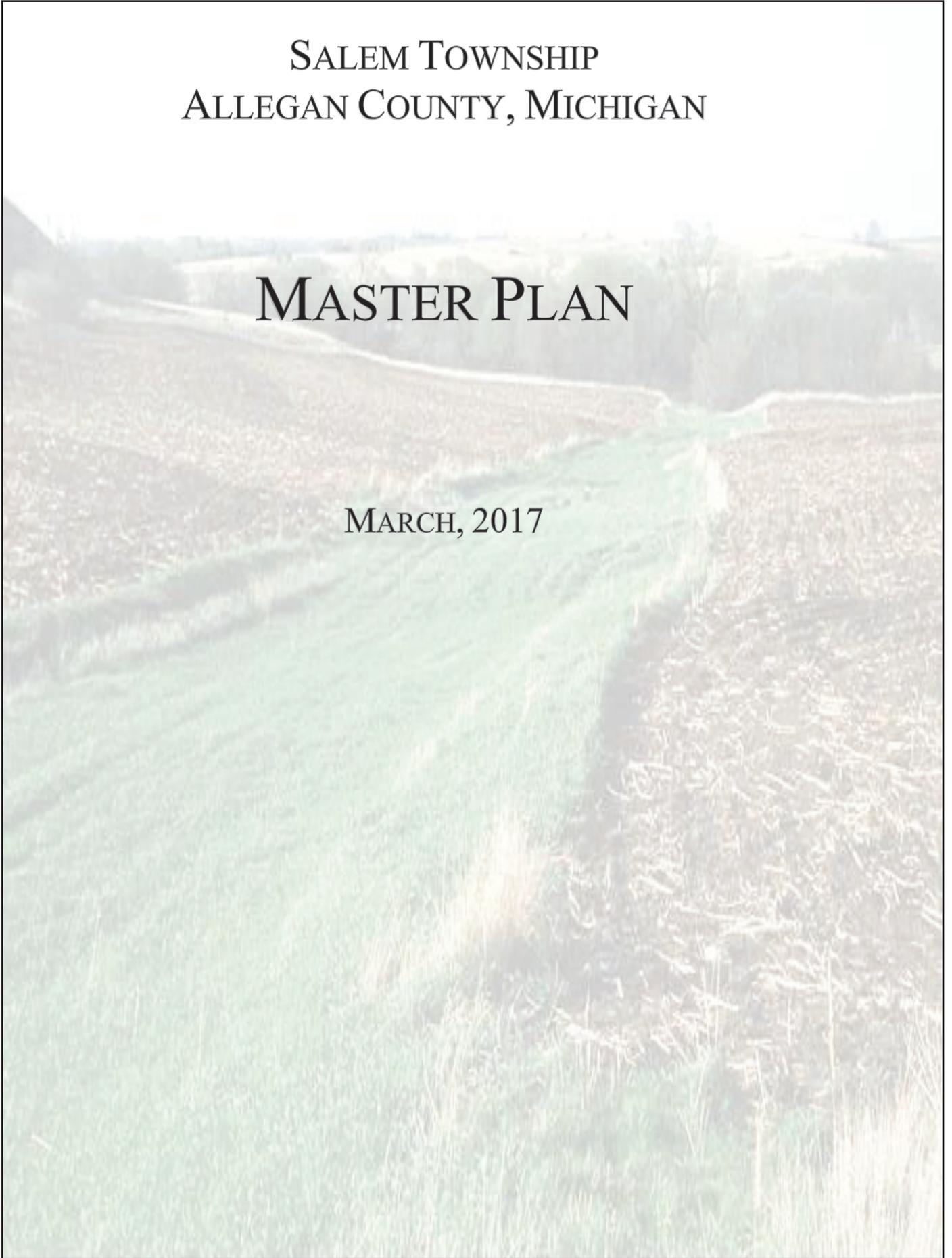


SALEM TOWNSHIP
ALLEGAN COUNTY, MICHIGAN

MASTER PLAN

MARCH, 2017



SALEM TOWNSHIP

MASTER PLAN

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Adopted:

Prepared with the Assistance of:

LandMark Strategies

2921 Bird Ave. NE

Grand Rapids, Michigan 49525

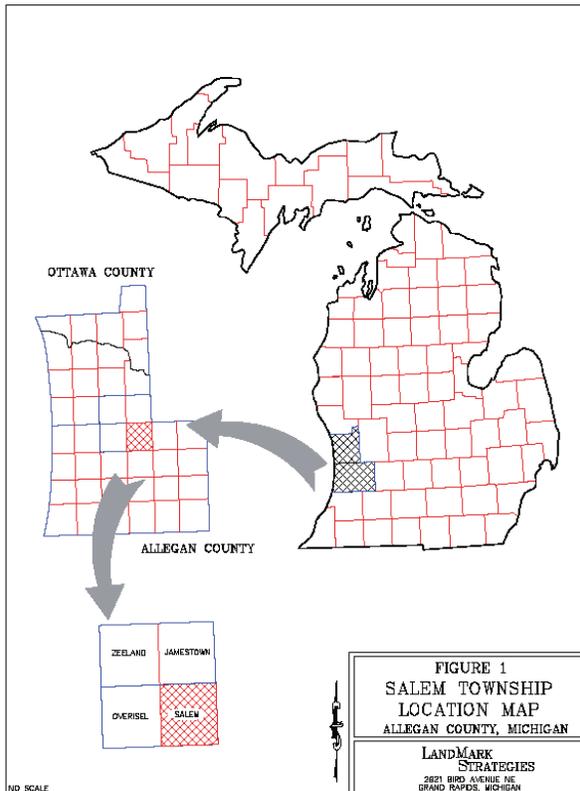
TABLE OF CONTENTS

Chapter	Page
INTRODUCTION	1
CHAPTER 1 NATURAL FEATURES INVENTORY	2
CHAPTER 2 EXISTING LAND USE	17
CHAPTER 3 COMMUNITY FACILITIES	26
CHAPTER 4 POPULATION AND ECONOMIC CHARACTERISTICS	33
CHAPTER 5 PLANNING ANALYSIS	43
CHAPTER 6 GOALS AND OBJECTIVES	51
CHAPTER 7 FUTURE LAND USE PLAN	57
CHAPTER 8 IMPLEMENTATION	77
List of Maps	
Topographic Map	3
Soil Suitability Map	5
Farmland/Development Suitability Map	7
Prime Farmland Map	9
Hydrology Map	11
Groundwater Sensitivity Map	14
Land Use 1978	18
1996 Land Use and Recent Change	19
Existing Land Use 2012	20
Road Classification Map	32
Farmland Preservation Map	65
Future Land Use Map	76

INTRODUCTION

The Salem Township Master Plan is a policy document aimed at encouraging orderly and efficient land use. It provides the legal basis for local zoning and the logical basis for subdivision design, public improvement plans and for facilitating and guiding the work of the Township Planning Commission and Township Board. It is also a means of communicating to private organizations and individuals how they might relate their building projects to official Township plans, and is the official way of relating Township plans to those of adjacent communities and the region as a whole.

The Master Plan of Salem Township was originally adopted in 1992. Then and as now updated, it is the result of analyses, surveys, and many meetings and discussions by the Township Planning Commission and Township administration. It incorporates citizen input derived from workshops, property owner surveys and formal public hearings. During the planning process, a number of land use, development and other quality of life issues were explored. The Plan includes a series of goals and objectives, policies and maps, which will guide future development in the Township through the year 2030.



The Michigan Planning enabling Act, Public Act 33 of 2008, as amended, gives Townships the authority to prepare and adopt Master Plans. The statute recognizes that the social and economic conditions affecting the Township are continuously changing. In order to effectively respond to emerging issues and to assure that the Master Plan remains a useful guide for community change, the planning process must be continuous. Annual reviews of the Master Plan are therefore required and comprehensive reviews of the Master Plan must be undertaken every five years.

CHAPTER 1

NATURAL FEATURES INVENTORY

The physical environment provides both opportunities and constraints for development. While a wetland or heavy soils can hinder construction, the presence of a stand of trees can enhance a development project. The natural environment also contains valuable resources such as potable groundwater supplies and farmland. These and other resources need to be both conserved and protected if they are to be enjoyed by future generations. The following discussion highlights significant aspects of the local environment as they pertain to future planning considerations for Salem Township.

Regional Location

Salem Township is located in north central Allegan County and consists of 36 square miles of land area. It is bounded on the east, south and west by Dorr, Monterey, and Overisel Townships respectively, all of which lie within Allegan County. Jamestown Township, which bounds Salem Township on the north, lies in Ottawa County. At the regional level, Salem Township is approximately 20 miles southwest of downtown Grand Rapids (24 miles by road), 14 miles east of the City of Holland, and 13 miles north of the City of Allegan, in which the Allegan County governmental offices are located. The shoreline of Lake Michigan is located approximately 19 miles west of the Township. Major freeways in the area include US-131, which runs north and south, 9 miles east of Salem Township, and Interstate 196 that runs northeast to southwest six miles northwest of the Township. The M-6 expressway, which intersects with I-196, is only five miles to north.

Topography and Surface Morphology

The land surface within the Township varies from nearly level to hilly. Elevations vary from 630 to 770 feet above sea level, with the highest elevations located in the northeast and the lowest elevations located in the southwest. The greatest variations in terrain exist in the north and west central portions of the Township. Local landforms are attributed to the action of various ice sheets during past glacial periods. Nearly level areas are associated with out-wash plains, flood plains, and till plains. Hilly areas are primarily associated with moraines.

Salem Township Map 1 TOPOGRAPHIC MAP

ALLEGAN COUNTY, MICHIGAN



Municipal Legend
 Jurisdiction Boundaries

Section Legend
 Section Boundaries

Contour Legend*
 5 Meter Contours

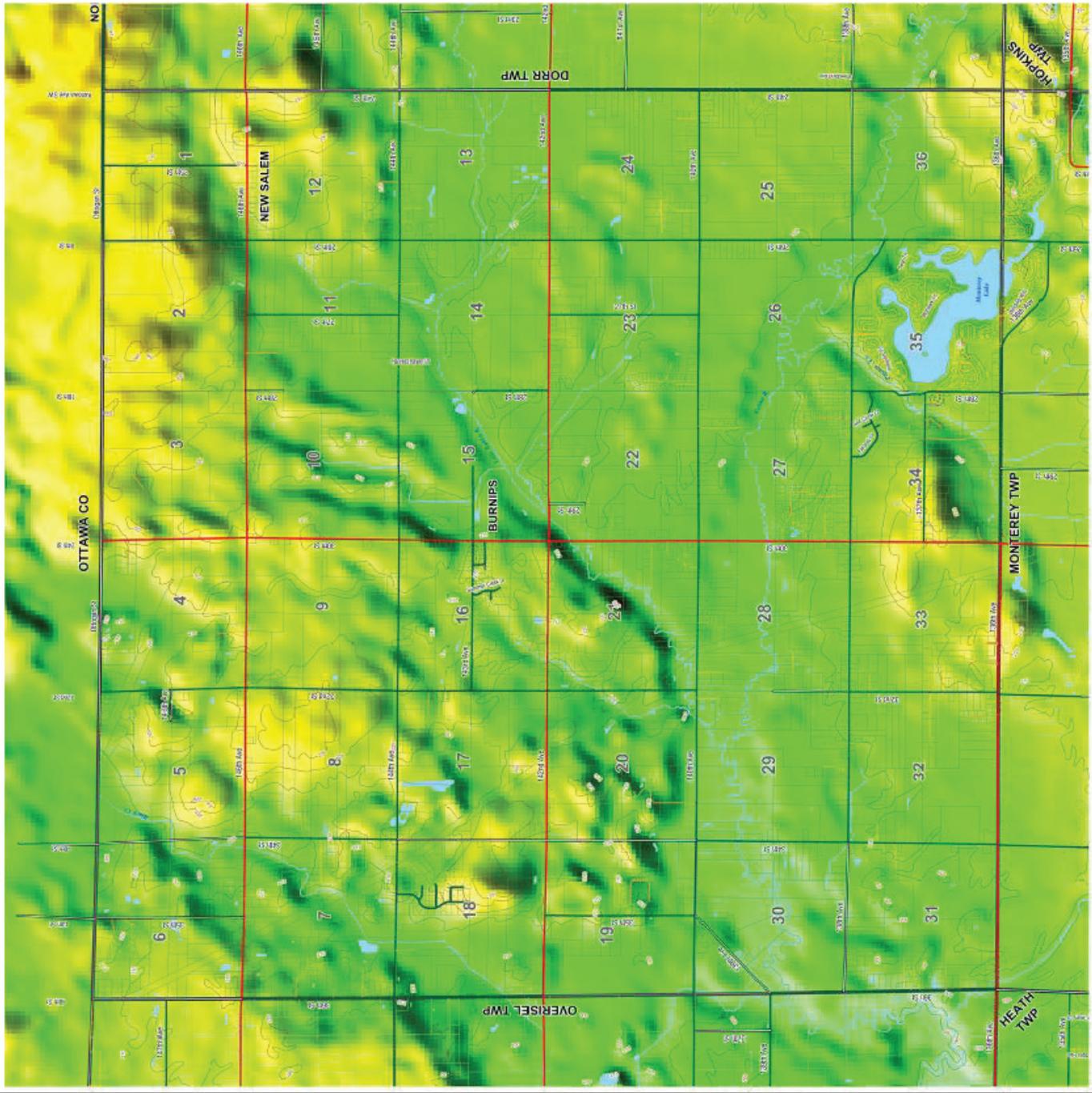
Geologic Resources
 Surface Mines



* Source: United States Geological Survey (USGS)
 ** Source: Generalized digital elevation model generated from 1999 aerials with relief shading.



Allegan County Land Information Services assumes no liability for results or consequences of this data.
 Map Project: 11/04/2013



Climate

The climate in Salem Township, as in all of Allegan County, is cool and humid. Because of the Township's proximity to Lake Michigan, extremes in seasonal temperatures tend to be modified making winters comparatively shorter and warmer and the growing season longer than areas further inland. The average minimum daily temperature in January is 16°F, and the average maximum daily temperature in July is 84°F. The Township receives an average of 36 inches of rain each year.

Soils

The soils in Salem Township range from well-drained, sandy or loamy materials to poorly drained soils formed in sandy, loamy and organic materials. Because local residents rely on septic fields for the disposal of wastewater, the location of various soil types is an important consideration in future development plans for the Township.

The Soil Suitability Map shows the location of soils within the Township and rates surface soils as to their suitability for supporting buildings (development) and septic systems. The map is based on information contained in the "Soil Survey of Allegan County, Michigan" prepared by the U.S. Department of Agriculture. The map takes into consideration soil percolation rates, wetness, filter qualities, shrink-swell properties and slope. As can be seen from the map, the vast majority of the Township has soils that are poorly rated in both categories.

Generally, soils which have unsuitable characteristics for buildings or septic fields may still be useful with on-site modifications. The Soil Suitability Map is, therefore, not a substitute for on-site investigation or detailed engineering studies. The map does generally define those areas where intensive development can lead to environmental and health hazards. The implications are that very little intensive development can occur without significant site modification in the building development phase and that significant development activity cannot be supported without improved public or private wastewater treatment systems. The map is therefore useful for defining areas of the Township where, from an environmental sustainability standpoint, intensive residential, commercial and industrial development should be avoided.

Salem Township

SOIL SUITABILITY MAP Development and Septic

ALLEGAN COUNTY, MICHIGAN



Municipal Legend
 Jurisdiction Boundaries

Section Legend
 Section Boundaries

Development Suitability*

- Not Rated
- Severe Limitations
- Moderate Limitations
- Slight Limitations

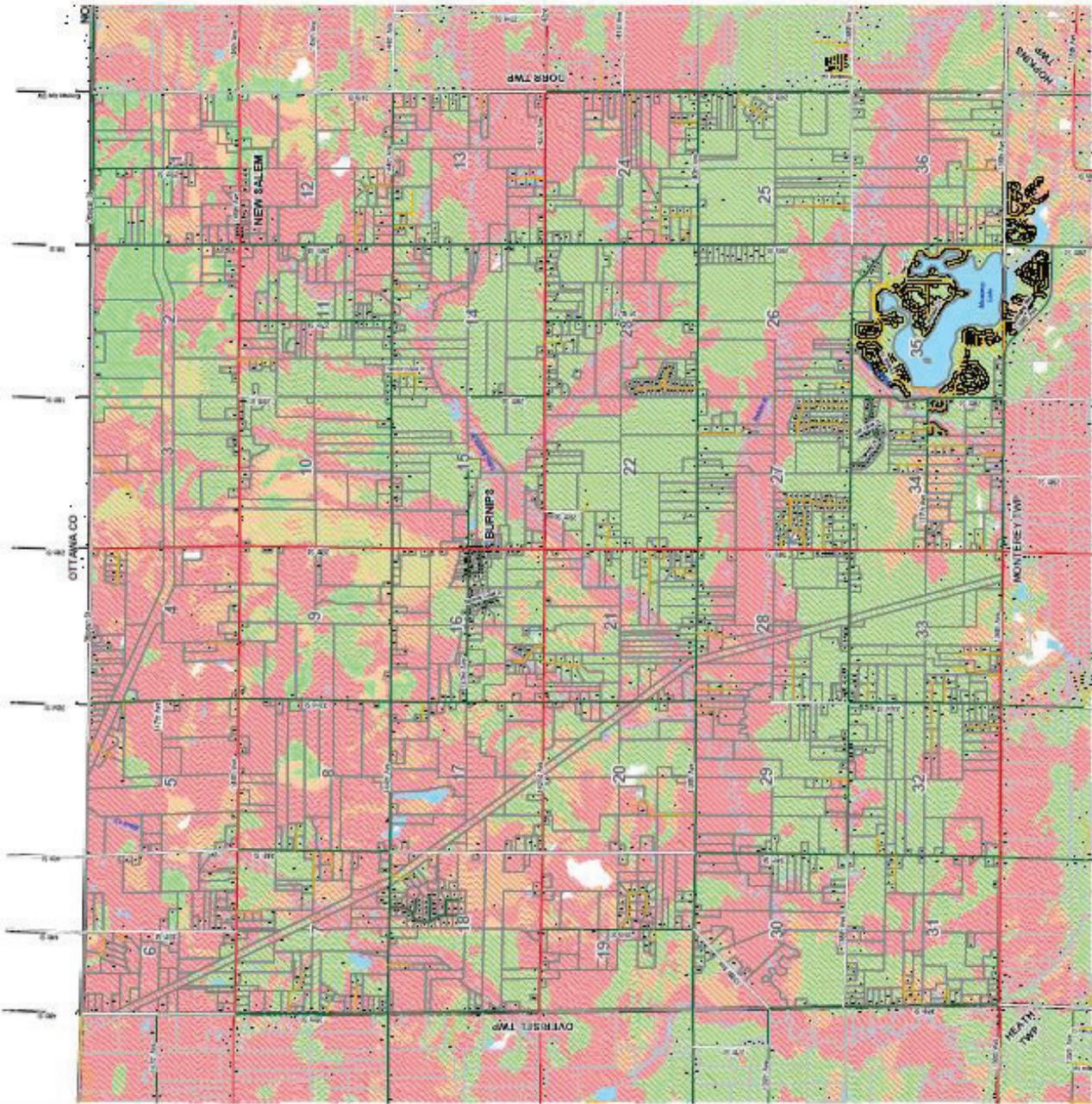
Septic Suitability**

- Not Rated
- Severe Limitations
- Moderate Limitations
- Slight Limitations

* Development suitability for dwellings with basements. Limiting factors may include flooding, ponding, slope, wetness, low strength and shrink-swell properties of the soil. Site specific conditions may vary and some limitations may be overcome through site engineering.

** Septic suitability for absorption fields. Limiting factors may include flooding, permeability, ponding, poor filtering, slope, subsidence and wetness properties of the soil. Site specific conditions may vary and some limitations may be overcome through site engineering.

Source: 1983 USDA Soil Survey of Allegan County. Map georeferenced and digitized by Western Michigan University.



The "Farmland/Development Suitability Map" represents an analysis that gives further insight into farming and developmental capabilities of the various soils found in Salem Township. The analysis shows that the best farmland soils often times constrain non-farm use and development. The primary limitations are poor drainage, wetness or rapid permeability, all of which contribute to an inability to support conventional on-site septic systems. The same limitations also present significant problems when constructing building foundations, basements and roads.

Soil Group A.

These soils pose severe septic and building limitations primarily due to wetness and ponding. These are also prime farmland or prime if drained soils and are considered the most desirable for long term farming purposes. Exceptions are prime soils that are found in flood plains and lowlands associated with stream courses. In these areas, intensive cultivation requires improved drainage and farming practices often pose the greatest threat to surface water quality. In Salem Township many of the prime soils associated with the drainage courses are maintained as woodland or scrub vegetation. The majority of these soils are found in the northern two tiers of Sections with the largest concentration being in Sections 1, 2, 11 and 12. The east and west reaches of the Rabbit River flood plain areas are also dominated by these soils. The soils appear as dark green on the Farmland/Development Suitability Map.

These soils are the least desirable from a development standpoint with or without utilities and therefore should support the lowest densities of residential development.

Soil Group B.

Group B Soils are well suited for specialty crops and/or moderately suited for field crops with severe septic system and severe building limitations. Due to high water tables and wetness, these soils pose severe limitations on septic systems and buildings. These soils are moderately suited to well-suited for farming practices with increased management. Along with Group A soils, these soils should be considered the least supportive of development with or without utilities and therefore should support the lowest densities of residential development. These soils occur in many scattered, relatively small concentrations throughout most of the Township. The soils appear as bright green on the Farmland/Development Suitability Map.

Soil Group C.

Group C soils are considered prime farmland or soils moderately suited for field crops or well suited for specialty crops with slight to moderate septic limitations and slight to moderate building limitations. They appear in light yellow on the Farmland/Development Suitability Map. These soils are grouped together to illustrate the soil types that appear to be the most naturally suited for development without utilities. Many of the same soil qualities that allow them to support septic systems and structures also make them good farmland. Most are, in fact, within the A-1 Agricultural Conservation District and are actively farmed.

Salem Township Map 3 FARMLAND/DEVELOPMENT SUITABILITY MAP

ALLEGAN COUNTY, MICHIGAN



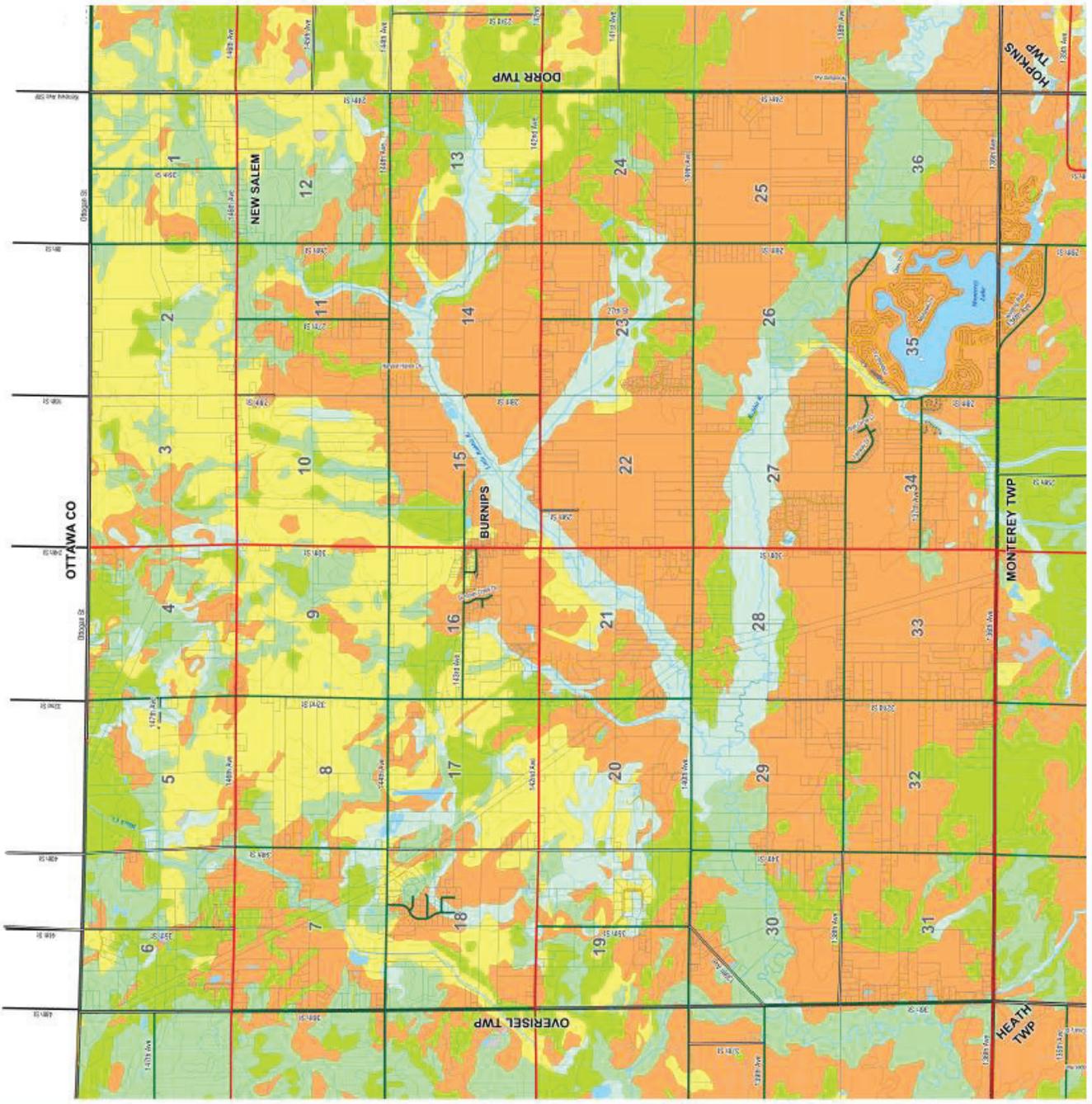
Municipal Legend
 Jurisdiction Boundaries

Section Legend
 Section Boundaries

***Soil Category**

- Group A
- Group B
- Group C
- Group D
- Group E
- Group F

*Soil Uses coded by Mark Sisson,
 Landmark Strategies, Grand Rapids, Michigan
 Source: 1983 USDA Soil Survey of Allegan County;
 Maps per referenced and digitized by Western Michigan
 University



Soil Group D.

This grouping of soils contains some prime farmland, but in Salem Township they are primarily soils that are just moderately suited for field crops or well suited for specialty crops. They pose severe septic limitations but slight to moderate building limitations. The primary development limitation for these soils is rapid permeability which makes heavy or intensive septic system utilization a potential threat to ground water. Very low development density may be acceptable but increased densities of development should only be allowed if the ground water source is well protected. Higher densities should only be allowed when utilities (at least sewer) are available. The primary concentration of Group D soils are in the areas between the Little Rabbit River and the main branch of the Rabbit River and most of the areas south of the Rabbit River. They appear in brown on the Farmland/Development Suitability Map.

Soil Group E.

Group E soils are poorly suited for farming and unsuited for development due to slope, wetness and flooding. In Salem Township most of these soils are also represented as flood plains and wetland areas. The largest of these areas are found along the Little Rabbit River, Rabbit River and other drainage courses. They appear as robins' egg blue on the Farmland/Development Suitability Map.

Soil Group F.

Within Salem Township, there are a small number of active and un-reclaimed sand and gravel mining operations where the surface and subsurface soils have been removed. Such areas require independent investigation to determine their use capability. They appear as grey on the Farmland/Development Suitability Map.

The Prime Farmlands Map on the next page shows location of prime agricultural lands within the Township as determined by the U.S. Department of Agriculture. Such lands are naturally endowed with the soil quality, growing season and moisture content necessary to sustain high crop yields under average farming practices. Map 4 also shows the lands that private property owners have enrolled in the State of Michigan's "Farmland Preservation Program" or "PA 116 Program". That program enables property owners to voluntarily preserve their farmland in exchange for certain tax advantages. It is somewhat ironic that, the vast majority of land in the PA116 program is not classified as "prime". Also ironic is the fact that most the Township's prime farmland is also naturally conducive to supporting septic systems and building structures. Those areas are concentrated in the north central part of the Township which has much the Township's most active farming operations. Significant development in those areas, will interfere with farm operations, and over time, result in additional disinvestments in agriculture.

In Salem, the existence of extensive areas of important farmland and the environmental limitations that soils present for development are two very important factors in the development of the Future Land Use Plan for the Township.

Salem Township

Map 4

PRIME FARMLAND MAP with Agricultural Protection

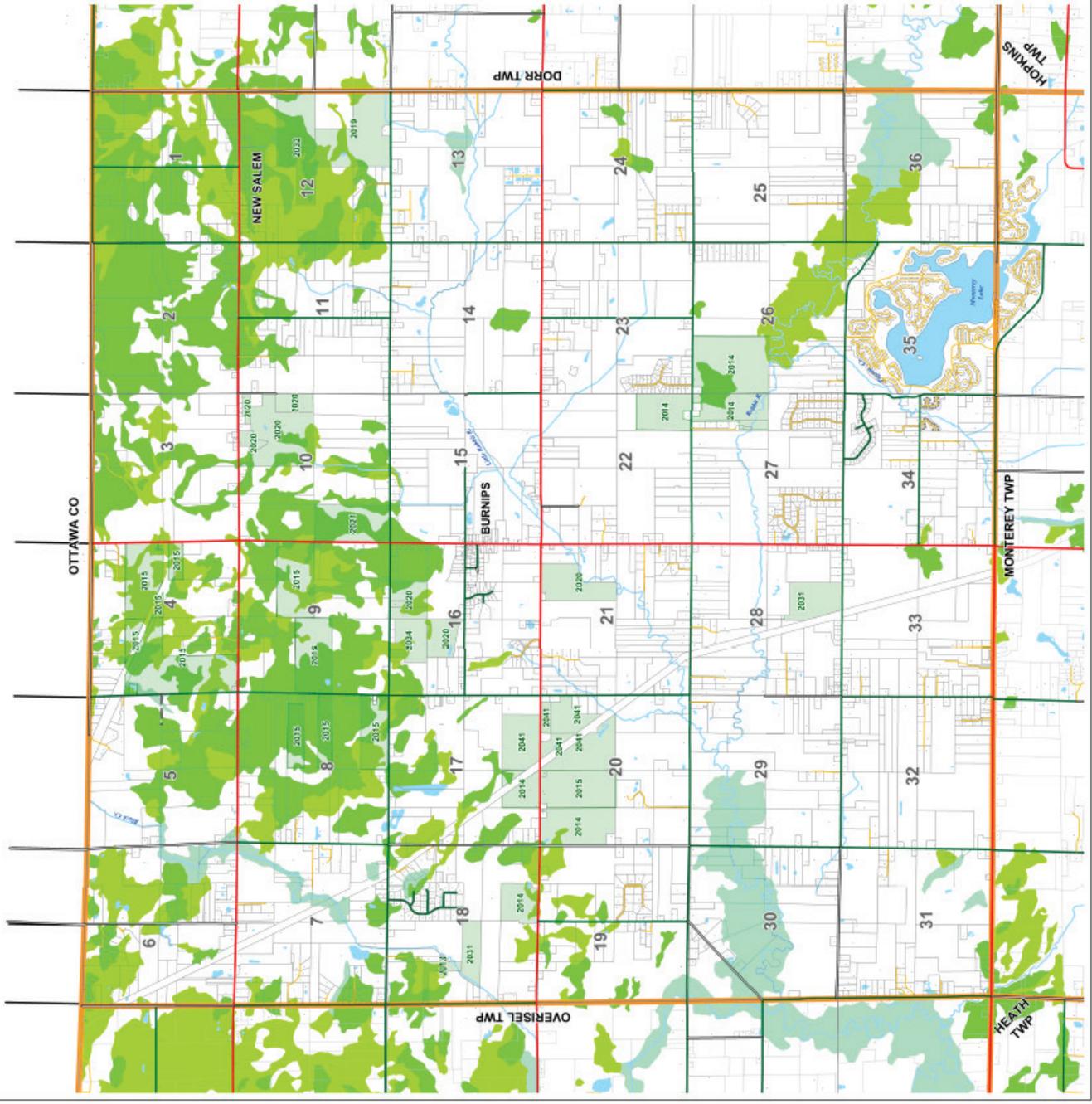
ALLEGAN COUNTY, MICHIGAN



- Municipal Legend**
- Jurisdiction Boundaries
- Section Legend**
- Section Boundaries
- Prime Farmland***
- Unconditional
 - Where drained
 - Where drained and protected from flooding
- Protected Lands**
- PA 116 with contract expiration year

*Areas of the map shown as prime farmland based on soil type are not considered prime farmland if they are urbanized or built-up.

Source: 1993 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.



Surface Waters

The Kalamazoo River watershed is the primary watershed within which Salem Township is located. It is fed by several sub-watersheds including the Rabbit River watershed to which all land areas within Salem Township drain. The Rabbit River eventually flows into the Kalamazoo River about 10 miles west of the Township. The Kalamazoo River, in turn, eventually flows into Lake Michigan near Saugatuck. On the Hydrology Map, the Rabbit River itself flows through the southern third of Salem Township. Within the Township, the major feeder streams to the Rabbit River include the Pigeon Creek in the southeast, the Little Rabbit River Drain in the northeast and central, and the Black Creek Drain in the northwest. The Rabbit River Watershed is presently listed as one of eight watersheds on the MDEQ's "Michigan Unified Watershed Assessment and Watershed Restoration Priorities" list. It is also ranked third out of twenty eight in the state as a "Conservation Priority Area for the USDA's Environmental Quality Incentive Program to Reduce Non-Point Source Pollution." While much of the main channel of the Rabbit River within Salem remains as a "State Designated Trout Stream", significant impairments have none-the-less occurred as a result of increased sedimentation, deforestation and pollution. Included are a decrease in biotic diversity, reduced fish populations and flooding.

Throughout the Township, the land uses along the streams banks are almost entirely rural and wooded. Some have however been directly impacted by agricultural practices and clearing associated with rural residences. Most streams banks are, however, characterized as corridors of wooded wetland or rolling woodland. Many locations immediately adjacent to the streams are subject to periodic flooding but there are no federally defined 100 year flood plain areas.

Water quality and wildlife diversity within a watershed are directly related to the land management practices within that watershed. For example, if a new housing development creates a large amount of impervious surface such as rooftops and streets, and storm water is not properly managed, it is possible that the rate and volume of flow into and within the creek, stream or river will increase to a point that stream bank erosion occurs. Stream bank erosion will increase silt on the streambed, indirectly change the chemistry of the water, and increase the turbidity of the water. Any of these changes could have an adverse effect on the wildlife that is dependent on the stream or river for survival.

Salem Township

Map 5

HYDROLOGY MAP

ALLEGAN COUNTY, MICHIGAN



Municipal Legend

Jurisdiction Boundaries

Section Legend

Section Boundaries

Water Legend

Watercourses
County Drains

Wetlands Legend

National Wetlands Inventory Wetlands*
96 Land Use Wetlands**

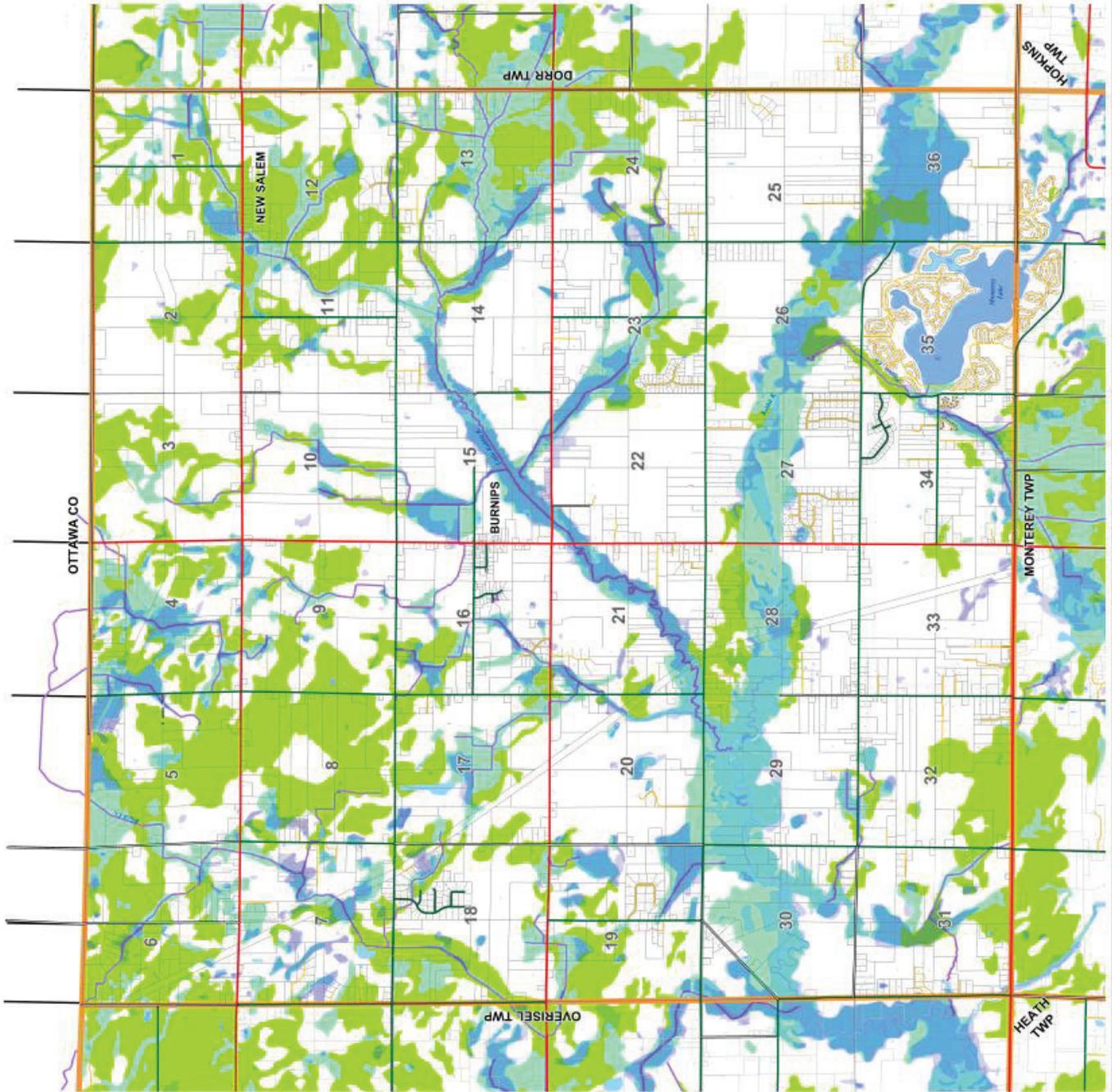
Hydric Soils

Non-Hydric Soil
Possibly Hydric Soil***
Hydric Soil
Water

* Digitized from US Fish and Wildlife Service National Wetlands Inventory maps. Wetlands were mapped from high-altitude color infrared aerial photographs in the 1970's and 1980's.

** All classified 600 category wetlands, lowland hardwoods and lowland conifers.

*** These soil areas may be hydric under certain site specific conditions.



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.
Map Project: 11/04/2013

Wetlands are another important hydrological feature in Salem Township. Wetlands are complex ecological systems that provide valuable drainage, flood control as well as water purification functions. Wetlands that overlay groundwater recharge areas improve groundwater quality by filtering the water as it percolates through the soil. Wetlands located along a watercourse protect surface water quality by filtering surface run-off. Finally, wetlands are highly productive ecosystems, which provide an essential habitat to much of Michigan's fish and wildlife. The Hydrology Map illustrates the existence of a significant number of wetlands in the Township and most are directly linked to the rivers and streams.

Lake Monterey in Section 35 is the only significant water body within Salem Township. The lake is approximately 280 acres in size and was created by the construction of a dam across the Pigeon Creek. The lake was created as an amenity for the Sandy Pines Campground, a privately owned development. The development contains over 2,400 permanent recreation vehicle sites, a restaurant, and support facilities and essentially rings the shore of the entire lake.

"Eutrophication" is a term used to describe the aging process of lakes and all of the Township's lakes show the early signs of eutrophication. A general observation of Lake Monterey will indicate that it is likely in a mesotrophic to mid-eutrophic in its "age" or life cycle. This means that in terms of the life cycle of a lake, it is roughly middle age to slightly old age. The process is a result of increasing levels of nutrients such as phosphates in surface water. Eutrophication occurs naturally but pollution and increased runoff due to deforestation around the lake can drastically accelerate the process. Excess weed growth and algae blooms are the tangible results. While some aquatic weed growth is desirable as fish cover, excessive growth can lead to depleted dissolved oxygen levels and the degradation of the lake habit for invertebrates and fish. Extreme anaerobic conditions can also foul the air and result in "fish kills." Land use planning and zoning should recognize the need for the long term protection of surface waters by encouraging the maintenance of green belt corridors along major streams and lake shorelines. Where implemented, development regulation can ensure that land development activities provide protection. Among the regulatory measures that can be effective are:

- Limiting peak run-off volumes after development to pre-development levels through use of on-site storm water detention and retention facilities and limiting the extent of impermeable surfaces on development sites.

- Requiring prompt re-vegetation of disturbed areas and prohibiting development on excess slopes.
- Requiring ample setbacks from stream banks and shorelines.
- Encouraging and/or requiring open space along stream banks and shorelines in all new residential developments.
- Requiring that all new development provide measures that protect against spills and the release of hazardous materials.

A significant effort to address these issues is the watershed management project taking place within the area. Through educational and financial assistance, the Upper Rabbit River Watershed Planning Project encourages each local unit of government within the watershed to implement "smart growth" and "low impact" development policies and provides landowners, farmers and residents an opportunity to establish goals for local water quality. The project has helped to identify and establish critical watershed areas, proposes best management practices and has produced a Watershed Management Plan covering the 187,200 acre watershed. This project is on-going and is being conducted in association with the Allegan Conservation District.

Groundwater

Salem Township residents must rely on groundwater as their only supply of drinking water. Efforts to avoid nitrates by drilling deeper wells often produce salty water. To date, the County Health Department has notified landowners if nitrates affect their water when landowners apply for septic permits. The County leaves the landowners responsible for the treating of their water. However, the County is considering changing its current practices and denying septic field permits if nitrates are present in the applicant's water supply.

Private wells supply all of the water for residential, commercial and industrial land uses within Salem Township. Many wells draw from the confined glacial drift aquifer, which is separated from the surface by a "confining" layer of clay or rock. Some wells draw from the unconfined aquifer, which is more vulnerable to contamination from the ground surface.

Groundwater is an important but unseen resource and because it is not easily observed, it is particularly vulnerable to mismanagement and contamination. The leading causes of groundwater contamination in Michigan are from small businesses and agriculture. More than 50% of all contamination comes from small businesses that use organic solvents, such as benzene, toluene and xylene, and heavy metals, such as lead, chromium and zinc. The origin of the problem stems from careless storage and handling of hazardous substances.

Salem Township
 Map 6
GROUNDWATER SENSITIVITY MAP

ALLEGAN COUNTY, MICHIGAN



Municipal Legend
 Jurisdiction Boundaries

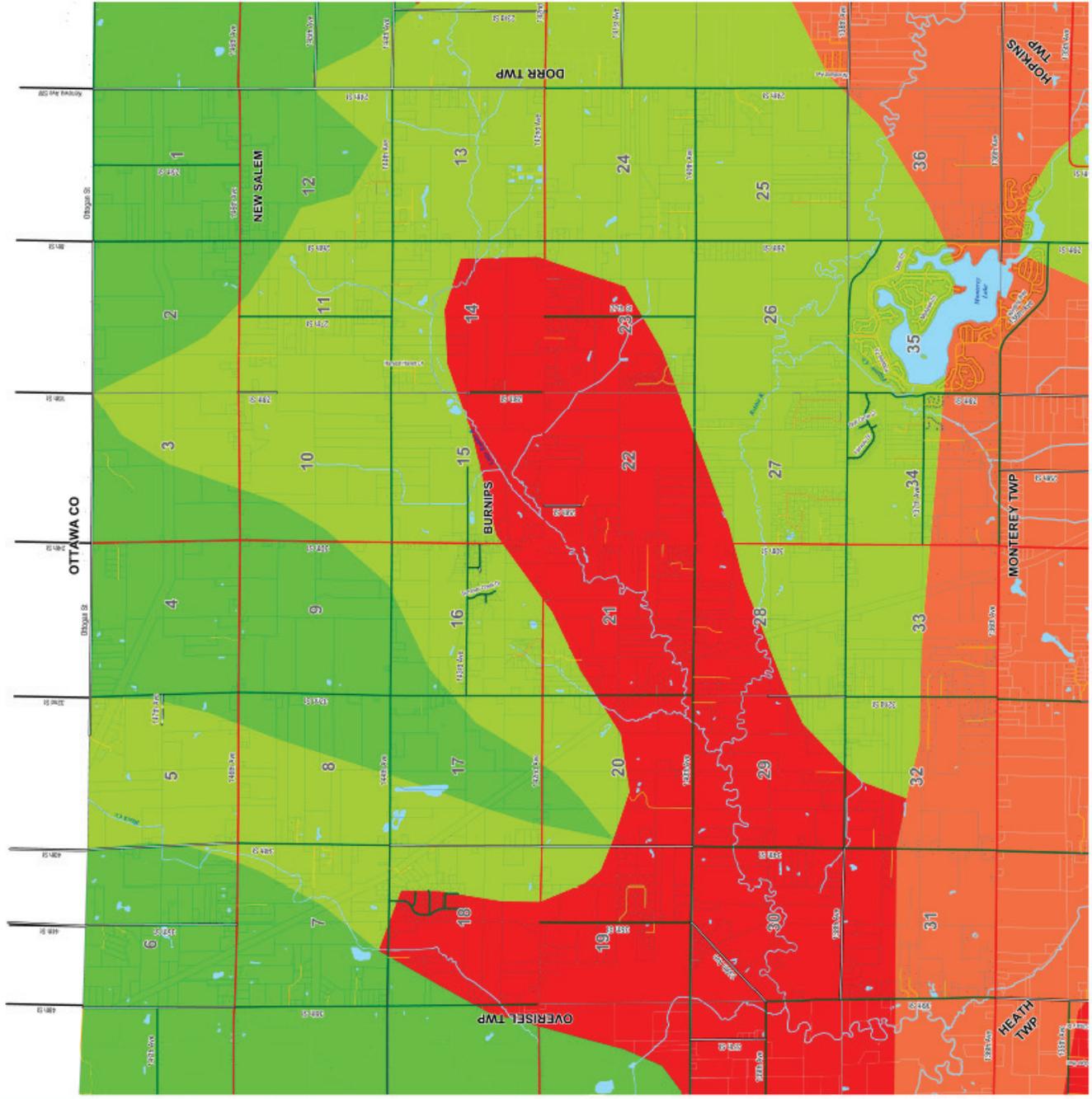
Section Legend
 Section Boundaries

Groundwater Sensitivity*
 Very High
 High
 Moderate to High
 Moderate to Low
 Low
 Very Low

* Source: Lutsch, D. Et al.
 Michigan State University Center for Remote Sensing.



Allegan County Land Information Services assumes no liability for results or use of this data.
 Map Printed: 11/04/2013



In some areas of Salem Township the groundwater contains significant concentrations of nitrates. The source of the nitrates is unclear, but the Allegan County Health Department believes that the nitrates result from a combination of fertilization and other agricultural practices, on-site septic systems, and the natural characteristics of soils associated with the Rabbit River and other local drainage ways. There continues to be a general lack of data regarding the local aquifers and the extent to which contamination may already exist. Recent advances at the county and state levels in collecting and mapping well log data promise to improve this situation and may soon allow local units to access well data for use in local land use planning. The Groundwater Sensitivity map shows the areas in the Township that are most vulnerable to groundwater contamination. The most sensitive areas are in a central to southwesterly band in the along the Little Rabbit River and Rabbit Rivers as well as in portions of the extreme south. Relatively impermeable or thick overburden protects the lower aquifers in the rest of the Township.

Woodlands

The majority of local forested lands are concentrated in the central and southern portions of the Township and most are associated with the Rabbit River, Little Rabbit River and drainage ways. Local forested lands include northern, central, and lowland hardwoods; aspen and birch associations, and pine stands. These wooded areas provide a variety of habitat settings for wildlife and are an important attribute of the local landscape. As development occurs within the Township, careful site designs which recognize tree stands as an important amenity can lead to enhanced projects and contribute to maintaining the overall rural character of the Township.

Wildlife

The brush, woodlands, wetlands, native grasslands, and waterways of Salem Township provide good habitat for wildlife. With much of the area being undeveloped and dedicated to agriculture, it is prime habitat for white tail deer. The brush, woodlands, wetlands, native grasslands and waterways also provide good habitat for squirrels, and raccoon. Other wildlife includes cottontail rabbits, red and gray fox, muskrat, mink, opossum, skunk, various song birds, ruffed grouse, woodcocks, Great Blue Herons and waterfowl. Sandhill Cranes and Trumpeter Swans may also exist in the Township. The miles of streams and drains, along with Lake Monterey (privately stocked), also provide a variety of game fish.

This variety of wildlife is an impressive resource and provides those who hunt, fish, and enjoy viewing wildlife with invaluable recreational opportunities.

Mineral Resources

Gas companies have found that geological formations beneath Salem Township are optimal for the underground storage of gas. For many years, during the summer months, gas has been piped from outside the state and held in the ground beneath the Township until winter, when it is distributed to many areas throughout West Michigan. These gas storage areas lie beneath large areas of the north and central portions of the Township. Gas companies have made leasing arrangements to allow for the underground storage of gas with many local property owners. Local storage operations also provide an important contribution to the local tax base. There are also approximately 80 oil wells in Salem Township. Most are stripper wells, capable of producing only small volumes of oil per day. The operation of these wells is sporadic and is tied to the price of oil.

A number of sand and gravel mining operations have located within the Township but in the last few years, mining activity has decreased dramatically. Most of the mining operations are located in the northern one half of the Township where there are relatively large deposits of sand and gravel and where the proximity to major development activity in communities to the north and northeast was closer. Mining activity closely parallels development and as development activity increases the demand for these materials will once again increase.

CHAPTER 2

EXISTING LAND USE

Salem Township's total land area consists of 36 square miles or 23,040 acres. The majority of its land acreage is either actively farmed or remains as open fields and woodlands. Over the last three decades however, a significant change in land use has been occurring with the conversion of agricultural/open space lands to low density single-family residential use. As the Grand Rapids metropolitan area and the Holland/Zeeland areas have continued to grow, Salem has become increasingly attractive to individuals who work in urban areas but prefer to live in a rural setting. This trend became very evident in the 1980s and 1990's when a large number of new homes were built by individuals who tended to locate along existing county mile roads.

The following maps illustrate the existing land use in Salem Township as it existed in 1978, 1996 and 2012. On the first two maps, one can easily see that the predominant pattern of residential development was along the section line roads throughout much of Township. In large part, however, the most recent concentrations of homes have occurred in the form of subdivision and condominium housing developments, on private roads. That shift can be easily seen by comparing all three maps and on the 2012 map the trend toward residential development along numerous, short, internal roads is quite apparent, particularly in the south and western parts of the Township. Since 1996, the general trend toward residential development has resulted nearly 800 additional homes in the Township.

The geographical center and focal point of Salem is the settlement of Burnips, situated near the intersection of 143rd Avenue and 30th Street. Several commercial and industrial establishments, the township hall and park, and numerous homes are concentrated in this area. Another major land use in the Township is the Sandy Pines Campground, situated around Lake Monterey in the southeast portion of the Township. Elsewhere, the Township remains predominantly rural with a good deal of farming activity, many scattered residences, and an increasing number of small housing developments. Following is a description of specific land use types in the Township:

Salem Township Map 7 LAND USE 1978 MAP

ALLEGAN COUNTY, MICHIGAN



Municipal Legend



Section Legend



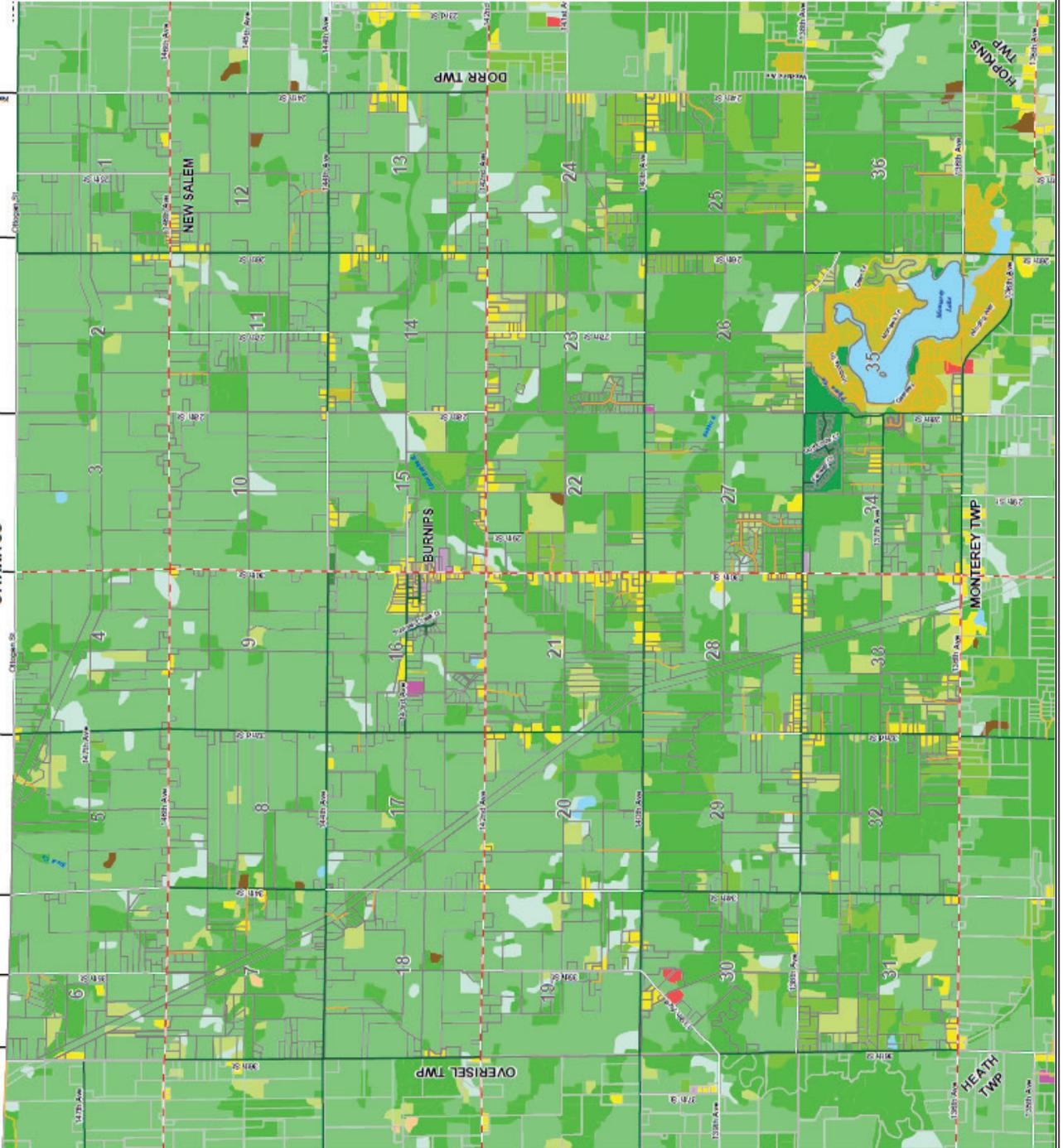
Land Use Legend*

- Residential
- Mobile Home Park
- Commercial
- Institutional
- Industrial
- Transportation
- Utilities
- Recreation
- Cemeteries
- Agriculture
- Herbaceous and Shrubland
- Tree Plantation
- Woodland
- Wetlands
- Water
- Dunes, Beaches and Banks
- Exposed Rock
- Aggregate Extraction
- Landfills and Junkyards

* Land use interpreted by the Michigan Department of Natural Resources for the Michigan Resource Inventory System (MIRIS).



Allegan County Land Information Services assumes no liability for results or conclusions drawn from this use of the data.



Salem Township Map 8 LAND USE 1996 MAP

ALLEGAN COUNTY, MICHIGAN



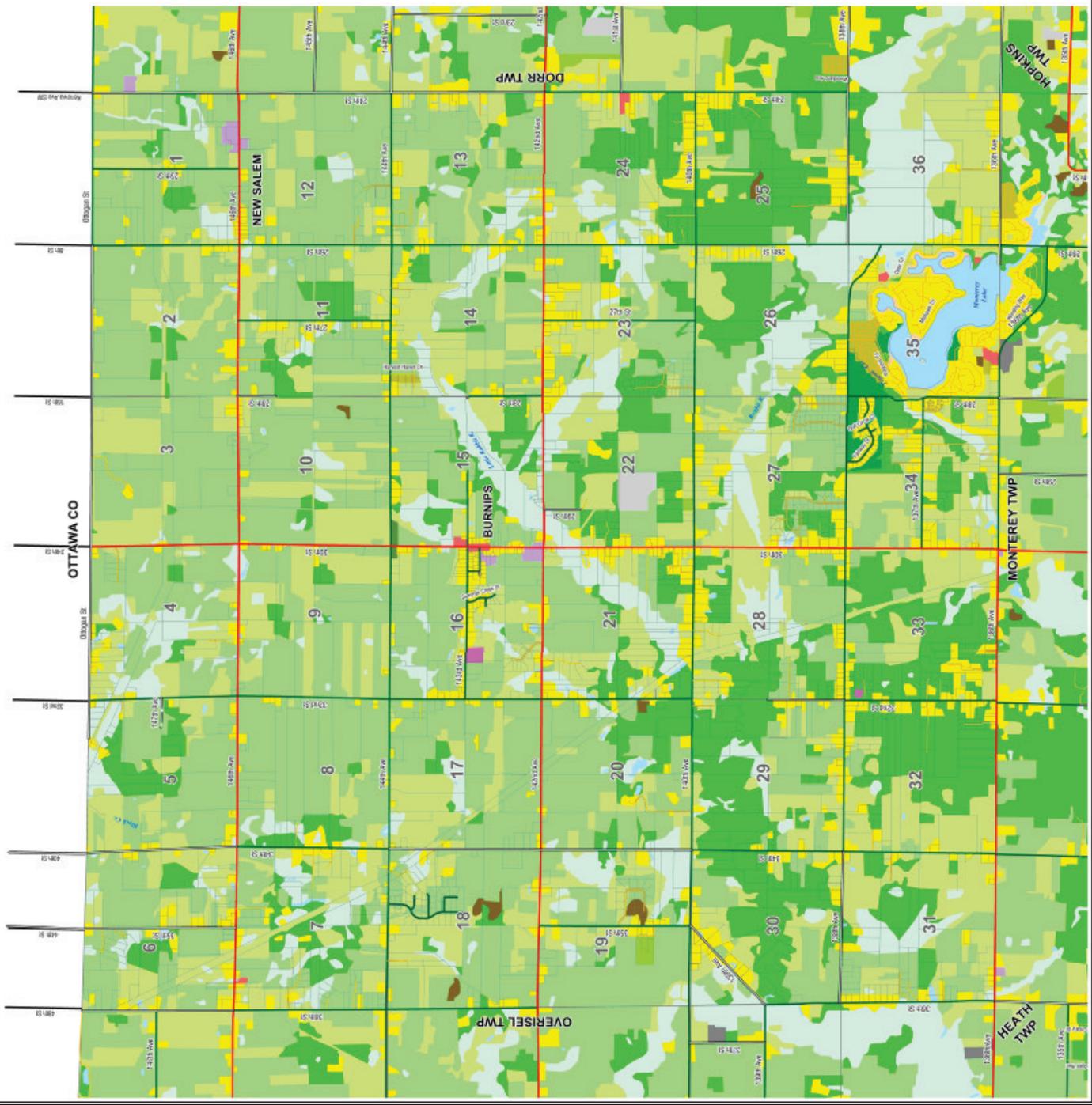
Municipal Legend
Jurisdiction Boundaries

Section Legend
Section Boundaries

Land Use Legend*

- Residential
- Mobile Home Park
- Commercial
- Institutional
- Industrial
- Transportation
- Utilities
- Recreation
- Cemeteries
- Agriculture
- Herbaceous and Shrubland
- Tree Plantation
- Woodland
- Wetlands
- Water
- Dunes, Beaches and Banks
- Exposed Rock
- Aggregate Extraction
- Landfills and Junkyards

* Land use interpreted by the GIS Research Center at Western Michigan University for a project funded by the Environmental Protection Agency



Salem Township

Existing Land Use 2012**

ALLEGAN COUNTY, MICHIGAN

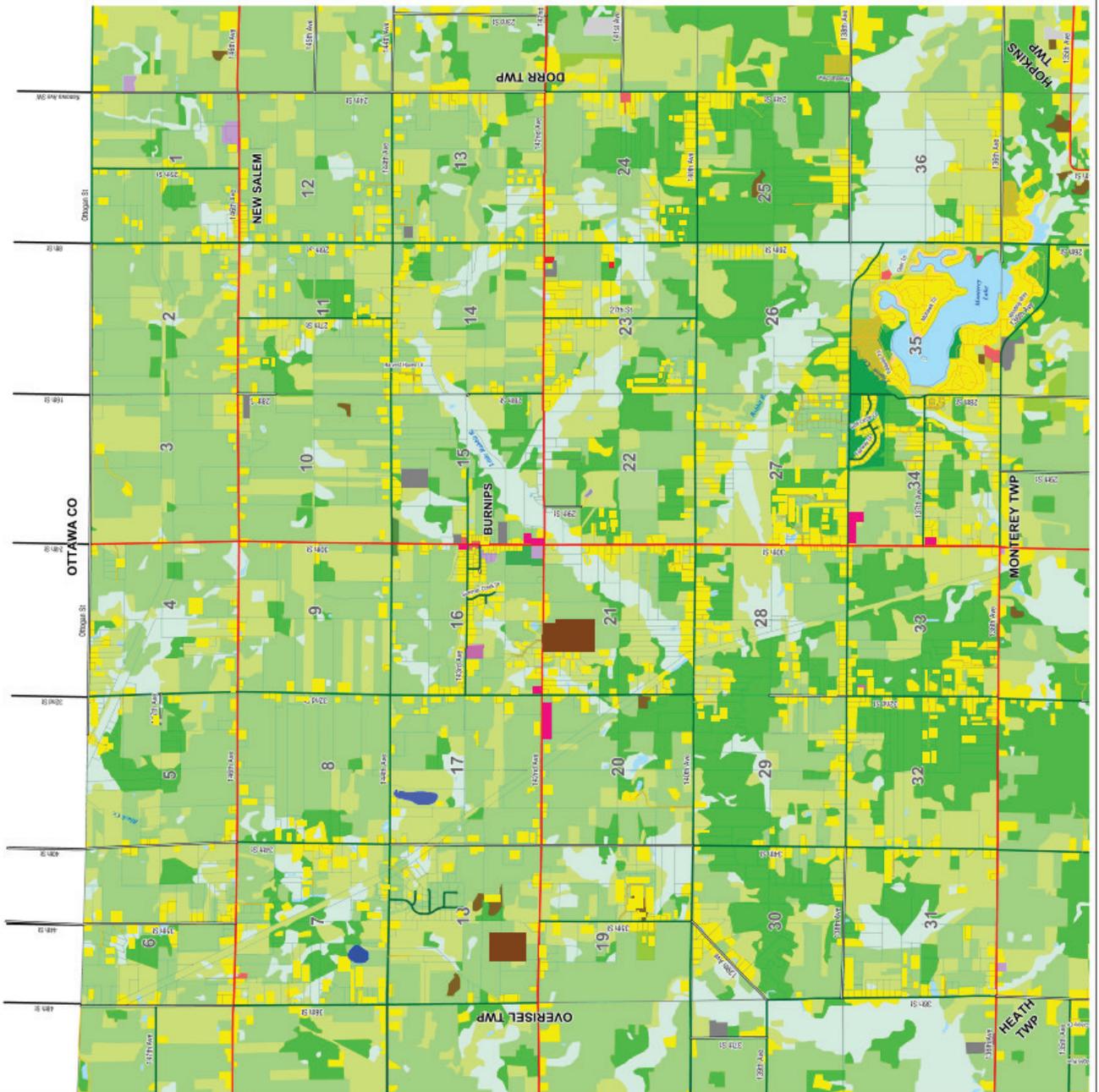


Municipal Legend
 Jurisdiction Boundaries

Section Legend
 Section Boundaries

Land Use Legend*

- Residential
- Mobile Home Park
- Commercial
- Institutional
- Industrial
- Transportation
- Utilities
- Recreation
- Cemeteries
- Agriculture
- Herbaceous and Shrubland
- Tree Plantation
- Woodland
- Wetlands
- Water
- Dunes, Beaches and Banks
- Exposed Rock
- Aggregate Extraction
- Landfills and Junkyards



* Land use interpreted by the GIS Research Center at Western Michigan University for a project funded by the Environmental Protection Agency.

**1996 Land use updated in November 2013 by LandMark Strategies
 Source: Google Maps, 2013



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.
 Map Printed: 11/04/2013

Agricultural Land Use/Open Land

This category of land use includes farmland such as cropland and orchards as well as land that is not under cultivation such as pastures, shrub land, woodlands and wetlands. Natural resource extraction (oil fields) is also included in this broad category. Approximately 80 percent of the Township's land area is included in this category. As has been mentioned, large areas (nearly 5800 acres) in northern one third of the Township are classified as prime agricultural land by the U.S. Department of Agriculture. Crops which thrive in local sites include corn, hay, grains, Christmas trees, pickles and nursery stock.

In 2007, there were nearly 3000 acres of land in the Township enrolled in the P.A. 116 Farmland and Open Space Preservation Program. Under that program, property owners agree to relinquish development rights to their land for a minimum enrollment period of ten years in exchange for tax credits. Over the years, the P.A. 116 program has helped to keep large portions of the Township devoted to farming or open space. The amount of land that remains enrolled in the program is uncertain because detailed records are no longer maintained at the County or Township levels. But a review of records in 2007 indicated that nearly 1750 acres or 60% of the enrollments at that time were to expire by 2010 and another 400 acres (14%) by 2015. The remaining 800 acres (25%) of currently enrolled P.A. 116 land is not scheduled to expire until 2020 or beyond. The program's current and future effectiveness is therefore also uncertain but property owners may at any time enroll new land or re-enroll land current in the program. The Prime Farmlands map presented in the preceding chapter shows the location of many of the currently enrolled parcels and their expiration years.

The Township's zoning ordinance establishes two zoning districts where farming, animal husbandry, horticulture and other agricultural activities are considered principal permitted land uses. The vast majority of the Township's prime farmland is encompassed in the A-1 "Agricultural Conservation District". In this district, single-family dwellings and other farm related uses are discouraged by development regulations that strictly limit the number of lots and building permits that can be created from a parent parcel of land. In the R-1 "Agriculture and Rural Estate District", farming activities and rural residences, (either clusters of one acre lots or larger, non-clustered lots) are programmed to co-exist. The R-1 District generally encompasses soils that are considered "less than" prime farmland. Several major farms remain in operation in the production of specialty crops such as pickles, evergreen trees and floral nursery stock.

Residential Land Use

Close proximity to the Grand Rapids and Holland areas, along with the presence of desirable rural qualities such as tranquil fields and woodlands have attracted a residential development to the southern half of the Township. At the same time, the presence of heavy soils, active farms, oil fields, P.A. 116 land and restrictive agricultural zoning have served to moderate, residential activity in the north.

As a land use category, “residential” land uses generally include detached single-family houses, attached 2-plex, 3-plex and 4-plex units, multiple family units, mobile homes and seasonal homes. This category includes condominiums which are constructed as either multi-family units, single-family detached homes (site condominiums) or attached units.

The predominant housing type in the Township is the detached single-family house. Mobile homes make up the second largest year-round housing type. Mobile homes are scattered throughout with the highest concentration occurring in the southwest and east central areas of the community. In the past most homes in the Township were constructed by individuals on relatively large lots (1 to 20 acres) fronting upon county section line roads. Aside from a concentration of single-family homes in the Burnips area, there were few subdivided residential plats within the Township. This pattern of development has changed in recent years and the Township has witnessed a significant increase in the number of homes being constructed in "metes and bounds" private developments as well as the development of several subdivision and site condominium developments.

In addition to the “R-1 Agricultural and Rural Estate Zoning District”, the Township's zoning ordinance provides for “Low Density Residential”, “Village Residential” and “Medium Density Residential” districts. In the R-2 Low Density District, single and two-family dwellings and institutional uses (schools, churches, parks, government buildings) are permitted. A minimum lot size of 40,000 square feet is required for single-family units unless sanitary sewer is available. If sanitary sewer becomes available, the minimum lot size may be reduced to 25,000 square feet. Single and multi-family structures, nursing homes and mobile home parks are permitted in the R-3 Medium Density District. There are various lot size requirements for the various uses. Lot sizes as small as 8,500 square feet for single-family homes are permitted in Medium Density districts if public water and sewer service is provided. The Sandy Pines condominium development is currently the only area in the Township that is zoned Medium

Density Residential.

The Village Residential District (VR) has been applied to homes and residential lots in the unincorporated Village of Burnips. The VR District was initially created to recognize the traditional nature of the village development pattern. Due to the lack of a public sewer system in the area and the small size of the platted lots, new development at the historical density has not been encouraged. Recent discussions have considered the merits of applying the VR District provisions to the northeast hamlet of New Salem as well.

The highest concentration of residential activity in the Township actually occurs in the southeast corner of the Township in Sandy Pines. A private "member's owned" recreational vehicle campground, Sandy Pines, encompasses over 800 acres and includes well over 2,000 campsites. During the summer months the population in Sandy Pines swells to over 16,000 persons.

The only housing development in the Township that supports structures having two or more units is also associated with Sandy Pines. It is located in Section 34 and when complete will consist of approximately 50 attached condominium retirement homes.

Commercial Land Use

This category of land use includes retail, service, and office uses. As described earlier, there are relatively few commercial land uses in the Township. Most are located in the Burnips area. They include a take-out restaurant, a diner/ sports bar and a gas station/convenience store. Other commercial land uses include an ice cream shop at the corner of 142 Ave. and 32nd St., retail/office space at the corner of 26th St. and 142nd Ave., a farm implement dealer west of 32nd St. on 142nd Ave., several mini-storage facilities and scattered service uses such as repair shops and hair stylists.

Outside the Township, the closest business areas are located along 142nd Avenue in Dorr Township, three miles east of Salem, and in Jamestown and Hudsonville, six or seven miles to the north. Commercial and office uses in these areas have multiplied rapidly in recent years, providing commercial services in close proximity to Salem residents that were not previously available. Aside from the Dorr and Hudsonville commercial centers, Salem residents live within 20 miles of a wide array of commercial services in the cities of Holland, Zeeland, Grandville, Grand Rapids and Allegan.

The Township's zoning ordinance provides for a "General Business District", in which retail services and businesses, wholesalers, warehousing facilities, trucking facilities, and limited fabrication of goods are permitted, and a "Village Commercial District" which allows for local businesses with reduced setbacks, and mixed commercial/residential uses as well as single family homes. The zoning ordinance also provides for a number of small scale service uses in the agricultural and residential zoning districts under various "special land use" and home occupation provisions.

Industrial Land Use

There are only a few industrial land uses within Salem. They include the Old Castle Glass (formerly Dykstra Glass) Company and the Wolverine Power Cooperative power generation plant. Both of these industries are located in the Burnips area. An additional industrial site in Burnips is the former Hudsonville Creamery. A private industrial park has been developed near the corner of 26th St. and 142nd. Ave. It supports light industrial uses, an indoor firing range, and firearm sales.-Additional sites capable of supporting several more small scale industrial users are available.

Sand and gravel mining operations can also be classified as industrial uses. Due to the presence of considerable sand and gravel deposits, Salem Township has long supported moderate levels of mining activity. This activity has increased in recent years as a result of significant economic growth and construction activity in the greater Grand Rapids Metropolitan area. The most significant operations are the Top Grade mine on the southern outskirts of Burnips and the DeBoer mine on 144th Ave. in Section 10.

The Township's Zoning Ordinance provides for an Industrial District. It is intended to accommodate traditional industrial operations such as compounding, assembling and treatment of materials. Heavy manufacturing and processing of raw materials may be permitted after special approval. The area's lack of utilities and a relatively "off the beaten path" location are viewed as the primary reasons why Salem Township has not fared as well as some adjacent communities in attracting industry.

Public and Semi-Public Land Use

Public and semi-public land uses indicated on the existing land use map include land and facilities available for use by the general public or specific interest groups. Included are schools,

churches, Township facilities, public parks, and cemeteries. In Salem, most of these land uses are located in the Burnips area, although there are churches and cemeteries located elsewhere in the Township. These land uses are described at length in the "Community Facilities" Chapter.

CHAPTER 3

COMMUNITY FACILITIES

As the number of people living in Salem Township increases over time, the need for local community services and infrastructure improvements has also increased. As a basis for determining future community facility needs, below is a description of existing facilities in the Township.

Township Hall

The Salem Township Hall is a focal point within the community. Built in 1985, the Township Hall occupies an eight acre site located on the northwest corner of 142nd and 30th Streets. Contained within the hall is an office area, meeting space with a capacity for 200 persons, and kitchen facilities. The Salem Township Fire Department is also housed on this site. The Salem Township library is located in a separate building on the same site. It is anticipated that the existing structures will provide adequate capacity for Township administrative, fire and library needs in the foreseeable future.

Fire Service

The Township has a volunteer fire department which operates out of a fire barn attached to the Township Hall. The department is comprised of a fire chief and 22 volunteers. It provides fire protection for all of Salem Township and the northern portions of Monterey Township. The department has a mutual aid agreement to provide services outside its immediate service area. This agreement also provides assistance to Township residents by adjacent Township emergency personnel.

Police Service

General police protection for Salem is provided by the Allegan County Sheriff's Department, which operates out of the City of Allegan, 13 miles to the south. There is also a Michigan State Police post located in the City of Wayland, approximately seven miles to the east. The State Police does not patrol the Township, but will respond to emergencies.

Allegan County has developed a "911" emergency notification system for county residents. All portions of Salem Township are connected to the system.

Schools

Salem Township is served by four public school districts: Zeeland and Hudsonville in the north, Hopkins in the southeast, and Hamilton in the southwest. There are no longer any public schools in operation within the Township and all children in grades K through 12 that attend public schools are either driven or transported by school bus to the various schools outside the Township. St. Mary's Visitation school is a parochial school located between 24th St. and 25th St. on 146th Ave. It offers a pre-school program as well as elementary education for grades K through six.

Cemetery

The Township owns and maintains a cemetery located at the southwest and southeast corners of 144th Avenue and 30th Street. The Township recently purchased an additional 4.4 acres in response to limited capacity. The new acreage is expected to serve Township needs into the foreseeable future.

Historical Sites

Other than a few centennial farms, no designated historical sites exist in the community. There are several buildings which originally had been built as one-room school houses, but have been converted to residential use. Those buildings and several of the older structures near Burnips, including St. Mary's Visitation Church, the Wolverine Power Co-op, the United Methodist Salem Indian Mission on 28th Street, and another similar church on 32nd Street may have historical significance.

Recreational Opportunities

Salem Township owns and maintains a local park located on the same site as the Township Hall (142nd and 30th). Facilities at this park include a softball field, restrooms, concession stand, soccer field, pavilion, walking trails, disc golf and tennis/basketball courts. Parking for these facilities is shared with the Township Hall and Library.

In addition to the Township park, there is an 18-hole golf course located on 138th Avenue, one mile east of 30th Street. Although privately owned, the golf course is open to the public. Sandy Pines on Lake Monterey is a private recreational vehicle campground in the

southeast portion of the Township. The majority of campsites are membership owned but limited public camping is available. There is no public access to the lake.

There are a number of lakes in Allegan County with public access. The closest of these is Dumont Lake, six miles south of Salem in Monterey Township. The County owns and maintains a park on Dumont Lake. The park includes a boat launch, swimming beach, playground equipment and picnic areas. The County also maintains 320 acre Silver Creek Park along Silver Creek, located only 2 miles southwest of Salem Township. It contains numerous campsites, fishing access, picnic areas and trails.

Salem Township residents also live within a short drive of several excellent regional recreation areas, including the Holland and Saugatuck State Parks on Lake Michigan, the Allegan State Game Area southwest of the Township and Yankee Springs State Park within a half hour drive to the southeast, in Barry County.

Utilities

There are no public water or sanitary sewer systems within Salem Township. Township residents and businesses must rely on individual wells for their water supply and individual septic systems for sanitary disposal. As described in Chapter 1, reliance on groundwater for drinking is a concern. Water obtained from shallow wells can contain nitrate concentrations and deeper wells produce salty water. The use of "engineered" septic systems is becoming more common as a means of overcoming the natural soils limitations found in some of the heavier and wetter soil areas of the Township.

Electric Power Plant

On 143rd Avenue, about 1/2 mile west of 30th Street, there is a small power plant operated by the Wolverine Power Cooperative. The plant, portions of which date back to 1938, was built in response to the Rural Electrification Act. The Act was passed to provide electric service through cooperative ventures to rural areas not served by major electric companies at the time. In 2000, a gas turbine was added to the plant in order to add to the facility's "peaking capacity". The plant provides electric power to the overall power grid serving West Michigan.

Solid Waste Disposal

Township residents utilize private waste haulers to collect local trash and transport it to landfills located in nearby Zeeland and Byron Townships. There is a solid waste transfer facility

located in the Township at an old landfill site in Section 22, just south and east of the 142nd Avenue/30th Street intersection. Curb-side collection of recyclable material is available to all residents.

Road System

As shown on the following Street Map, the roads within Salem Township crisscross each other in a grid-like pattern. Four of these roads; 30th Street, 146th Avenue, 142nd Avenue and 136th Avenue from 30th to 36th, are designated as county primary roads. The remaining roads are designated as county local roads. There are a total of roughly 80 miles of public roads within the Township. It has been the goal of the Township to have all roads within its boundaries paved. Unfortunately, the Allegan County Road Commission, which is responsible for the maintenance and improvements of County roads, has limited funds for road paving. Township residents have responded to Road Commission budget constraints by passing and renewing local tax levy to raise money for paving work. Since the start of this program, many miles of road have been paved within the Township and less than 10 miles remain unpaved.

The Township allows development of private roads and there are now numerous private roads serving many of the newer residential developments.

Table 1
Two Way 24 Hour Comparative Traffic Counts

	<u>Year</u>	<u>Vehicle Trips per day- 2-way</u>	<u>Recent Change</u>
142 nd Ave. West of 30 th St.	1993	2095	
	1997	2295	
	2001	3123	
	2005	2582	
	2009	2343	-4.2%
136 th Ave. West of 32 nd . Ave.	1993	321	
	1997	445	
	2001	NA	
	2005	950	
	2009	1160	+11.5%
30 th St. South . of 142nd Ave.	1993	13943	
	1997	4581	
	2001	5297	
	2005	5287	
	2009	5647	+6.8%

Source: Allegan County Road Commission, 2006 and 2012

The above table provides estimated 24-hour traffic counts at select locations for various years taken by the Allegan County Road Commission. The highest recorded traffic counts have been near the intersection of 142nd Avenue and 30th Street. As can be seen, some traffic locations have experienced increases and some have seen actual declines. All of the counts still fall well below the standard capacity of most two-lane paved roads, which is 8,000 vehicles per day (24-hours). If traffic increases at a rate of 4 percent each year, (as at one time estimated by the Allegan County Road Commission) the predicted traffic counts on segments of 30th St and 142nd Ave. near Burnips could exceed 8,000 vehicles per 24-hours by the year 2025. While the consistent 4% annual increase is no longer expected, the need for some lane enhancements along these roads should nonetheless be anticipated within the next 15 to 25 years.

For planning purposes, it is useful to recognize that various roads within Salem Township have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, and adjoining land use. Below is a brief description of four road types which are important to Salem Township.

Limited Access Highway

These facilities are devoted entirely to the movement of large volumes of traffic at high speeds over relatively long distances. These roads provide little or no direct access to individual properties adjoining these roads. Examples of such roads are U.S. 131, M-6 and Interstate 196. While no such roads exist within the Township, they have had a significant impact on local development. Because of the relatively close proximity of these roads, the Township has become an attractive place to live while still within a reasonable commute to jobs within West Michigan.

Major Arterial Roads (County Primaries)

The major function of these roads is to move a good volume of traffic within and through an area. A secondary function is to provide access to adjacent land areas. In Salem Township, these roads include the county primary roads; 146th Avenue, 142nd Avenue, 30th Street and 136th Avenue from 30th to 36th. Many residents use these roads when traveling to and from the Township.

Minor Arterial Roads (County Locals)

These roads provide for internal traffic movement within a community and connect these local land areas with the major arterial road system. Providing direct access to adjacent properties is also an important function of these roads. The majority of the roads in Salem now fall under this classification. However, over time, as development in the Township increases, traffic volumes along minor arterial roads will also increase. Some minor arterial roads may eventually become major roads.

Local Roads

The sole function of local roads is to provide access to adjoining properties. In many cases, thru-traffic is discouraged. Examples of such roads in Salem Township include West and Newell Streets in the Burnips area and the roads within the Oakland Hills neighborhood. While there are not many such roads in the Township at this time, they will become more numerous as subdivision development takes place. Private roads are also classified as local roads.

Salem Township Map 10 ROAD CLASSIFICATIONS MAP

ALLEGAN COUNTY, MICHIGAN



Municipal Legend
Jurisdiction Boundaries

Section Legend
Section Boundaries

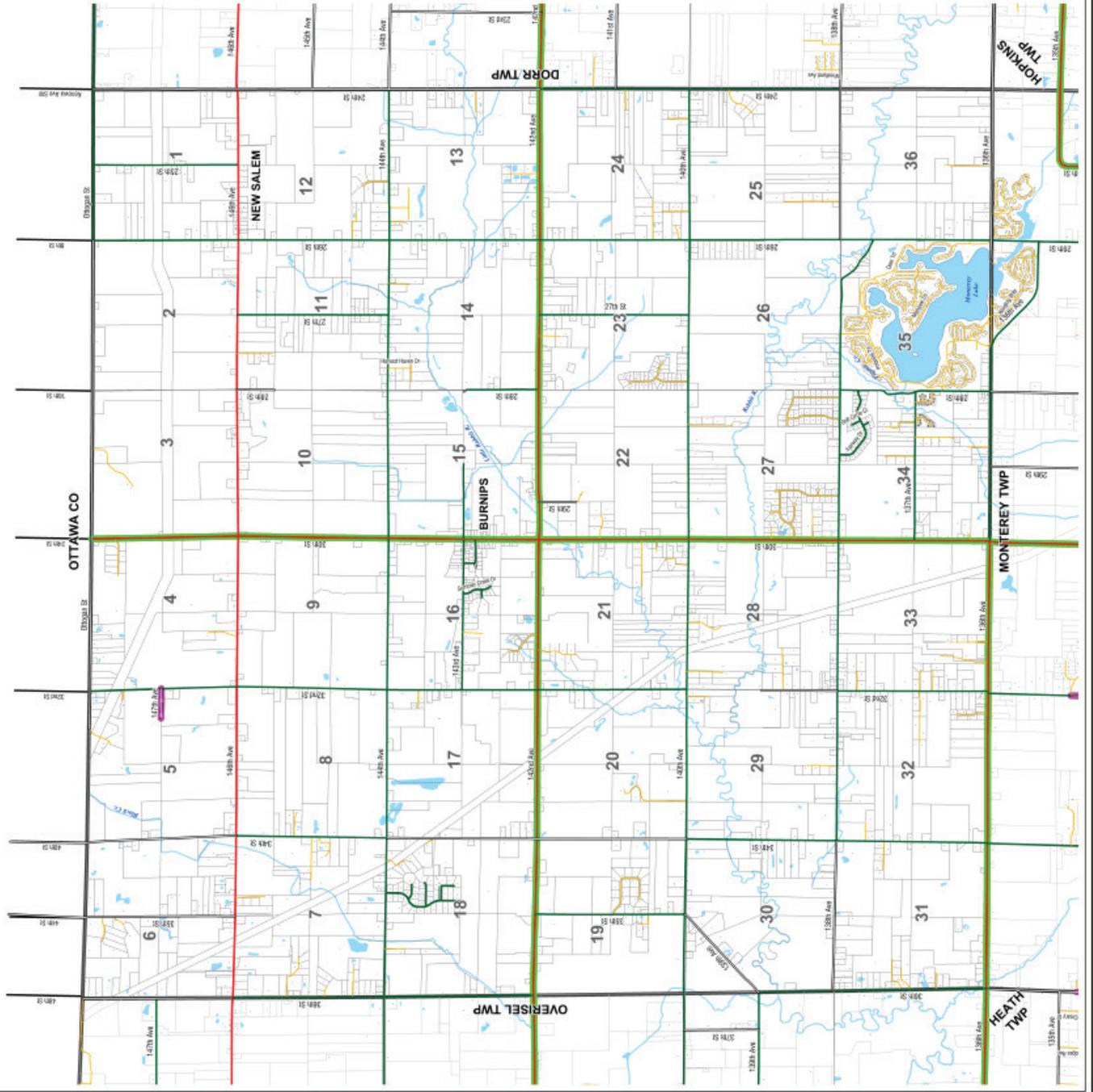
Road Legend
 Expressway
 State Highway
 County Primary (Paved)
 County Primary (Unpaved)
 County Local (Paved)
 County Local (Unpaved)
 City Major
 City Minor
 Uncertified
 All Season*
 Seasonal**

* All Season roads have no seasonal load restrictions. Designations are current as of 11/2012.

** Seasonal Roads are public roads that are not plowed or maintained in winter. Designations are current as of 11/2012.



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.
Map Printed: 11/2012



CHAPTER 4

POPULATION AND ECONOMIC CHARACTERISTICS

Population

The 2010 U.S. Census provides the most recent population profile of Salem Township and is the basis for the information presented below. The table shows that growth in the Township has been substantial since the 1970s and progressed at a steady pace between 1970 and 2000. Mid decade census estimates (not indicated in the table) indicated that the growth rate in the first half of the decade was much greater than in previous years but the general economic downturn that Michigan experienced in mid-decade, followed by the 2008 housing crisis essentially halted growth for a time. A much slower rate of growth has continued into the current decade. The previous high rates of growth followed by the recent downturn underscores the fact that growth is often cyclical and that growth and the economy are directly related.

Table 2
Total Population Growth

<u>Decade</u>	<u>Population</u>	<u>Increase/Decrease</u>	<u>% In Decade</u>
1970	1744	-	-
1980	2183	439	25.17%
1990	2708	525	24.04%
2000	3486	778	28.72%
2010	4446	960	27.5%

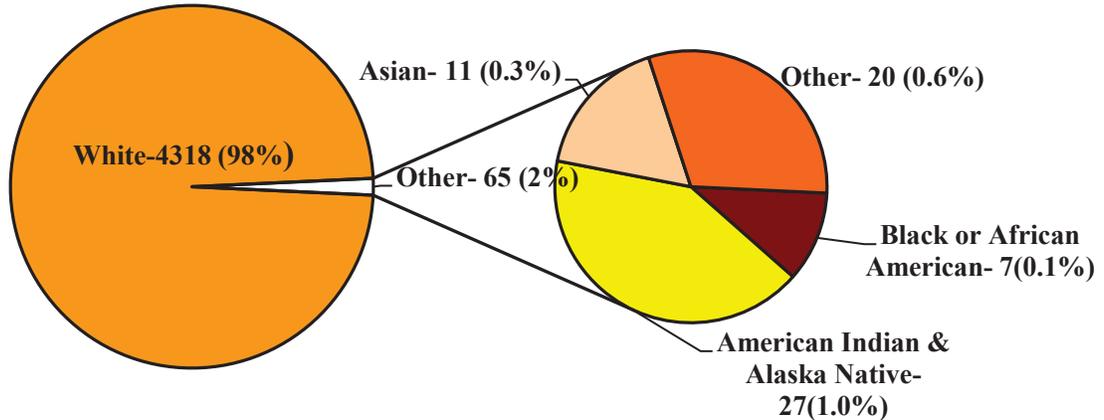
Source: U.S. Census Bureau

Rural townships tend to reflect a homogeneous population and this is the case with Salem Township. Nearly 98% of the population is white. The remaining balance of persons are represented by a variety of other races including African Americans (0.1%) Native Americans (1.0%), Asian (0.3%) and all other races (.6%). Just over two percent of the population is listed as Hispanic or Latino. Though the Township is fairly homogeneous by race, considerable variation exists in the ancestry of the population. Ancestry backgrounds include more than 17 major different groups. Most significant of these groups by size are those of German descent (30%), Dutch decent (approx. 25%), Polish decent (6.0%), English (5%), Irish descent (approx. 9%), and French/ French Canadian (2%) and “American” (10%).

Figure 2

Race - Salem Township - 2010

Source: U.S. Census Bureau



There were approximately 1,520 households in the Township in 2010, 82% of which consisted of families (blood-related). This compares to the Allegan County average of only 73%. The average household size is approximately 2.92 persons. In 2000 that figure was 3.03 persons. The average family size in 2010 was 3.27 down from 3.37 persons in 2000. Of those persons 25 years and older, nearly 90% have completed 4 years of high school and 12% have at least a college bachelors degree. The high school education attainment rate in the Township is approximately two percentage points lower than the Allegan County as a whole, and the College degree attainment level is also approximately two percentage points lower than the county average (13.8%).

The Township's median age of 34.8 years is slightly younger than the Allegan County and state averages, which are 39.2 and 38.9 years respectively. In 1990, the median age in Salem Township was just 28.1 years and in 2000, the median age stood at 32.3. The relatively younger median age locally is likely function of the fact that both congregate care and independent housing tailored to the needs of senior citizens is lacking in Salem Township. There is therefore a slight shift of senior resident populations away from the township, toward the urban centers. The overall trend toward aging is however very consistent with state and national trends it is not likely that the Township will escape the accompanying social, health and fiscal implications of the aging population.

A good measure of change within a community can be obtained by comparing age distribution over time. For example if a large segment of residents are younger, the area would benefit from playground facilities. If there are a small number of retirees living here, it may mean that some older people are having to look elsewhere to find healthcare or senior living opportunities.

Figure 3

**Major Age Group Comparisons
Salem Township, 2010**

Source: U.S. Census Bureau

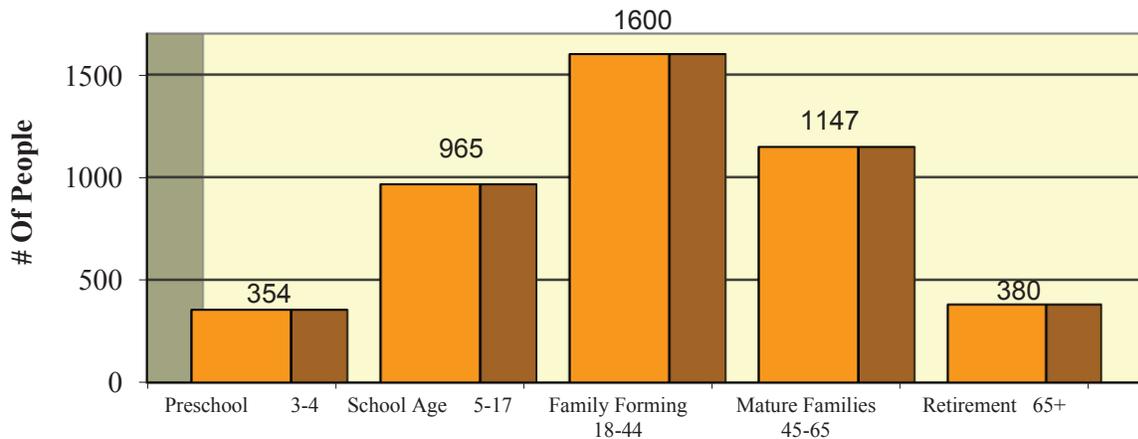


Table 3

Major Age Group Comparisons

	<u>2000</u>	<u>2010</u>		<u>% in Age Group</u>	
				<u>1990 vs. 2000</u>	<u>vs. 2010</u>
Preschool (0-4)	274	354	10.0	7.9	8.0
School Age (5-17)	791	965	25.3	22.6	21.7
Family Forming (18-44)	1556	1600	41.7	44.6	36.0
Mature Families (45-64)	599	1147	14.7	17.18	25.8
Retirement (65 +)	<u>266</u>	<u>380</u>	<u>8.3</u>	<u>7.6</u>	<u>8.5</u>
Total	3486	4446	100	100	100

Source: U.S. Census, 1990, 2000 and 2010

Salem Township's population is currently distributed by age in a classic pyramidal shape as illustrated graphically in Figure 3 above. A shift in the age makeup can however, be readily seen in the comparison of 1990, 2000 and 2010 percentages in age groups in the above table (Table 3). From both Figure 3 and Table 3, it can be seen that the 18 to 44 age bracket contains the highest number of people. These people are in the family forming years. This group is also the prime wage earning population. A high number is indicative of an area with a strong demand for single-family housing, schools and recreational facilities. Not shown in the table is that 21%

of the Township’s 2010 population is at the front end of the family forming bracket (18 to 34 years). That high percentage could foretell of future local increases in the pre-school and school age children, but only if young families in fact, stay in the Township to raise their families.

The age group numbers at the tail end of the 35 to 49 years bracket, when compared to the tail end of “mature families” bracket, (55 to 64) are also significant. The comparison shows that over the next ten years, more people will move into the “mature family” group than those aging and moving out of the group, into retirement (15% versus 10%). The result is a high percentage people considered “active” empty nesters with generally the highest incomes of any age group. Only major changes in mortality and migration rates would alter this trend.

Taken together, the age group statistics of Salem Township are indicators of a potential for increased demand for both starter homes and smaller, easy to maintain empty nester housing and senior living opportunities. The numbers also continue to foretell demands for recreational facilities that serve both young and older residents, but a continued shift toward the older population.

Income

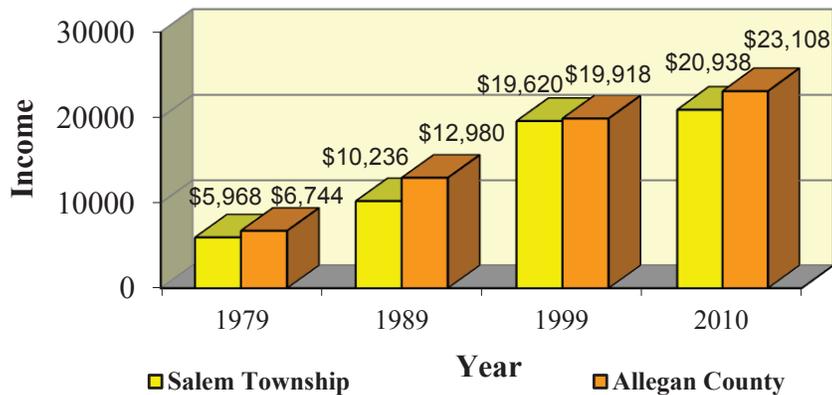
Per capita and median household incomes are traditionally used to measure the economic strength of an area. It is also a helpful indicator to identify disparities between communities. Income can have land use implications since people with high incomes often invest more in their home and therefore expect more from local government. Table 4 and Figure 4 compare the historical and estimated 2010 per capita income in the Salem Township with Allegan County. In 2010 the estimated per capita income in Salem was \$20,958 and the per capita income for the county was substantially greater at \$23,108. In 1999, the per capita income in the Township was \$19,620. The increase between 1999 and 2010 was less than 7% for the Township but was over 16% for Allegan County as a whole.

Table 4
Per Capita Income 1979 – 1989-1999-2009
Salem Township and Allegan County

	1979 Per Capita Income	1989 Per Capita Income	1999 Per Capita Income	2010 Per Capita Income	Percent Change 1979 to 1989 to 1999 to 2009		
Salem Twp.	\$5,968	\$10,236	\$19,620	\$20,958	71.5%	91.7%	6.8%
Allegan Co.	\$6,744	\$12,980	\$19,918	\$23,108	85.0%	53.5%	16.0%

Source: U.S. Census Bureau

Figure 4
Per Capital Income 1979 -2010
Salem Township and Allegan County



Source: U.S. Census Bureau

In 2010 the U.S. Census Bureau estimated that 11.2% of people in the Township were living below poverty level. This is up considerably from the 1999 level of 3.3%. In 2010 the poverty level in the Allegan County as a whole was 11.9% whereas in 1999 Allegan County's average poverty rate was 7.3%. The poverty figures for both the Township and Allegan County remain somewhat lower than state and national averages, which stood at 14.8% and 13.8%, respectively in 2010.

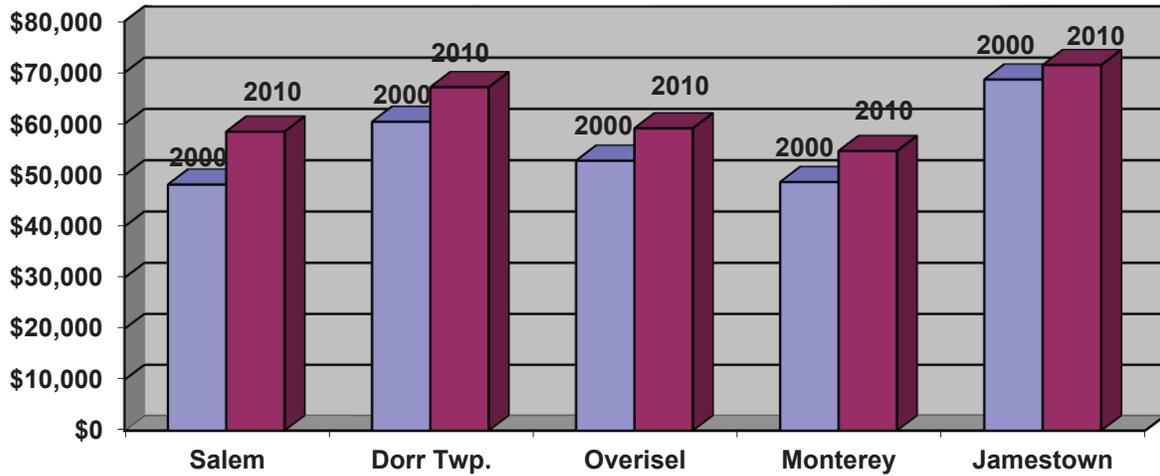
The median household income for Salem in 2010 was \$58,527 up from \$48,303 in 2000. Those figures compare with \$50,214 for the County and \$48,432 in Michigan. Figure 5 compares the household incomes of several adjacent townships. It shows while Salem Township household income may be somewhat higher than those at the county and state levels, Salem's incomes are lagging some of those nearby, particularly those in the more rapidly growing townships of Jamestown and Dorr.

Housing Characteristics

There were 1180 housing units in Salem Township at the time of the 2000 census and 1758 (1520 occupied) at the time of the 2010 census. Between 1990 and 2000, there was an increase of 217 units or a 23% increase. Between 2000 and 2010 the increase was 578 or nearly 49%. Two hundred thirteen (11.1%) of the dwellings in the Township were built prior to 1939, 387 (20.0%) between 1940 and 1969, 398 (20%) between 1970 and 1989 and 382 (49%) have

been built since 1990.

Figure 5
2000-2010
Comparison of Household
Incomes in Neighboring Communities



Source; 2000 and 2010 U.S. Census

Figure 6
Year Dwelling Structure Was Built
Salem Township

Source: U.S. Census Bureau

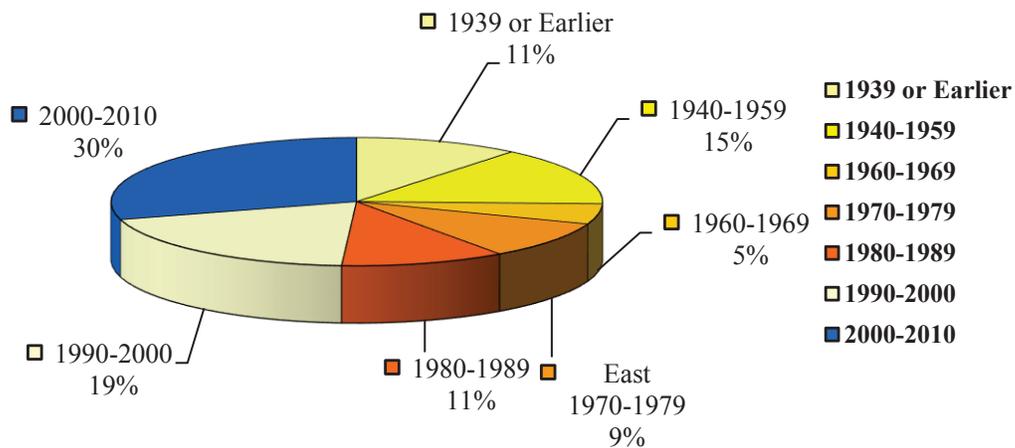


Table 5 gives the number and percentage of total (occupied and unoccupied) dwelling units by type within Salem Township. As of this writing the Census Bureau has not yet released

2010 housing data that will allow a direct comparison of housing types between the 2010 census and earlier counts. In addition, only the total number of occupied units and vacant units are based on 100 % census counts. The figures given for single family, duplex, multi-family and mobile homes are estimates made by the Census Bureau based on representative sample data. A sum of the estimates therefore does equal the actual total number of housing units. Nonetheless, 2010 data does reveal that the vast majority of the housing units (74% of units in 2010 vs. 78% in 2000) are conventional single-family homes. In 2010 the second largest census category is mobile homes and the remaining units (approximately 2%) are attached 2 family structures. The Census Bureau estimates that 180 “seasonal or recreational homes” or “homes kept for occasional use” accounted for the majority of 238 homes that were classified as vacant during the census count. It can be assumed that many, if not the majority, of the estimated 180 seasonal or recreational homes tallied by the Census Bureau, are in fact located in the Sandy Pines Resort.

**Table 5
Housing Units by Type**

	<u># in 2010</u>	<u>% of total in 2010</u>	<u># in 2000</u>	<u>% in 2000</u>	<u># in 1990</u>	<u>% in 1990</u>
Total Housing Units	1758	100%	1180	100%	909	100%
Occupied Dwelling units	1520	86.5%	n/a	n/a	n/a	n/a
Single Family	1307	74	922	78.1	605	67.0%
Duplex	33	2.0	21	1.8	2	.2
Multi-Family (3 or more units)	0	0	0	0	3	.3
Mobile Homes	293	16.7	234	19.8	269	29.5
Vacant Dwelling Units	238	13.5	n/a	n/a	n/a	n/a
Seasonal /recreational/ migratory	180	10.2%	2	30	30	3.0
Other(for rent, sale or held for other use	58	3.3.%	n/a	n/a	n/a	n/a

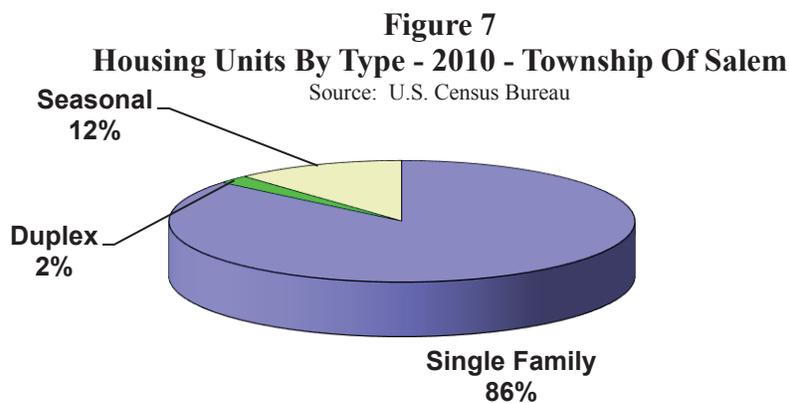
Source: 1990, 2000 and 2010 U.S. Census

Note: As of 2010, seasonal/recreational and migratory units are classified as vacant homes and are not broken down as single family, multifamily or mobile homes. Therefore, 2010 data is not comparable to earlier data and totals units data. Therefore the dwelling type categories within “Occupied” and “Vacant” dwelling units are Census estimates are not mutually exclusive. The numbers within those two subcategories cannot be summed to arrive at the number of “Total Housing” units.

It is estimated that the percentage of homes categorized as manufactured homes continues to

stand at approximately 17% but a number of the mobile homes tabulated by the Census Bureau may in fact be seasonal homes located in Sandy Pines. Salem Township does not presently support a conventional mobile home community so the entire stock of manufactured homes that are not located in the Sandy Pines Resort are individually sited. Many communities attempt to maintain the percentage of single family homes at 70% or above and the percentage of manufactured homes within mobile home communities at less than 20%.

Based upon building permit and empirical observations, almost all year round dwelling units constructed since 2000 have been site built single family homes. The exceptions being the dozen or so Sandy Pines attached condominiums.



In 2010, the Census Bureau estimated that vast majority (93%) of the 1520 occupied, year round homes in Salem Township were owner occupied. Of the year-round housing units, approximately 106 units were renter occupied in 2010. One measure of the health of a community is the ratio of renter occupied homes to owner-occupied homes. Many growing communities try to maintain a 3:1 or better ratio of owner-occupied to rental housing within the market. The Salem Township ratio of 14 to 1 is well above that range. This is not unusual for rural townships this size.

In 2010, 13.5% (238 units) of the housing stock was vacant. As indicated earlier the high vacancy rate is largely attributed to the large number of seasonal/recreational homes (180) included in the category. The vacancy rate for year round homes stands at only 3.2% (58 units) and the vacancy rate for homes not classified as rental units was only 0.9%. For units classified as rental, the vacancy rate stood at 2.7% in 2010. In 2000 the vacancy rate for year round homes

was 2.5% or 30 units. As a rule, when housing vacancy rates exceed 5%, community stability begins to be a concern and when vacancy rates exceed 10% there is high probability that the community will experience problems of blight.

Over the years, Salem Township had been experiencing a slight increase in population per dwelling unit, or average household size. In 1980, there was an average of 2.92 persons per dwelling unit, in 1990 it was 2.98 and in 2000, the average household size rose to 3.03. For 2010 the average number of persons per household has dropped back down to 2.92. The recent drop is in line with a noticeable trend nationwide toward smaller family units.

Employment

In 2010, there were 3409 persons 16 years and over and of these 2304 persons were considered in the labor force. Of the eligible labor force (persons 16 and over) 2093 people or 67.8% were employed. The 2010 census revealed that the average worker in the local labor force took approximately 25.8 minutes to travel to work. Only 1.2% of workers walked to work and 3.2% worked at home. These statistics supports the conclusion that Salem Township continues to be a bedroom community with the majority of its residents working in other communities.

The following table illustrates occupations broken down into U.S. Census categories for Salem Township, Allegan County and the State of Michigan.

**Table 6
Categorized Occupations-2010**

Occupation Category	Salem Township		Allegan County		State of Michigan	
	Employment	% of Total	Employment	% of Total	Employment	% of Total
Man., business, science and arts occ.	511	24.4%	13,907	27.0%	1,466,434	33.5%
Services	370	17.7%	7,815	15.2%	784,602	18.0%
Sales and office	500	23.9%	12,152	23.6%	1,097,121	25.1%
Nat. res., constr., and maint. occ.	328	15.7%	6,204	12.1%	362,561	8.3%
Production & transp., mat. moving	384	18.3%	11,338	22.1%	659,067	15.1%
Total	2093	100	51,416	100%	4,369,785	100%

Source: U.S. Census, American Community Survey

Relative to the County, employment in the Township tends to fall more heavily in the farming (natural resources) and services categories than the “management-business” and “production and transportation” occupation groupings. These occupations can be characterized by somewhat lower wage rates than the professional/administrative careers. This is consistent with the income information, which illustrates the Township's per capita and household income to be slightly below some of the neighboring jurisdictions.

CHAPTER 5

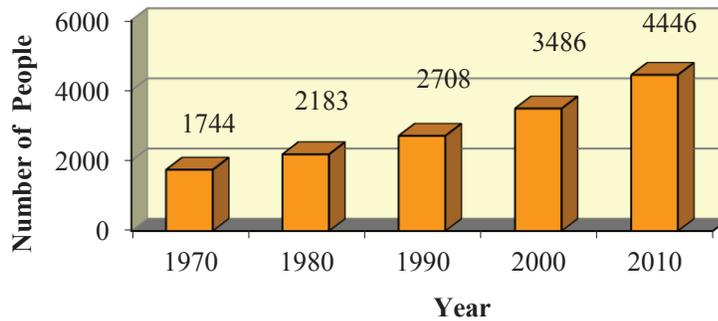
PLANNING ANALYSIS

Population Trends and Projections

Population trends refer to the historical direction a community has followed in respect to its population counts while population projections refer to the direction a community is anticipated to follow in future years.

Figure 8
Total Population Growth
Salem Township 1970-2010

Source: U.S. Census Bureau



In reaching its current population, the Township has seen a steady upward population trend over the past 40 years. That trend is illustrated in Figure 8. The Township existed as a classic rural farming community for a portion of that time but has experienced fairly rapid growth in recent years. From 1970 to 2000 the population doubled from 1744 to 3486 persons. The average annual rate of increase was 3.33%. During the same period, Allegan County and the State of Michigan grew at average annual rates of only 1.75% and .039% respectively. A continuation of the 30 year trend placed the 2005 estimated population for Salem Township at 4300 persons. Since 2005 and consistent with the economic downturn of the state and nation, the population growth has slowed dramatically and in 2010 the population stood at 4446.

It is also interesting to place the Township's population change into a regional context. Figure 9 and Table 7 compares the 10 year population growth history in Salem Township with that of several other neighboring Townships. Between 2000 and 2010 Salem's growth rate exceeded that of all of its neighbors except Jamestown. Over the 40 year period, Salem's growth

rate is higher than that witnessed in all of the surrounding Townships and Allegan County as a whole.

Figure 9
Historical Population Change
Salem Township and Nearby Townships

Source: U.S. Census Bureau

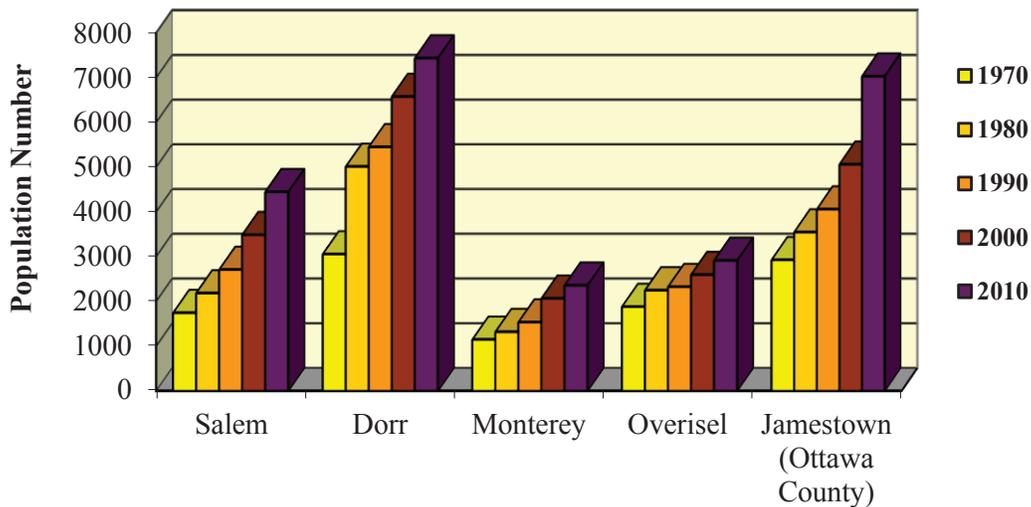


Table 7
Historical Population Change
Salem Township and Nearby Townships

<u>Township</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>Change</u> <u>2000 to</u> <u>2010</u>	<u>% Change</u> <u>2000/2010</u>	<u>% Change</u> <u>1970/2010</u>
Salem	1,744	2,183	2,708	3,486	4,446	960	27.5%	154.6%
Dorr	3,055	5,014	5,453	6,579	7,439	860	13.1%	143.5%
Monterey	1,148	1,320	1,534	2,065	2,356	291	14.1%	105.2%
Overisel	1,881	2,248	2,324	2,594	2,911	317	12.2%	54.7%
Jamestown	2,926	3,546	4,059	5,062	7,034	1,972	38.9%	140.3%
Allegan Co.	66,575	81,555	90,509	105,565	111,408	5,843	5.5%	67.3%

Source: US Bureau of Census

In the planning process, projections of future population growth provide a bridge between the present and the future. They help to define future land use requirements as well as the demand for various public services and capital improvements. Population projections are, however, only refined estimates of what the future might hold, for it is clearly impossible to precisely forecast the results of economic trends coupled with untold individual and public decisions. Projections are useful as "yardsticks" though and there are several methods used to

project population growth, four of which are described below and summarized in Table 12.

Constant Proportion Method

The constant proportion method assumes that Salem Township will maintain the same percentage of Allegan County's population in the years ahead as it had in 2010. Adjustment and extrapolation of the West Michigan Regional Planning Commission's 2020 projection to 2035 suggests that there will be 154,730 people in Allegan County in 2035. The constant proportion method projects that Salem Township will have 6168 residents in 2035.

**Table 8
Constant Proportion Projections**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2035</u>
Salem Twp.	4446	4792	5143	5484	6168
Allegan County	111,408	120,214	129,021	137,591	154,730*

* The original Allegan County 2020 projection is a percentage and arithmetic projection published by WMRPC. The projection has been adjusted to account for actual 2010 Census counts. The 2035 County projection results from an extrapolation of the 2000 to 2020 growth projection for an additional 15 years.

Growth Rate Method

The growth rate method projects future population growth (or decline) based on the rate of growth in the past. Between 1990 and 2010, the population of Salem Township grew at an average rate of 3.12 percent every year. Extending this rate into the future, the growth rate method projects 9168 people by the year 2035.

**Table 9
Growth Rate Projections**

Ave. Annual Growth rate 1990 to 2010	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2035</u>
3.12	4446	5134	5935	6861	9168

Arithmetic Method

The arithmetic method is similar to the growth rate method in that population projections are based on growth that occurred in past decades. This method, however, bases population growth on the average increase in numbers of persons per year, rather than the percentage rate. Between 1990 and 2010, Salem Township gained an average of 87

persons each year. The arithmetic method projects 6616 people in Salem Township by 2035.

**Table 10
Arithmetic Projections**

Ave. Annual numeric increase 1990 to 2000	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2035</u>
87	4446	4876	5311	5746	6616

New Dwelling Unit Method

The new dwelling unit method may be the most accurate projection technique because it accounts for recent, construction activity while tempering the recent short term trends with the trends that occurred within a longer 20 year period. The census data show that a total of 795 new dwelling units were constructed between 1990 and 2010 for an average of 39.8 per year. This number, multiplied by an average household size of 2.92 persons per year (2010 census figure) yields an average annual population increase based on new projected dwelling unit construction. The resulting 116 persons per year average annual increase is extended arithmetically from the 2010 population to arrive at the future projections.

**Table 11
New Dwelling Unit Projection Method**

Ave. No. Dwelling units/ year 1990 to 2010	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2035</u>
39.8	4446	5021	5601	6181	7341

**Table 12
Population Projections Summary
(Alternative Projections Based On Various Statistical Methods)**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2035</u>
Constant Proportion	4446	4792	5143	5484	6168
Growth Rate	4446	5134	5935	6861	9168
Arithmetic	4446	4876	5311	5746	6616
New Dwelling Unit	4446	5021	5601	6181	7341
Average	4446	4956	5497	6068	7323

The above table indicates an increase over the 2010 census of as many as 4727 more individuals and as few as 1727 individuals by the year 2035. The average of the various population projections indicate an additional 2877 persons.

While recent growth in the Township and elsewhere has been slow, the great influx of people in the recent past and the opening of M-6 still suggest that Salem Township will experience a steady influx of people over the long term. The area’s quality schools and natural beauty are magnets that will continue to draw people. Close proximity to the expressways will allow them to reach employment centers and regional shopping destinations within reasonable travel times. High energy prices and a lack of available high wage jobs could, however, have a dampening effect on growth.

The number of anticipated future housing units within a community can be determined by utilizing a statistical formula. By dividing the projected population count by the 2010 average number of persons per occupied dwelling unit, the projected number of housing units for various years is obtained. Table 13 presents projected total dwelling units based on the population projections found in Table 12. It can be seen by subtracting the number of homes in existence in 2010 from the projected number in 2035 that essentially 987 new housing units are projected.

**Table 13
Dwelling Unit Projections
Salem Township**

Occupied Dwelling units in <u>2010</u>	Ave. 2010 Persons/Occ. <u>Household</u>	Projected Dwelling Units <u>2015</u>	Projected Dwelling Units <u>2020</u>	Projected Dwelling Units <u>2025</u>	Projected Dwelling Units <u>2035</u>	Projected Increase By <u>2035</u>
1520	2.92	1700	1882	2078	2508	987

Source: Data extrapolated from 2010 Census, and population projections.

This represents a nearly 62 percent increase over the 25 year period. Converting the projected increase in dwelling units into raw lands needs results in the following estimates;

- 987 acres of land used at 1 dwelling per developable acre.
- 1900 acres of land used at .5 units per acre (2 acre zoning).
- 475 acres of land used at 2 units per acre (20,000 Sf. Lots).

Table 14 takes the projected population of the Township and applies basic planning standards or “rules of thumb” to determine rough projected additional acreage requirements for retail, industrial, and recreational land for 2035. The amount of land that is ultimately allocated in each category is one of the primary functions of the land use planning process.

**Table 14
Non-Residential Land Needs**

	<u>Current Need</u> ¹	<u>2035 Projected Total Need</u>
Retail and service uses (41 sf. per capita x 3/43560)	12.5 acres	20.6 acres
Industrial (.5 to .6 workers per person x 1 ac. per 10 to 20 workers)	111 to 266	183 to 439 acres
Recreation and Open Space (11 ac./1000 persons)	48.8 acres	80.5 acres

Sources: Development Impact Assessment Handbook, ULI, 1994
Population Projections, Landmark Strategies, 2010

¹ Current standard reflects the estimated land need based the application of ULI ratios to the 2010 population. It does not reflect a current land inventory.

Projection Summary

The forecasts presented above assume that the Township will continue to direct growth in the same essential patterns exhibited in the past. In a community such as Salem, which is located in commuting proximity to urban areas, the growth of housing and population will be strongly impacted by trends experienced within the larger geographic region. For Salem, this involves consideration of the growth characteristics of Northeast Allegan County, the Grand Rapids – Holland Metropolitan area, and West Michigan in general. Major determinants of future population and housing growth will include the following:

- The economic health of the Grand Rapids and Holland metropolitan area.
- The availability of jobs locally and within commuting distance.
- Wages and future gasoline/energy prices will affect people’s ability to afford a long commute to work. The quality of roads, congestion and the travel time to and from the area will also affect people's willingness to commute.
- The availability of public utilities or lack thereof.
- The effectiveness of growth management attempts in Salem and adjacent Townships and the quantity of housing development that is accommodated.
- The quality of life in terms of the availability and quality of local support services

required for development. These include police and fire protection, streets and sidewalks, parks and the quality schools and shopping opportunities.

Development Implications

The preceding chapters and sections of the Master Plan have described the existing land use, socioeconomic, and demographic conditions in Salem Township. This section draws from that data as well as from prior public workshops and surveys. Following are some of the key planning issues or concerns that the Future Land Use plan must address:

1. Growth patterns in the southwestern suburbs of Grand Rapids indicate that significant growth pressure will continue in Salem Township. That pressure has been supported by the completion of M-6 and the relative ease that people now have in accessing the Township from the north as well as the east via US-131.
2. The long term implementation of regulatory solutions intended to balance the need and desire to preserve farmland while not squelching private property rights and desirable economic development. Restrictive zoning and voluntary preservation options such as the Purchase of Development Rights (PDR) and the Transfer of Development Rights (TDR) and other farmland preservation techniques are recognized as methods by which to preserve farmland. In cooperation with Allegan County's farmland preservation initiatives, the Township is in a good position to facilitate the implementation of one or both of these voluntary methods.
3. The Village of Burnips is a community identifier. Policies to protect and enhance its identity and significance as a community center and economic focal point are important.
4. The Township's farmland and its rural character are its most identifiable features. "Open space" may be its own worst enemy, however and as a result of society's desire for elbow room and clean air, farmland can be devastated. As the countryside is slowly converted to homes and other uses, the features that first attracted families to the community are eliminated. Without proper land use management, Jamestown, Dorr and Salem Townships may one day be unrecognizable suburbs.
5. By requiring higher density residential development to locate in strategic areas around the Township (where residential and commercial development concentrations already exist and where utilities are most likely to be feasibly extended in the future), farmland and open space can be preserved elsewhere in the Township. This strategy will help to meet the housing needs of the area, place priority on preserving open space and farmland and create ability to better plan for economically feasible public utilities.
6. Pressure will once again arise for the Township to allow more dense residential developments. Dense development scattered haphazardly throughout the Township will fail to enhance or preserve farmland and rural character and will inevitably degrade environmental quality. Cluster development or conservation subdivision and open space preservation regulations are mechanisms that can be utilized to preserve open space. These are constructive growth management tools that should be utilized in Salem Township. Combined with PDR and TDR options and overlay regulations designed to protect stream corridors, Salem Township would be in a better position to manage its

rural resources.

7. The entrepreneurial spirit is strong in Salem Township and the Township will from time to time be pressured to adopt ever more lenient land use policies that would foster small-scale "incubator" service uses and industries in the rural areas. The Township lacks public sanitary sewer and water utilities. Good locations for future industrial development have been identified but without this critical infrastructure, major employment opportunities should not be encouraged to locate here.
8. As in all communities, a full range of housing styles and opportunities should exist in the Township. This requires the proactive allocation of sufficient land areas for manufactured housing communities and various other housing styles and densities.

CHAPTER 6

GOALS AND OBJECTIVES

Planning "Goals and Objectives" are statements that express both long and short range desires and serve to provide direction for related activities such as zoning, site plan review, the development of streets and utilities, economic development, and protection of natural resources. They are the framework upon which the Township's day to day and long term development decisions are grounded. A community's Goals and Objectives are related and co-dependent. They are similar but they differ in specificity.

A goal is a broad general statement of a final purpose or ambition; a position or situation, which a community seeks to achieve.

- ◆ An objective is a specific action position that is specifically needed to accomplish a goal. Objectives are most often directive in tone and often referred to as "policy statements".

The following goals and objectives build upon the goals and objectives adopted in the 1992 Master Plan. They were refined subsequent to a process that identified and discussed a number of current and emerging development issues. The process included analysis of demographic and development trends, discussions with Township officials and very importantly, consideration of the views and concerns of individual citizens obtained during a public master plan workshop and a property owner survey. The results of the workshop and survey are included in the appendix. The statements below are listed by topic areas. Following each goal are objectives that serve to state the specific means of achieving the desired goal.

Goal: Agriculture

Encourage and facilitate the preservation of prime farmland and other lands suitable for agricultural uses in the Township, while limiting the intrusion of land uses that are incompatible with farming activities.

Objectives:

- ◆ The Land use Plan will recognize areas where poor soils, low productivity, incompatible surrounding uses, land fragmentation, and similar factors make the lands less appropriate for farming and potential more appropriate for future residential development. Land use policies will give development priority to these areas instead of prime farmland areas.

- ◆ The Township will use appropriate ordinances to protect its valuable farmland areas and will encourage farmers to participate in county and state level programs for the purchase and transfer of developments rights as such programs are implemented.

Goal: Rural Character of Township (a.k.a. the environment and open space)

The Township will strive to preserve the overall rural character of the Township and integrate the ideal of environmental protection into all phases of local planning and land use policy implementation.

Objectives:

- ◆ Conduct a complete inventory of the Township's environmental assets such as ground water recharge areas, critical wildlife habitats, and significant wood lots.
- ◆ Improve zoning and related development review tools to better encourage approaches to land development that take natural elements such as trees, the natural lay of the land, wetlands and open views into account in the development process. Such amenities contribute to the overall aesthetic qualities of the Township.
- ◆ Emphasis will be placed on preserving stream corridors and woodlots by designating conservation corridors along the Rabbit River and other fragile environmental areas.
- ◆ Day to day zoning and development decisions will consider impacts of proposed developments on the natural environment.
- ◆ A watershed protection approach to water quality and storm water management. Emphasis will be placed on preserving stream corridors and woodlots, which are essential for sustaining wildlife habitat.
- ◆ Development standards and policies will be holistic and coordinated with county, state and federal efforts to ensure the sustainability of high quality surface and ground water resources.
- ◆ Direct development away from areas with sensitive soils, and encourage development which follows the natural lay of the land and which does not alter natural drainage patterns.
- ◆ Participate in regional and statewide programs to monitor the quality of surface and groundwater.

Goal: Roads and Traffic

The roadway system in Salem Township will be planned in consideration of all users, including pedestrians and bicyclists and will provide safe and efficient access to all parts of the community. The roadway system will consist of a well-developed and maintained system of public arterial and local streets augmented by well-constructed and maintained private residential streets designed to minimize environmental impacts and to calm neighborhood traffic.

Objectives:

- ◆ Continue the Township's road paving program, and work toward improved maintenance of existing paved and gravel roadways -- addressing specifically drainage, grading of gravel roads, dust, shoulders, and clear vision areas at corners.
- ◆ Systematically enhance the road system giving priority to roads in areas intended to support the highest concentrations of development and/or vehicle trips.
- ◆ Work with Allegan County Road Commission to enforce access management regulations along the arterials to curtail the number of individual driveways and to manage traffic conflict points along the roadways.
- ◆ Encourage the development of a balanced local public road system including minor roads that provide access to properties, collector roads, and arterial roads to handle larger volumes of traffic at higher speeds.
- ◆ Consider the context of each street improvement project and needs of all users in that context. Where practical, devise a plan and integrate features into street design and construction that create safe and inviting environments for all users including walkers and bicyclists.
- ◆ Work with Allegan County Road Commission to provide designated bicycle lanes along primary and secondary roads that create logical linkages and extensions to bicycle lanes and non-motorized trails located in adjoining communities.
- ◆ Utilize state of the art development standards to regulate the location, layout, interconnectivity and construction of private streets serving residential developments.
- ◆ Establish road improvement policies consistent with goals of the Township's Master Plan.

Goal: Public Safety and Enforcement

Achieve an optimal level of public safety and quality of life by cooperating with existing enforcement agencies and Township personnel. Give high priority to enforcement of the local zoning ordinance and building codes.

Objectives:

- ◆ Maintain a close, cooperative relationship with the Allegan County Sheriff's Department to ensure adequate police protection.
- ◆ Maintain the Township's volunteer fire department and mutual aid relationship with neighboring communities.
- ◆ Periodically review enforcement and compliance with local zoning ordinances and building codes to ensure an appropriate degree of enforcement and compliance.
- ◆ Supply adequate training and staffing for enforcement officials.

- ◆ Maintain communication between Planning Commission, Township Board, and Building/Zoning Officials to ensure ordinance and policy implementation and the monitoring of development activities.

Goal: Residential Land Use

Strengthen the stability of existing residential areas within the Township and ensure that new residential developments are compatible with the Township's environmental sensitivities and overall rural lifestyle.

Objectives:

- ◆ Utilize density standards and infrastructure policies that are consistent with the natural capacity of soils to handle on-site septic systems and which promote the preservation of the Township's rural and agrarian qualities.
- ◆ Provide for a variety of housing types in appropriate locations and at acceptable densities to accommodate varying needs in household size, location, style and income levels, while taking into consideration existing neighborhood character.
- ◆ Require major residential developments to be served with public or private community wastewater treatment systems and require them to be designed as neighborhoods, considering such amenities as pedestrian paths, and open space.
- ◆ Encourage the maintenance and enhancement of the existing housing stock through proper code enforcement.

Goal: Commercial, Service and Industrial Land Uses

Provide well-planned locations for commercial and industrial developments centered in Burnips and other key arterial locations and institute appropriate policies, standards and limitations to accommodate a controlled number of both small home based and stand-alone rural businesses.

Objectives:

- ◆ Maintain an identifiable business district in the Burnips area promoting the village area as a key element to the community's local character.
- ◆ Assure comprehensive control of the location of commercial and industrial land uses by utilizing site plan review zoning provisions.
- ◆ Establish and reserve sites for future commercial and industrial development that are capable of providing adequate site depth for off-street parking and landscaping.
- ◆ Promote un-congested commercial thoroughfares by encouraging the sharing of commercial drives and requiring ample setbacks from the road right-of-way.
- ◆ Recognize the benefits of mixed use developments and implement guidelines and standards that will allow mixed use development to occur. Where necessary separate commercial land uses from incompatible uses by landscaping, buffered thoroughfares, and transitional land uses.

- ◆ Discourage strip development of commercial and industrial uses along the major roads.
- ◆ Minimize industrial nuisances such as air pollution, water pollution, vibration, and outdoor storage of materials by implementing and enforcing adequate zoning and performance standards. Insist upon compliance with State and Federal environmental laws.
- ◆ Limit high density development that will lead to the need for public utilities or services that cannot be economically or efficiently provided in the near future.
- ◆ Adopt reasonable standards for isolated small businesses and home occupations that offer start up business opportunities for residents and which allow redevelopment potential for existing farm buildings, but which protect existing and planned residential areas from the traffic and other nuisances.

Goal: Orderly and Efficient Development Patterns

Plan for orderly and balanced land use patterns for future development within the Township while preserving desirable features such as open spaces, agricultural heritage and the neighborly small town atmosphere.

Objectives:

- ◆ Continue to promote Burnips as the community focal point.
- ◆ Establish a pattern of land use which will promote the general health, safety and welfare of all segments of the community, and will minimize conflicts between adjacent land uses.
- ◆ Encourage concise concentration of urban types of development, thereby minimizing the costs of public service delivery, and intrusion into rural areas. Strip development patterns, which limit access to interior parcels, should be discouraged.
- ◆ The preservation of local natural land forms and agricultural landmarks which symbolize the area's agricultural heritage will be encouraged by innovative zoning regulations such as provisions allowing for the adaptive reuse of existing farm structures.
- ◆ Quiet, family-oriented neighborhoods will be encouraged and maintained by protecting them from through-traffic and by locating new development in close proximity to community services.
- ◆ Update the master plan on a regular basis.
- ◆ Adopt zoning provisions consistent with the plan and which bring about its implementation.
- ◆ Encourage community participation in the planning process, and inform the public of master plan policies.

Goals: Parks and Recreation

Provide adequate park and recreation facilities for all residents of the Township.

Objectives:

- ◆ Continue to pursue recreation funding from the Michigan Department of Natural Resources by keeping the Township's Parks and Recreation Plan up to date.
- ◆ Maintain and improve the Township's existing park next to Township Hall.
- ◆ Identify and set aside land areas for the development of future parks -- including open spaces for active play, and greenways for passive recreation.
- ◆ Work with Allegan County and adjacent communities to plan for the development of an integrated non-motorized trail system.

CHAPTER 7

FUTURE LAND USE

The Future Land Use Plan will serve as a guide for the community's vision. It is based on an analysis of land use issues facing Salem Township, existing land use and conditions, demographic and housing statistics, environmental and physical limitations and resources, regional transportation influences, public input session, and the goals and objectives established as part of the process.

PLANNING PRINCIPLES

There are four basic land use planning principles that were used as guides in establishing the Future Land Use plan for the Township. They are general principles which were applied to all land use categories:

Foster a Sense of Community

Promote development which builds upon existing community centers of Burnips and New Salem. Where allowed, rural residential clusters of homes should use natural and man-made boundaries and landmarks to create defined neighborhoods as well as sufficient buffers to and for nearby agricultural operations.

Utilization and Preservation of Agricultural Resources

The Township has an abundance of productive farmland. Land fragmentation and the proliferation of non-farm residences within the farming areas can disrupt the efficiency of farm operations and create irreconcilable land use conflicts. New development should be directed and encouraged to locate where soils, topography and existing land use patterns are less naturally conducive to modern agricultural enterprises.

Smart Growth-Efficiency and Compactness

Major development activity, whether as singular projects or as a series of smaller proposals with a collectively large impact, should be directed to locations where the use of the existing and already programmed or planned public investment in capital

improvements can be maximized. Significant Development should only be allowed to occur when the infrastructure, (roads and utilities) are capable of supporting and sustaining it.

Protection of Natural Systems

Natural areas and open space define the area's rural character, provide recharge for groundwater and drinking water, and provide numerous recreation opportunities. Special consideration should be given to protect environmentally sensitive areas, particularly along streams of Township. Watershed focused land use planning tools should be used to protect riparian wetlands, and floodplains. The preservation of key natural, undeveloped areas is vital to aquatic habits and wildlife populations.

FUTURE LAND USE CATEGORIES AND ZONING PLAN

The following descriptions of the future land use classifications explain the type, intensity and location of the proposed uses. In recognition of the statutory obligation requiring each "zoned community" to have a "zoning plan" each of the future land use designations include an explanation of how it is related to the Township's zoning map and zoning ordinance. The Future Land Use Map included at the end of this chapter illustrates the geographic relationships of each.

Agricultural Conservation and Rural Preservation

To prolong the agricultural base of the Township and to maintain its rural character, the Future Land Use Plan promotes the continuance of two rural planning districts, an Agricultural Conservation District and a Rural Estate/ Rural Preservation District.

- ◆ The "Agricultural Conservation Planning District"(A-1 Agricultural Conservation Zoning District), is an area in which farming activity is promoted as the primary long term land use and non-farm development is discouraged. The focus is to enable strong farming influence to continue in the areas where it is well established and least impacted by existing development.

- ◆ The, "Rural Estate/Rural Preservation Planning District (the R-1 Agriculture and Rural Estates Residential Zoning District) is where single family residential development will be permitted at low gross density. Farming is also still permitted. Appropriately designed rural residential cluster development with somewhat higher net densities than generally allowed may be accommodated on soils that are less productive for farming but still supportive of building structures and sanitary facilities. The preservation of rural character and natural features in the form of meaningful tracts of open space within and surrounding the rural clusters will be paramount in the design and in the acceptance of residential development within the Planning District.

It is envisioned that by utilizing the above two planning designations the Township can continue to protect and preserve areas within the Township that are best suited for agricultural purposes while at the same time accommodating a demand for a rural residential lifestyle in areas where the long term viability of farming is diminished. The two planning and zoning districts are more fully described as follows:

Agricultural Conservation (A-1 Agricultural Conservation Zoning District)

The Agricultural Conservation District encompasses approximately twenty five percent of the Township's land area. Within these areas, farming operations are promoted as the predominant use. Residential development is permitted on a limited basis on parcels that average approximately one acre in size but restrictions on the scale of developments are intended to result in gross residential densities of less than one unit for each ten acres.

The Agricultural Conservation planning and zoning area contains a large percentage of the soils that have been classified as "prime agricultural" soils by the USDA and also contains the majority of land that is presently enrolled as P.A. 116, "Farmland Open Space Preservation Program". At the same time, there are large areas where soils pose severe limitations on intensive development, e.g. inability to accommodate on-site septic systems and/or other building limitations. These factors and a concentration of relatively large land parcels that remain conducive to modern day farming practices are the principal parameters used in defining the general boundaries of the Agricultural Conservation Planning area and the directly associated A-1 Agricultural Conservation zoning district. The primary focuses of this planning category are as follows:

- ◆ To promote farming activities as the primary land use in the areas of the Township best suited for such use and to conserve as long as practical, the Township's most productive agricultural land.
- ◆ To preserve woodlands and wetlands often associated with farm size parcels. Such features are useful as water retention, surface water purification and ground water recharge areas, and as habitat for plant and animal life. These have an important aesthetic and scenic value which contributes to the unique character of the farm areas.
- ◆ To discourage the conversion of agricultural land to scattered non-farm development, which when unchecked, not only hinders farm operations, but results in disinvestments in farming and higher costs and inefficiencies in the provision of public services and infrastructure.
- ◆ To encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production.

The recommended mechanisms in achieving the objectives of the Agricultural Conservation area include:

1. The continued implementation of local land use regulations and other public policies that assist farmers and encourage farming and farm related activities as the primary land use.
2. Participation in State and County Purchase of Development Rights (PDR) programs which enable farmers to offer the sale of their development rights to the County and State. This voluntary program will enable some land owners to retain their land for continued farming while receiving cash payments for the sale of their non-farm development rights. The Township's participation in this program and its supporting appropriate land use and zoning policies are critical to this programs success. All lands within the Agricultural Conservation area will be eligible for participation in the County and State sponsored program. While all lands within the Agricultural Conservation Planning District are intended to be eligible for the protection under these programs, funding limitations are expected to make the programs competitive in nature. Property that is nearest areas designated for future Non-farm development

are, at least in theory, at greater risk for development pressures and might therefore be expected to be given a higher relative priority for PDR funding.

3. Recognition of the plight of some landowners and their potential need to augment finances with the sale of land for non-farm uses. Adoption of flexible conservation subdivision cluster regulations similar to those utilized in the Rural Estate/Rural Preservation areas but with greater more stringent buffering parameters and density limits should be continued for use in the AG-1 Zoning District (Agricultural Conservation Planning District).

Rural Estate/Rural Preservation (R-1 Agriculture and Rural Estate Zoning District)

The intent of this planning district is to establish areas where the overall long term character remains predominantly rural, regardless of future activity. Farming operations are expected to continue and development will occur in the form of individual lot splits as well as multi-unit subdivision developments. Care will be taken, however, in the planning and design of the major development, to ensure that the site layout will have minimized impacts on adjacent farming operations, natural features and surrounding properties. This will be accomplished through zoning standards that protect natural features and create appropriate setbacks and buffers along roadways, and which impose minimum open space set asides. The Rural Estate/Rural Preservation Land Use classification represents a consolidation of the former A-2 Agricultural /Rural Residential zoning district and the R-1 Rural Estate Zoning District. It intended to provide for very low density, rural estate residential development either on large lots or on smaller clustered home sites. An area-wide gross density of approximately one unit per 2 or more acres is intended. Agricultural operations and activities are also envisioned to continue but are not necessarily viewed as the long term or permanent land use. This category will serve as a buffer between the Agricultural Conservation Planning District and some of the developing rural residential areas, especially north and northwest of Burnips and near New Salem.

The RE/RP classification recognizes a category of homebuyers that desire a rural environment in relatively close proximity to urban amenities. At the same time, this land category is intended to encourage the preservation of wetlands, woodlands, and other open spaces, which are useful as water retention and ground water recharge, and habitat for wildlife. As a basic development option in the RE/RP areas, large lot parcel splits will provide adequate

area for septic system placement and will create fewer non-farm activities and conflict points next to active farms, than if more traditional one or two acre lots were to be allowed. Zoning provisions that require the clustering of smaller home sites as an alternative to large lot zoning will also be allowed. This technique can be more beneficial to the environment, can be helpful in preserving the integrity of neighboring farm operations, and can preserve rural character.

The criteria considered in establishing the general boundaries and locations of the various RE/RP areas include the lack of sewer and water utilities, a close relationship and proximity to active and prime farmland, the existence of soils that are unsuitable to support intensive development (due to septic system and building construction limitations) and an extensive pattern of rural residential land fragmentation. These factors help to define the Rural Estate/Rural Preservation area as not suitable for intensive development but also less suitable for long term investment in farming than those areas included in the Agricultural Conservation (AC) land category.

In summary, the primary purposes of the Rural Estate/Rural Preservation classification are:

- ◆ To provide a buffer between some of the more exclusive agricultural preservation areas of the township and the areas programmed to accommodate more intensive economic development.
- ◆ To conserve woodlands and wetlands which are essential as water retention, water purification and ground water recharge and which have important wildlife habitat, aesthetic and scenic value.
- ◆ To encourage the continuation of farming while accommodating very low density rural estate types of residential development or appropriately designed small residential clusters of development. Such clusters can only be accommodated however, when they are at a scale that maintains the overall rural environment and do not over-capacitate the soil and roadways.

Voluntary Farmland and Rural Preservation Efforts

In addition to the regulatory efforts that will be employed by the Township to conserve farmland and rural character within the Agricultural Conservation and Rural Estate/rural Preservation planning Districts there are a number of ways that property owners can insure that

parcels of land will remain undeveloped or reserved for specific purposes. In doing so the land owner could, depending on the method, obtain potential property tax, income tax, inheritance tax and/or estate tax benefits. Among the preservation and conservation methods are:

Land Donations. A donation of land entails the direct transfer of property to another party, usually an organization that is capable of keeping and maintaining the property. It could be a governmental unit such as the County, or Township, a land trust, school or a nonprofit organization.

Private deed restrictions. Voluntary Deed restrictions can be placed on the property deed which limits or releases certain property rights, such as the right to develop a parcel of land, or which prohibits the new owner from destroying or modifying natural features.

Conservation Easements. A conservation easement is a less than fee simple interest in the land that is donated or sold by a land owner to a second or third party such as a County or Township or a nonprofit organization. The effect is that while the private landowner retains the ownership of the some of the rights normally associated with the parcel, some of the rights (such as the development rights) are relinquished to another entity for preservation.

Farmland and Open Space Preservation Act. The Farmland and Open Space Preservation Act, commonly referred to as P.A. 116, offers certain income and property tax reductions for land owners who are willing to agree that their farmland or open space will not be developed for specified period of time.

Purchase of Development Rights (PDR). Participation in the State and County Purchase of Development Rights (PDR) programs enable farmers to offer the sale of their development rights to the County and State. This voluntary program enables some landowners to retain their land for farming while receiving cash payments for the sale of their non-farm development rights. Because funding is limited, enrollments are awarded on the basis of a competitive ranking system. The Township's declared support of enrollment applications is therefore critical to the program's local success.

The Farmland Preservation Map on following page is included to illustrate Salem Township's overall "Agricultural Preservation District" as referred to in the Allegan County Farmland Preservation Board's Purchase of Development Rights (PDR) application. The map identifies farmland and related open space properties that should be given consideration if and when requested to be included in the PDR program. By default, those that are not likely to be given higher consideration are identified in red. The red areas are those where land use patterns, soil and topographic constraints and other existing development and other growth factors tend diminish the practicality of attempts to preserve the areas for long-term farm use.

Salem Township

Farmland Preservation Map

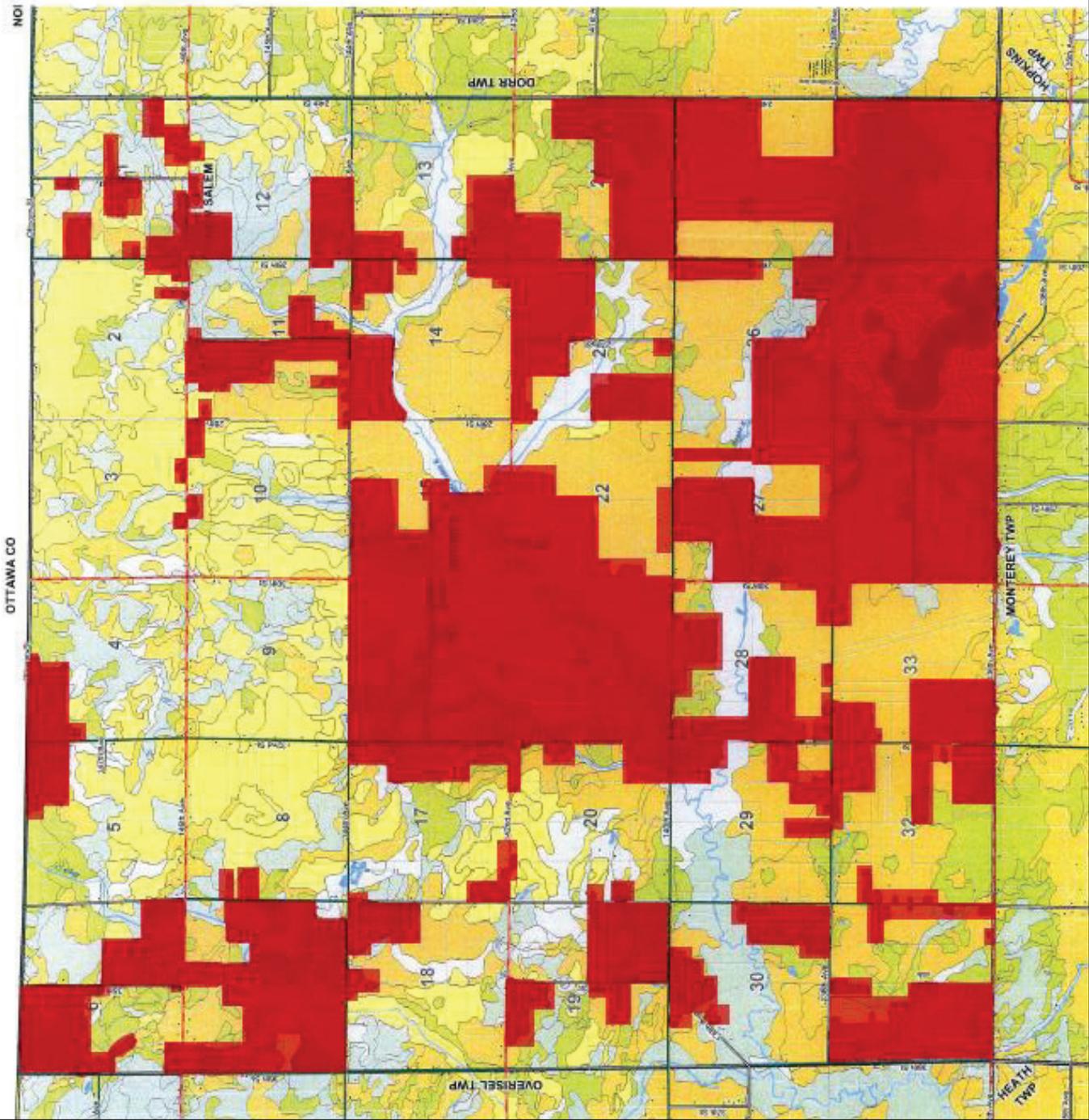


Properties Not Generally Considered Eligible For Participation In Allegan County And Michigan Purchase Of Development Rights Program (PDR) Due to Size, Usage, Land Use Policy Conflict And/Or Other Site Specific Limitations.

***Soil Category**

- Group A
- Group B
- Group C
- Group D
- Group E
- Group F

*Soil Uses coded by Mark Sisson, Landmark Strategies, Grand Rapids, Michigan
 Source: 1983 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.



The specific criteria used to denote low probability red parcels are:

- Parcels of property not zoned in a district that allows farming as a principal permitted use.
- Parcels of property not included within the AC Agricultural Conservation Planning District or the RE/RP Rural Estate/Rural Preservation planning District as shown on the Future Land Use Map.
- Parcels of property less than 20 acres in size and not adjacent to another large farm tract. Note: A low probability parcel may be larger than 20 acres if it exhibits a combination of at least two of the following characteristics:
 1. It is predominated by soils that are generally considered unsuitable for farming due to slope, wetness or flooding (Group E soils on the "Farmland Suitability Map" contained in Chapter 1).
 2. It is predominated by woodland and is located in a flood plain area where the introduction of farm practices could pose a threat to surface water quality.
 3. Significant land fragmentation has already isolated the parcel.

Low Density Residential (R-2 Low Density Residential Zoning District)

The Low Density Residential (LDR) planning designation corresponds directly to the R-2 Low Density Residential Zoning District and facilitates the residential expansion of areas around the Village of Burnips. The category recognizes existing single family development on parcels less than one acre in area and makes provisions for new residential development on lots ranging from 25,000 square feet to one acre in size. The predominant housing style within this classification will be single family homes, although two family homes will be allowed under specific conditions. Because it is desirable for the majority of residential development to be located close to community services, facilities such as schools, libraries, churches, and parks are also permitted. Low Density Residential areas are intended to be located in areas that will allow for the development of stable neighborhoods, thus enhancing the sense of the small town community.

The LDR planning designation corresponds with the existing R-2 Zoning classification. Within the R-2 zoning provisions the minimum lot size for new dwelling units that are not served

by public sewer is increased from 25,000 square feet to one acre. For developments that can be served by public utilities or private community wastewater and water systems, the minimum lot size requirement is 25,000 square feet.

The boundaries of the Low Density Residential district are intended to represent the ultimate extent of the land use category within the planning period. To avoid leapfrog development, it is recommended that the rezoning of additional land to the Low Density Residential designation be done incrementally within the planning period based upon market needs. Further, it is not recommended that the rezoning occur unless careful evaluation of specific soil conditions shows that soils are capable of supporting the development or that appropriate infrastructure and protective services can be provided.

Medium Density Residential (R-3 Medium Density Residential Zoning District)

This classification is designed to accommodate attached single family and multi-family dwelling units up to 6 dwelling units per acre. The designation corresponds to the R-3 Medium Density Residential zoning district. Also included are elderly housing, nursing homes, and other group housing. Single and two-family dwellings are also permitted.

Medium Density Residential areas should be located on paved roads to facilitate access by fire and police service. Access to such areas from major thoroughfares should not traverse through single family neighborhoods. Because improved water and sewer service is necessary to assure long range public health, Medium Density Residential areas should not be developed until proper sewer and water service (either public systems or private "package" systems) and roadways can be provided.

The MDR area identified on the Future land use map is presently occupied by an extensive sand mining operation. When mining operations are completed, and assuming appropriate infrastructure is made available, this location appears well suited for the higher densities. Elsewhere, MDR development should only occur as part of a special use approval process designed to ensure appropriateness of the development's timing and specific location. It is recommended that the need and location for alternative Medium Density Residential locations be re-examined periodically (i.e., every five years) as growth in and adjacent to the Township occurs.

It is recommended that the current R-3 zoning district provisions be modified to include specific design standards for attached three and four family units as well a multi-family dwelling units.

Village Residential (VR Village Residential Zoning District)

This classification of residential land uses corresponds to the VR Village Residential Zoning District and recognizes the pre-existing nature of homes and lots within the Village of Burnips and the small hamlet of New Salem. Many of the homes and lots are nonconforming due to their small parcel size. In recognition of these situations, the VR Village Residential Zoning District was created to reflect the predominant parcel size, lot width and building setbacks in the area. To date the VR Zoning District has only been applied in the Burnips area.

The plan recommends that this zoning district be extended to the New Salem area. It is also recommended that allowances be made for the transition of some of the existing homes to neighborhood businesses. The adoption of “mixed use, form based” development guidelines is recommended as one regulatory method that could help facilitate this. The intent of the regulations would be to accommodate expansion of village-oriented businesses and the rehabilitation of deteriorating housing structures while achieving a sense of place that remains consistent with the traditional rural hamlet or village.

Manufactured Home Community

The inventory of manufactured home communities within the northeast Allegan County region indicates the existence of numerous such communities with continued ample site vacancy available to satisfy anticipated short to medium term (five to ten years) local demands for that type of housing. In the attempt to address the potential long range need for affordable housing within the area as demands for a wide variety of housing styles, the Future Land Use Plan identifies the northwest $\frac{1}{4}$ of Section 34 as the preferred future location for a manufactured home community.

This site was selected after extensive analysis by the Planning Commission of several potentially suitable sites. Eight potential sites in various locations throughout the Township were evaluated. Factors such as site size, topography and drainage, soils, roadway accessibility, relative impacts on traffic patterns, land use compatibility, availability of utilities and availability of ownership were all considered as part of a quantitative matrix evaluation. The matrix and the results of the evaluation are included in the appendix.

It is recommended that the Township prepare and incorporate Manufactured Home Community zoning text provisions and MHC Zoning map designation for this potential land use. It is also recommended that while the selected site is to remain on the Future Land use plan as the preferred location for that use, the rezoning of the site to the MHC zoning designation should not be made until such time as the actual need for such housing is demonstrated.

Mixed-Use Areas

In certain locations in the Township, a "Mixed Use" map designation has been applied. In these locations a single best use suitable for the site may not be definable. One of several general land use categories or a mixture of those land uses could be appropriate. The Township is reasonably flexible in terms of use for these areas; ultimately there may be a mixture of the designations indicated or only one of the designations shown.

Where several land uses are indicated, this Plan suggests that development occur under "Planned Unit Development" concept. The Planned Unit Development concept is used to provide development flexibility, thereby encouraging the use of land in accordance with its character and adaptability. Site planning innovation and compatibility of design and use between neighboring properties is however paramount to achieving specific PUD project approval.

Commercial Land Use (COM) (C-1 General Business Zoning District)

This classification includes both retail/service uses as well as office uses. It corresponds directly to C-1 General Business Zoning District and plans that the majority of commercial uses in the Township be centered in and around Burnips to serve the convenience shopping needs of the Township. The intent is to limit strip commercial development and its generally undesirable characteristics of too many driveways, land use and traffic conflicts and land speculation. A small area of commercial is also shown on 136th Ave. east and west of 28th St. to serve the needs of the Sandy Pines resort.

It is recognized that shopping opportunities in Dorr, Allegan, Hudsonville, Holland and other areas outside the Township provide for the majority of the shopping needs of local residents. As the Township population grows, however, local retail and service businesses will become increasingly necessary to satisfy the convenience shopping needs of Township residents.

Commercial uses should be permitted in areas when the population warrants such use, but only if specific site criteria are met.

Specific site criteria are needed to assure that sufficient setbacks, landscaping, parking, drainage, driveway spacing, shielded lighting, buffers, and sign controls are provided for new commercial establishments. Unless careful site planning and access controls are instituted, even a limited number of commercial establishments can cause traffic conflicts along 30th Street and 142nd Avenue. At the same time, development which occurs in the Burnips area and other major traffic areas, can greatly impact the perceived image of the entire Township. It is therefore recommended that the rezoning of land designated by the Future Land Use Map for commercial purposes are appropriately timed and otherwise done judiciously to help assure that development is not done prematurely or in a haphazard fashion.

The objectives of the Commercial Land Use category are as follows:

- ◆ To accommodate commercial businesses that provide goods and services to meet the daily needs of a growing township population while not duplicating services provided by establishments already located nearby.
- ◆ To promote the physical clustering of commercial establishments rather than extensive strip development, thereby providing for joint use of parking facilities, more convenient shopping, and minimized extension of utilities if they should become available.

Rural Arterial Land Use Overlay and Isolated Small Businesses

There is recognition that convenience retail and service businesses are attracted to the higher traffic volumes occurring along 142nd Avenue and 30th Street corridors. The advent of M-6 and general growth in and outside of the Township also makes the 26th St., 146th Ave., 136th Ave. and 32nd St. corridors similarly attractive. When allowed to occur in a controlled fashion, such businesses can bring added convenience to rural residents and value to the agricultural community.

Several alternatives to strip development exist that can be used to control the nature of development along these streets and to preserve some of the defined rural characteristics of the corridor. The land use concepts to be used along these corridors include:

- ◆ The allowance of limited commercial nodes adjacent to key high traffic intersections where local service and “heavy” types of commercial business could be located.

- ◆ Utilization of special land use regulations to allow limited forms of service and retail businesses to locate within the corridor under stringent location and performance standards. Small commercial nodes are indicated for the intersections of 142nd Avenue/32nd Street, 142nd Avenue/26th Street and 138th Avenue/30th Street. Those intersection areas are intended to support local service and convenience types of uses such as convenience stores and local “heavy” commercial service uses such as auto repair and welding shops and equipment dealers. Land uses are expected to adhere to access and site design standards intended to enhance property values and minimize traffic conflicts.

Properties within an Agricultural Conservation and Rural Estate/Rural Preservation Districts that have direct frontage on these designated corridors may take advantage the “Rural Enterprises/Re-use of Existing Farm Buildings and Farmsteads provisions of the in the A-1 and R-1 zoning districts. Otherwise intended to be farmed or rural residential, the properties within the business overlay may be allowed to support some business uses. Some of the uses contemplated include home occupations with outbuildings allowed to support the business, veterinary clinics, antique shops and farm service uses. Such uses will be encouraged under a special use approval process to convert existing structures to the proposed use and will otherwise be limited in number and density to retain the rural density and character of the majority of the corridor.

The concept of small, rural business development has become recognized as being desired by many residents. Residents also desire to preserve the rural character of the Township and see importance that the preservation of the traditional farmstead represents as a component of that overall character. The adaptive reuse of existing farmstead buildings in the support of small isolated rural businesses appears to be a way of combining the two objectives. Properly regulated such a concept may serve as a useful way to promote continuation of the farmstead as physical feature of the landscape. The Master Plan therefore supports the use of special use provisions that allow the adaptive reuse of certain existing underutilized farm buildings for the purpose of supporting small service and manufacturing enterprises. Care must be taken, however to ensure that the location and scale of allowed operations will not jeopardize nearby property and other stated land use goals.

Industrial Land Use (I-1 Industrial District)

Salem Township does not have a public water supply or a sanitary sewer system. Nor is it located in the desired path of a major highway or rail line. For these reasons, Salem Township is not considered a prime location for industry. Many types of “light, small industrial” shops are however, low volume water users. They have relatively few employees and do not have heavy freight needs. These businesses could include small tool and die shops, wood and metal fabricators, light parts assembly, plastic parts extrusion and equipment repair to name a few. The basic infrastructure demands for these types of small industries are a ready work force, electricity, natural gas and relatively close proximity to suppliers and customers. Because many such businesses are "start up operations", low start up costs in the form of land and buildings are also extremely important considerations. Many of the above characteristics are exhibited within Salem Township.

The Master Plan recognizes that small industrial establishments are, and will continue to be an integral part of the area's economy. Sites in the Burnips area are viewed as the most favored locations for expansion of industrial land uses. This is primarily in due to accessibility issues and to the continued merits of concentrating development as much as possible. For these reasons, the existing industrial sites in Burnips and adjacent sites to the east are identified as “industrial” but with an option for residential development in a mixed use designation. The electrical power generation plant is also recognized as an industrial site.

Another designated industrial site is located east of 30th Street on 29th St., south of 142nd Ave. This designated area includes a privately owned parcel with frontage along 142nd Ave. as well a parcel under the ownership of Salem Township. The Township property presently supports the Township's solid waste transfer station and is the former Township dump location. Preliminary environmental testing indicates that past dumping activities have not caused adverse soil or groundwater contamination. As a result of these favorable findings, the Township may decide to move forward with preparations to make the site available for private industrial use. Improvement of 29th Street and the extension of gas and electrical utilities are among the improvements necessary to make it a viable light industrial location.

Another designated light industrial site is a relatively small area located west of the intersection of 142nd Avenue and 26th Street. The light industrial location is shown in concert with an adjacent "commercial node" at the immediate corner. Both areas have received the

appropriate I-1 and C-1 zoning designations and both are now partially developed.

With the exception of the Township owned site and the 26th Ave./142nd Street site, each of the designated sites scored high among a total of ten potential sites initially evaluated as part of the 2001 Master Plan amendment process. The Township site was added to the Future Land Use map on the basis of its current use and its adjacency to the highly ranked and previously identified private site that it adjoins. The 26th St/142nd Ave. site has been added on the basis of its proximity and physical similarity to a previously identified, highly ranked future industrial site, east of 26th Street. That particular site has been eliminated from this edition of the Master Plan as a result of its partitioning and development as residential property.

Due to the addition of the Township site and the desire to minimize potential land use conflicts in an area also witnessing residential expansion, the 26th St. /142nd Ave. future industrial location is relatively small in size. It is not foreseen as an "industrial park" development area. It is viewed primarily as a ready location for a limited number of industrial sites of a "local nodal" variety; similar to the small scale retail and service uses outlined for the commercial nodes discussed in the previous section. Larger scale industrial development and users will be directed to locate on sites indicated elsewhere. The land area at this intersection is therefore not intended to exceed 10 to 15 acres. Adjacent areas to the south and east will be expected to develop in ways consistent with the Rural Estate /Rural Preservation designation and the adjacent area nearest the intersection is intended to support retail or service commercial users. Each of the designated sites located outside of the Burnips area proper are well served by the primary road system.

Other sites, including the areas of 30th and 144th Ave., 30th St. at 137th and 146th, east of 28th were evaluated in the 2001 update process for their potential as industrial locations and for various reasons were not selected for future industrial use designation on the Future Land Use Map. It is recommended that the designated industrial sites be granted industrial zoning on an "as requested" basis. In order to preserve the integrity of at least one of the sites for future industrial use, it is recommended that the "as requested" policy be re-evaluated periodically. Should it become apparent that one or more of the sites are to be developed with other land uses, the rezoning of the remaining site or sites to industrial at the initiative of the Township may be appropriate.

It is also appropriate that the Township recognize the potential conflicts that may arise

between future industrial areas and adjacent areas having residential development potential. To minimize such conflicts, it is recommended that the use and site development standards applicable to industrial and commercial development be evaluated and appropriately upgraded. "Heavy" uses such as basic manufacturing should not be permitted and some of the more intensive fabrication or assembly operations that would potentially involve disrupting noise, atmospheric or vibration emissions should be approved only as special uses. The zoning ordinance now includes site design provisions including landscape provisions to enhance the appearance of the facilities, significant buffers, setbacks, and physical screening requirements and limitations on outdoor storage and other outdoor activities that can be used to help create and maintain a harmonious environment.

Institutional (INST)

This category includes those areas and facilities such as schools, government building, parks and golf courses which are available for use by the general public. Semi-public uses are those used by a limited number of people with specific interests which are generally non-profit in nature such as churches, non-public schools, private golf courses and medical or institutional facilities. The Plan recognizes that it is necessary to provide for the establishment of certain non-residential land uses within residential areas subject to the implementation of measures designed to ensure compatibility. Such non-residential uses commonly include religious and educational institutions, recreational uses such as parks, and play fields, and public utility facilities. Traffic generation, noise, lighting and trespassing should be carefully controlled in order to mitigate the negative impacts on residential uses.

The Master Plan Map illustrates the major public/semi-public uses in the Township. Expansion or location of these uses should depend upon compatibility with adjacent land uses and the extent to which neighborhood character will be maintained. Each of the zoning districts outlined in the Salem Township Zoning Ordinance contain appropriate permitted or special land use provisions that address the location and expansion of various public and institutional uses.

Resort Community (RC)

This land use designation recognizes the existence of the Sandy Pines Campground in Section 36. While the facility does entail multiple uses, it is viewed primarily as a recreational and resort community. The facility is, however, presently zoned C-1 Commercial and many of the commercial land uses permitted in the C-1 District are no longer deemed appropriate for the

area. To minimize the potential for land use conflict, the Township should consider the adoption of so called “resort/campground” special land use zoning provisions designed specifically to facilitate resorts and campgrounds and to address zoning issues that relate directly to those types of land uses. It is recommended that the new zoning text provisions should enable “resort/campgrounds” to locate anywhere in the R-1 Rural Estate District and that once instituted, the Sandy Pines Resort itself should be rezoned accordingly from C-1 to R-1 District Rural Estate. The existing resort would be protected as a “grandfathered use” but any expansions or major changes to the resort would then be administered under the new “resort/campground” special land use provisions. It is recommended that the Township work closely with officials at Sandy Pines while implementing this regulatory change.

River Corridor Protection (RCP) (RAP- Riparian Area Protection Overlay Zone)

This designation is applied to the Rabbit River and Little Rabbit River and some of their tributaries. The district corresponds to the RAP- Riparian Area Protection Overlay Zone and is intended to highlight the need for a greater measure of protection for this important stream system. The effort to protect the stream is part of a regional watershed planning effort to protect the river and improve surface water quality in general. The RCP planning district/RAP- Riparian Area Protection Overlay Zone is intended as an overlay designating the land closest to the watercourses as the area that is best left as a buffer between structural development and harmful surface disruption practices and the watercourse. Where implemented this simple regulatory tool can be highly effective in achieving water quality objectives. Within the designated buffer, extensive removal of natural ground cover and clear cutting of trees is discouraged. Structures and development activities will be encouraged to be setback a minimum of fifty feet from the high water mark and contiguous wetland areas. Implementation measures include amendments to the zoning ordinance. Farmers are generally exempt from the zoning regulations but implementation measures include educational efforts to encourage farmers to use best management practices near watercourses.

Salem Township

Official FUTURE LAND USE MAP

03/03/2017

ALLEGAN COUNTY, MICHIGAN



All Land Use Maps are subject to change.
Check with local unit for updates.

Future Land Use Designations

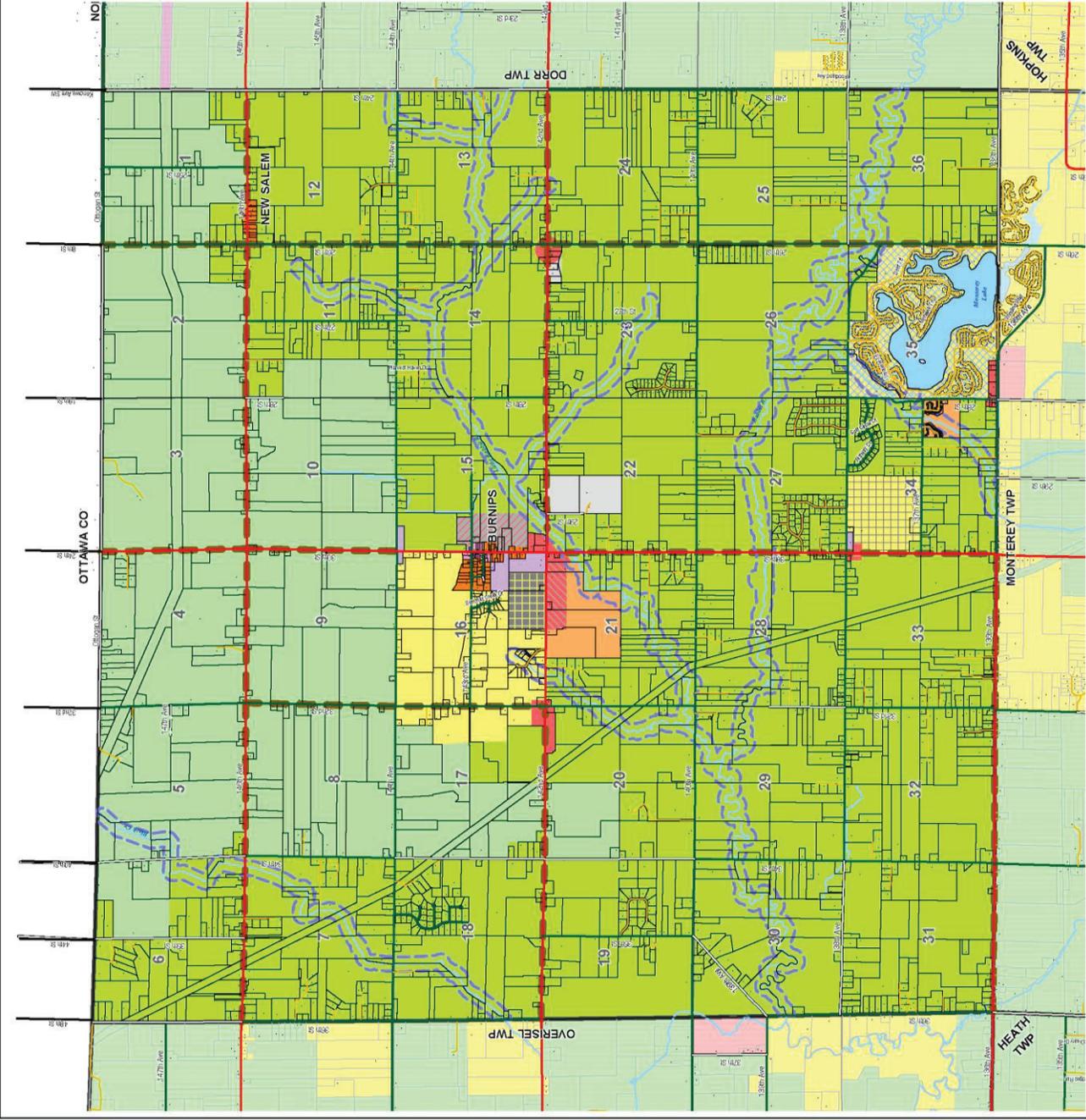
LAND USE DESIGNATION	ACREAGE	% AREA
Agricultural Conservation District	3,062.3	24.8
Mixed Use District CII	37.9	.2
General Commercial	77.3	.3
Light Industrial	88.9	.4
Institutional	45.5	.2
Low Density Single Family Residential District	610.2	2.7
Attached And Multi-Family Residential District	170.8	.7
Manufactured Home Community	150.8	.7
Mixed Use District RII	59.1	.3
Mixed Use District RI	63.5	.3
Resort Community	391.1	1.7
Rural Estate / Rural Preservation District	15,420.5	67.5
Village Commercial	8.9	.0
Village Residential	55.6	.2
TOTAL	22,842.8	

Generalized Land Use Designations for Adjacent Jurisdictions

- Agricultural
- Commercial
- Government
- Industrial
- Open Space
- Residential
- Right of Way
- Rural
- Water



Allegan County Land Information Services assumes no liability
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Map Printed: 03/03/2017



CHAPTER 8

IMPLEMENTATION

This chapter briefly describes tools and techniques community leaders, boards and commissions, Township Administration, and the general public can use to implement the Land Use Plan. The techniques can be used individual or in tandem to achieve the objectives and eventually the overall goals of the Master Plan. While the direct impact of some techniques cannot be immediately assessed, over time these procedures can effectively guide land use and development in Salem Township.

Zoning Ordinance

The Zoning Ordinance is the primary regulatory tool used by the Township to implement the Master Plan. Districts are established through zoning for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of the lot that may be covered by them and the density of development. This type regulation assists in the orderly development and growth of the community. In addition, zoning is used to protect property values and investments. Because of the real and/or perceived impact zoning has on the use of land and related services, a direct relationship must exist between the Master Plan and the Zoning Ordinance.

Land use classifications on the Future Land Use Map and the corresponding land use category descriptions in the text of the Master Plan provide the basis for evaluating future zoning amendments, decisions initiated by the Planning Commission, or rezoning requests presented by petitioners.

Based on the recommendations in the Master Plan for the various agricultural, residential, commercial, and industrial areas, and based on the ever-evolving zoning tools that are available, the Township should again undertake a technical review of the zoning ordinance. A summary of the recommended changes necessary to implement various planning concepts is included in the table found at the end of this chapter. Beyond the recommended changes, there should also be continuous review of the Zoning Ordinance to ensure that it continues to satisfy the goals and objectives of this Plan and meet the Community's vision. In particular, "site plan review" and

“special land use” approval standards should be maintained to ensure they stay current with the Community’s objectives. Similarly, the Township Zoning Map should also be consistently reviewed and updated as necessary to reflect changes in the Community consistent with the future land use plan. This is typically done on an annual basis.

Rezoning

A review of the Zoning Map should be conducted to determine consistency with the Future Land Use Map. While the two should not be the same, it should be evident that the Zoning Map will move the Township closer to the vision presented in the Future Land Use Map. Therefore, property at a higher intensity or density than designated on the Future Land Use Map, are of particular concern. Rezoning these properties prevents a vacant lot from being developed or a property being redeveloped in a manner that is no longer consistent with the Townships’ vision.

Subdivision and Planned Unit Development Regulations

Land division regulations are an important tool for the implementation of this Plan. The Township has regulations to cover all of the various forms of land division – land divisions, subdivisions and site condominiums, but not planned unit developments –but these regulations should be considered to ensure that the Township has the best tools available for bringing about the vision and intent of the Township.

Prepare and Adopt Capital Improvements Program

Capital Improvements Programming is the first step in a comprehensive management system designed to regulate priorities and programs to community goals and objectives. It is a means of planning ahead for the funding and implementation of major construction and land acquisition activities. The typical CIP is six years in length and updated yearly. The first year in each CIP contains the capital improvement budget. The program generally includes a survey of the long-range needs of the entire governmental unit covering major planned projects along with their expected cost and priority. The Township Board then analyzes the project's financing options and the interrelationship between projects. Finally, a project schedule is developed. Priority projects are included in the Capital Improvements Program. Low priority projects may be retained in a Capital Improvements Schedule which may cover as long as 20 years.

The CIP is useful to the Township, private utilities, citizens and investors, since it allows coordination in activities and provides the general public with a view of future expectations.

Transportation Plan

Transportation policies may need to be modified to accommodate certain goals of this Plan. For example, in order for Burnips to be rehabilitated, road width and right of way requirements may need to be established to provide for a more walkable, neighborhood-scale environment.

To further other objectives of this Plan the Township should work with the Road Commission to develop a Transportation Plan. Such a plan would include research and analysis and serve as a guide to the modification of existing road policies. Such revisions would facilitate connectivity of roads in subdivisions for accessibility and walkability. The plan would analyze the impact of private roads, and expand the role of the Planning Commission in recommending transportation improvements. Further, the Transportation Plan would identify anticipated future growth areas and would prioritize road improvements as well as identify emerging connectivity needs.

Amenities such as sidewalks can directly improve pedestrian safety, add recreational value and help to improve the overall health of residents by encouraging physical activity.

The Township should work with adjacent Townships and the Allegan County Road Commission on some of these matters.

Recreation Plan

The Plan recommends that the Township maintain an up-to-date Recreation Plan in order to remain eligible for State recreation funding programs such as the Land and Water Conservation Fund and Michigan Department of Natural Resources Trust Fund. Assistance under these programs is available for planning, acquiring land and developing a wide range of outdoor recreation areas and facilities. The programs are administered by the Michigan Department of Natural Resources and are financed by funds appropriated by the Federal Government and State Legislature. Under the LWCF program, grants of up to 50% of the cost of a project are available.

Planning Education

Planning Commissions should attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planners (MAP), the Michigan Township Association (MTA) and MSU Cooperative Extension Program, which are valuable resources for Planning Commissions. There are also several planning publications which are a useful information tool for Planning Commissioners.

Inter-Governmental Cooperation

Inter-governmental cooperation on certain land use issues and utility issues can pay dividends to all involved. In an effort to manage growth properly, the Township desires to establish goals and regulations consistent with those of its neighbors so that the immediate area develops in a compatibly efficient manner, without over development. Consequently, Salem Township hopes to minimize incompatible land uses across municipal boundaries and to manage growth in such a way that the strengths of each community are taken advantage of and that competition between communities for tax base and economic development dollars is minimized. The implementation of programs or policies resulting from this strategy will necessitate endorsement and support from all jurisdictions involved. This activity must be on-going.

Public Information

It is important that the proposals of this Plan be discussed and understood by the citizens of Salem Township. Acceptance of this Plan by the public is essential to its successful implementation. Steps should be taken to make Township residents aware of this Plan and the continuing activities of the Planning Commission. This can be accomplished through newspaper reports of Planning Commission activity. Contact with local civic and service organizations is another method which can be used to promote the Township's planning activities and objectives.

Revisions to the Master Plan

Under Michigan statute, the Master Plan must be reviewed annually and updated every five years in order to be responsive to new growth trends and current Township attitudes. As growth occurs, the Master Plan goals, land use information, population projections and other pertinent data will be reviewed and revised as necessary so the Master Plan can continue to serve as a valid guide to the growth of the Township.

Salem Township Master Plan Future Land Use Designation Outline and Zoning Comparison/Implementation

FUTURE LAND USE DESIGNATION

AC Conservation

Residential Estate/Rural Preservation

The overall intent of this planning district to establish a District where the overall long term character remains predominantly rural, regardless of future activity. Whether development occurs in the form of individual lot splits or multi-unit subdivision developments care will be taken in the planning and design of the development to ensure that the site layout will have minimized impacts on natural features and surrounding properties. This is accomplished through zoning standards that protect natural features, create appropriate setbacks and buffers along the roadways and which impose open space set asides.

Low Density Residential-LDR

Intended to facilitate the residential expansion of areas immediately around the Village of Burnips and build on the small town community atmosphere. The idea being that the concentration would ultimately be supported by public or private community wide sewer and water.

Medium Density Residential.

Provide areas for medium and higher density attached (apartments, condominiums, 3-plexes, 4-plexes) residential development

Village Residential

Manufactured Home Communities, Resort communities and campgrounds.

Zoning Designation and Implementation

A-1 Agricultural Conservation

R-1 Agriculture and Rural Estate

R-2 Low Density Residential.

R-3 Medium Density Residential

- R-3- zoning provisions should be modified to allow for standard 3-4 unit dwelling units.
- Public or private community water and sewer is required.

VR Village Residential

- No change except to re-evaluate district lines and to allow greater flexibility to improve w/o variances.
- Create a similar District for New Salem
- Consider allowances for transition of deteriorated housing on main streets to neighborhood businesses.
- Consider adoption of “mixed used, form based” development guidelines.

- Create new Manufactured Home Community (MHC) District zoning text provisions. Leave the district unmapped until necessary.
- Adopt SUP Zoning text provisions for use in the R-1 Zoning District to address expansions to Sandy Pines and to allow other campgrounds. Rezone Sandy Pines to R-1 from C-1 once the provisions are in place.

FUTURE LAND USE DESIGNATION

Institutional

- Schools
- Cemeteries
- Churches
- Town Hall

Comm- General Commercial

Comm- Village

I-Light Industrial

Mixed Use Districts

The master plan includes general wording that positions the township to consider any single or grouping of uses on parcels so designated. General criteria for buffers, transitions, utilities could be adopted in the Zoning Ordinance and use for guidance.

Rural Arterial Overlay and Isolated Business Provisions

Utilize a general framework for guiding and legitimizing isolated businesses in scattered areas throughout and along busy rural corridors.

River Corridors Protection and Rural Arterial Land Use Overlays

ZONING DESIGNATION AND IMPLEMENTATION

- These uses will continue to be allowed In A-1 and Residential Districts

C-1 General Commercial

- New areas shown on the map should be added or expanded over time on request or at initiative of the Township.

Village Commercial

- Areas planned for Village Commercial. Initial rezone at Township initiative, thereafter at owner initiative.

I-1 Industrial

- Add districts over time as indicated on F.L.U. map.

R-2, R-3, C-1, or I-1

- Adopt mixed use PUD District Provisions
- Include decision making criteria in the zoning ordinance.

A-1 and R-1 Districts

- Utilize special use provisions allowing consideration of a wider range of light commercial/industrial uses along 142nd Ave., 130 Ave., 26th St and others.
- Utilize special use provisions that allow existing underutilized farm buildings to be used for small service and manufacturing enterprises.

Crosses District Lines

- Maintain Stream protection overlay protection along the Rabbit River and its tributaries
- Utilize corridor overlay provisions to help maintain rural appearance along roads (increased setbacks, tree line preservation etc.)