mains are located along many of the major roadways of Dalton Township serving many of the heavily developed areas. The only areas, according to Michigan Consolidated Gas Company Map, that are far from a gas main are locations within the central and western sections (9,10,15,16,17, and 18) of the Township. This observation is based from a generalized map that is not site specific, therefore the description of the properties is generalized.

Figure 1.2

Dalton Township House Heating Fuel	
Utility Gas	870
Bottled, Tank, or LP	219
Wood	166
Fuel Oil/Kerosene	144
Electricity	55

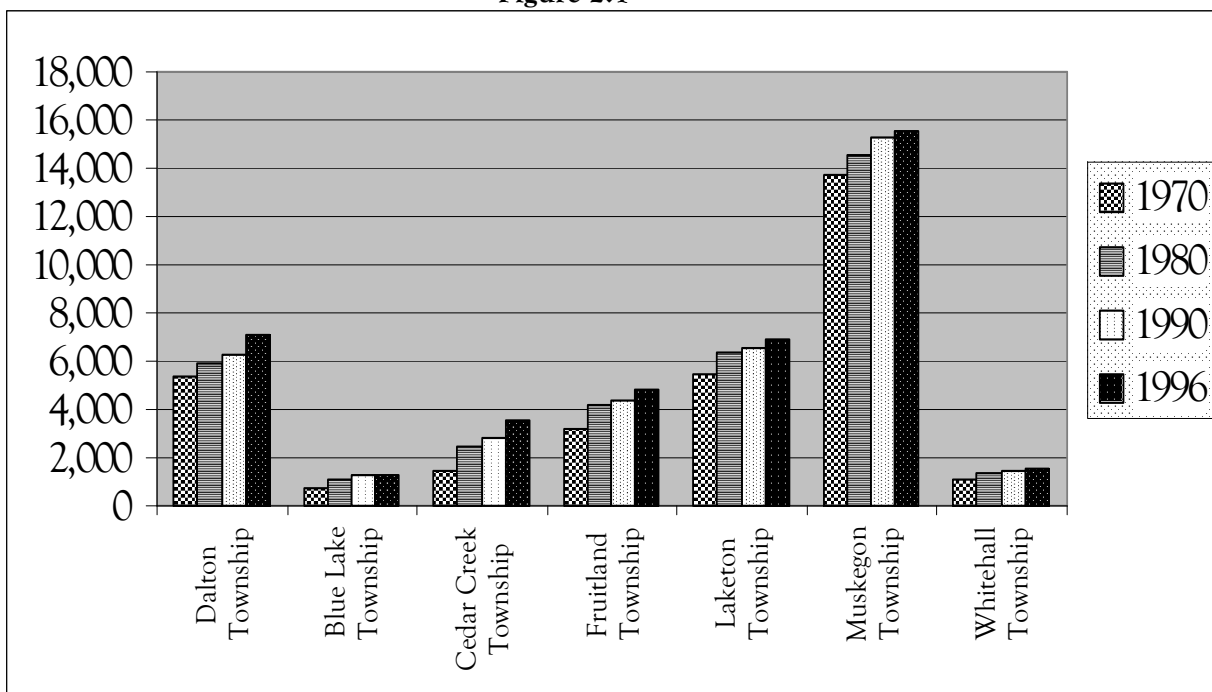
Source: 1990 U.S. Census

CHAPTER 2. POPULATION

Understanding the population growth or decline trends in Dalton Township is an essential component when creating a viable Master Plan. Trends of the past, current assessments, and future predictions are all aspects that will create a vision for the basis of the type and amount of development that will be associated with the population. Further, comparing Dalton Township to the neighboring Townships and Muskegon County will create a well-rounded analysis.

The population of Muskegon County, according to the U.S. Census, changed less than one percent from 1970 through 1990. From the period between 1990 and 1996, it was estimated that the population increased by 6,210 residents, or 3.9%, showing much greater population increase than in the past. In comparison, Dalton Township population boomed 17.07% between 1970 and 1990, while continuing to increase at 14.50% between 1990 and 1996. Neighboring Townships of Dalton Township have all experienced a positive growth rate over the last 30 years.

Figure 2.1



Source: U.S. Census

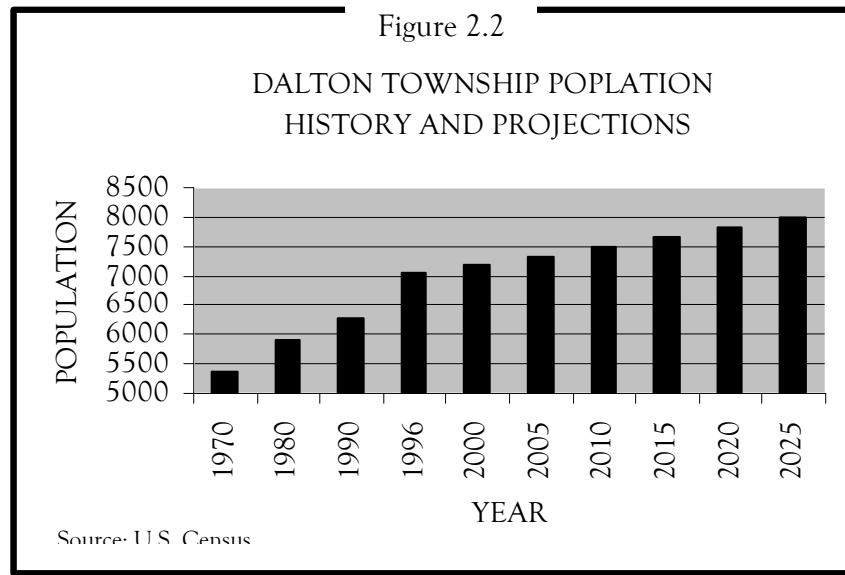
Projections

Projecting population growth utilizes a form of statistical averaging that assumes the County and Township will all grow at a constant proportion. The constant proportion for Muskegon County, and all Townships within it, is 4.27%. This rate of growth is applied for the year 2000, 2010, and 2020. This method may have limitations as areas may experience much greater growth and some areas may possibly lose population. For the purposes of creating a foundation for future land use needs, the constant proportion method is adequate.

The goal of this plan will be to help Dalton Township prepare for future needs and direct where any potential new growth will occur.

The population of Dalton Township is projected to grow throughout the future. All of the surrounding Townships are also projected to grow throughout the next 25 years. With the continued population growth, additional pressure will be created in many different ways in Dalton Township. New or improved infrastructure, increased housing needs, potential commercial and service needs, and new industrial development may occur with new population. The goal of this plan will be to help Dalton Township prepare for future needs and direct where new growth will occur.

Comparing surrounding Townships is also a good indicator of what may potentially occur in Dalton Township. The fastest growing Township adjacent to Dalton Township is Cedar Creek Township. The population in Cedar Creek Township was estimated at 3,504 in 1996. While the number of people is low compared to Dalton Township, the percent of increase from 1980 to 1990 was approximately 16 percent and from 1990 to 1996 was approximately 25 percent. Further, Blue Lake Township has nearly



doubled its population since 1970 to 1,282 persons for the year 2000.

Muskegon Township, located directly south of Dalton Township, has the largest population of any adjacent Township. The estimated population in 1996 was 15,538 with a 5.66% population increase between 1990 and 1996. If this trend continues, development pressure may overflow from Muskegon Township in Dalton Township. Therefore, the southern portion of Dalton Township may be the recipient of the new growth.

Age Characteristics

Age distribution comparison over time may be used as a tool to measure the amount of change within a community. Further, an age breakdown can help determine the type of housing demands and recreational facilities that may be needed.

Figure 2.3

1980/1990 Age Characteristics						
Age Group	Dalton Township				Muskegon County	
	1990	% of Total	1980	% of Total	1990	% of Total
Under 5	508	8.1%	535	9.1%	12854	8.1%
5 to 17	1457	23.2%	1685	28.6%	31810	20.0%
18 to 24	531	8.5%	469	8.0%	14891	9.4%
25 to 54	2725	43.4%	2314	39.2%	64874	40.8%
55 to 64	519	8.3%	491	8.3%	13756	8.7%
65 and older	536	8.5%	403	6.8%	20798	13.1%
Total	6276	100.0%	5897	100.0%	158983	100.0%
Median Age	31.6			27.8		32.7

The prime wage earning and child rearing age is 25 to 54. This age group is therefore important because it represents a majority of the population (43.42% in 1990) in Dalton Township and represents a population that will require more commercial services, housing stock, recreational facilities, and services for children.

2000 U.S. Census Update

During the formulation of population data for the Dalton Township Current Assessment, 2000 U.S. Census information was unavailable. This information has since become available and is summarized in the following tables.

Figure 2.4 - Muskegon County U.S. Census 2000 Update					
	Total population	Median age	18 years and over	65 years and over	Average household size
Muskegon County	170,200	35.5	123,322	21,887	2.59
Blue Lake Twp	1,990	34.8	1,417	150	2.82
Casnovia Twp	2,652	32.8	1,835	213	2.97
Cedar Creek Twp	3,109	35	2,249	263	2.63
Dalton Twp	8,047	34.4	5,713	679	2.8
Egelston Twp	9,537	33.7	6,748	932	2.75
Fruitland Twp	5,235	38.2	3,717	506	2.81
Fruitport Charter Twp	12,533	37	9,064	1,367	2.8
Holton Twp	2,532	35.5	1,776	255	2.8
Laketon Twp	7,363	38.8	5,336	895	2.74
Montague Twp	1,637	37.4	1,217	197	2.67
Moorland Twp	1,616	34.3	1,131	156	2.98
Muskegon Twp	17,737	34.3	12,567	2,453	2.64
Ravenna Twp	2,856	33.6	1,992	344	2.84
Sullivan Twp	2,477	38.3	1,821	270	2.79
Whitehall Twp	1,648	38.8	1,203	169	2.6
White River Twp	1,338	43.9	1,019	239	2.57

Between the year 1990 and 2000, the population in Dalton Township has increased by 28.2% or by 1,771 persons. In comparison, Muskegon County had an overall increase of 7.1%, or 11,217 persons, during the same time period. The population growth in Dalton Township represents 15.8% of the growth in the County, illustrating a significant population increase. The population in Blue Lake Township, located north of Dalton Township, increased by 61.1%. Further, population increases have occurred in all surrounding jurisdictions. The only areas that decreased in population were in the Cities of Muskegon, Muskegon Heights, and Whitehall. This illustrates that the population within the County and new persons arriving in the County prefer to reside in areas away from city centers.

Figure 2.5 - 1990-2000 U.S. Census Population				
			Population Change	
	2000	1990	Number	Percent
Muskegon County	170,200	158,983	11,217	7.1%
Blue Lake Twp	1,990	1,235	755	61.1%
Casnovia Twp	2,652	2,361	291	12.3%
Cedar Creek Twp	3,109	2,846	263	9.2%
Dalton Twp	8,047	6,276	1,771	28.2%
Egelston Twp	9,537	7,640	1,897	24.8%
Fruitland Twp	5,235	4,391	844	19.2%
Fruitport Charter Twp	12,533	11,485	1,048	9.1%
Holton Twp	2,532	2,318	214	9.2%
Laketon Twp	7,363	6,538	825	12.6%
Montague Twp	1,637	1,429	208	14.6%
Moorland Twp	1,616	1,543	73	4.7%
Muskegon Twp	17,737	15,302	2,435	15.9%
Ravenna Twp	2,856	2,354	502	21.3%
Sullivan Twp	2,477	2,230	247	11.1%
Whitehall Twp	1,648	1,464	184	12.6%
White River Twp	1,338	1,250	88	7.0%
Source: U.S. Census Bureau and Michigan Information Center				

Educational Attainment

A comparison of Dalton Township with Muskegon County and the State of Michigan education attainment levels is shown below. Dalton Township ranks higher than both Muskegon County and the State of Michigan in percent of population with a high school diploma, although Dalton Township had less college graduates than both the State and County. Typically, a community with a high percentage of college graduates indicates an environment with better paying jobs.

Figure 2.6

Education Attainment 1990		
	High School Graduate or Higher (%)	Bachelors Degree or Higher (%)
Dalton Township	78.70%	7.40%
Muskegon County	74.20%	11.10%
Michigan	76.80%	17.40%

Source: U.S. Census

CHAPTER 3. HOUSING, INCOME, AND ECONOMIC DEVELOPMENT

A review of the housing values, income, and economic development can indicate the potential growth of the Township. Typically, as the population expands, the housing needs will also grow. And, it is also common for incomes to not increase as fast as the cost of housing in Michigan communities. Economic development within Dalton Township is mainly located along the highway corridors (U.S. 131 and State Route 120), providing excellent access to many commercial and industrial areas throughout the State.

Incomes

The median household income in Dalton Township in 1990 was \$27,587, while the median household income in Muskegon County was \$25,617 and \$31,020 for the State of Michigan (U.S. Census). This comparison reveals that Dalton Township has a better median household income than Muskegon County but not as high as the State median. Further, Dalton Township was approximately in the middle of the rest of the other townships in Muskegon County for median household income in 1990 (median household incomes ranged from \$37,955 in White River Township for a high to \$22,917 in Holton Township for a low - U.S. census). With the 2000 U.S. census information unavailable at the time of this writing, median household incomes most likely has increased with the strong economy in the 1990's.

Housing

As the population continues to expand in Dalton Township, it is a natural cause and effect relationship for new housing to expand. Between 1986 and 1997, the average housing values of new homes being built have increased steadily. This is a common phenomena with property values, but sometimes the increase in housing values rise faster than the average incomes of the local residents. This may limit the availability of housing to the average, or below average income earners in the Township. For example, in 1989, the median household income in Dalton Township was \$27,587 (U.S. Census) and the average value of a new single family home was \$61,959 (Dalton Township Records). *Note: It is important to realize that the value of a new home being built does not include the value of the property it sits on, only the value of the home itself.* In 1997, the median household income, based on a 3% increase per year, was \$34,946 and the average value of a new home was \$68,184. This represents a 26% increase in income, and a 10% increase in housing values. This illustrates that the median household income increase has increased faster than the value of new homes being built in Dalton

Township. Therefore, it may be assumed that the incomes in Dalton Township are keeping pace with the housing costs, illustrating that housing can be affordable for the average income earner.

Figure 3.1

Dalton Township Single Family Home History			
	Homes Built	Value	Average Value
1986	21	\$1,007,000	\$47,952
1987	34	\$1,740,700	\$51,197
1988	39	\$2,001,740	\$51,327
1989	49	\$3,036,000	\$61,959
1990	66	\$4,300,000	\$65,152
1991	69	\$4,596,800	\$66,620
1992	70	\$4,624,000	\$66,057
1993	57	\$3,743,000	\$65,667
1994	60	\$4,002,000	\$66,700
1995	49	\$3,344,000	\$68,245
1996	73	\$5,064,000	\$69,370
1997	38	\$2,591,000	\$68,184
Average	52	\$3,337,520	\$64,080

Source: Dalton Township Records

Dalton Township is a rural community consisting mainly of single-family homes and sporadic, small commercial areas. The value of homes in Dalton Township can range from \$250,000 or higher, to well below \$100,000, providing housing for a wide range of income levels. The typical trend is for the more expensive homes to be located around the lake and in new subdivisions.

The number of homes being built within the Township on an annual basis have not necessarily been consistent throughout the years between 1987 and 1997. It is therefore not possible to identify any significant pattern except that homes were consistently built every year at an average of 52 homes a year in this time period. This indicates that land will slowly be transformed from a vacant/open status to a residential status.

A majority of the homes in Dalton Township are "stick built" single family dwellings. There is a very low occurrence of modular homes, although the trend for this type of structure is slowly increasing. Further, there is a low occurrence of multi-family type structures such as duplexes, apartments, townhouses, and condominium developments. The current zoning map for

Dalton Township also depicts a minimal amount of multi-family zoning. In many cases, it is difficult to develop dense multi-family housing without adequate public water or sanitary services. It would therefore be difficult to develop any dense multi-family housing in Dalton Township, as public services are limited.

Economic Development

Being primarily a rural community, Dalton Township has a relatively small amount of land currently devoted to commercial and industrial uses. Currently, there is a large area in the southwest portion of the township that is zoned Industrial. The proportion of that area that is currently being used for industrial development is quite small in comparison to the amount zoned Industrial. The residents of Dalton Township may consider if this is the best potential use of the land. Historically, industrial type developments create jobs and good tax revenue for local government, helping to offset the dependency of tax revenues from residential uses only. For example, Dalton Township land uses are primarily dominated by residential land uses. Residential developments typically demand the highest level of services (i.e. schools, hospitals, etc.) while not necessarily creating a large enough tax base to cover these services. On the other hand, industrial development can create a large tax base while not creating large service demands. Therefore, it can be beneficial for a community to have a balance of land uses.

Attributes that can make an area suitable for industrial development are generally infrastructure, soil stability, vicinity to a central market, demand, and consistency with surrounding land uses. The large area in Dalton Township that is zoned industrial, primarily located in Section 32 and the south half of 29, do contain many of these favorable attributes. These attributes include a railroad system, an "All Weather Truck Route System," close proximity to commercial development, suitable soil conditions for structures, and close access to U.S. 31. There may even be the possibility of public water and/or sewer available to the area in the future. As favorably as this area may be for industrial type development, if the demand for that use does not exist, it may be a preferable option for the Township to rezone the area, if possible, for a use that is in demand.



"Michigan Adventure" is an amusement park located within Fruitland Township (west of Dalton Township) and in Dalton Township. As this attraction becomes more popular, increased vehicular traffic flow through Dalton Township, specifically Russell Road and Riley Thompson Road, will occur as many utilize the Russell Road exit off of US 31. This increase may present the opportunity for many secondary businesses (existing or new) to take

advantage of the "Michigan's Adventure" travelers.

The largest employer in Dalton Township is Orchard Foods grocery store, employing approximately 75 people. The store, located near the south boundary of the township on M-120 (Holton Road), is surrounded by various other commercial developments including banks, restaurants, convenience stores and other small businesses. The remainder of Dalton Township businesses are typically small, privately owned, businesses that employ small numbers of people.

The second largest employer in Dalton Township is Reeths-Puffer School District. Twin Lake School has 33 employees and educates 342 students while Baker School has 6 employees and educates 29 students. Reeths-Puffer School District currently has a total of approximately 700 employees throughout Muskegon County and educates a total of 4,574 students.

Whitehall District Schools educate students from Dalton Township but does not have any school buildings within the Dalton Township boundaries. They educate a total of 2,145 students in Muskegon County.

CHAPTER 4. LAND USE AND DEVELOPMENT PATTERNS

The total land area of Dalton Township is approximately 34 square miles or 21,760 acres divided into 34 sections. Dalton Township is located in north central Muskegon County and is surrounded by the Townships of Blue Lake, Cedar Creek, Muskegon, Laketon, and Fruitland.

Land Use

The 1997 Dalton Township Land Use Map illustrates a variety of land uses in the Township. This Existing Land Use Map is based on a 1997 inventory completed by the Robert B. Annis Water Resources Institute of Grand Valley State University. It is important to note that this is a composite grouping of the land uses and the gross areas reflected below include streets, right-of-ways, and waterways, etc. The land uses have been consolidated into the following categories:

Figure 4.1

Existing Land Use Category

Classification	Acres	Percent of Total	Description
Residential	3065.4	13.19	Single and multi-family housing
Commercial	359.3	1.55%	Business districts, center/mall, offices, retail,
Industrial	42.6	0.18%	Industrial, manufacturing
Other Developed	590.3	2.54%	Public right-of-ways, airport
Vacant/Wooded	17055.	73.39	Vacant, wooded and/or land
Agriculture	1323.9	5.70%	Orchards, cropland, feeding
Water	658.1	2.83%	Lakes, ponds
Wetland	144.9	0.62%	Marshes, bogs, and swamps
Total	23240.	100.00	

Source: Water Resources Institute, 1997

INSERT LAND USE MAP (1
Page Total)

Insert M-120 Map

The most predominant land use in Dalton Township is the Vacant/Wooded classification accounting for approximately seventy three percent (73%) of land use in the Township. With such a large percentage of open land, Dalton Township is characterized as a generally rural community with large amounts of open space. The Existing Land Use Map depicts that the largest areas of contiguous vacant/wooded areas are located in north central Dalton Township. This may be an area that the Township would like to potentially preserve.

The Residential classification consists of approximately 3,065 acres, or 13.9%, of Dalton Township. This classification consists mainly of single family residential homes with multi-family units scattered throughout. Higher density residential areas exist around the lakes located in the northeast sections of Dalton Township and throughout the southeast and southwest areas of the Township.



Commercial areas are located near the U.S. 31 and M-120 intersection, along both U.S. 31 and M-120 corridors, along Whitehall Road, and in the area of Twin Lake. Commercial development has mainly been expanding in the vicinity of M-120 and U.S. 31 with restaurants, gas stations, and grocery stores. There is anticipation that this area will continue to grow and become even more of a Township commercial center in the future.

Cordova Chemical Co. of Michigan, located within the Industrial Zone District in Section 32 of Dalton Township, began operations in 1957 producing various specialty organic chemicals. Other industrial companies in the same location, prior to Cordova Chemical Co, have also contaminated the site with various harmful pollutants. The site is currently listed on the United States Environmental Protection Agency Superfund list. Due to the discharge of production vessel clean out wastes and wastewater into unlined lagoons on the site, soil and groundwater supplies were contaminated.



At this time, remedial actions include the treatment of groundwater supplies, groundwater monitoring, and soil cleanup. In 1993, a Record of Decision Amendment was issued to reflect the future land use of the site. This included the EPA's determination that there was a possibility of soil re-contamination due to contaminated groundwater. The EPA then concluded that it would be more feasible to restore the site to a level safe for future industrial or

commercial uses instead of residential uses. This reduced the amount of soil remediation required from about 10,000 cubic yards to 4,000 cubic yards, with the understanding that the site will only be used for industrial type uses (EPA Superfund Website). Alternate water supplies have been provided to the surrounding community and groundwater continues to be treated before it reaches any tributary system.

Note: The Dalton Township 1997 Land Use Map is a very current source of data that was originally obtained by the Water Resources Institute and then manipulated by the Williams & Works staff to express the definite land uses. This information should be considered a source that serves as a tool for the planning process and may not illustrate a 100% accurate depiction of current land uses.

CHAPTER 5. TRANSPORTATION

As the population expands in Dalton Township, is a natural cause and effect relationship for the traffic volume to increase. Traffic volumes may also increase due to an overall expanding population throughout Muskegon County and due to popular attractions.

The most recent occurrence of increased heavy traffic volumes in Dalton Township have been due to the location of Michigan Adventure.

The most recent occurrence of increased heavy traffic volumes in Dalton Township have been due to the location of Michigan Adventure. Many visitors travel via U.S. 31, Russel Road (B23), and Riley Thompson to reach their destination in western Dalton Township and Fruitland Township. The intersection of Russel Road and Riley Thompson has recently been expanded and modified to handle heavier traffic volumes and increase safety.

It is possible that the new traffic volume along this corridor may potentially cause a change in the land uses surrounding this corridor. Service type commercial developments (service stations, convenience stores, restaurants, etc.) that attract traveling tourists may be the preferred use in the future.

"All Weather Truck Route Systems" are road county systems that are not subject to springtime seasonal weight restrictions, have priority for winter maintenance, and are built to a higher standard than typical county roads. Two of these systems exist in Dalton Township. The first system is Russell Road, which runs north and south and provides access to U.S. 31, the Village of Lakewood Club, White Lake Road, and back to U.S. 31 creating an "access loop." The second system is Whitehall Road in southwest Dalton Township. This route provides direct access to the City of North Muskegon and north Whitehall Township and the City Whitehall. It is appropriate for industrial/commercial developments dependent upon a higher standard of road to be located near or adjacent to an "All Weather Truck Route System." The M-120 corridor is also an important route for through heavy truck traffic.

M-120 CORRIDOR STUDY

The West Michigan Shoreline Regional Development Commission has developed an analysis of the M-120 corridor titled "M-120 Corridor Study" (the "Study"). The Study area includes the entire stretch throughout Dalton Township and into other surrounding townships and northern counties. The study was completed in March of 2000 and provides current information that may help Dalton Township formulate future goals for this particular corridor.

Some of the goals of the Study are as follows:

- Preserve and, in some cases, even increase roadway capacity.
- Decrease traffic congestion, thereby, increasing travel efficiency and reducing air pollution.
- Reduce traffic conflicts, which in turn will reduce crashes or at least crash potential.
- Improve access to properties.
- Improve coordination of land use and transportation decisions.

The study specifically focuses on smaller areas including the Dalton Township corridor. As suggested by the authors, the M-120 Corridor Study has been adopted by the Dalton Township Planning Commission as an appendix to this Master Plan. This empowers the local decision-makers with the proper justification for new or improved ordinances.

The Study explains how Dalton Township is in a unique situation; it is between urban developed areas to the south and more rural areas in the north. The land use along the southern portion of M-120 in Dalton Township is generally composed of commercial uses and become more scattered with residential development as the route continues north. Another center of commercial development on M-120 exists around the area of Twin Lake.

SECTION III MASTER PLAN

This section of the Plan is the culmination of the entire planning process. It includes the overall goals and objectives of the Township as developed through the futuring process and the Community Opinion Survey and ultimately as expanded in the preparation of this plan.

It also sets forth in Chapter 8 the future land use plan and map for the Township. Finally, in Chapter 9, the Master Plan offers a framework for the implementation of the Plan.

CHAPTER 6. GOALS AND OBJECTIVES

The Planning Commission members used the results of the survey and their own experience and perspectives to prepare the goals and objectives in this Chapter.

As a part of the effort to develop this plan, the Dalton Township Planning Commission undertook a community-wide effort to gather the Township resident's opinion about the preferred future of the community. In November of 2000, approximately 4,500 Community Opinion Surveys created by the Planning Commission were distributed to all residents listed on the current tax rolls of Dalton Township. With a 23% survey response rate, the Planning Commission was able to gain an understanding of how the residents of Dalton Township felt about the future and potential new growth. The Planning Commission members used the results of the survey and their own experience and perspectives to prepare the goals and objectives in this Chapter.

The result is a series of eight goal statements each supported by more specific objectives. This plan is founded on the policies outlined in the following statements. The goals are intended to describe a desirable end state or the condition of the Township about twenty-five years into the future. They are intentionally general but all are felt to be attainable through concerted effort. The objective statements tend to be more specific and may be regarded as milestones in the journey to achieve the larger goal.

A. PRESERVATION OF RURAL CHARACTER:

Growth and development will occur in a rational and sequential manner to protect open lands that contribute to the rural character of the community while protecting and preserving the rights of private property owners. Effective buffers and appropriate transitional land uses will insulate intense land uses from open lands.

Objectives

1. Identify and preserve important rural, interior, and scenic corridors.
2. Development techniques that retain large, unfragmented parcels will be encouraged while preserving important rural corridors.
3. Commercial and industrial areas will be centralized.

B. TRAFFIC AND TRANSPORTATION:

The Transportation of Dalton Township will be designed to effectively serve the community's land use and growth objectives, providing residents with safe and efficient linkages within the community and to the broader region.

Objectives

1. Encourage effective access management procedures to maintain efficient and safe traffic flow.
2. Foster and maintain effective and cooperative working relationships with the Muskegon County Road Commission, the Michigan Department of Transportation, and surrounding communities.

The following Objectives are specifically intended for the M-120 corridor:

3. Encourage and create an efficient and organized site plan review process that involves MDOT and the Muskegon County Road Commission for all new development along the M-120 Corridor.
4. Continue to foster a positive working relationship and coordinate future M-120 development plans with surrounding jurisdictions.
5. Encourage the utilization of all existing commercial zone districts along commercial corridors and, if necessary, create new zoning classifications along the corridors that maintain maximum speed goals and land use goals.
6. Develop new driveway standards in cooperation with MDOT and the Muskegon County Road Commission.
7. Incorporate new landscaping standards for all commercial development to soften the land use impacts along the M-120 corridor and other corridors.
8. Utilize the West Michigan Shoreline Regional Development Commission for cooperative planning organization between jurisdictions.
9. Adopt the M-120 Corridor Study as an appendix to the Dalton Township Master Plan.
10. Develop new front yard setback standards that consider the possibility of the M-120 corridor being widened. Encourage retention of all existing right-of-ways.
11. Encourage commercial development along the M-120 corridor that enhances the character of the community and does not threaten the efficiency of the corridor.
12. Encourage lighting and sign standards that protect the rural night sky conditions and enhance the rural character.
13. Promote primary commercial land uses only in existing centralized commercial areas along the M-120 corridor.

C. AGRICULTURE AND OPEN SPACE:

The Township will identify the highest quality of productive agricultural areas and the highest quality of sensitive open space. Efforts to preserve these amenities will be strengthened while preserving and balancing individual property rights.

Objectives

1. Develop an inventory of important natural features and prime farmland.
2. Prioritize natural features and farmland for protection.
3. Land division regulations in the Township will be developed to discourage the fragmentation of viable agricultural lands.
4. The Township will assist land owners that are interested in participating in with land conservancy organizations and state sponsored land programs.

D. PLANNING AND CODE ENFORCEMENT:

The Township and its residents will work cooperatively to achieve property maintenance standards that reflect the community's values in terms of health and safety. Land uses will be planned and developed to provide effective buffers and transitions between uses while providing opportunities for mixed uses, where appropriate.

Objectives

1. Periodically evaluate and update ordinance standards to reflect Township values as appropriate.
2. Review, evaluate, and strengthen property maintenance standards.
3. Evaluate the Township Master Plan in terms of the land use plans of the surrounding communities.

E. PARKS AND RECREATION:

Complementing the community's rural character, the Township will offer a network of natural areas developed in cooperation with the private sector and area institutions. Existing parks will be properly maintained, remain under Township ownership, and improved. The creation or expansion of pedestrian and bike pathways will be a priority.

Objectives

1. Inventory and map existing and potential parks and greenway connections.
2. Encourage the establishment of safe pedestrian and bicycle connections between and within neighborhoods.
3. Develop a sub area plan for the land owned by the Township in the northwest portion of the Township around the Village of Lakewood Club and evaluate future recreational potential.

F. ECONOMIC DEVELOPMENT:

Land uses in the Township will be balanced to meet the needs of the Township residents and provide sufficient revenues to support an appropriate level of public services. Prime locations on regional transportation corridors will be planned effectively to encourage appropriate land uses.

Objectives

1. Improve community understanding of the value of appropriate and compatible economic development in the form of commercial and industrial uses.
2. Reduce land use conflicts between residential and commercial uses on M-120.

G. UTILITIES, INFRASTRUCTURE AND OTHER PUBLIC SERVICES:

Public facilities, including utilities and roadways, will be located to complement the Township's land use plans and maps while designed to meet public safety needs. Such services and facilities will effectively guide and direct growth.

Objectives

1. Evaluate the traffic and transportation needs and programs of the Township within a regional context.
2. Evaluate police and fire protection needs on an annual basis.
3. Evaluate the availability or potential of a public sewer system in the Township and what the potential benefits/drawbacks could be in Dalton Township.

H. HOUSING:

The Township will encourage attractive and creative neighborhood forms that provide efficient and aesthetic use of the land while enhancing the rural character of the Township.

Objectives

1. Development options will be carefully and thoughtfully located in respect to natural features, suitability of soils for on-site utility systems or availability of public water and sewer.
2. Residential densities will continue to reflect the rural character of the community.
3. Development techniques that promote the rational use of land and the preservation of natural features will be encouraged.

CHAPTER 7. FUTURE LAND USE PLAN

The Dalton Township Master Plan establishes general patterns of land use to guide growth and development for the next twenty to twenty-five years. The over-arching intent is to foster efficient patterns of development that preserve the community's important natural features and rural character while accommodating growth. This Future Land Use Plan seeks to promote efficient and aesthetic growth while promoting the preservation of open lands and the rural character of the community.

To further the Township's objectives for recreation, this future land use plan also contemplates the development of a more detailed sub-area plan for the Lakewood Addition area surrounding the Village of Lakewood Club.

By encouraging development in existing high density areas, it should be possible for the Township to continue to protect and preserve significant tracts of important natural features and to promote high quality residential development in a form that complements those features. The following describes each of the future land use designations as illustrated on Map 6.

Lake Residential

The purpose of the Lake Residential future land use designation is to protect the integrity and uniqueness of North Lake, West Lake, Middle Lake and Twin Lake, located in the northeast portion of the Township. Development in the Lake Residential designation will consist of traditional single family homes with a recommended low-density pattern of one unit per one acre. Much of the land within the Lake Residential area has been divided into lots less than one acre and consists of seasonal and year around homes. This dense development combined with aging septic systems can threaten the water quality in the lakes. Educational programs will be established by the Dalton Township Community and with the Muskegon County Health Department that encourages correct septic system installation and maintenance. Maintenance education should include the regular pumping of septic systems every two to three years, or as recommended by a qualified engineer or sanitarian. Older septic systems should be replaced if they are not suited or capable of properly disposing of the septic waste created from an existing or remodeled single family dwelling. The educational programs will also include landscaping techniques that protect surface water quality. With the possibility of future public water and sewer services in the area, adequate easements will be provided for such services in any new land subdivisions.

Development within the Lake Residential designation will be designed to not allow any additional development to obtain access to the lakes without having direct lake frontage. Keyhole development (the use of a common open space water front lot for access to non-riparian landowners) may increase the potential for surface water pollution, noise levels, and general conflict between lake users. Keyhole development should therefore not be encouraged.

The existing platted subdivisions around the lakes precludes conformance with the recommended one dwelling per acre density. Future regulations should recognize these existing conditions and allow for the reasonable continued use and character. As renovation of seasonal homes into year around homes continues, redevelopment should be compatible with the architectural styles along with encouraging protective measures for maintaining water quality.

Commercial

The Commercial designation areas in Dalton Township have been divided into four areas. These four areas exist along the M-120 corridor and Whitehall Road. Fostering commercial development that is in harmony with the surrounding neighborhood businesses and/or homes is the intent of this designation. Lighting and signage of commercial development will be designed as to protect the night sky conditions and will not detract from the character of the community. Large regional commercial development will be restricted to areas that are served by water and sewer, major transportation routes suitable for heavy truck traffic, and generally located in the southern, more developed, areas of the Township.

The Dalton Township Future Land Use Map illustrates that the Commercial designation along the M-120 corridor is to remain in the northern and southern sections of the route. More specifically, the Commercial areas along M-120 are located north of Michillinda Road into the area of Twin Lake and south of McMillan Road to River Road. Future commercial development is likely to be proposed along the entire stretch of M-120 and the Future Land Use Map of this area should be reviewed every three years to consider possible north or south commercial expansion. Limiting commercial growth at this time will provide the opportunity to protect the integrity and efficiency of the corridor and properly plan for potential future development. This may include the creation of an overlay district to regulate driveway cuts, landscaping standards, increased road frontage setbacks and types of commercial development allowed. Protecting the corridor's efficiency as a major thoroughfare will be considered for all

new commercial development. The M-120 Corridor Study (an appendix to this document) will also be a valuable asset to assessing traffic efficiency.

The commercial area in section 19 is designed to allow for any potential new commercial development related to the amusement park, Michigan Adventure. It is possible that more commercial area may be required to serve the needs of Michigan Adventure along Riley Thompson Road if the park continues to expand. Any commercial development along Riley Thompson will be limited to the west of the US 31 Freeway. Dalton Township will work to foster a positive working relationship with the representatives of Michigan Adventure in anticipation of any future growth.

Resource Conservation

The purpose of the Resource Conservation future land use classification is to foster the protection of important natural features, such as wetlands, drains, wildlife habitat, and other significant areas that characterize the rural nature of the Township. Single family homes will be the primary use with density patterns of one unit per five (5) to ten (10) acres. Recreational facilities such as bike paths, parks, and natural areas will be emphasized. Contiguous open space within subdivisions will be required and placed abutting other open space where possible. Cluster subdivision design will be encouraged where possible to maximize the open space potential.

Low Density Residential

The Low Density Residential designation will allow for single family neighborhoods with traditional home types. The density pattern will be one unit per one to two acres with lower densities emphasized next to the Resource Conservation designation. Development will be designed primarily for single family homes and for the retention of the rural character in the community. Preservation of important open lands and scenic corridors will be encouraged.

This designation will provide areas for schools and churches with churches meeting specific land use criteria that enhances neighborhood character. Development and continuation of bicycle/pedestrian paths and parks should be an encouraged amenity in this area.

Medium Density Residential

The Medium Density Residential designation will be designed to be closer to intense land uses and community facilities. Housing may include single-family homes, two family homes, and multi-family developments. Density

patterns for single family and two family homes will be one unit per half acre. This maximum should only be reached in areas with similar land use patterns and where public water and sewer facilities are available. Multi-family developments will be limited to 5 units per acre with a specific amount of required contiguous common open space. Multi-family developments will serve as a buffer between more intense land uses and less intense land uses. For example, an apartment building could be placed between a commercial use and a single family neighborhood. Retention of significant large trees will be encouraged to retain the rural character of the Township. Developments will be located near central transportation infrastructure. The Township will encourage the development of recreational areas such as bike paths and parks with all new developments.

The Medium Density Residential designation in sections 4, 8, and 9 will be the areas that allow for the development of manufactured homes communities. Sections 1, 2, 3, 10, 11, 12, 35, and 36 of this designation are reserved for single family dwellings only and shall not exceed more than one unit per acre in density. Multi-family units are encouraged to be developed around larger commercial and industrial developments in the southern portion of the Township where public utilities are available and where densities are compatible.

Industrial

The Industrial designation is intended to provide employment for the local area. Both heavy and light industrial processes should be encouraged and developed in harmony with existing and planned land uses. Light industrial applications should be located near residential uses; otherwise industrial uses may mixed. Availability of public utilities and appropriate transportation connections should be available to serve any industrial use. Expansion of the Industrial designation area should be discouraged, as this land area is more than adequate to serve the community.

Special Recreation

The Special Recreation designation was created during the map production exercise. These areas signify large parcels that include Michigan Adventure, a racetrack, a church camp, and a golf course. Each of these areas are unique and have their own individual value to the Township. The Special Recreation area in section 18 represents Michigan Adventure. This is placed in this designation because of its current use as an amusement park and the potential development proposals that may come forth from the park owners on vacant land within the Township. Land use decisions for this parcel

should be considered on a case by case basis and consistent with surrounding land uses.

The two large Special Recreation areas in section 17 include a racetrack and a church camp. The racetrack has been a tradition for the youth in Dalton Township and is considered somewhat of a landmark in the Township. The church camp in the northeast portion of section 17 is a large parcel that provides a recreational area for children in the summers. This area is also a landmark to the Township and surrounding land uses should be carefully considered.

The golf course in section 34 is the last area designated as Special Recreation. This parcel is especially important to future land use as golf courses have a tendency to draw development and new residents. Further, golf courses are often considered an attractive amenity to a community for recreation purposes. Land use decisions on and around this golf course should be considered carefully to blend well with existing development while still remaining a positive community attribute.

Lakewood Additions Sub-Plan Area

The Sub-Plan Area, located in portions of sections 3, 4, 7, 8, and 9, is an area where a majority of the land is undeveloped and owned by the Township. Owning a total around \pm 900 acres, the Township has a rare and unique opportunity to plan the future of this property. The land was reverted back to the State of Michigan and Muskegon County due to lack of tax payments and in 1987, the State and County gifted it to the Township encouraging local control of excess land. The current platted lot sizes are approximately 25 x 100 feet, which are too small to properly accommodate a modern home, septic system and well.

Although originally intended for a community forest area and a controlled economic development area, a majority of the land remains vacant. This offers the community a chance to gain a better understanding of what exists, any particular limitations or opportunities and exploration of potential future land use options. This strategy would call for a detailed land analysis and inventory along with gaining input from the community. Part of the original plan when the Township obtained the lots was to negotiate with the private landowners within this area so that the Township may control uniform contiguous plats. This could also be a goal of the Sub-Area Plan, decreasing the potential for conflict and increasing the options for the Township.

In the event that the Sub-Area Plan does not develop, the Township will need to adjust the Master Plan appropriately to address the future land uses for this key part of the community.

INSERT MAP Future Map!!!!!!

CHAPTER 8. IMPLEMENTATION STRATEGIES

The following strategies are established to implement the goals and objectives and land use recommendations of this Plan. It is recognized that many strategies will be long-term in nature and that many entities in addition to Dalton Township will need to cooperate in order to fully implement this Plan. In many instances, the Township's role is that of facilitator for some of the strategies listed in this Chapter.

This Chapter presents the action strategies for the Master Plan. Each strategy is numbered sequentially and the relevant Goals and Objectives statements are identified by their outline designation from Chapter 6. In some instances, a strategy may relate directly to more than one objective statement. A general description of each strategy is provided along with a suggestion of the roles and responsibilities of one or more agencies in carrying it out and a general timeframe for implementation.

A. EVALUATE AND REVISE THE ZONING ORDINANCE AND OTHER LAND USE ORDINANCES OR REGULATIONS

The Zoning Ordinance is the primary tool for implementing the goals, objectives and strategies of the Master Plan. The Zoning Ordinance is a document intended to regulate current land uses while the Master Plan addresses future land uses. This strategy contemplates a complete evaluation of the entire Ordinance including all the other, more specific, recommendations in this Master Plan. The purpose of this evaluation will be to identify regulatory mechanisms that may be implemented to further the goals, objectives, and strategies of this Plan. This may include revisions to the Zoning Map to better conform to the future land use designations in this Plan. It may also be appropriate to simply evaluate the zoning districts against the future land use plan and determine what future events may trigger rezonings (i.e. new commercial development supporting Michigan Adventure). In some areas, amendments to the Zoning Ordinance and zoning district boundaries need not be implemented until owner interest materializes which is consistent with this Plan.

Lakewood Additions Sub-Area Plan

Create a separate sub-area plan for the land area in the northwest/central portion of Dalton Township, of which a majority of the land is under Township ownership. Elements of this sub-area plan should include an inventory and environmental assessment of Township and private land in this area. Locations of existing dwellings should be identified to illustrate development patterns around Township property. Similar to this Master Plan, goals, objectives, and strategies should be formulated to guide future decisions for this property.

Part of this sub-area plan may include identifying areas suitable for development, creating uniform plats owned by the Township through negotiation with private landowners, and prioritizing areas for Township retention.

1. M-120 Corridor Zoning Overlay District

As part of the Township Zoning Ordinance, create an overlay district for the M-120 Corridor that protects the integrity of M-120 as a safe, efficient, and attractive thoroughfare. This may include landscaping standards, sign standards, structure setbacks and driveway standards. These standards should be designed for residential and commercial land uses and the 2000 M-120 Corridor Study (Appendix B) may be utilized to guide this process. This overlay zone district may include the entire corridor through the Township or particular areas of concern.

NOTE: Muskegon County is currently in the design and finance process of a new sewer line that will be installed from the City of Whitehall to Muskegon. This sewer will run through Dalton Township along the railroad corridor in the western portion of Dalton Township and will have the capability of serving areas like Michigan Adventure and the industrial sites in the southwest area of the Township. This may encourage new development along Whitehall Road that hasn't been possible without sewer available in the past and may create heavy traffic patterns. Therefore, the Whitehall Road region should also consider developing an overlay-zoning district similar to the M-120 corridor to preserve the integrity and efficiency of the corridor.

2. Inventory Key Natural Features/Parks/Open Space Areas

A key aspect of the Township's Master Plan is the preservation of the natural beauty and important features of the community. The purpose of this strategy is to prepare an inventory of important natural features and to identify the likely trends or conditions that may threaten them. This may include surface features as well as groundwater and possible surface impacts on groundwater. Using automated or manual mapping, the Township may develop a set of mapped exhibits that would serve as a guide to future land use decisions. The Michigan Natural Features Inventory will serve as a good point of beginning with field verification and evaluation to be conducted on a sequential basis as the inventory develops. In some areas, it may be appropriate to develop overlay zoning or other preservation mechanisms.

3. Develop Lake Residential Zoning Overlay District

This strategy may be developed with the purpose of protecting the surface water quality of the lakes and the groundwater quality adjacent to the lakes in the northeast portion of the Township. Components of this overlay district may include new standards for waterfront setbacks, lawn maintenance standards and may address access easements to water. Types of uses permitted and site plan review may also be added to this overlay district. Educational initiatives conducted by the Township will allow residents to gain a full understanding the type of impacts that affect water quality.

Note: The Township could also modify this strategy to be strictly an educational endeavor.

4. Develop a relationship with the new owners of Michigan Adventure to coordinate improvements, emergency services, and discuss future plans

Michigan Adventure, having the potential of expanding the amusement park and drawing in new "spin-off" businesses into the area, could determine the type and pace of new development pressure in the western region of the Township. With this in mind, the Township should initiate a positive working relationship with the owners of Michigan Adventure so that new development/expansion plans can be anticipated and properly reviewed.

5. Public Information and Education

Educating the community is a key component to successfully implementing the overall goals of the Master Plan. With education and distribution of information, the residents of Dalton Township are more likely to provide support and input for new regulatory measures that are derived from the Plan. By inviting the involvement of residents, property owners, and business owners, a sense of ownership in the Master Plan will develop and strengthen the planning process.

Educational Programs may consist of a condensed version of the Township Master Plan for public distribution, informational brochures on various topics important to rural communities, and providing informational sessions by the Township Board or Planning Commission. Information regarding local and state conservation programs will also be provided.

BIBLIOGRAPHY

The following agencies, websites, and official reports were consulted in the compilation of the Dalton Township Master Plan.

Dalton Township Staff.

Environmental Protection Agency Website, 2000.

Land Conservancy of West Michigan.
Michigan Information Center Website, 2001.

Muskegon County Road Commission.

Reeths-Puffer School District.

Robert B. Annis Water Resources Institute, Grand Valley State University.

State of Michigan, Department of Environmental Quality.

U.S. Department of Agriculture, Soil Conservation Service.

United States Bureau of the Census Website 2000 and 2001.

West Michigan Shoreline Regional Development Commission, *M-120 Corridor Study*, March 2000.

APPENDIX A - THE DALTON TOWNSHIP COMMUNITY OPINION SURVEY.

In the beginning of November, approximately 4500 community opinion surveys were sent to the property owners listed in the Dalton Township tax records. Since the end of November 2000, we have received 1076 surveys, representing a 23% response rate. Although a small percentage were left blank (most likely due to a small number of duplicates), this is a very successful response for a community opinion survey. This information, similar to the Current Assessment, will further strengthen the Master Plan foundation and provide the Planning Commission with a basis for creating goals and objectives. The following analysis provides a variety of conclusions and interpretations that have been drawn from the tabulation statistics. The survey along with the tabulation results will ultimately become an appendix to the Master Plan.

There are many examples throughout the survey that illustrate a large amount of the respondents are long term residents. Of the respondents, 83% are current residents of the Township. And of these residents, the average number of years living in the Township is 20.6. Of these property owners, over 55% of them have lived in their homes for more than ten years and 75% plan to stay in their home indefinitely. This indicates that residents of the Township are most likely quite satisfied with their living arrangements in the Township on a permanent basis. It also indicates a small amount of transient population. In other words, when people either move to or are raised in this community, they are quite likely to end up staying for a long period of time. The age associated with these long-term respondents is fairly young. Approximately 59.3% of the respondents fell between the ages of 26 and 55, indicating that many people have spent a majority of their young lives in Dalton Township.

1. Resident of Dalton?			Average Years for Resident
Yes	881	83.51%	20.6
No	174	16.49%	

The geographical representation of the respondents is the goal of question #2. The results indicate that a majority of the respondents live in the eastern half of the Township. If compared to the 1997 Land Use Map, the correlation is apparent, as there is a greater amount of land dedicated to residential uses. This is especially obvious around the Twin Lake area in the northeast quarter of the Township. The

parcel map of Dalton Township also illustrates a general trend of a greater number, and smaller size, of parcels in the east half of the Township.

2. Township Map Correspondence		
Area	Amount	%
1	132	15.2%
2	322	37.1%
3	142	16.3%
4	273	31.4%

The average person per household of the respondents is 3.18. In comparison, the Township had 2.93 persons per household in 1990 according to the U.S. Census while Muskegon County and the State of Michigan experienced a 2.6 persons per household average. This is a good indication that Dalton Township is typically home to families that may require more services oriented towards youth.

3. Persons in household? (Avg)		
Adults	Children	Total
2.04	1.14	3.18

The age of respondents, limited to those above 18 years, is spread out across the board with a majority falling in the "middle age" category. An important aspect to remember is that this survey was distributed to individuals that are listed on the Township tax roll. It is possible that a younger population (18-25 years) exists within Township but are not properly represented due to the lack of property ownership. Further, there is a low percentage of property within the Township that is considered rental property which further indicates that non-property owners make up a small percentage of the Township population.

4. Approximate Age				
Age	Primary	%	Secondary	%
18-25	53	3.3%	231	14.6%
26-35	170	10.7%	205	12.9%
36-45	362	22.7%	535	33.8%
46-55	412	25.9%	369	23.3%
56-65	318	20.0%	145	9.1%
66 & over	277	17.4%	100	6.3%

Question #5 on the survey illustrates that a majority of the home types and lot sizes in the Township are single family dwellings on a .5-acre to 2-acre lot. Few developments such as condos, mobile homes, and apartments are owned by the respondents, indicating a low occurrence of multifamily buildings. While the majority of the respondent's own .5 to 5-acre single family lots, question #17 illustrates that this is the type of housing development they prefer to see in the Township.

5. Type of home and lot size?		
Type	Amount	%
5 acre	197	22.7%
2-5 acre	128	14.7%
.5-2	360	41.5%
<.5	179	20.6%
Condo	1	0.1%
Mobile	1	0.1%
Apartment	2	0.2%

Question #6 illustrates ownership in the Township. The surveys were distributed to all Dalton Township property owners on the tax rolls, and therefore, most of the respondents obviously own their homes.

6. Own or rent your home?	
Own	876
Rent	4

Questions #7 and #8 indicate that many of the residents have resided in the Township for a long period time and plan to stay indefinitely. This indicates that there is a low occurrence of transient population and that when residents move to Dalton Township, they typically make it their home for a long period of time.

7. Years in home?		
Years	Amount	%
<2	76	8.7%
2-5	171	19.5%
6-10	141	16.1%
10+	487	55.7%

8. Years planned to stay in home?		
Years	Amount	%
<2	37	4.3%
2-5	89	10.3%
6-10	82	9.5%
Indefinitely	654	75.9%

The respondents in question #9 placed rural lifestyle as their number one reason living in the Township. Being close to nature and good schools placed second and third, respectively. To further strengthen the emphasis on the rural surroundings and environment, 82% of the respondents in question #14 are either very or somewhat concerned about development in open lands and natural areas. 83% of the respondents also felt that the Township should establish or investigate means to preserve natural areas in question #15. The importance of schools (15% of the respondents in question #9) indicates that good education is also priority within the Township.

9. Two most important features of the Township?			
Feature	Hits	%	
nature	289	18.9%	
housing	46	3.0%	
safe	128	8.4%	
shopping	35	2.3%	
rural	396	25.9%	
expressway	71	4.6%	
schools	230	15.0%	
neighborhood	146	9.5%	
lifestyle	59	3.9%	
other	130	8.5%	

One of the least important features of the Township according to question #9 on the survey is proximity to shopping (only 2.3% felt this was important). This could be due to the fact that shopping and services are located close by in surrounding jurisdictions. For example, a Meijer store, a large store providing an array of goods and services, is located just south of the Dalton Township border. Continuing on this subject, question #14 points out that respondents are generally not concerned about the tax base created by commercial and industrial development (44.9% not concerned). Concerns about too much commercial development are also apparently low, as almost 39% of the respondents are not concerned. One interpretation of this information may be that residents are satisfied with the

available commercial services within the Township but are not necessarily against the new commercial development. Many "write-in" comments mentioned that taxes were burdensome. New commercial and industrial development creates a tax base that does not create a tax burden, such as new residential development. New homes mean new families, and most likely the need for educational facilities and heavy infrastructure improvements. In theory, new commercial and industrial development could ease the residential tax burden.

62% of the respondents are currently employed, while 32% of the respondents are retired. This indicates that there may be a large proportion of retired residents in the Township. With an apparently large portion of the population identified as retired, demands for specific services could increase, i.e. medical facilities and retirement housing.

10. Employment Status?				
	primary	% primary	secondary	% secondary
Employed	538	61.6%	468	65.5%
Not	53	6.1%	64	9.0%
Retired	283	32.4%	182	25.5%

Work location for respondents tallied 60% for the City of Muskegon and elsewhere in Muskegon County. The amount of people working in the Township (including those who work at home) is 18.9%. A significant amount of respondents, 14.3% for the primary respondent and 10.9% for the secondary respondent, claimed to work at home, while this percentage is typically around 4 or 5% around the State of Michigan. With technological changes continuing to enhance the ability for people to work at home, it is possible that this percentage could grow in the future.

11. Work Location?				
Location	Primary	% primary	Secondary	% secondary
Home	86	14.3%	56	10.9%
Elsewhere in Dalton Twp.	28	4.6%	25	4.8%
Muskegon	172	28.5%	147	28.5%
N. Muskegon	11	1.8%	11	2.1%
Muskegon County	191	31.7%	174	33.7%
Out of County	106	17.6%	82	15.9%
other	9	1.5%	21	4.1%

Question #12 illustrates the type of property owned in the Township. 96.2% of the property owned by the respondents is considered to be residential (includes homes, rental housing, vacant residential, and recreational homes). The commercial, agricultural, and industrial property owned in the Township is 3.8%. If compared to the land use classification breakdown in the Current Assessment, there is approximately 7.4% of the land being use in these later categories, illustrating a close relationship between land ownership and land use.

12. Types of property owned in Township?		
Property	Amount	%
Home	813	70.1%
Rental Housing	19	1.6%
Vacant Residential	238	20.5%
Vacant Commercial	6	0.5%
Commercial	15	1.3%
Vacant Industrial	5	0.4%
Agricultural	9	0.8%
Recreational Home	46	4.0%
None	8	0.7%

Determining if the residents are concerned about the apparent growth in Dalton Township is the point to question #13 on the survey. Over one third of the respondents felt the Township is growing too fast. The fact that many of the residents have lived in the Township for a long period time and have typically witnessed a slow rate of development and population increase in the past and a recent fast rate of change could be their reasoning. 43% of the respondents feel that Township growing about right, although according to the results of question #15 (f), this growth needs to be better guided.

13. Township is growing.....		
	Amount	%
Too Quick	374	36.5%
About right	445	43.4%
Too slow	62	6.0%
No opinion	144	14.0%

#14 on the survey states a number of particular issues and asks the respondent to indicate their level of concern. There are many interpretations and relationships that can be made with these expressions. The goal of this question is to obtain what the citizens value in their community. The answers provide an excellent basis for formulating the goals and objective in the Master Plan.

14. Concerns about the following issues:	Concerned?							
	Very		Somewhat		Not		No Opinion	
Growth Impact on Lakes	425	42.2%	379	37.6%	120	11.9%	83	8.2%
Ground Water Quality	679	66.5%	246	24.1%	57	5.6%	38	3.7%
Development in open lands and natural areas	442	44.5%	374	37.6%	112	11.3%	66	6.6%
Lack of public water	270	27.2%	297	29.9%	347	35.0%	78	7.9%
Enforcement of zoning	304	30.4%	417	41.7%	188	18.8%	92	9.2%
Failing Septic systems	399	39.9%	331	33.1%	195	19.5%	76	7.6%
M-120 heavy traffic flow	512	50.1%	310	30.4%	127	12.4%	72	7.1%
Conversion of farms into house lots	318	31.7%	333	33.2%	256	25.5%	97	9.7%
Sporadic commercial development	276	26.8%	391	38.0%	256	24.9%	105	10.2%
Lack of public sewer	269	26.8%	269	26.8%	377	37.6%	88	8.8%
Lack of recreation facilities	81	8.1%	280	28.0%	513	51.4%	125	12.5%
Lack of commercial and industrial tax base	83	8.3%	314	31.5%	448	44.9%	153	15.3%
Too much commercial development	199	20.0%	303	30.5%	384	38.6%	109	11.0%
Lack of affordable housing	78	7.8%	216	21.6%	556	55.7%	148	14.8%
Crime	330	33.0%	407	40.7%	211	21.1%	51	5.1%
Lack of sense of community	148	14.9%	329	33.2%	383	38.6%	132	13.3%
Whitehall Rd. traffic flow	131	13.1%	290	29.0%	412	41.2%	167	16.7%
Russell Rd. traffic flow	179	18.0%	282	28.4%	380	38.2%	153	15.4%
Other concerns	Write in section....							

Question #15 indicates that a majority of respondents strongly agree that the Township should develop a Master Plan and establish or investigate means to preserve natural areas. Preserving natural areas is a key element to the rural lifestyle experienced in Dalton Township, which is why a majority of the respondents choose to live in the Township according to question #9. With 61% of the respondents agreeing that township should take stronger measures to guide growth, it is certainly apparent that part of these measures should include protecting natural areas and guiding growth in such a manner that preserves the rural character of the community.

15. Opinions about the following statements:	Agree		No Opinion		Disagree	
Township should develop a Master Plan that identifies future goals and objectives.	832	81.3%	161	15.7%	31	3.0%
Township should establish or investigate means to preserve natural areas.	854	83.0%	137	13.3%	38	3.7%
Township should expand recreational facilities.	364	35.4%	481	46.8%	182	17.7%
Township needs to add commercial/industrial land uses to diversify its tax base.	362	35.2%	352	34.3%	313	30.5%
Township needs a broader range of housing prices.	220	21.4%	510	49.6%	298	29.0%
The Township should take stronger measures to guide growth.	630	61.6%	293	28.6%	100	9.8%

A majority of the survey respondents felt that the Townships efforts to guide growth are fair. The creation of the new Master Plan may improve this opinion.

16. Townships efforts to guide growth are:		
	Amount	%
Excellent	12	1.2%
Good	234	22.8%
Fair	407	39.6%
Poor	129	12.6%
No Opinion	245	23.9%

An overwhelming majority of the respondents indicate that single family housing should be encouraged in the Township. 64% of the respondent's feel that the lot size associated with this single-family housing should be .5 to 5 acres, or fairly low density. Although condo type housing did not receive very positive results, it is this type of housing that is often desired by retired residents.

17. What types of housing should be encouraged?		
Single Family 5+	229	15.3%
Single Family 2-5	447	29.8%
Single Family .5-2	522	34.8%
Single Family <.5	146	9.7%
Condo	62	4.1%
Mobile	5	0.3%
Apt/Duplex	39	2.6%
none	51	3.4%

Commercial development can provide a diverse tax base along with creating an efficient community for obtaining goods and services. With a majority of the respondents working outside the Township, the Township definitely exemplifies a "bedroom" type community. It is apparent that many respondents prefer it to remain as such and not encourage any new commercial development (14.6%). On the other hand, 28.8% responded with the desire to encourage more sit down restaurants, 13% want to encourage a regional shopping center, and 13% want to encourage a neighborhood shopping center. Commercial services in the Township are centralized on the southern end of the M-120 corridor and in the Twin Lake area. Sporadic commercial development occurs generally along M-120 and Whitehall Road.

18. What types of commercial development should be encouraged?		
Regional Shopping Center	221	13.7%
Sit Down Restaurant	467	28.8%
Fast Food Restaurant	82	5.1%
Specialty Shop	113	7.0%
Neighborhood Shopping Center	218	13.5%
Gas/Convenience	218	13.5%
Other	64	4.0%
None	236	14.6%

In question #19 of the survey, the respondents were asked how important particular issues are in terms of Township priorities. Respondents, in general, indicated that traffic flow should be a Township priority, whether it is traffic throughout the Township, east-west traffic, or north-south traffic. This correlation is consistent with a bedroom community where many residents travel outside the Township for work and shopping. For example, M-120, being one of the main thoroughfares of the Township, serves many of the residential areas and also has a variety of

commercial developments. Many homes and businesses have direct access to M-120, which may affect safety and speed.

Comparing the percentages of question #19 (l) and #19 (n) indicate that respondents feel that bike and pedestrian trails should be more of a priority than improvements to the parks and recreational opportunities in the township. The 1990 U.S. Census data indicated that there is a large percentage of the population under the age of 18. Typically, the larger the younger population, the greater need for recreational opportunities in a community. In some cases, it may be possible for parks and trails to be synonymous developments. Locating potential sites within the Township where recreational opportunities could occur may be a potential objective of the Master Plan.

Extension of water and sewer utilities had a "bell curve" look in terms of importance percentage. While up to 30% of the respondents felt it was an important priority, approximately 20% felt that it was not an important priority. With the percentage being generally even between the importance of water and sewer extension, it may be indicative of geographical location. For example, residents living around the lake are more likely to be concerned about sewer facilities as surface water quality may suffer due to dysfunctional septic systems. As the Current Assessment states, many soils throughout the Township have a high water table, which may create challenges for individual septic systems. Dense development in these areas of high water table could create threats to ground water quality if septic systems are not designed properly and are too concentrated.

Preserving farmland received a positive response in terms of importance, indicative of the respondents desire to preserve the rural lifestyle. According to the 1997 Land Use Map, there is a small percentage of active farmland in the remaining in Township in comparison to vacant or wooded land. It may therefore be a goal of the Master Plan to preserve this remaining land use.

Question #19 (g), (h) and (p) indicate that the respondents do not consider office development, industrial development and M-120 and River Road commercial development a heavily favored priority. This may indicate that respondents are generally satisfied with the commercial developments in and out of the Township. One major factor may be the Meijer store located just south of the Township on M-120 that provides a variety of goods and services. Positive aspects of Commercial/Office/Industrial land application is generation of a diverse tax base.

Housing opportunities for both young families and senior residents landed generally as a somewhat important township priority in question 19 (j) and (k). This is most likely due to the availability of housing in a wide range of prices. With about 37% of the primary respondents over the age of 55, senior housing could certainly become an issue for residents who would like to stay in the Township but are unable to take care of a typical single family dwelling. Further, many respondents wrote in "family" on question #9 as a reason for living in the Township, and senior housing could help keep families close.

Improving neighborhood appearance, police protection, and fire protection were all considered important priorities in questions 19 (l), (m), and (q). Improving neighborhood appearance is

directly related to enforcement of zoning and home maintenance rules, which was also considered a generally important priority of the Township.

19. Important Township priorities:								
	a. Improving Traffic Flow		b. Extend water lines		c. Extend sewer lines		d. Preserving Farmlands	
Very	505	50.6%	272	27.6%	304	30.6%	358	35.9%
	173	17.3%	165	16.7%	154	15.5%	226	22.7%
Somewhat	235	23.5%	198	20.1%	183	18.4%	251	25.2%
	45	4.5%	149	15.1%	147	14.8%	90	9.0%
Not	41	4.1%	202	20.5%	205	20.6%	72	7.2%

19 Cont.	e. Improving E-W traffic flow		f. Improving N-S traffic flow		g. Expanding office develop.		h. Expanding industrial develop.	
Very	295	29.9%	351	35.5%	35	3.6%	73	7.4%
	214	21.7%	214	21.6%	108	11.0%	119	12.0%
Somewhat	297	30.1%	259	26.2%	267	27.2%	250	25.3%
	117	11.9%	107	10.8%	266	27.1%	228	23.0%
Not	64	6.5%	59	6.0%	304	31.0%	320	32.3%

19 Cont.	i. Est. Bike and Pedestrian Trails		j. Increase housing opportunities for young families		k. Increase housing for seniors		l. Improving police protection	
Very	210	21.0%	152	15.3%	176	17.7%	350	35.0%
	240	24.0%	210	21.1%	233	23.5%	278	27.8%
Somewhat	261	26.2%	349	35.1%	318	32.0%	256	25.6%
	140	14.0%	154	15.5%	155	15.6%	73	7.3%
Not	147	14.7%	130	13.1%	111	11.2%	42	4.2%

19 Cont.	m. Improve fire protection		n. Improve park and recreation facilities		o. Enforce zoning and home maintenance rules		p. Expanding commercial development @ M-120 and River Rd.	
Very	349	35.0%	170	17.0%	365	36.2%	142	14.3%
	265	26.6%	217	21.7%	217	21.5%	183	18.5%
Somewhat	273	27.4%	330	33.0%	245	24.3%	236	23.8%
	64	6.4%	159	15.9%	99	9.8%	149	15.0%
Not	45	4.5%	123	12.3%	83	8.2%	281	28.4%

19. Cont.	q. Improve neighborhood appearance		r. Other	
Very	413	41.1%	0	
	218	21.7%	0	
Somewhat	244	24.3%	0	
	68	6.8%	0	
Not	63	6.3%	1	

The recreational facilities that received the most positive responses were bike/walk paths, natural areas, and neighborhood parks. This trend continues to solidify that respondents want to paths and other amenities that enhance the rural character. Ball fields, soccer fields, and basketball/tennis courts were not desirable to the respondents. There are creative ways to integrate recreational facilities that serve many different purposes. For example, a neighborhood park may contain ball fields, but would not necessarily be the primary use. The most difficult aspect of recreation is the purchase of land for such purposes. A possible goal would be to identify areas that may be suitable for such uses.

20. Preference of type of recreational facilities to be developed in the Township:		
Type	Amount	%
Bike/walk paths	600	37.6%
Neighborhood parks	316	19.8%
Baseball/softball fields	84	5.3%
Soccer fields	31	1.9%
Basketball courts	10	0.6%
Tennis courts	25	1.6%
Natural Areas	436	27.3%
None	94	5.9%
Other	0	0.0%

The respondent's impressions of Township services were good in general. It is apparent that a large percentage of the respondents are unaware of a newsletter. 21% of the respondents felt that the Township zoning enforcement is poor.

21. Impressions of Township services:								
	Township Newsletter		Office Hours		Zoning Enforcement		Fire Protection	
excellent	44	4.7%	70	7.5%	35	3.8%	235	25.3%
good	379	40.8%	677	72.8%	479	51.5%	604	64.9%
poor	160	17.2%	62	6.7%	195	21.0%	33	3.5%
No opinion	347	37.3%	184	19.8%	265	28.5%	119	12.8%
	Elections		Building Code Enforcement		Police Protection		Parks and Recreation	
excellent	168	18.1%	83	8.9%	78	8.4%	45	4.8%
good	588	63.2%	519	55.8%	625	67.2%	507	54.5%
poor	47	5.1%	122	13.1%	140	15.1%	174	18.7%
No opinion	184	19.8%	249	26.8%	143	15.4%	246	26.5%