

# Plainfield Charter Township



## 2017 Master Plan Update Supplement

Approved by the Planning Commission \_\_\_\_\_

Approved by the Township Board \_\_\_\_\_

# Table of Contents

Section 1. Introduction .....	1
Section 2. Update of Community Profile .....	2
Section 3. Development Activity & Approved Projects, 2009-present .....	7
Section 4. Goals and Objectives .....	15
Section 5. Future Land Use.....	17
Section 6. Implementation Strategies .....	21



## Section 1. Introduction

In 2008, Plainfield Charter Township adopted a new Township Master Plan. The purpose of a Master Plan is to enable a community to establish a direction for physical development, capital investment and growth. A Master Plan also establishes land use policy in a community for the next thirty or more years, so it is also a statement about what a community is and what it hopes to become in the future.

This 2016/2017 Master Plan update is intended to serve as a supplement to, rather than a replacement of, the 2008 Master Plan. Many of the policies from the 2008 Master Plan remain valid. However, the Township has undergone changes since 2008, so a review of existing conditions, planning policy and the future land use plan is periodically needed to ensure a Master Plan's continued effectiveness. In addition, the Michigan Planning Enabling Act (MPEA), as amended, requires that a community review its Master Plan every five years. Therefore this update has been developed pursuant to the requirements of the MPEA.

Lastly, the Michigan Zoning Enabling Act (MZEA) requires that Zoning Ordinances be based on a Plan developed pursuant to the MPEA. This Master Plan will serve as a basis for the Township's zoning decisions, so it is important that it is reflective of the community's desires and is compliant Michigan statutes.

This Master Plan update supplement was developed over several months in 2015 and 2016, and consisted of the following steps:

- Review and update of Township demographic, land use and maps, based on 2010 Census data and Township files.
- Review and edits to Goals and Objectives.
- Review and edits to Future Land Use Map and supporting text.
- Review and edits to Implementation Strategies.

Each of the steps above included participation and input from Township staff, the Planning Commission and Township Board, and a planning consultant. The 2008 Plan included a robust public outreach effort that included two futuring meetings along with a community opinion survey that was distributed to a random sample of the Township's registered voters. Between the survey and futuring workshops, approximately 900-1,000 of the Township's residents participated in the development of the 2008 Master Plan.

The policies of the Master Plan, including this supplement, are rooted in the public input the Township received during the development of the 2008 Plan. This 2017 supplement builds on the policies of the 2008 Plan by refining the Township's planning policy, updating the future land use plan and refreshing the strategies that will result in achievement of the Plan's vision.





## Section 2. Update of Community Profile

**Population Change.** From 2000 to 2010, the population of Plainfield Township continued its upward climb, although the rate of growth was slower than originally predicted. The 2000 population of Plainfield Township was 30,195, which represented a 21% increase in population from 1990. Based on past trends, most models projected a similar increase of 15%-20% from 2000-2010 to a population of around 35,000 residents. However, the actual increase in population was much slower than what was predicted. The 2008 Master Plan recognized that the rate of growth in the Township had “flattened” since 2000, and projected a 2010 population of 32,761. The 2010 Census revealed a population of 30,952, which was an increase of about 2% from 2000. In 2012, the US Census Bureau estimated that the population had increased to 31,612. Table 2.1 illustrated the population change in Plainfield Township and surrounding communities. Table 2.2 illustrates the population change in historical context.

**Table 2.1 Comparative Rates of Population Growth**

Municipality	1990 Population	2000 Population	2010 Population	2012 Estimate	Change (2000-2012)	% Change (2000-2012)
Ada Township	7,578	9,882	13,142	13,560	+3,678	+37.2%
Algoma Township	5,496	7,596	9,932	10,247	+2,651	+34.9%
Alpine Township	9,863	13,976	13,336	13,544	-432	-3.1%
Cannon Township	7,928	12,075	13,336	13,698	+1,623	+13.4%
Courtland Township	3,950	5,817	7,678	7,944	+2,127	+36.6%
City of Grand Rapids	189,126	197,800	188,040	190,411	-7,389	-3.7%
Grand Rapids Township	10,760	14,056	16,661	17,180	+3,124	+22.2%
<b>Plainfield Township</b>	<b>24,946</b>	<b>30,195</b>	<b>30,952</b>	<b>31,612</b>	<b>+1,417</b>	<b>+4.7%</b>
City of Rockford	3,750	4,626	5,719	5,852	+1,226	+26.5%
Sparta Township	4,749	4,779	9,110	9,232	+4,453	+93.2%
City of Walker	17,279	21,842	23,537	24,003	2,161	+9.9%

**Table 2.2 Historical Population Change by Decade – Plainfield Township**

Year	Population	Change	% Increase
1980	20,611	N/A	N/A
1990	24,946	+4,335	21.0
2000	30,195	+5,249	21.0
2010	30,952	+757	2.5





**Population Projections.** In the 2008 Master Plan, population projections were computed using several different methods. This Master Plan update includes revisions to those projections based on the 2010 Census data.

The constant proportion method assumes that the Township will comprise the same percentage of Kent County’s population as it does today. In 2010, the Township comprised 5.136% of the County’s total population. Using population projections prepared by the West Michigan Regional Planning Commission, the table below illustrates the population projection for Plainfield Township through 2030.

**CONSTANT PROPORTION METHOD**

	2010 <u>Population</u>	2020 Population <u>Projection</u>	2030 Population <u>Projection</u>	2040 Population <u>Projection</u>
Kent County	602,622	667,047	731,472	802,119*
Plainfield Twp	30,952	34,261	37,570	41,196

\* Data was not available from the West Michigan Regional Planning Commission, so the 2040 projection above was extrapolated using the rate of growth projected from 2020-2030 (+9.65%)

The growth rate method projects future growth based on the rate of growth experienced in past years. Since 1980, the Township’s population has grown by an average annual rate of 1.672%, and the table below illustrates the future population based on that rate.

**GROWTH RATE METHOD**

	2010 <u>Population</u>	2020 Population <u>Projection</u>	2030 Population <u>Projection</u>	2040 Population <u>Projection</u>
Plainfield Twp	30,952	36,534	43,124	50,901

The arithmetic method assumes that the population of Plainfield Township will continue to increase by the same number of persons each year as it has in the past thirty years. From 1980-2010, the Township increased by an average of about 345 people per year, and the table below illustrates the projected population based on a continuation of this increase.

**ARITHMETIC METHOD**

	2010 <u>Population</u>	2020 Population <u>Projection</u>	2030 Population <u>Projection</u>	2040 Population <u>Projection</u>
Plainfield Twp	30,952	34,402	37,852	41,302

**Average.** The following table illustrates the population projections for Plainfield Township when the mean of the three projections above are calculated.

**AVERAGE POPULATION PROJECTION**

	2010 <u>Population</u>	2020 Population <u>Projection</u>	2030 Population <u>Projection</u>	2040 Population <u>Projection</u>
Plainfield Twp	30,952	35,065	39,515	44,466



One factor to consider when reviewing the population projections above is that the past trends are not always an accurate indicator of future change. Much of the population growth that occurred in the past thirty years was in the form of new residential development as growth continued northwards from Grand Rapids. However, as the Township becomes more “built out” it is reasonable to assume that the rate of growth will slow down because there is simply less land available for new development unless significant redevelopment occurs at a higher density than what is currently found in the Township. Nevertheless, continued growth in Plainfield Township is likely and the Township should be prepared for both new development and redevelopment projects in the coming years.

**Age.** The 2010 US Census indicated that the median age in Plainfield Township was 39.7. This is an increase over the median age in 2000 (35.1), and is higher than that of Kent County (34.4) and the State of Michigan (38.9). This is a trend that has been occurring across the nation and can often be attributed primarily to two general factors: the “baby boom” generation nearing retirement age and the fact that younger families are having fewer children compared to previous generations. However, as illustrated in Figure 2.1, there are still a significant number of children living in the Township.

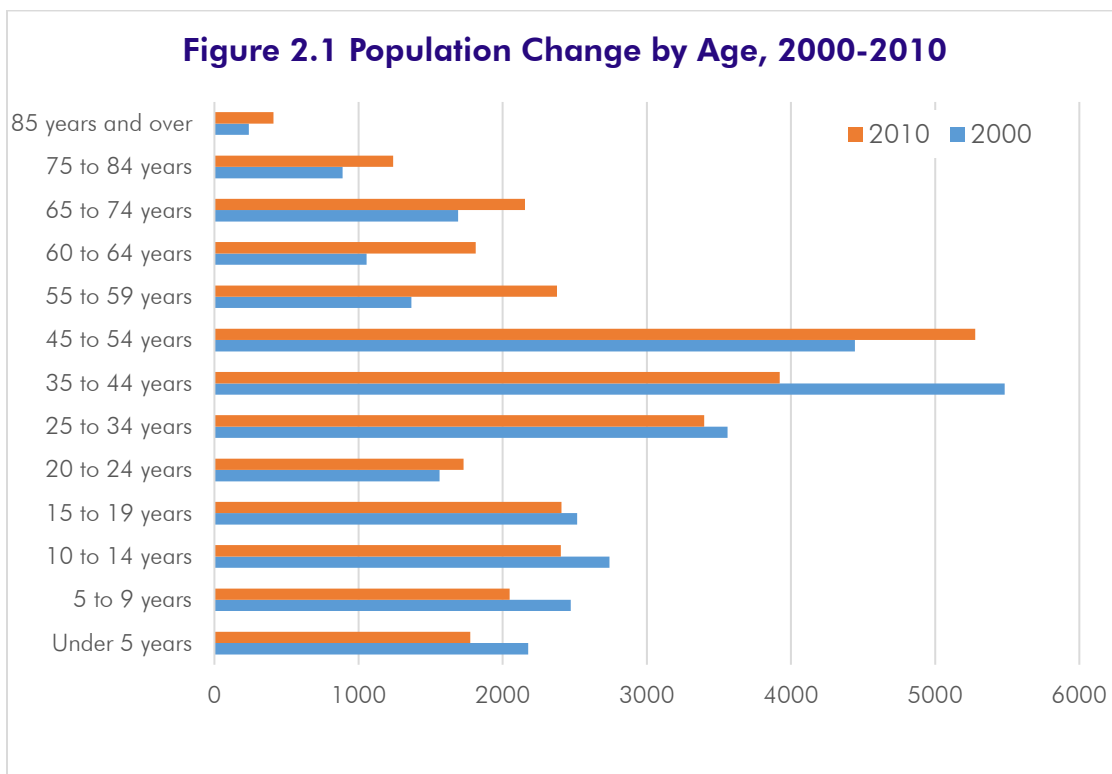


Figure 2.1 is reflective of the aging nature of the Township. Note that for each age group in the figure above, the number of people within each group under the age of 44, except the 20-24 group, decreased from 2000 to 2010. Also, note that the number of people within each age group over the age of 45 increased from 2000 to 2010. In other words, there are more Township residents over the age of 45 than there were in 2000, and there are fewer residents under the age of 45 than there were in 2000.

This aging trend is being experienced nationwide and has several implications with regard to planning. It reflects a need to be mindful of senior-friendly design and planning in existing and new projects.



These could include additional passive recreation facilities, buildings with at-grade entrances, mixed land uses arranged in compact forms, and possibly additional development types that are marketed toward seniors.

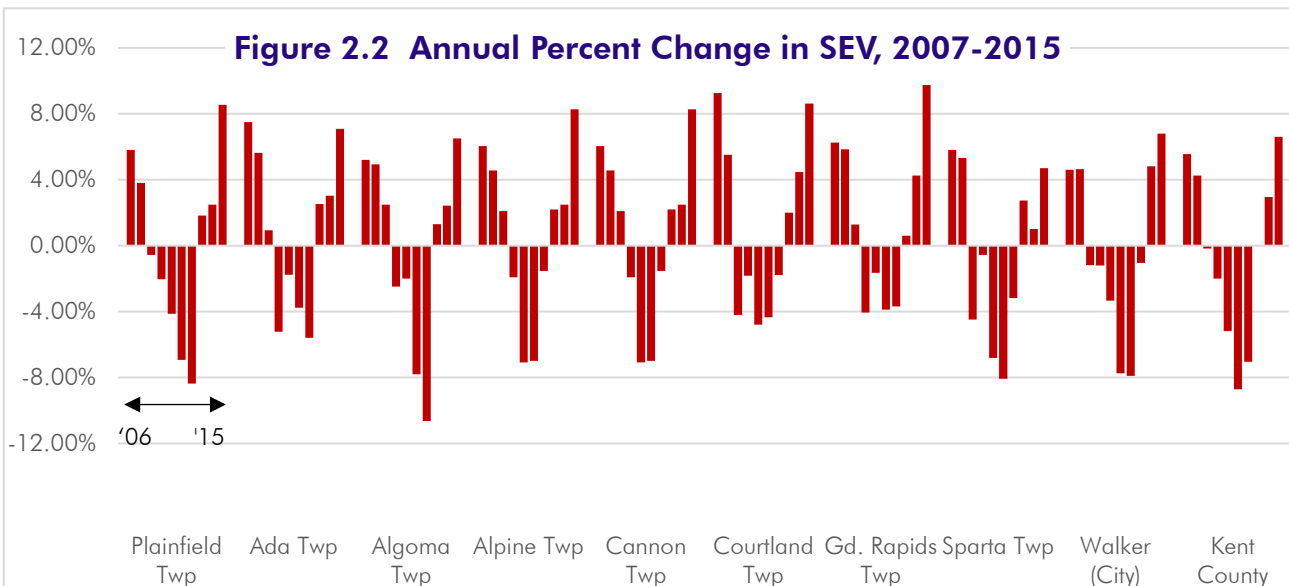
**Housing.** While Plainfield Township experienced only modest population growth from 2000 to 2010 (+757 residents), the number of housing units in the Township increased from 11,038 to 11,943, which is an increase of 905 units. In other words, the Township gained more houses than residents from 2000 to 2010. Therefore it is not surprising that average household size decreased from 2.73 in 2000 to 2.59 in 2010.

Data from the 2010 Census also shows an increase in the number of householders over the age of 65 (6.7% in 2000 to 9.2% in 2010), a decrease in the number of households with individuals under the age of 18 (41.6% in 2000 to 34% in 2010).

The Census shows that the vast majority of housing units in the Township (95.1%) are occupied, and most occupied units are owner occupied (83%). Both of these figures are similar to the figures from the 2000 Census, suggesting a community with a relatively stable population base.

**Economic Conditions.** Property values are a key measure of economic growth and the financial strength of a community. Property values reflect both investment in new development and the degree of growth in the value of those investments. Annually the Assessors of each jurisdiction report total valuation within their respective jurisdictions. When property values were reviewed in 2004 during the Master Planning process communities had been experiencing relatively steady growth in property values. However, with the onset of the “great recession” in 2008, state-equalized values throughout the region dipped significantly. For many homeowners, this meant that equity in their homes or properties decreased. For local units of government, this meant that there were fewer tax revenues available to maintain Township services.

As can be seen in Figure 2.2 below, Plainfield Township was not spared any effects of the recession. From 1994 to 2004, the State-equalized values in the Township grew steadily. This growth began to slow and turned into a decline for five consecutive years, from 2008-2012, before rebounding in 2013. As of this writing, Plainfield Township’s tax base has recovered to the point where the total SEV is about the same in 2015 as it was in 2006.





**Community Facilities.** Plainfield Township remains a community blessed in its abundance and diversity of recreational amenities. In addition to the White Pine Trail, numerous Township parks, school facilities, County Parks, private facilities, two additional recreational facilities opened along the Township’s northern border: Plainfield Township Premier Park and the Art Van Sports Complex.

Plainfield Township Premier Park and the Art Van Sports Complex are located adjacent to one another along the south side of 10 Mile Road, between US-131 and Childsdale Avenue. The facilities are designed as a large recreation destination. Plainfield Township Premier Park contains the West Michigan Archery Center which contains an indoor, Olympic-style archery range, mountain-biking trails, soccer fields and a sledding hill. The Art Van Sports Complex contains eight baseball/softball fields and the Nate Hurwitz Miracle League Field for children with disabilities along with warm-up areas, restrooms, and concessions.





### Section 3. Development Activity & Approved Projects, 2009-present

The following pages consist of a list of development activity and projects that have been approved by the Township since 2009.

#### 2009

##### Site Plan Approvals:

- Storage Building - 2440 Airway
- Rockford Public Schools
  - » High School – Athletic Fields
  - » Roguewood Elementary – Addition
  - » Transportation Center – Addition
- The Score – 5301 Northland Drive, Volleyball Courts and Viewing Decks
- MetroPCS – 4500 West River Drive, Cell Tower (flagpole) at Fifth Third Ballpark (also required Special Use Permit)
- Timber Ridge Tree Service, 4327 Abrigador Trail - Contractor’s Storage Yard (also required Special Use Permit)
- Holistic Care Approach Medical Building - 3368 E. Beltline Court, building addition
- Pulmonary Home Care – 5150 Plainfield Avenue, storage building
- Plainfield Meijer PUD – 3757 Plainfield Avenue, additional wall signage

##### Plats (Subdivisions) and Site Condominiums:

- Northdale Estates – Phase 3 (lots 46-64), Tentative and Final Preliminary Plat approvals
- Boulder View Estates Phase 1 (lots 1-29) Final Preliminary Plat approval

##### Rezoning: (Recommendations to Township Board)

- Speedway SuperAmerica, 4055 Suburban Shores rezoned from R-1A to C-1

##### Zoning Ordinance/Regulatory Ordinance Amendments:

- Adopted Wellhead Protection Overlay District and regulatory ordinance.

##### Adopted Planning Commission Ordinance and By-laws





## 2010

### Site Plan Approvals:

- Consumers Credit Union – Corner of Woodworth St./Plainfield Ave. (former Gall Sewing and carwash/gas pump sites), new building
- Infrastructure Alternatives – 7888 Childsdale Avenue, New Storage Building
- Goodwill Industries – 8390 Belmont Avenue (near 10 Mile Road), New Building
- O'Reilly Auto Parts – 3900 Plainfield Avenue (former Burger King site), New Building/Redevelop Site
- Rio Grande Restaurant – 5501 Northland Drive, Outdoor Seating/Deck Additions/Site Improvements
- Rockford Self Storage – 4700 Courtland Point Pvt., New Self Storage Building
- Larson Foods – 3700 Coit Avenue, Internal Expansion/Addition/Site Improvements (also required Special Use Permit)
- GR Outdoors – 4306 Abridador Trail, Digital Billboards (also required Special Use Permit)

### Plat and Site Condominiums/Residential Developments:

- The Preserve at Boulder Crossings, Phase 1 – 3872 Cannonsburg Road, 24 Condominium Units

### Rezoning: (Recommendations to Township Board)

- Patriot's Ridge – 849 Buth Drive, rezoned from PUD to R-1, Residential
- Forte' Development – 5890 and 5924 Pine Island Drive, rezoned from PUD to R-1, Residential
- 4005/4015 Plainfield Avenue rezoned from C-1, Commercial to C-2, Commercial

### Zoning Ordinance/Regulatory Ordinance Amendments:

- Updated Regulations for Accessory Structures (increased allowable size for accessory structures)
- Created New Regulatory Ordinances for Billboards and Digital Signs/Billboards – also included amendments to Sign, Light Industrial, and Special Use Chapters.
- Updated Sign Chapter

### Adopted Long Range Pathways and Trails Plan





## 2011

### Site Plan Approvals:

- GR Outdoor – 8195 Graphic Drive, new digital billboard
- West Michigan Archery Center – 3500 10 Mile Road, new building and archery ranges
- Advantage Health – 3733 Seven Mile Road, internal service road and infrastructure
- Lake Michigan Credit Union – 5451 Northland Drive, building additions
- Select Technologies – 8093 Graphic Drive, new warehouse building
- Future Environmental – 3658 Mill Creek Avenue, building addition
- Boulder Creek, sign approval
- Tim Hortons, 3757 Plainfield Avenue (Meijer outlot), new restaurant

### Plat and Site Condominiums/Residential Developments:

- None

### Rezoning: (Recommendations to Township Board)

- Bridgeway Community Church – 7700 Childsdale Avenue (The Green Monster), Light Industrial to Planned Unit Development
- Comstock Park Area – Rezoned commercial district to Village Commercial
- Advantage Health – 3733 Seven Mile Road, Medical Office Campus/Senior (Assisted Living) Housing, R-1, Residential to Planned Unit Development

### Zoning Ordinance/Regulatory Ordinance Amendments:

- Updated Zoning Ordinance to address medical marijuana dispensaries
- Created Village Commercial District for Comstock Park commercial corridor
- Amended Digital Signs and Billboards ordinances





## 2012

### Site Plan Approvals:

- CBS Outdoor – 5641 West River Drive, new digital/static billboard
- Rainbow Day Care – 6277 West River Drive, new daycare facility
- Rockford Self Storage – 4700 Courtland Point, new storage building
- Speedway - 4096 Plainfield Avenue, rebuild of gas station and convenience store
- Infrastructure Alternatives – 7888 Childsdale Avenue, new warehouse/storage facility (original approved in 2010, was not built)
- West Michigan Sports Commission – 10 Mile PUD, new baseball/softball facility
- Flo's – 1259 Post Road, outdoor patio/service area
- Magnum Powder Coating – 5760 Safety Drive, building addition
- Wensco – 5760 Safety Drive, new warehouse/storage facility
- St. Mary's North – (part of) 3733 Seven Mile Road, Phase 1 of medical office
- Leisure Living – (part of) 3733 Seven Mile Road, new assisted living center
- Chet's Nursery – 5316 Plainfield Avenue, building addition/expansion of nonconforming structure
- Timber Ridge Tree Service – 4335 Abrigador Trail, new storage building with office
- Kent County Sherriff's Department – 4687 Kroes Street, new equestrian center, courtesy review
- CBS Outdoor – 3619 Plainfield Avenue (Fred's Italian Pizza), billboard modifications (reduction)

### Plat and Site Condominiums/Residential Developments:

- None.

### Rezoning/PUD Changes: (Recommendations to Township Board)

- 10 Mile PUD, West Michigan Sports Commission, Change in PUD to allow baseball/softball complex (Now called Art Van Sports Complex)

### Zoning Ordinance/Regulatory Ordinance Amendments:

- Adopted Outdoor Gathering Ordinance (for special events: concerts, 5K races, etc.)
- Amended Fireworks Ordinance per the state's changes





## 2013

### Site Plan Approvals:

- Game Room Guys – 4741 West River Drive, new arcade game distribution facility
- Rivers Edge – 5558 West River Drive, office addition and storage facility
- BW Manufacturing – 3706 Mill Creek Drive, warehouse addition
- St. Mary's North – (part of) 3733 Seven Mile Road, phase 1 medical office (revised from 2012 approval)
- Art Van Sports Complex and Miracle Field – 10 Mile PUD, signage plan
- Trademark Die and Engineering – 8060 Graphic Drive, building addition
- Hucul Advertising – 320 Dodge Street, West Michigan Commerce Park, new billboard
- CBS Outdoor – 6680 English Avenue, new billboard
- Hillside at Thousand Oaks Phase 1 (units 1-36) – (part of) 3706 Five Mile Road, residential condominiums
- Vista Springs (formerly Northview Manor), 3740 Richton Avenue, new memory care facility
- Game Room Guys – 4741 West River Drive, freestanding sign approval
- Milestones Child Development Center – 2370 Belmont Center Drive, additional building
- Redfield Financial Group – 4120 East Beltline Avenue, new office building

### Plat and Site Condominiums/Residential Developments:

- Belmont Village Green Phase 2 (lots 27-56) – Saddle Horn Drive, final preliminary plat
- Northdale Estates Phase 3 (lots 46-64) – 4900 block of Coit Avenue, final preliminary plat
- Boulder View Estates Phase 1 (lots 1-29) – Brewer/Cannonsburg, final preliminary plat

### Rezoning: (Recommendations to Township Board)

- Game Room Guys – 4741, 4675, and 4735 West River Drive, Office and C-1 to PUD
- Hillside at Thousand Oaks – (part of) 3706 Five Mile Road, condominium project
- Vista Springs – 3740 Richton Avenue, R-1 and C-1 to PUD
- Hucul Advertising – 320 Dodge Street, West Michigan Commerce Park, amend PUD to allow billboard
- CBS Outdoor – 6680 English Avenue, amend PUD to allow billboard

### Zoning Ordinance/Regulatory Ordinance Amendments:

- Amended Billboard Ordinance to change setback requirements for billboards along US-131.





## 2014

### Site Plan Approvals (includes Special Use Approvals):

- Comstock Park Public Schools – courtesy review for major stadium improvements
- Nick Fink’s Tavern, 3971 West River Drive. Approved outside service area (deck)
- Troost Service Co., 838 West River Center Drive. New 9,940 sq.ft. building (light industrial).
- Irish Financial Partners, 5017 Plainfield Avenue. New 3,100 sq.ft. building (office).
- Advanced Finishing, 835 West River Center Drive. 4,500 sq.ft. addition (light industrial).
- West Michigan Whitecaps, 4500 West River Drive. New 13,000 sq.ft. administration building.
- GRR Lease Corporation, 2440 Airway Street. 3,600 sq.ft. addition. (light industrial).
- Anna’s House, 3874 Plainfield Avenue. Approved outside service area (patio).

### Plat and Site Condominiums/Residential Developments:

- Preserve at Boulder Creek – Phase 2, south side of Cannonsburg Road, across from Boulder Creek golf course. 18 condominium units.
- Devonwood Townhomes, 4603 East Beltline. 15 units (multi-family).
- Hillside at Thousand Oaks – Phase 2, south side of Five Mile Road, east of Frost Avenue. 23 condominium units (units 37-59).
- Northdale Estates Plat – Phase 4, 4964 Coit Avenue. Recommended Tentative Preliminary Plat Approval for 28 lots.

### Rezoning: (Recommendations to Township Board)

- 3925 Balsam Avenue. Rezone from C-1, Commercial to R1-A, Residential. Recommended approval to the township board.

### Zoning Ordinance/Regulatory Ordinance Amendments:

- None





## 2015

### Site Plan Approvals (includes Special Use Approvals):

- Adhezion – 7730 Childsdale Avenue. 22,500 sq.ft. building.
- NAPA Auto Part – 3781 Plainfield Avenue (Meijer outlot). New retail store, 10,000 sq.ft..
- DJ’s Lawn Service – 5370 West River Drive. 4,500 sq.ft. light industrial building.
- Nucraft Furniture – 5151 West River Drive. 47,700 sq.ft. addition to connect two buildings (total 250,000 sq.ft.)
- Consumers Credit Union – 3861 Plainfield Avenue. 3,100 sq.ft. building.
- Brigade Fire Protection – 5701 Safety Drive. 6,400 sq.ft. addition.
- Freddy’s Frozen Custard and Steakburgers – 3777 Plainfield Avenue (Meijer outlot). New restaurant, 3,900 sq.ft.
- Lawn Care Service – 7350 Belmont Avenue. Special use permit.
- Tuff Sheds – 5200 Plainfield Avenue. Approved outside display area.
- Fred’s Pizza – 3619 Plainfield Avenue. 3,700 sq.ft. addition (in place of former Golden Dragon restaurant).
- El Haragan Restaurant – 5401 Northland Drive. Approved (special use permit) outside service area.
- Tony Betten & Sons Ford – 3839 Plainfield Avenue. Storage building, 4,000 sq.ft.
- Bier Distillery – 5295 West River Drive. Use approval for distillery.
- Scott Creek Golf Course – 913 Hayes Road. 7,200 sq.ft. storage building.
- Elk Brewing – 400 Dodge Street. 5,000 sq.ft. brew pub and outside service area.

### Plat and Site Condominiums/Residential Developments:

- Preserve at Boulder Creek – Phase 3, south side of Cannonsburg Road, across from Boulder Creek golf course. 25 condominium units.
- Trail View Heights – Souths side of Five Mile Road, west of the East Beltline. 14 lots.
- Northbrook Estates Plat – Phase 7, located between Safety Drive and Samrick Avenue, just south of Scott Creek Drive. Recommended Tentative Preliminary Plat Approval for 21 lots.
- English Meadows – Phase 2, north side of Scott Creek Dr. and west of Samrick Avenue. Recommended site condominium approval for 47 lots.
- Koinonia Woods – Phase 2, north side of Five Mile Road, just east of the East Beltline. 33 units

### Rezoning: (Recommendations to Township Board)

- 1940, 1952, and 1962 Westwood Drive. Rezone from C-1, Commercial to R1-A, Residential. Recommended approval to the township board.





**Zoning Ordinance/Regulatory Ordinance Amendments:**

- Minor “house cleaning” amendments to the zoning ordinance.





## Section 4. Goals and Objectives

Goals and Objectives form the policy foundation of the Plainfield Township Master Plan. The Goals and Objectives (Chapter 10) from the 2008 Plan were founded on the extensive and meaningful public input that was gathered as part of the planning process. They represent the values and desires of the Township's elected and appointed officials and the public. As a part of updating the Master Plan, the Township reviewed all Goals and Objectives from the 2008 Plan to ensure they remain relevant.

The headings of this section are the same as those in the 2008 Plan to allow for easier referencing. The statements of this section represent edits to the Goals and Objective to the 2008 Plan. In other words, the Goals and Objectives of the 2008 Master Plan remain valid except as modified in this Section.

### Natural Features

Goal 1, objectives b (pertaining to a tree protection ordinance) and d (pertaining to a TDR program) are deleted.

### Water Quality

Goal 2, objective d is amended to state as follows:

- d. Continue to promote natural filter/buffer strips along the edges of rivers, lakes and streams to mitigate the impacts of runoff on sensitive water bodies.

Goal 3, objective b is amended to state as follows:

- b. Continue to develop an inventory of existing and potential land uses and practices that may threaten groundwater and evaluate regulatory approaches to govern them.

Goal 3, objective c (pertaining to a system for septic system inspections) is deleted.

### Traffic and Transportation

Goal 6, objective a is amended to state as follows:

- d. Build and strengthen relationship with the Road Commission and MDOT to facilitate cooperative approaches to road planning and design, and with The Rapid with regard to mass transit. This will include the development of a Township Transportation Improvement Master Plan. Continue to explore options with The Rapid to expand mass transit service to key destinations in the Township.

### Utilities and Public Services

Goal 10, objective a is amended to state as follows:

- d. Continue to review and improve storm water design standards that result in functional facilities to control flooding, protect surface waters from contamination and provide an aesthetic amenity for residents and businesses.





## Economic Development

Goal 11, objective b is amended to state as follows:

- b. Establish and implement a program to reclaim and redevelop brownfields and underutilized and/or contaminated commercial and industrial areas of the Township.

## People and Housing

Goal 13, objectives a and b are amended to state as follows:

- a. Develop and implement a property maintenance ordinance.
- b. Develop a trash ordinance to strengthen and enforce neighborhood housekeeping requirements.

## Cooperative Planning

Goal 15, objectives a-d are amended to state as follows:

- a. Continue to work cooperatively with Grand Rapids Township, the City of Grand Rapids and impacted property owners in the development and implementation of an improvement plan for the Plainfield Avenue corridor.
- b. Continue to work cooperatively with the City of Grand Rapids and Grand Rapids Township in the revision and implementation of the North East Beltline corridor plan.
- c. Continue to work cooperatively with Algoma Township and the City of Rockford in the development of the 10-Mile Road corridor, including the US-131 interchange.
- d. Continue to hold periodic meetings and exchanges with the public school districts to share information and plans and to jointly plan for capital improvements and recreation facilities.



## Section 5. Future Land Use

Plainfield Township reviewed its future land use map and narrative as a part of this 2015/16 Master Plan Update. Future Land Use policies establish a general pattern of desired and anticipated land use over the next twenty to thirty years. The future land use map and supporting narrative are especially important guides for the township Planning Commission and Board of Trustees for reviewing rezone requests, zoning text changes, and evaluating development projects.

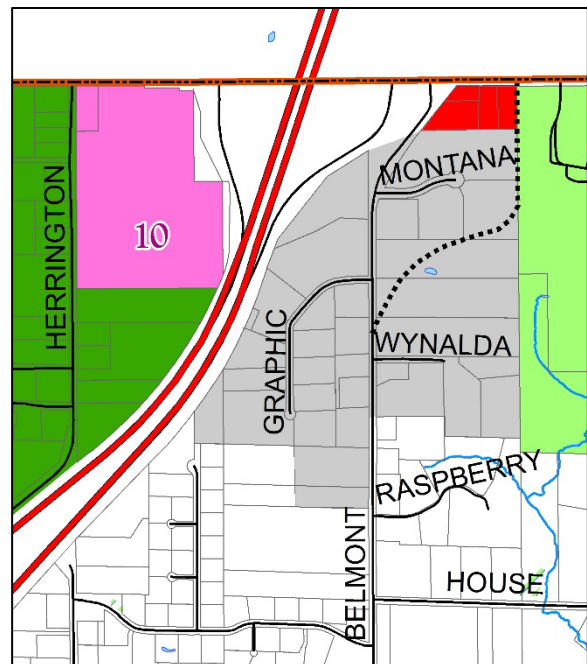
As part of this process, several specific areas were identified for study in greater depth. They are discussed in detail in this Section.

### US-131 and 10 Mile Road Interchange

The area immediately adjacent to the south and west of the interchange of US-131 and 10 Mile Road was identified by the Township as an area that may be subject to development pressures. The southwest corner has approximately 50 acres of undeveloped farmland, situated between Herrington Avenue and US-131. West of this property are several single-family homes on 1 to 5 acre lots. The southeast corner of the interchange has a variety of commercial and light industrial uses, although additional infill development is possible.

After review, the Township decided to amend the southwest corner of US-131 and 10 Mile Road interchange on the Future Land Use map (see below) as a Mixed Use Area. No changes were proposed to the Future Land Use Map at the southeast corner of the interchange.

**Mixed Use Area #10.** This area is planned for mixed light industrial and commercial uses, and developed in manner that is context-sensitive to adjacent land uses. The primary focus is to encourage employment-generating and enterprise style development. Development in this area should be designed in a manner that is sensitive to adjacent residential uses, using tools such as buffering and screening. More intense light industrial or commercial uses should be concentrated near US 131 and 10 Mile Road interchange, and away from Herrington Avenue whenever possible. This area is not currently served by public water or sewer services. The cost of extending these, and other utilities, will likely be carried fully by the developer, subject to local oversight.



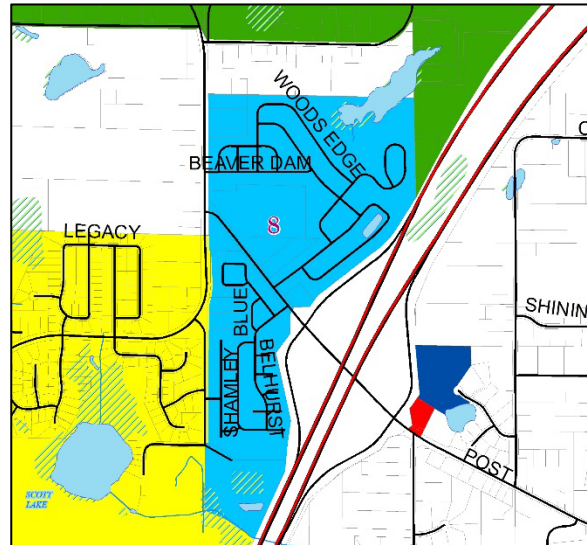
### Post Drive, West of US-131/East of Pine Island Drive

The area between Pine Island Drive and west of US-131 at Post Drive contains a variety of land uses including a manufactured housing community (Northern Estates North and South), a gas station, a former Consumer's Power satellite office and warehouse facility, a church, neighborhood retail, a self-storage facility, and a few single family homes. The former Consumer's Power building, a nonconforming use, is an industrial use located in the R-1 residential zone district.



The Future Land Use map illustrates this area as a Mixed Use Area #8. The Township ultimately decided to amend the narrative of Mixed Use Area #8 to read as follows:

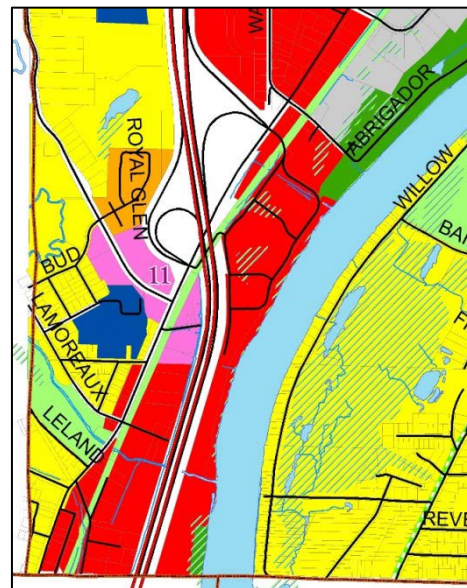
**Mixed Use Area #8.** The future land uses anticipated in this area include the continuation of low-to-moderate density homes and complimentary, institutional uses (such as schools and churches). Local and sub-regional, service-oriented commercial, office and under carefully designed circumstances, light industrial development may also occur, if carefully buffered from existing residential areas. Any highway commercial uses should be concentrated near the US 131 interchange, and should not be encouraged to expand beyond this area.



### US-131 and West River Drive

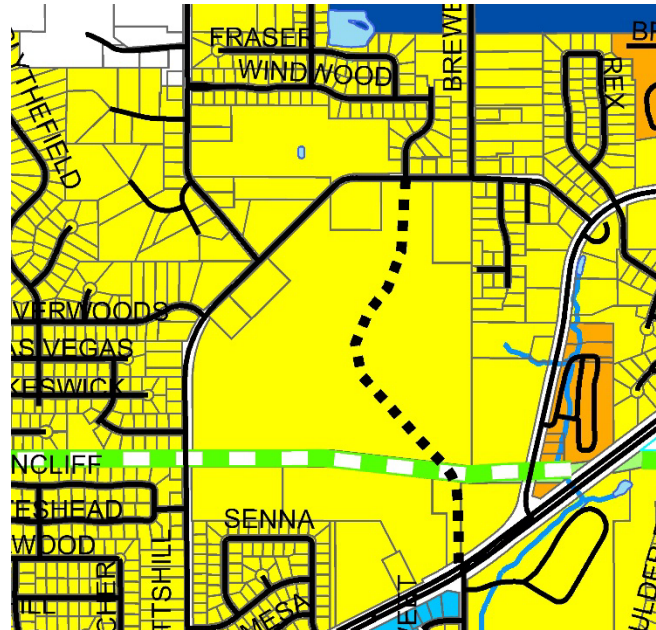
This area contains a mix of small retail, mid-size commercial, residential, institutional and light industrial uses from the west side of the US-131/West River interchange, north to the Township’s southern border. In this area the Township considered how to accommodate new complimentary development uses while being sensitive to existing uses. The Township decided to encourage further development, redevelopment and infill in this area by creating a new mixed use area (#11). It is described below:

**Mixed Use Area #11.** This area contains a variety of commercial, office and industrial uses, and this Plan seeks a continuation of those uses as appropriate, as well as encouraging new development of vacant land, infill and redevelopment of existing properties. Land in Mixed Use Area #11 may be used for commercial, office, or light industrial uses. However, unless accessory to a primary use, additional retail uses are not encouraged. Land north of West River Drive is planned primarily to be used for light industrial and/or office uses, while land between West River Drive and US-131 should be used for more intensive commercial or light industrial purposes. Development in this area should be clean, attractively landscaped, and designed with sound access management plans to minimize curb cuts and intersections.



### Childsdale Ave near Kuttshill Drive

This is primarily a single-family residential area located northwest of Wolverine Boulevard. However, there is about 100 acres of vacant property in this neighborhood that is currently undeveloped. During the process of developing this Master Plan update, the Planning Commission reviewed this area and determined that it should remain within the low-density residential future land use designation as a single-family neighborhood. Due to the potentially large impact on the local street network and on adjacent schools that development of this property may have, careful study of public infrastructure impacts should be done including but not limited to traffic studies, pedestrian connectivity, public safety, provision of utilities, impact on schools and adjacent recreational facilities.



### Childsdale/Rockford Area

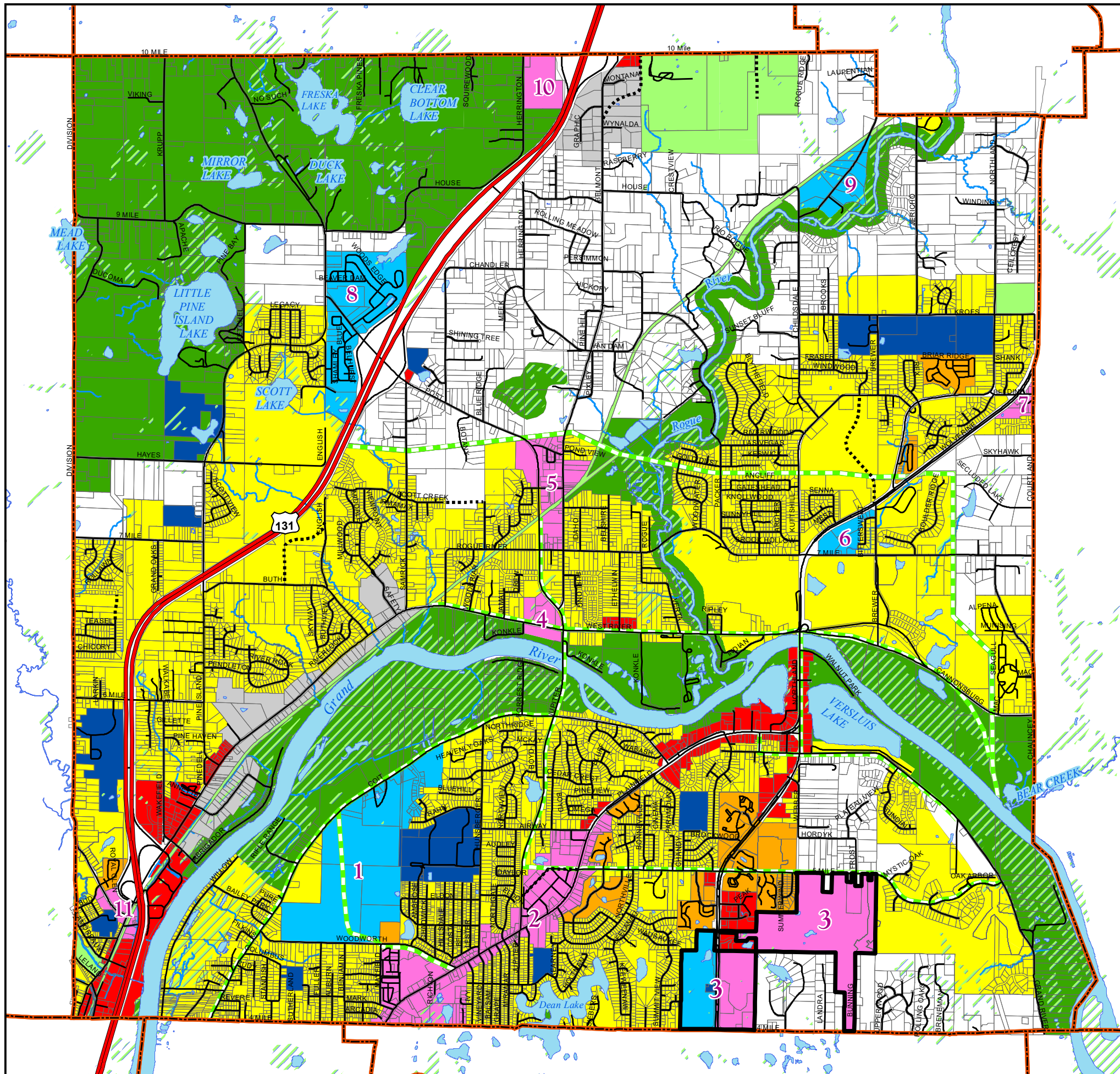
Within the Country Residential future land use narrative of the 2008 Master Plan there exists a paragraph entitled "Childsdale/Rockford" that describes future development in an area adjacent to the western Rockford City limits, south of Ten Mile Road and north of the Rogue River. This paragraph is hereby deleted from the Master Plan in its entirety.



# Plainfield Charter Township

## 2017 Master Plan Update

### DRAFT Future Land Use



**Legend**

- Political Boundaries
- Surface Water
- Streams
- Plainfield Twp Streets
- Wetlands
- Proposed Roadway Connections
- Future Land Use - Potential Trails
- Mixed Use Area #3

**Future Land Use Districts**

- Country Residential
- Low Density Residential
- Moderate Density Residential
- Commercial/Office
- Mixed Use
- Mixed Residential
- Industrial
- Schools
- Recreation
- Rural Preserve



© 2001 REGIS All Rights Reserved

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.



**williams&works**  
engineers | surveyors | planners

Source: REGIS and Plainfield Township



## Section 6. Implementation Strategies

The final section of the Plan to be reviewed and updated for this 2015/16 Master Plan Update was Implementation Strategies. Implementation Strategies are a set of the steps and projects that the Township should take over the life of the plan, and, if all are completed, will result in realization of the vision that the Plan sets forth. The strategies are established to implement the goals and objectives and land use recommendations of this Plan.

Generally, the Implementation Strategies in the 2008 Master Plan remain valid. However, this Master Plan update seeks to refine and further articulate some of the recommendations in light of current trends and changing conditions in the Township. The language below should not be considered as a replacement of corresponding sections from the 2008 Master Plan. As stated in the 2008 Plan, many of these tasks may require some degree of outside support and consultation, but all are achievable with concerted effort.

### Zoning Ordinance Review and Update

The Zoning Ordinance is the primary implementation mechanism for this Plan, and the primary tool used to regulate land development in Plainfield Township. Therefore, the extent that the Master Plan can be implemented depends in a large part on whether or not the Ordinance is designed to implement the policies outlined in the Master Plan. The 2008 Master Plan recommended an evaluation of the Township Ordinance, and many steps have been taken to accomplish this step. Many uses are tied to consistency with the Future Land Use Map and corresponding narrative, and additional revisions have been made to the Ordinance to implement Plan recommendations.

This 2015/16 Update contemplates continual attention to and revision of the Zoning Ordinance as needed. Specific recommendations include a comprehensive review of Planned Unit Development (PUD) standards and residential development clustering techniques, amending the document to improve formatting and usability and reviewing key provisions to ensure consistency with Michigan case law and the Michigan Zoning Enabling Act, as amended.

### Community Trails Plan

The 2008 Master Plan recommended the development of a Community Trails Plan, and this Master Plan update underscores this recommendation. A Trails Plan should evaluate current land use patterns, environmental characteristics, potential greenway corridors and other features of the community to identify best locations for future construction of trails. Additionally, the Trails Plan should closely follow the recommendations of the Township Parks and Recreation Plan to ensure coordination between projects.

In addition to creating and mapping a future trails network, a Community Trails Plan should also identify key connections, prioritize trail segments to be completed, and suggest further policies and/or regulatory language to require private developers to install non-motorized trail segments during development in certain instances or in certain locations. A Community Trails Plan should also be mindful of key regional planning efforts to ensure that local plans fit within the larger regional context.

### Continued Park Development and Coordination

Plainfield Township has long maintained a community Parks and Recreation Plan, which is updated every five years to prioritize park and recreation improvements, and to ensure that the Township





maintains eligibility for grant assistance from the Michigan Department of Natural Resources. To that end, it will be important to ensure that land use policies and development regulations are mindful of the policies of the Township Parks and Recreation department.

Continued and expanded cooperation and goal-setting between the Township Planning offices and Parks and Recreation department should be reviewed and enhanced, if necessary, to ensure that activities between departments are coordinated and consistencies are maintained between the Parks and Recreation Plan and the Township Master Plan.

Additionally, trail improvements or projects developed upon recommendation by the Community Trails Plan should also be integrated into the Parks and Recreation Plan. For the past several years, the development of non-motorized trails and connections to regional trail networks has been emphasized by the Michigan DNR Trust Fund grant program.

