



AGENDA

Park Township Planning Commission Regular Meeting

October 26, 2023
6:30 p.m.

MISSION: Park Township's rich heritage will be sustained by focusing on community, recreation, and nature.

The public is invited to **attend the meeting** in person or [view via webinar by following this link](#).

Webinar ID: 814 2919 0866 Passcode: 045723

All materials in the agenda packet are posted to the **Park Township website**, normally one week prior to the meeting.

Public comment can be made in person or via email to planning@parktownship.org. If you are commenting in person, please remember to direct your comments to the chairperson rather than the public.

****Each comment will be limited to 3 minutes****

Please turn off or set to silent mode all cellphones and other electronic devices.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: Regular Meeting – September 28, 2023
4. **Public Comment**
5. Public Hearing: Bunday Bed and Breakfast Special Use Application
Anticipated action: Approve, deny, or approve with conditions
6. Shorewood Lane Condominiums Site Plan Review
Anticipated action: Make a recommendation to the Township Board or return to applicant for amendment
7. Solar Ordinance
Anticipated action: Decide on preferred revisions based on Township Board feedback
8. Master Plan
 - a. Public Engagement Review
 - i. Blueberry growers
 - ii. Survey results
 - iii. Outreach event results
 - b. Goal Completion
 - i. Sustainability
 - ii. Housing
9. Other Business and Announcements
10. Adjourn



PARK TOWNSHIP PLANNING COMMISSION MEETING

Meeting Minutes

Of September 28, 2023

Item 1 CALL TO ORDER

Chairperson Dave Kleinjans called to order the regular meeting of the Park Township Planning Commission on 09/28/2023 at 6:30pm at the Park Township Office, 52 152nd Ave., Holland, MI 49424.

<i>Terry DeHaan</i>	<i>Present</i>	<i>Member</i>
<i>Dennis Eade</i>	<i>Present</i>	<i>Member</i>
<i>Dave Kleinjans</i>	<i>Present</i>	<i>Member (Chair)</i>
<i>Dave Koppenaar</i>	<i>Present</i>	<i>Member</i>
<i>Tom Luiz</i>	<i>Present</i>	<i>Member</i>
<i>Len Pilon</i>	<i>Present</i>	<i>Member</i>
<i>Stephanie Trela</i>	<i>Present</i>	<i>Member</i>
<i>Dan Martin</i>	<i>Present</i>	<i>Legal Counsel</i>
<i>Meika Weiss</i>	<i>Present</i>	<i>Community Development Director</i>

Item 2 APPROVAL OF AGENDA

Motion made by Mr. Koppenaar
Motion supported by Mr. Lutz
Vote Voice: Ayes: 7 Nay: 0
Motion Carried.

Item 3 APPROVAL OF MINUTES – Minutes for August 28, 2023 as amended

Motion made by Mr. Koppenaar
Motion supported by Ms. Trela
Vote Voice: Ayes: 7 Nays: 0

Motion Carried as Amended – consisting of correcting the spelling of Ms. Trela’s name, changing the motion mad for approval of agenda from Mr. Kleinjans to Mr. Koppenaar, correcting bullet in Goal 3 to read ‘then results of survey’ instead of “then this goal”, and correcting the word “stainability” to “sustainability” in Goal 9.

Item 4 Approval of 2024 Planning Commission schedule

The Planning Commission agreed schedule was acceptable.

Item 5 Public comments opened at 6:34

1. *Shar Clark (97 Algonquin Avenue, Holland)*

Ms. Clark had a suggestion as business models change from for Short Term Rentals to whatever those unit owners decided for their future, the commission review the Bed & Breakfast ordinance and stiffen regulations. It is important that those running Bed & Breakfast live in the home – and are not just ‘drive by’ owners.

2. *Jackie Beck (3334 Hollywood)*

Ms. Beck has been attending Township Board meetings, and it was mentioned by Clerk Keeter the reason tourism isn’t mentioned in the new master plan is because ‘we are rural residential community, we were a tourist community when we had resorts’. In the past master plans, visitors and tourism are mentioned several times and feels this should continue to be included in the master plan.

Public comments closed at 6:39 pm

Background: Benjamin's Hope was developed as PUD and originally approved by Park Township in 2009. The original PUD has been amended a couple of times as the organization has grown, and new facilities have been required to meet the needs of their clients. They would like to expand their current operations by adding a total of four additional residential units, with two intended to be constructed in the near future and two a few years after this. They have also purchased additional property that they would like to add to the PUD.

Note: Mr. Pilon excused himself as he is a neighbor to Benjamin's Hope and had a conflict of interest.

Kresta Mason - Executive Director and co-founder of Benjamin's Hope.

Ms. Mason explained that as the citizens of Benjamin's Hope continue to age, their needs are changing, and part of the reason for this addition is in effort to meet these changes, as well as offer other families the opportunity to have their family member become part of this community.

Brent Dykstra - AMDG Architect

Mr. Dykstra explained having recently completed strategic planning and master planning, which incorporated the recently acquired 12.5-acre parcel to the east, Benjamin's Hope seeks to expand its ministry to: additional future residents, through the construction of additional housing, and the community at large, particularly those with developmental and / or intellectual disabilities, and their caregivers. The proposed enhancements to the Benjamin's Hope Campus are also intended to promote awareness, community engagement, and generally extend hospitality on the campus with which Benjamin's Hope has been blessed.

Chair Kleinjans opened the public meeting at 7:04 pm.

1. *Nicolas Greendyke (14658 Powderhorn Trail, Holland)*

Mr. Greendyke owns lot #2, off of 152nd, and plans to begin construction this coming spring. He is thankful for the services Benjamin's Hope provides to the community. He has a major concern with the buffer between his future backyard and the proposed plan. When he purchased his land, the planning commission put a 250-foot frontage restriction on the lots, and will not allow the removal of trees from the front. Looking at the plans, Benjamin's Hope is being allowed to put trails and train tracks within 50 feet of his back yard. Mr. Greendyke is concerned that by the time everything is done, there will be no buffer left between the two properties, and people will be able to see right into his backyard. He proposes to extend the buffer from 50 feet to 100 to 150 feet of trees left untouched. This would provide a good buffer from noise, lights, activities, and foot traffic for both properties.

2. *Joe Helms (3035 152nd Avenue, Holland).*

Mr. Helms appreciates and enjoys having Benjamin's Hope as neighbors but agrees with what Mr. Greendyke says concerning the 50' buffer. He would like a larger buffer (100' to 150') between properties. He also has safety concerns for his children when they clear the woods and brush.

3. *Len Pilon (15353 Timber Ridge Lane, Holland)*

Mr. Pilon's home borders the southeast corner of Benjamin's Hope. He enjoys having them as a neighbor, but is a bit concerned about light pollution, as the 2 proposed houses will be right behind his home, and the land is on a bit of a plateau. Currently there are a lot of mature trees behind his house, which he is glad to hear they will be keeping but is still concerned about the construction of the buffer and if it will adequately keep out the light pollution.

4. *Jeff Groenhof (15600 Riley Street, Holland)*

The Groenhofs own the blueberry farm to west of Benjamin's Hope. This fall/winter, he is planning on removing the current trees near the property line and replacing them with cedar trees. The proposed 3rd and 4th house they plan to build in the future will be on the west side of his property line. Mr. Groenhof made the following points:

- 2 weeks ago, we were here, and you seemed to be trying to keep the farm land, the next day we received this letter of putting in another PUD.
- If you are going to keep developing farmland, make sure you do it right, instead of this chipping away at the farms and then wondering why there are no farms.
- Benjamin's Hope has been a very good neighbor through the years, but this would bring the housing right up to our border where we farm on their backside.
- We would like to see them plant a 50' wide row of trees, the wind break type, along the property line and maybe a fence. This winter we are going to remove the row of tall trees that are on the border and replace them with cedar trees for a wind break.
- We do spray right along that line and also put bird cannons there.

5. *Joy Groenhof (15600 Riley Street, Holland)*

Ms. Groenhof thanked Park Township for the good laugh she had walking back from the mailbox on September 14, 2023. The day before, September 13, the blueberry farmers of Park Township were invited to discuss the outlook for farming in Park Township. Her favorite phrase from that meeting was "we are farming in a residential community." She continued that this was a true statement, as bike paths running by farms are one of the challenges farmers are facing along with complaints of noise from bird cannons; and their spray schedules. The September 14 letter she received was announcing a meeting with two more requests for adding to the population. Ms. Groenhof believes Park Township has a responsibility to allow farmers the option to sell and move out of the township. She feels it is too late to make a plan which should have been done 30 years ago. Benjamin's Hope is a great neighbor, but with every addition to the property comes an influx of people either for a day or for a lifetime. The Township letter not only included their expansion of population, but also another request on Butternut Drive for adding to the population. She requested that the September 13 farmer's meeting be moved to the top of the agenda.

6. *LeeAnn Sotok, (311 Erin Isle Drive, Holland)*

Ms. Sotok's son lives at Benjamin's Hope, and she is a huge supporter of what they do. It allows both her son (and others with disabilities), and her family and friends opportunities that they would not otherwise have. The trails and rails, as well as everything else that Benjamin's Hope offers is important to the community. She agrees with the buffers as it is fair and respectful.

7. *Jackie Bell (3334 Hollywood, Holland)*

Ms. bell owns property to the east and is glad to hear they are doing their best to save the trees on the land. Thank you to Benjamin's Hope for caring for the trees. She questioned the commission if they have a plan to have tree surveys done prior to land being sold to make certain trees are not removed when land is sold.

Motion made to close the public hearing by Mr. DeHaan

Motion supported by Mr. Lutz

Vote Voice: Ayes: 6 Nay: 0

Motion Carried.

Chair Kleinjans closed the public meeting at 7:20 pm.

Commission's discussion

Chair Kleinjans

Q. How many residents live at Benjamin's Hope

A. 4 to 6 residents in each facility, as is based on compatibility of the residence. (Ms. Mason)

Q. Should there be trees planted along Riley?

A. Not planning to, as don't want to hide signage, and people enjoy seeing the alpacas in the pasture. (Mr. Dykstra)

Q. Are you looking 20 years down the road?

A. Their main objective is to preserve the culture and make certain their residences are taken care of in the best possible way. (Ms. Mason). Mr. DeHaan also added that with the second two buildings not being constructed for a few years, this would push their 20 years out to be about 25-30 years.

Q. Will the rail car be open to public use?

A. Yes (Ms. Mason)

Mr. DeHaan

Q. Will the trail rail go on the new property.

A. Yes, the plan is to make it loop. (Mr. Dykstra)

Q. Do they have a landscape designer as he was surprised there was no design in the packet.

A. No (Mr. Dykstra)

Q. How many trees will be removed and how many will be planted to replace those being removed?

A. The plan is to be as noninvasive as possible to preserve as much as possible. The hope is to make the trail curve around the trees as it is a trail to be enjoyed not a trail to get from point A to point B. They will need to make it possible for emergency vehicles to access the paths in case of emergency. They will be adding trees to the parking area. In the residential area, they will remove only what is necessary to build homes. (Mr. Dykstra)

Mr. DeHaan feels a buffer is needed for noise and sight.

Ms. Trella

Q. *Would like to see a variety of trees planted for the buffers and questions if there is a required width between trees?*

A. The width between trees would depend on what type of trees were being planted. (Ms. Weiss)

Mr. Koppenaar

Mr. Koppenaar appreciates the thoroughness of the application. He would like to see both Benjamin's Hope and the surrounding owners share in creating the buffer.

Motion made by Chair Kleinjans that the amendment be approved with the following conditions:

1. Ensure that the water table remains unchanged and that surrounding agricultural operations are not affected. Any dewatering must occur outside the growing season.
2. Applicant provides to Park Township updated open space preservation and maintenance agreement, including maintenance of the buffers on the borders of the property.
3. Fire chief's review and approval of plan.
4. All required state and county permits are acquired.
5. Buffer to any of the building along the east side of property (construction, trails rails):
 - a. Needs to be at minimum 50 feet (as a note, the buffer proposed by the new building is adequate)
 - b. The trees that are put in are a mix of mostly evergreens with some deciduous trees mixed in.
 - The plan for this before it proceeds needs to be presented to staff for their approval.

Motion supported by Mr. Eade

Vote Voice: Ayes: 6 Nay: 0

Motion Carried.

Item 7 Rezoning request – Ron Webb, 3750 Butternut Drive

Background: This parcel is currently in the AG Agricultural and Permanent Open Space District and is non-conforming with regard to size, at around seven acres rather than the current minimum of ten. The Future Land Use Map has it tagged HDR High Density Residential, which the Master Plan translates to the zoning code as either the R-4 Medium Density One- and Two-Family Residential and R-5 Low Density Multiple Family Residential district. The R-4 and R-5 zone districts are very similar in that they both allow smaller-lot single-family and two-family structures, with the same minimum lot sizes in both zone districts. In the R-5 zoning district, multiple family residences are also permitted. The applicant has expressed the intent to develop this parcel at a lower density than permitted.

Ron Webb, who is working with Craig Brink on the development explained that the last time they came to the commission with a proposal, the commission denied it, requesting that they make it a higher density property. They are now proposing to put 2 multiplex homes off Butternut Drive, as there is sewer and water available on Butternut. The existing house would remain. Then on 148th Avenue, they would have 4 single homes, which would need to have septic and wells. For this development to happen, they need to have the parcel rezoned from agriculture to R5.

Chair Kleinjans opened the public hearing at 8:02 pm.

No comments.

Mr. Luiz made a motion to close the hearing.

Mr. Koppenaar supported.

Chair Kleinjans closed the public hearing at 8:02 pm.

Commission's discussion

Mr. DeHaan

Q. *What is the background of Mr. Webb and Mr. Brink.*

A.

- Mr. Brink said he has been a realtor for many years, and has worked on numerous developments, and has a lot of rental properties.
- Mr. Webb said he also is a realtor, has worked on numerous developments (not as many as Mr. Brink) and also has rental properties.

Mr. DeHaan noted that there seems to be enough for one more lot to be built off of 148th Avenue. Last time they were here, saving the trees was important. Chair Kleinjans noted that trees will be a big part of the discussion when they come back with their site plan.

Q. Mr. DeHaan requested clarification that both water and sewer are available on Butternut Drive.
A. Ms. Weiss affirmed that yes both are available on Butternut.

Mr. DeHaan would like to see this come back as a PUD.

Mr. Pilon

Q. Mr. Pilon questioned who would want to live in the existing house, given it is in the middle of the development.
A. Mr. Webb responded they would have no problem selling the home, as they have a list of people looking to buy.

Mr. Pilon suggested making some sort of pathway or park to unify both the sides of the property.

Mr. Koppenaal

Mr. Koppenaal stated concern with the driveway location, as it is across from the WO High School driveway.

Mr. Eade

Mr. Eade is impressed with the proposal and how their idea for the parcel's development.

Ms. Trela

Ms. Trela agrees with Mr. Eade statement and is also happy they are going to save the existing house.

Chair Kleinjans

Chair Kleinjans feels this is a good spot for high residential to be developed.

Per Mr. Martin, this motion cannot have conditions, unless applicant voluntarily offers them. The Board has the ultimate decision, and they would determine if they wanted to accept any voluntary offers before the board makes its final decision. The commission can only make recommendations, the board has the final decision.

Motion made by Mr. Eade to recommend to the Park Township Board to rezone the property from Ag to R5.

Motion supported by Mr. Koppenaal

Vote Voice: Ayes: 7 Nay: 0

Motion Carried.

Item 8 Waukazoo Market

Background: The application requests permission to operate a Temporary Local Produce Market under Sec. 38-520 of the Park Township Code of Ordinances. They currently operate three days per week between 8:00 a.m. and 2:00 p.m., largely selling farm products with their origins in Ottawa, Allegan and Kent Counties. They also have a meat vendor based in Mason County, and host food and coffee trucks. The West Ottawa Bookmobile also stopped at the market on Tuesdays during the summer.

John Daniel (1119 Post Avenue, Holland)

Mr. Daniel stated he and his wife enjoy running the market, and it has been well received by the public, as it is in a convenient location and allows people to get what they want without having to go into Holland.

Ms. Weiss explained that this is the first application received for a temporary produce market and subject to the site plan approval process. A public hearing is not required for site plan approval. The Planning Commission makes this decision, and it does not need to go to the board for approval.

Some areas of concern are:

- The bathroom requirement is not met, as it is more than 500 feet away.
- Waste containers for general use – they are using bags, not waste containers.
- The parking lot doesn't meet ADA requirements.
- Food trucks and bookmobile are not in ordinance.

Commission's discussion

Chair Kleinjans

Q. Is the township responsible for regulations for food trucks?

A. No, the county licenses food trucks with regard to food safety. (Mr. Martin)

Mr. Pilon

Q. *Why it was called a 'temporary farm market?'*

A. Since it operates less than 90 days, no permanent structure is required, thus making it 'temporary'. (Ms. Weiss)

Q. *What if the township wants to do something similar - like a Farmer's Market?*

A. Because this is an approved use in the zoning district, the Daniels have the right to request and the township must evaluate only on the basis of whether it meets established standards. (Mr. Martin)

Comment. Mr. Daniel – as for competition, he attended the meetings where that was discussed, if he remembered correctly, they decided not to do this.

Q. *Couldn't the handicap parking be the same as the stores?*

A. No, those are too far away per ADA requirements (Ms. Weiss)

Mr. Pilon agrees with approving the application with conditions.

Mr. Luiz

Q. *Is there a concern with the parking lot?*

A. The parking lot does need to be addressed as it doesn't meet ADA requirements. Surface doesn't need to be paved but can't be soft sand, can be packing gravel type. (Ms. Weiss)

Q. *Handicap parking/signs - may need them in multiple places.*

A. Could make them removeable. (Ms. Weiss)

Comments: Mr. DeHaan this is an easy fix.

Mr. Daniel - handicapped people can navigate as he has seen them do it.

Mr. Eade

Q. *Is the parking lot theirs or someone else's?*

A. It is shared – and works well, as the market is during the day, and the stores have later hours, so there isn't a conflict. (Ms. Weiss)

Mr. Koppenaar

Mr. Koppenaar feels the market has been successful for the past 4 years without instances, so they should be allowed to continue.

Mr. DeHaan

- Mr. DeHaan feels they need to follow the ordinance, as the restrooms are an issue for him.
- He also feels the application should be approved, so the owners know they can proceed, but it should be with conditions provided by the staff.

Motion made by Mr. DeHaan

- Waste containers should be provided during the market's hours of operation.
- Information on signs including proposed number, size, and general design was not provided. Observation of site shows that typically several signs of various kinds are posted. Requested signage must be specified.
- ADA parking requirements must be met, including but not limited to signage and adequate surface treatment. If a secondary driveway is being used, it will need a permit from the Ottawa County Road Commission.
- The shared space agreement for parking should be made in writing and submitted to either the staff or Planning Commission for review and approval.
- Appropriate restroom facilities should be provided with screening.

Motion supported by Mr. Luiz

Vote Voice:

- Terry DeHaan - Aye
- Dennis Eade - Aye
- Dave Kleinjans - Aye
- Dave Koppenaar - Nay
- Tom Luiz - Aye
- Len Pilon - Aye
- Stephanie Trela – Aye

Motion Carried.

In addition, the applicant has requested a waiver for the provision of public water and for site lighting. Given the nature of a temporary local produce market, staff recommends approving these waivers on the condition that that the market will operate during daylight hours only.

Motion made by Ms. Trela to allow the waiver for the provision of public water and for site lighting so long as it operates during daytime hours only.

Motion supported by Mr. Lutz

Vote Voice: Ayes: 7 Nay: 0

Motion Carried.

Item 9 Bunday Bed and Breakfast (Preliminary Review)

Background: Bryan and Jill Bunday have rented out the lower level of their home to guests as a short-term rental for the past several years. In order to comply with the enforcement of the zoning ordinance that will prevent further short-term rental use, they are applying for a special use permit in order to convert their existing short-term rental into a Bed and Breakfast. They were intended to be on the agenda for a decision at this meeting, but a public notice error has pushed their public hearing to the October meeting. Due to some upcoming plans that the applicants have, they asked to receive comments from the Planning Commission at this meeting, so they have time to make corrections if needed prior to next month's decision.

Jill Bunday (16680 Quincy Street, Holland)

Ms. Bunday explained for the past several years they have rented their basement out to provide a place for those looking for a place to stay under 100 dollars, as that is what they search for when they go out of town, to save money on the vacation. They like to provide a place where people can stay who have family in the area, so they don't have to pay the expensive cost of a motel. With the zoning ordinance change, they would like to become a bed and breakfast, providing a continental breakfast for their guest as well as an affordable place to stay.

Mr. Pilon asked if the people would eat with them upstairs.

Ms. Bunday said no, when they book, she will ask them what they would like for their breakfast, and then will provide it for them (such as yogurt & fresh fruit).

Ms. Weiss explained that they will need to get an annual license, so each year the staff will go through and review each license, and so prior to it being renewed each of the neighbors will get notice so if there is an issue, it can be reviewed at that time.

Chair Kleinjans feels this is a great change over from the short-term rentals, as there already is an ordinance in place.

Mr. Koppenaar asked if they would always be home when they had guest.

Ms. Bunday responded that yes, they would be. Mr. DeHaan said that the ordinance for bed and breakfasts requires the owners to be there.

The commission doesn't see any issues with what they are requesting and will plan to hear their request at the October meeting.

Item 10 Solar Ordinance

Chair Kleinjans opened the public meeting at 8:58 pm.

Ms. Shar Clark (97 Algonquin Avenue, Holland)

Ms. Clark explained that she was reading through her email highlights last week and read that Michigan Senate was doing a third reading of what Michigan State is coming up with for solar panels and farming and what they are going to allow farmers to do. She isn't sure if this will trump what Park Township is doing, but it might be something commission would want to look into.

Chair Kleinjans requested staff to research this.

Public meeting closed at 9:00 pm.

Mr. DeHaan

- Questioned the ZP in the planned unit development for building mounted and ground mounted. Ms. Weiss said that those were mistakes and should be removed.
- Recommended that in the type of use permitted by districts, dual use should be allowed for planned unit development and C1/C2. Commission agreed.
- Change the n/a's to not applicable as to not confuse people on meaning.

Mr. Koppenaal and Ms. Trela still oppose the large scale being allowed.

Motion made by Mr. Eade to send the ordinance to the board for approval with amendments listed above.

Motion supported by Mr. Luiz

- Terry DeHaan - Aye
- Dennis Eade - Aye
- Dave Kleinjans - Aye
- Dave Koppenaal - Nay
- Tom Luiz - Aye
- Len Pilon - Aye
- Stephanie Trela – Nay

Motion Carried.

Item 11 Master Plan discussion

Ms. Weiss reported that the survey would be closing on Saturday, September 30, and so far, have had approximately 250 responses. She did an outreach at Winstrom Park and South Shore boat launch and talked to several people. The Blueberry Growers Stockholders meeting had good attendance. Many farmers want to be able to sell to developers. She plans to have a report on all of these things at the next meeting.

Mr. Koppenaal asked if they could be notified when the farmer's meeting happens, as he would like to attend as a spectator to hear what the farmers say.

Mr. Pilon explained to have a sustainability within an organization there are three basic things to put in motion:

1. You must do it yourself.
2. You must start educating people.
3. You must find very specific things that they can do.

Sustainability goals

- Mr. DeHaan – set policies instead of specifics.
- Mr. Koppenaal – Need to look at site plans a lot closer.
- Mr. Luiz – being consistent will provide expectations.
- Mr. Koppenaal – have a checklist of ideas.
- Mr. Pilon low impact development

Item 12 Other Business and Announcements

- Bike path maintenance is now in place.
- Mr. Pilon and Mr. Brian Jones will begin having Community Center meetings the 3rd Monday of the month and by next September have a formal building plan.
- Our new code enforcement officer has a list of the short-term renters and has been going through to find those who are still accepting reservations, and as of October 1, will begin enforcing the rule.

Item 13 Adjourn

Motion to Adjourn at 9:49 pm

Motion made by Koppenaal

Motion supported by Pilon

Vote Voice: Ayes: 7 Nay: 0

Motion Carried.

Respectfully submitted by Barb Knoll on 10032023

8/02/2023

Please see the packet that we have provided with our application to run a bed and breakfast in our home at 16680 Quincy St.

We have run a successful Air bnb for five years at this address. Our bnb was year round with 85%-90% occupancy . There have been no complaints during these hosting years. Our listing can be found on Airbnb.com under " Mother-In-Law Apartment by the Beach." On that site one can read about the property along with guest reviews of their stays.

We will be adding a continental breakfast along with removing the existing stove and refrigerator on October 1, 2023. We will also only be running April through October should our license be approved.

Bryan and Jill Bunday



PARK TOWNSHIP

Ottawa County

52 – 152nd Avenue, Holland, Michigan 49424

Planning Commission Procedures and Deadlines

- Deadline:** The deadline to submit materials for a Planning Commission Meeting is by 5:00 p.m., 45 days prior to the next scheduled meeting date. The materials must be dropped off at the Park Township Office, 52 S. 152nd Avenue, Holland, MI 49424.
- Meeting:** The Planning Commission meets the fourth Thursday of the month at 6:30 p.m. at the Park Township Office Board Room. If there is no agenda by the deadline, there is no meeting that month.
- Cost:** Fees are listed on the application form.
- Submittal:** Twelve identical packets must be submitted to the Township along with the fee by the deadline. They should be folded in 8 ½" by 11" sizes. The packets should contain any supporting documents such as proof of ownership, surveys, site plans, drawings, pictures, and narratives. When the site plan reaches the Township Board, eight (8) additional packets are required to be submitted to the Township, at least one week in advance of said meeting.

Please call the Building/Zoning Department with any questions. 616-738-4244

DO NOT DISCARD THIS PAGE. YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION

For office use

Date Received: _____ Payment of: _____ Via Check: _____ Cash: _____

PARK TOWNSHIP

BED AND BREAKFAST APPLICATION SPECIAL USE PERMIT AND FIRST YEAR OPERATING LICENSE REQUEST FEE: \$1,200.00 (+\$3,000 escrow¹) ZONING PERMIT APPLICATION: \$70

Operation of a Bed and Breakfast requires a special use permit, which is a one-time request, and a license which needs to be renewed at the end of each calendar year. The special use permit application includes a site plan review. All information requests for these processes are included in this application.

Name of Applicant: BRYAN + JILLAINÉ BUNDAY

Residence Address of Applicant: 16680 QUINCY ST HOLLAND, MI 49424

Business Address of Applicant: SAME

Telephone: (616) 795-6469 Email: runningjilly@yahoo.com

Any assumed or trade names under which applicant intends to do business:
N/A

List the name, address and interest of every person who has a legal or an equitable interest in any property included in the special use permit application.

Address of Subject Property: 16680 QUINCY ST HOLLAND, MI 49424

Parcel Number: 70-15-10-105-001

Zoning District: RESIDENTIAL - IMPROVED

In submitting this application, I affirm that documents and statements herein are true and complete.

Jillan Bunday
**Signature of Applicant

08/09/2023
Date

Jillan Bunday
**Signature of Property Owner

8/9/23
Date

B. G. Bunday

¹ Escrow funds are used to reimburse planning, engineering, and legal fees incurred. If the fund drops below 10% of the deposit, an additional deposit will be required to continue. Any funds remaining will be refunded when the project is complete. Any approvals will be subject to requiring any outstanding funds due are paid in full.

Initial Application Review Checklist: Bed and Breakfast

Please submit the following items with your application.

- Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land such as an option or purchase contract
- A scaled floor plan of the single-family dwelling where the bed and breakfast operation will be located showing compliance with all applicable Township ordinances, which should include:
 - A minimum of two exits to the outdoors
 - Size of guest room and number of guests it is intended to accommodate, up to a maximum of four (4) guests. *Any room utilized for guest sleeping shall be a minimum of 100 sq. ft. for two (2) occupants and an additional 30 sq. ft. for each additional occupant.*
 - Location and size of egress windows. *Size and other requirements must meet state construction code.*
 - Location of smoke detectors. *Each sleeping room for guest occupancy shall have a separate operational smoke detector alarm which shall meet the requirements of the state construction code.*

Note: Lavatories and bathing facilities shall be available for all guests. No more than 50% of the dwelling floor area shall be utilized for guest sleeping rooms. No more than six guest sleeping rooms shall be permitted in any one dwelling.
- Photographs showing:
 - An exterior view of the single-family dwelling from the street
 - All parking locations
 - The rooms to be used as sleeping rooms for the bed and breakfast operation guests
- A site plan based on an accurate certified land survey including:
 - Location, size and type of any buildings, structures, or other improvements either present or planned
 - Location of driveways and proposed parking for permanent residents of the single-family dwelling as well as the bed and breakfast operation guests. *One off-street parking space shall be required for each guest sleeping room. Parking shall not alter the residential character of the neighborhood.*
 - Refuse, service areas, and loading/unloading facilities if applicable
 - Utilities with reference to location, availability and compatibility (such as water, sewer, septic)
 - Screening and buffering (such as fencing and hedges) with reference to type, dimensions and character
 - Ground cover and other pertinent physical features of the site, including, but not limited to existing vegetation, trees, and existing and proposed landscaping
 - Location of lot lines
 - Exterior lighting
 - Show that lighting is shielded from adjoining properties

- Location of existing structures on land immediately adjacent to the site within 100 feet of the site's parcel lines
- Delineation of the one-hundred-year floodplain and any proposed uses therein
- The date, north arrow, and scale. The scale shall not be less than one inch equals 50 feet if the subject property is less than three acres and one inch equals 100 feet if the subject property is three acres or more.
- The name and address of the professional individual, if any, responsible for the preparation of the site plan.
- A description of all aspects of such plan that might have an adverse effect on public health, safety and welfare
- Additional information which the body or official reviewing and approving the site plan may request which is reasonably necessary to evaluate the site plan:
 - TOTAL GUEST SQ. FT. APPROX 778 SQ FT
 - TOTAL OWNER SQ. FT APPROX 1126 SQ. FT.
 - TOTAL SHARED SQ. FT. (UTILITY) = 264 SQ. FT.
 - _____
 - _____

Additional information may be required if outdoor ponds or significant excavation or removal of trees is planned.

Bed and Breakfast Establishments – Ch. 8; Site plan – Div. 3; Special use authorization – Sec. 38-36; Signs – Sec. 38-575; Lighting – Sec. 38-488(b); Tree preservation – Sec. 38-518; Outdoor ponds – Sec. 38-504; Earth Change regulations – Sec. 38-505

Bed and Breakfast Affidavit

By signing this affidavit, I, Jillaine Bunday, swear and affirm the following statements.

1. I am of lawful age and under no disability or other condition which precludes my ability to understand and execute this affidavit.
2. I am the owner of the property described on this application.
3. I affirm that the statements in the attached application are correct, and that I will operate this bed and breakfast in compliance with Park Township regulations and any applicable county, state, or federal regulations. I accept responsibility for knowing and understanding the regulations and requirements for operating a bed and breakfast in Park Township and clarifying as necessary.
4. I understand that this dwelling used for a bed and breakfast operation shall be occupied by myself as the licensee and my family unit as our primary residence. I understand that I shall be in residence when the bed and breakfast operation is active. I understand that the maximum stay for any guest of a bed and breakfast operation shall be for not more than 30 days in any calendar year.
5. I agree that Park Township, at reasonable intervals and at reasonable times, may periodically inspect the premises to determine if it is still being used in accordance with the requirements of the Park Township Code of Ordinances and any other applicable code or regulation.
6. I understand that any bed and breakfast license granted to me may be denied, revoked, or suspended for the following reasons: (1) fraud, misrepresentation, or any false statement made in this application; (2) any violation of or failure or inability to comply with any applicable Township ordinance; (3) conducting the bed and breakfast operation in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or welfare of the Township; or (4) conducting the bed and breakfast in a manner that endangers, offends or interferes with the safety or rights of others so as to constitute a nuisance.

Date: 8-9-2023, 20

Jillaine Bunday
 Signature
Jillaine Bunday
 Printed Name

UNITED STATES OF AMERICA)
 STATE OF MICHIGAN) ss:
 COUNTY OF OTTAWA)

Subscribed and sworn before me, a notary public, this ninth day of August, in the year 2023, appeared Jillaine Bunday.

Prepared by and return to:
 Meika Weiss, Community Development Director
 Park Township
 52 S. 152nd Ave.
 Holland, MI 49424
 Telephone: (616) 738-4238

[Signature]
 Notary Public
 Ottawa County, Michigan
 Acting in Ottawa County, Michigan
 My commission expires: June 14th, 2029

ERECORDING
2019-0035730
FILED & SEALED FOR RECORD IN
OTTAWA COUNTY, MI
JUSTIN F. ROEBUCK
COUNTY CLERK/REGISTER OF DEEDS
10/03/2019 AT 08:02 AM
30.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: that Bryan G. Bunday and Jillaine Bunday, husband and wife, tenancy by entirety, whose address is 16680 Quincy Street, Holland, MI 49424, QUIT CLAIMS TO, Bryan G. Bunday and Jillaine Bunday, Trustees of the Bryan G. Bunday and Jillaine Bunday Family Protection Trust and Bryan G. Bunday and Jillaine Bunday, as individuals, whose address is 16680 Quincy Street, Holland, MI 49424, the following described premises:

Land situated in the Township of Park, County of Ottawa, Michigan, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Commonly known as: 16680 Quincy Street, Holland, MI 49424
Parcel ID No(s): 70-15-10-105-001

for the full consideration of One And No/100 Dollar(s) (\$1.00).

EXEMPT FROM STATE REAL ESTATE TRANSFER TAX PURSUANT TO MCL207.526 (a) AND EXEMPT FROM COUNTY REAL ESTATE TRANSFER TAX PURSUANT TO MCL 207.505 (a)

Subject to easements, use, building, and other restrictions of record, if any.

2/4/14
5/22/14: 48am



8 5 0 0 5 8 9
Tx:4202497
5/22/2014 10:48:00 AM

STATE OF MICHIGAN



REAL ESTATE
TRANSFER TAX

Ottawa Co
05/22/2014
2014-0016592

\$187.00 CO
\$1275.00 ST
TTX# 4202497

2014-0016592
FILED/SEALED FOR RECORD IN
OTTAWA COUNTY, MI
DANIEL C. KRUEGER
COUNTY CLERK/REGISTER OF DEEDS
05/22/2014 AT 3:52 PM
WARRANTY DEED 17.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jeffrey L. VanSlooten and Heidi L. VanSlooten, husband and wife, whose address is 16680 Quincy Street, Holland, MI 49424 convey(s) and warrant(s) to Bryan G. Bunday and Jillaine Bunday, husband and wife, whose address is 1324 Lake Avenue, Grand Haven, MI 49417, the following described premises:

Land situated in the Township of Park, County of Ottawa, State of Michigan, described as follows:

Parcel A: All that part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 16 West, Park Township, Ottawa County, Michigan, described as: Commencing on the North line, South 86 degrees 12' 36" East 726.15 feet from the Northwest corner thereof; thence South 86 degrees 12' 36" East 158.36 feet; thence South 00 degrees 05' 09" West 250 feet; thence North 86 degrees 12' 36" West 157.98 feet; thence North 250 feet to the point of beginning.

Parcel B: The North 3.25 feet of Lot 1, Williamsburg Estates Subdivision, according to the recorded plat in Liber 18 of Plats, Page 17, Ottawa County Records.

Commonly known as: 16680 Quincy Street, Holland, MI 49424
Parcel ID No(s): 70-15-10-105-001

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right of Farm Act.

The Grantors herein convey to Grantees ALL rights of division under Section 108 of the Michigan Land Division Act for the full consideration of One Hundred Seventy Thousand And No/100 Dollar(s) (\$170,000.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Ottawa County Treasurer's Office 5.22.2014
The records in my office show no unpaid taxes or special assessments for the five years preceding 2013 involving lands in this instrument. This does not include taxes owed as a result of Board of Reviews, PRE denials or tax tribunal judgements. KS
Bradley J. Slagh, Treasurer

Logged in as: Anonymous User

Change Unit

Create an Account

Add to Favorites

Login

Additional Pages

- General/Sales
- Buildings
- Images/Sketches

Related Details...

- Current Tax
- Building Department
- Sp. Assessment
- Utility Billing

Back to Main

collapse the menu

Click this button to collapse the above menu to the top of the screen.

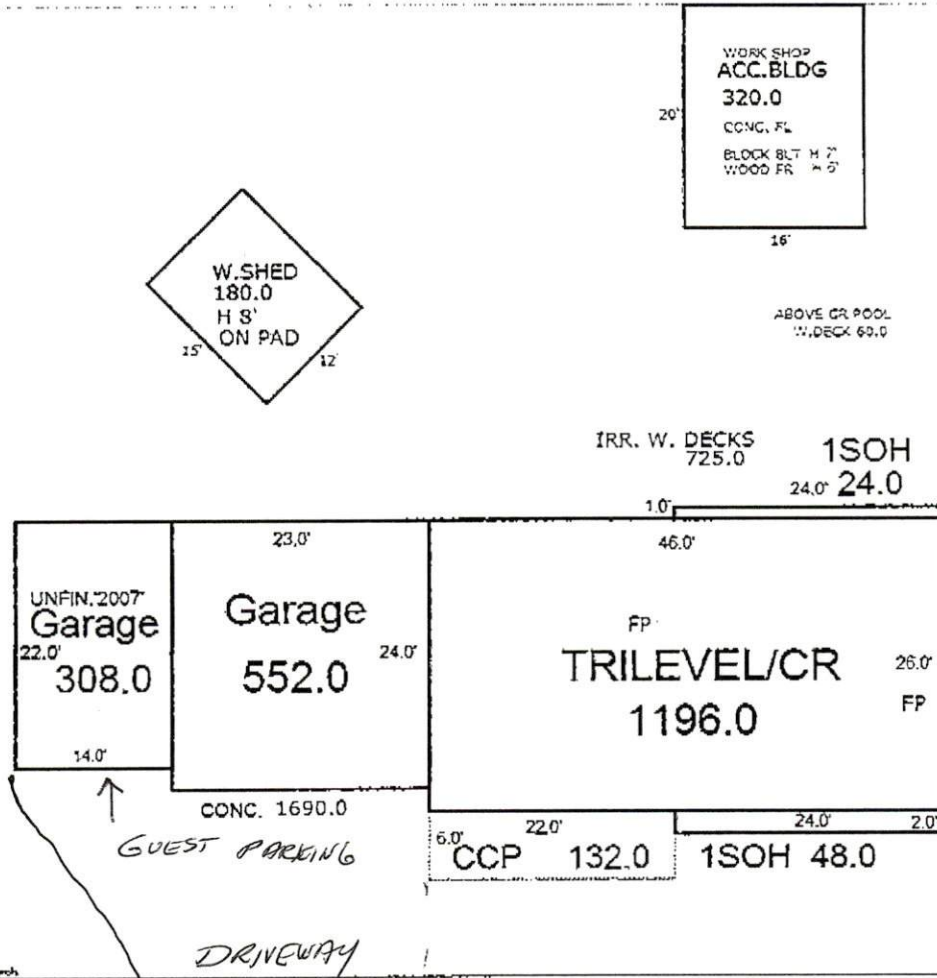
Main > Assessing System > Property and Land Search > Results > Details > Image/Sketch

Image/Sketch for Parcel: 70-15-10-105-001

Caption: No caption found

Printer friendly version

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VERMAE DRIVE

NORTH(D)
N00°00'00"E(M) 253.25'

250.00'

250.00'
S00°05'09"W 253.25'

8' WDE ASPHALT BIKE PATH

ASPHALT IS 3.1'
S OF ROW LINE

FENCE
CORNER IS
5.3' E OF
PROPERTY
LINE

IRON STAKE IS
3.20' S OF TRUE
CORNER LOCATION

FENCE IS ON
PROEPTY LINE

FENCE CORNER
IS 1.9' W OF
PROPERTY LINE

OVERHANG

OVERHANG

PORCH

HOUSE #16680

DECK

GUESTS PARK
IN GARAGE

"A"
0.91 ACRES

11.2'x15.1'
BUILDING

16.0'x20.0'
BUILDING

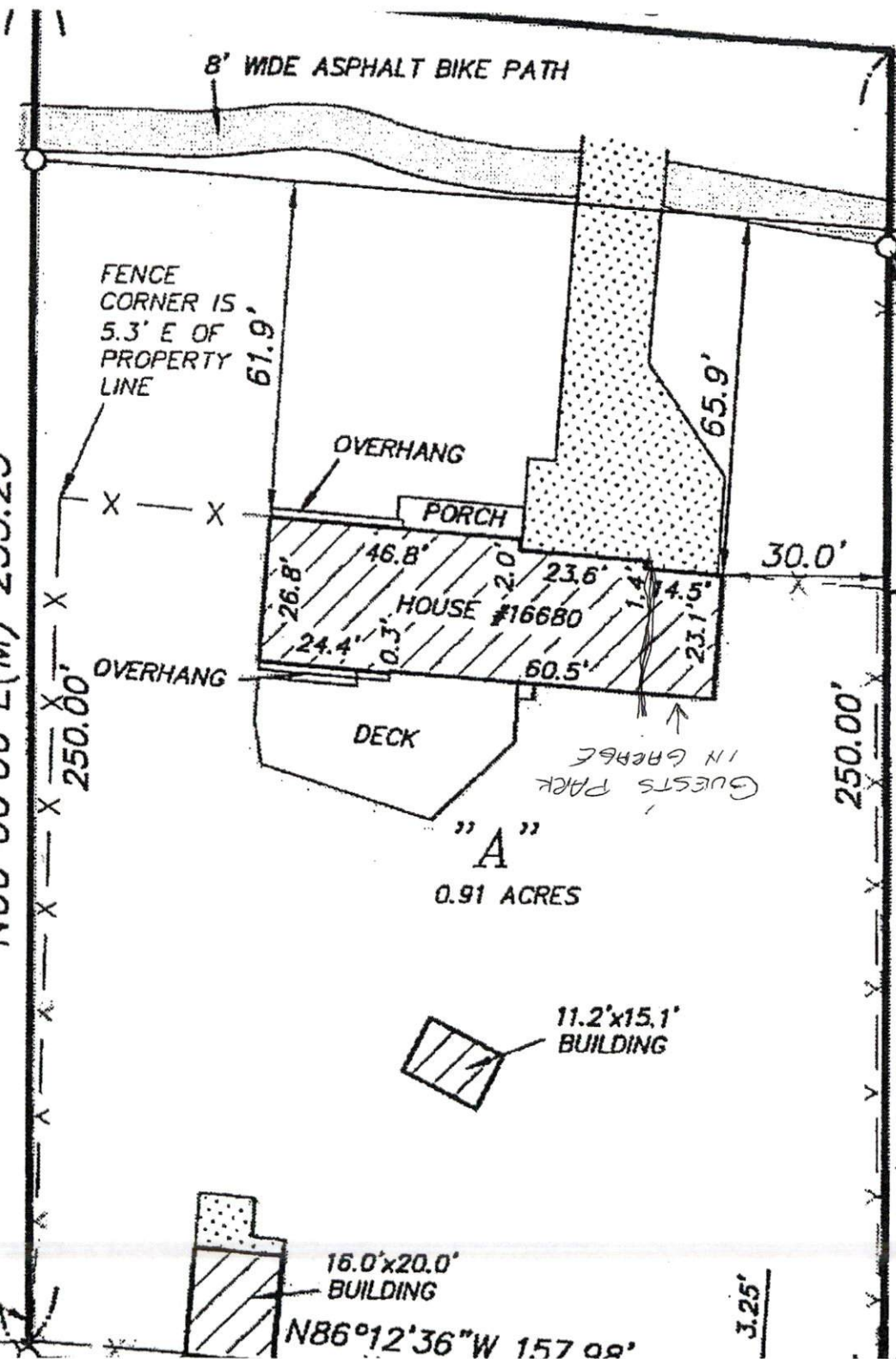
N86°12'36"W 157.00'

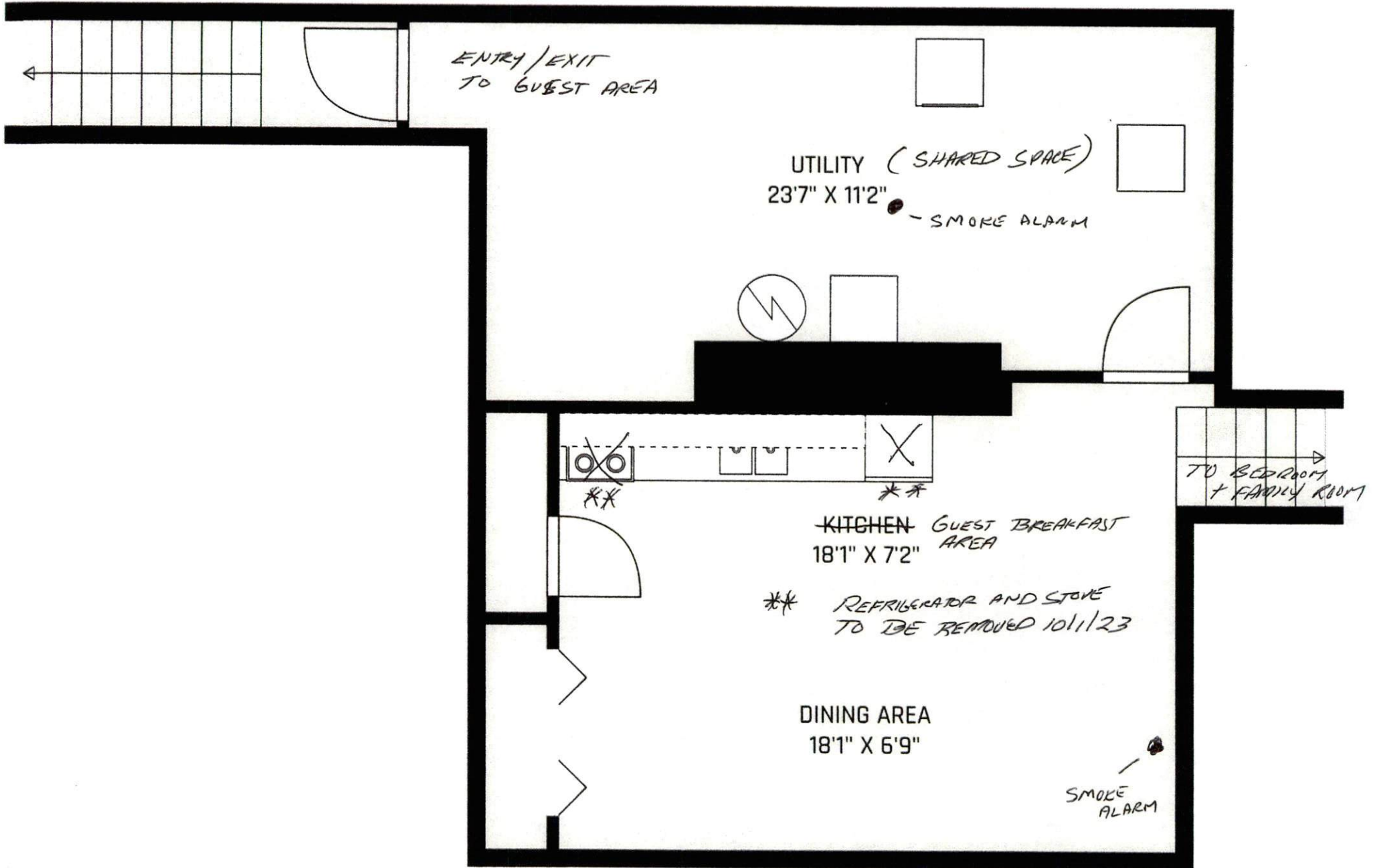
FENCE CORNER
IS 0.9' E OF
PROPERTY LINE

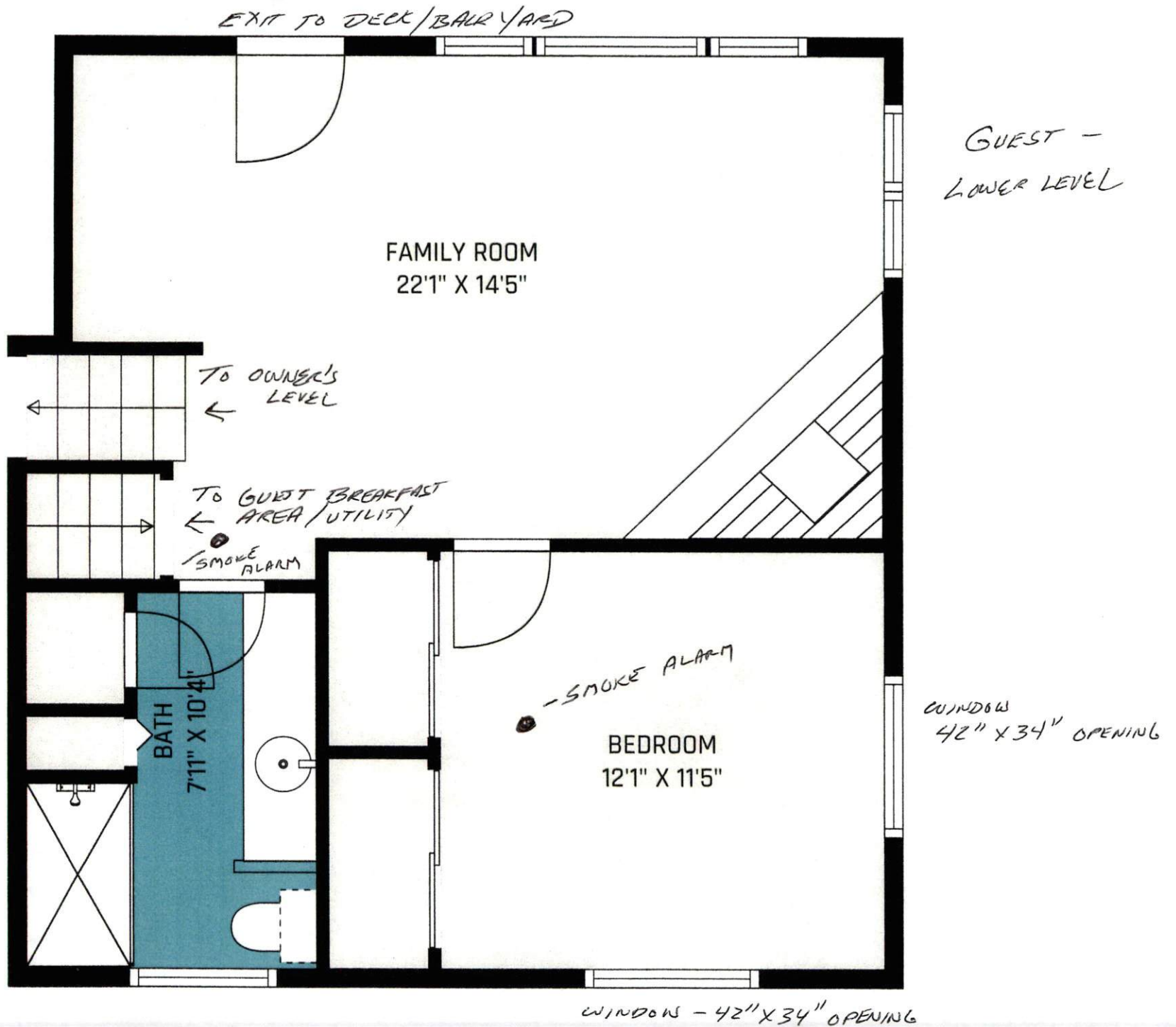
ICE CORNER

FENCE CORNER
IS 1.0' W OF
PROPERTY LINE

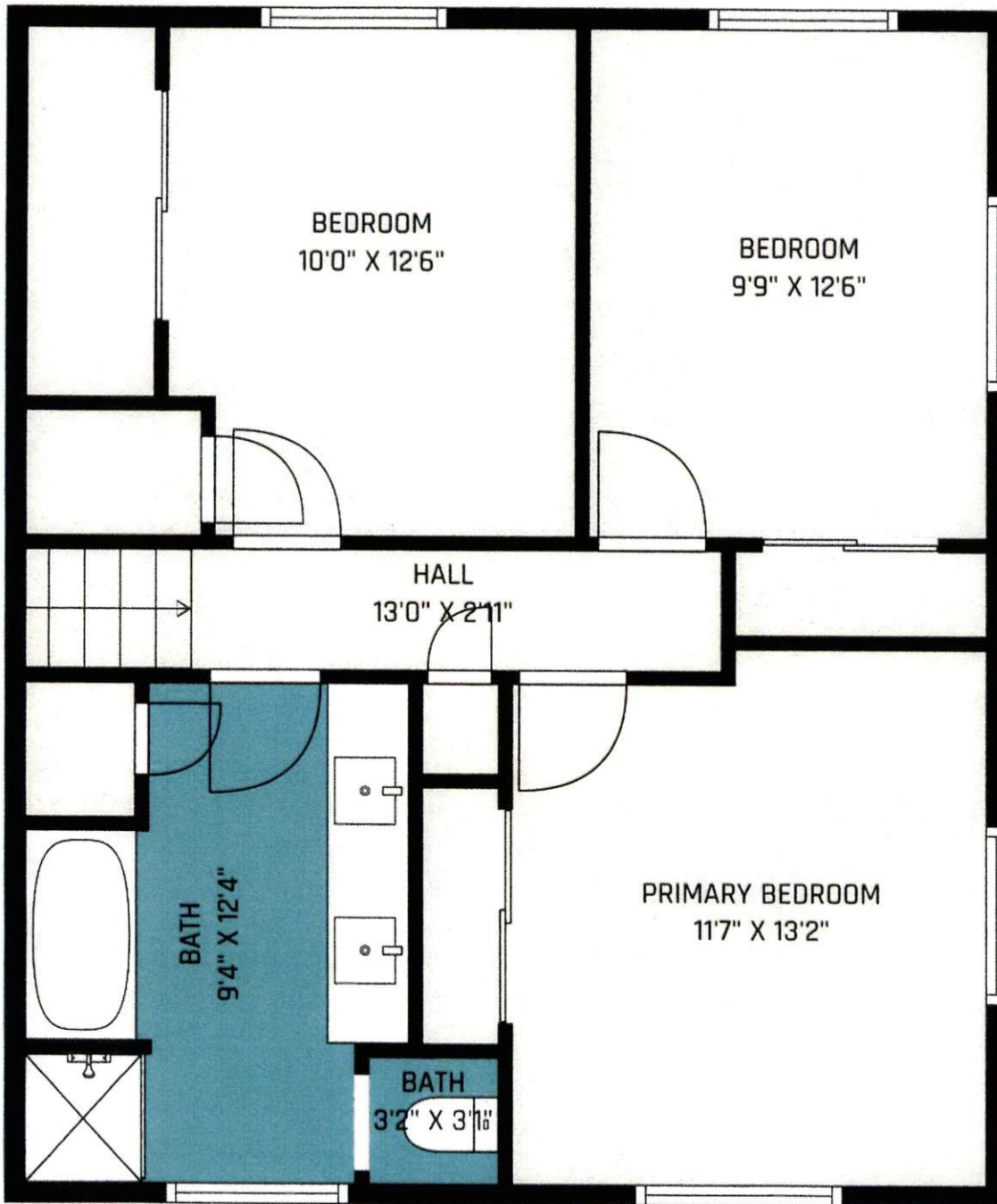
3.25'

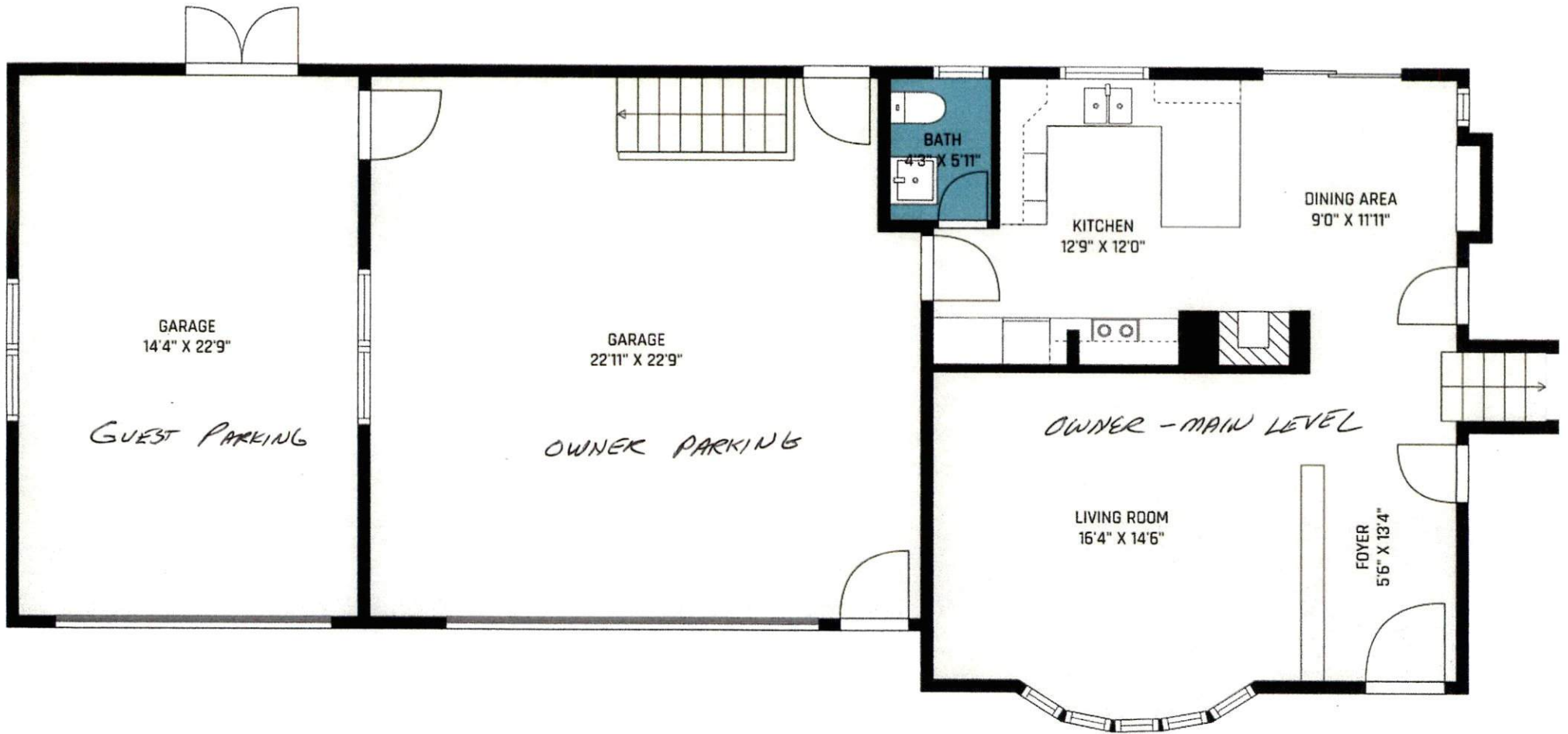






OWNER -
UPPER LEVEL







FRONT OF HOME



GUEST FULL BATH



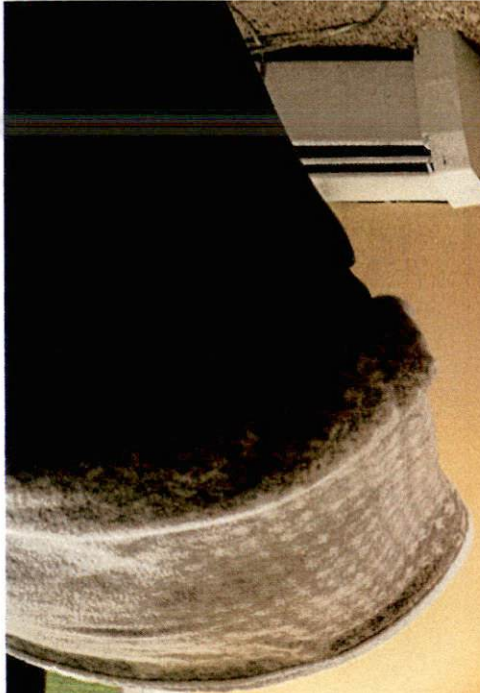
GUEST
BEDROOM

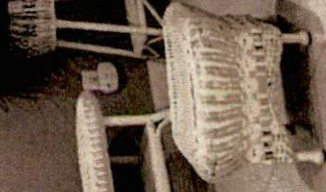
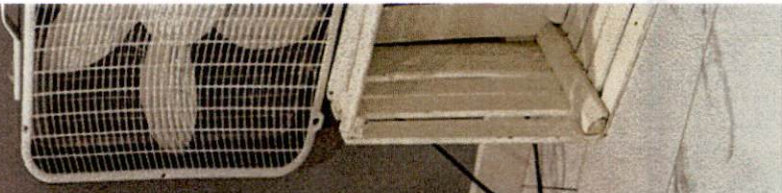


GUEST FAMILY ROOM



EXIT FROM FAMILY ROOM
TO GUEST PATIO AREA





GUEST DINING AREA



GUEST ENTRY / EX



ADDITIONAL GARAGE FOR
GUEST PARKING





**SITE PLAN REVIEW FOR BED AND BREAKFAST SPECIAL USE PERMIT:
BUNDAY
PARK TOWNSHIP PLANNING COMMISSION, OCTOBER 26, 2023**

General Information

Applicant: Bryan and Jill Bunday
Address: 16680 Quincy St.
Project: Bunday Bed and Breakfast
Application Date: August 2, 2023
Zoning: R-1 Rural Estates Residential
Recommendation: Staff recommends approval

Project Description

Bed and Breakfast

In order to operate a Bed and Breakfast in Park Township, two approvals are required: a special use permit approved by the Planning Commission, and a Bed and Breakfast license issued by staff and renewed annually. Sec. 38-214 (15) contains standards that need to be met in order to issue the special use permit; they are included with comment for your consideration below.

Introduction

Bryan and Jill Bunday have rented out the lower level of their home to guests as a short-term rental for the past several years. In order to comply with the enforcement of the zoning ordinance preventing further short-term rental use, they are applying for a special use permit in order to convert their existing short-term rental into a Bed and Breakfast.

You informally viewed this application last month. This month you are holding a public hearing on the application and deciding whether to approve, deny, or approve with conditions. The Planning Commission is the decision-maker for a special use. It does not require further approval from the Township Board.

Location



Figure 1. Aerial view.

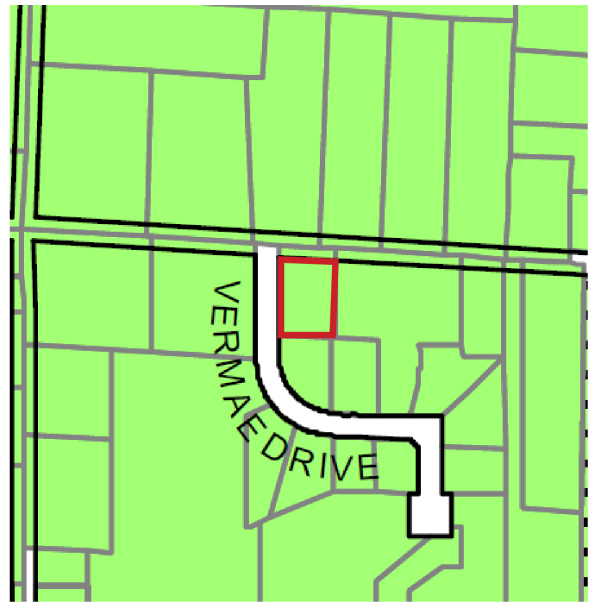


Figure 2. Zoning map. Green = R-1.

Project Zoning	R-1 Rural Estates Residential
-----------------------	-------------------------------

Adjacent Zoning	
North	R-1 Rural Estates Residential
East	R-1 Rural Estates Residential
South	R-1 Rural Estates Residential
West	R-1 Rural Estates Residential

Adjacent Land Use	
North	Faces street; single-family residential
East	Single-family residential
South	Single-family residential
West	Faces street; Consumers Energy

Bed and Breakfast Review Standards

R-1 Bed and Breakfast Standards (38-214)	Staff Comments
The number of bed and breakfast sleeping rooms	Appears to meet standard. One bedroom/sleeping room is available which limits the occupancy to two people; the living room is not going to be intended for sleeping, though this should be clarified.

The effect of the proposed operation on the adjoining properties and the surrounding neighborhood	Meets standard.
Potential traffic that will be generated by the proposed bed-and-breakfast operation	Meets standard.
Available parking	Meets standard.
The ability of the proposed bed-and-breakfast operation to comply with all requirements of Chapter 8, pertaining to bed-and-breakfast establishments, as amended.	Appears to meet standard. Property will be inspected prior to issuance of license.

Special Use Permit Review Standards

According to Sec. 38-36, *the Planning Commission shall review the particular circumstances and facts of each proposed special use in terms of the following standards and required findings, and with respect to any additional standards set forth in the zoning districts and general provisions herein. The Planning Commission shall find adequate evidence showing that the proposed use on the proposed lot generally satisfies the following:*

Special Use Authorization Standards (Sec. 38-36)	Staff Comments
(1) Will be harmonious, and in accordance with objectives, intent, and purposes of this chapter	Meets standard.
(2) Will be compatible with the natural environment and existing and future land uses in the vicinity	Meets standard. Change from current condition is minimal.
(3) Will be compatible with the Township Master Plan	Appears to meet standard. The low occupancy of this unit along with the owner being on site during all rental periods would be expected to maintain the peace of this residential neighborhood.
(4) Will be served adequately by essential public facilities and services, such as, but not limited to, highways, streets, police and fire protection, drainageways and structures, and refuse disposal, unless the persons or agencies responsible for the establishment of the proposed use will be able to provide adequately any such service	Meets standard. Occupant load proposed is well within the norm for a standard residence.
(5) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare	Pending relevant public comment, may meet standard. This property has been operating as a short-term rental and has no nuisance complaints within the Township system (the Township does not share a system with the Sheriff's Department). It does not appear to be a problem property.

(6) Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.	Appears to meet standard, given stable history noted above and proposed occupant load.
--	--

Staff Recommendation

Staff recommends approval of this application. In addition to the special use approval, an on-site inspection must also take place prior to issuance of the license.



Chapter 8 Bed and Breakfast Establishments

Sec. 8-1 Definitions.

[Ord. No. BB-1, 5-4-1989]

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

BED AND BREAKFAST OPERATION

An operation located in a single-family dwelling used to house a family unit as its principal place of residence, which offers overnight accommodations and a morning meal to transient guests in return for payment, including, but not limited to any operation designed as an inn or tourist home.

Sec. 8-2 License required.

[Ord. No. BB-1, 5-4-1989]

No person shall, directly or indirectly, operate, conduct or maintain a bed and breakfast operation in the Township without first procuring a license for the bed and breakfast operation pursuant to this chapter.

Sec. 8-3 Evidence of doing business.

[Ord. No. BB-1, 5-4-1989]

The fact that any person represents that he is engaged in a bed and breakfast operation or that he exhibits or publishes an advertisement indicating that he is engaged in a bed and breakfast operation shall be prima facie evidence that such person is required to have a license therefor as is required by this chapter.

Sec. 8-4 License application.

[Ord. No. BB-1, 5-4-1989]

Each person required to procure a license for a bed and breakfast operation pursuant to this chapter shall make application for such license to the Township zoning inspector in the form and in the manner prescribed by the zoning inspector. This application shall state such facts as may be required for, or applicable to, the granting of the bed and breakfast operation license, including, without limitation, all of the following:

- (1) The full names, business addresses and residence addresses of all owners and proprietors of the proposed bed and breakfast operation;
- (2) The place in the Township where the bed and breakfast operation will be located;
- (3) A list of all assumed or trade names under which the applicant intends to do business;
- (4) A scaled floor plan of the single-family dwelling where the bed and breakfast operation will be located showing compliance by the proposed bed and breakfast operation with the zoning regulations in Chapter **38**, any other applicable Township ordinances, and the terms of this chapter;
- (5) A scaled site plan for the lot on which the single-family dwelling is located showing proposed parking for the permanent residents of the single-family dwelling as well as the bed and breakfast operation guests; and
- (6) Photographs showing:
 - a. An exterior view of the single-family dwelling from the street;
 - b. All parking locations; and
 - c. The rooms to be used as sleeping rooms for the bed and breakfast operation guests.

Sec. 8-5 Notice to neighborhood property owners and occupants.

[Ord. No. BB-1, 5-4-1989]

The zoning inspector shall give notice to the surrounding neighborhood that an application for a bed and breakfast operation license has been received by mailing a written notice to all persons to whom real property is assessed within 300 feet of the lot on which the bed and breakfast operation is to be located. This notice shall be mailed not less than 10 days before the date on which the zoning inspector intends to act on the application. The notice shall be mailed by first-class mail, postage prepaid. The notice shall state the name of the applicant and the proposed location of the bed and breakfast operation. The notice shall also state the date on which the zoning inspector intends to act on the application and that any person desiring to comment concerning the application may do so in writing addressed to the zoning inspector.

Sec. 8-6 Inspection.

[Ord. No. BB-1, 5-4-1989]

In every case when application is made for the initial granting of a bed and breakfast operation license, the zoning inspector shall inspect the premises to be utilized for the bed and breakfast operation and, as part of that inspection, verify that such premises comply with all requirements of the zoning regulations in Chapter **38**, other applicable ordinances and this chapter. With respect to applications for renewal of an existing license, the zoning inspector

may, in his discretion, inspect the premises to be utilized for the bed and breakfast operation.

Sec. 8-7 Grant or denial.

[Ord. No. BB-1, 5-4-1989]

After considering the application for the bed and breakfast operation license, reviewing communications, if any, from all interested parties, completing the inspection, if applicable, described in Section 8-6, and considering the provisions of Section 8-10, the zoning inspector shall take action to either grant or deny the license. The zoning inspector shall promptly notify the applicant of his decision. The zoning inspector shall keep a record of all license applications received and the action taken thereon. If a license is granted, the zoning inspector shall issue a license to the applicant on an appropriate Township form.

Sec. 8-8 Bed and breakfast operation requirements.

[Ord. No. BB-1, 5-4-1989; Ord. No. BB-2, 4-13-1995]

The following restrictions and requirements shall apply to all bed and breakfast operations:

- (1) The bed and breakfast operation shall be located only in a single-family detached dwelling. This dwelling shall be occupied by the licensee and his family unit as their principal place of residence. The licensee shall be in residence when the bed and breakfast operation is active;
- (2) The dwelling within which the bed and breakfast operation is located shall have a minimum of two exits to the outdoors;
- (3) Any room utilized for guest sleeping shall have a minimum size of 100 square feet for two occupants and an additional 30 square feet for each additional occupant. In addition, any room utilized for guest sleeping shall have an outside window for emergency egress which meets all size and other requirements contained in the state construction code as amended from time to time;
- (4) The maximum number of guests occupying any sleeping room shall be four;
- (5) Each sleeping room utilized for guest occupancy shall have a separate operational smoke detector alarm which shall meet the requirements of the state construction code;
- (6) Lavatories and bathing facilities shall be available for all guests;
- (7) No separate cooking facilities shall be provided for bed and breakfast operation guests;
- (8) One off-street parking space shall be required for each room utilized for bed and breakfast operation guest sleeping. No on-street parking shall be permitted for bed and breakfast operation guests or for the regular occupants of the dwelling. Parking shall be provided in such a manner as to not alter the residential character of the neighborhood within which

the dwelling is located and in such a manner that vehicles are parked so as to have no significant visual impact on the neighborhood and in such a manner as to not obviously identify the dwelling as housing persons beyond the normal permanent family residents;

- (9) The maximum stay for any guest of a bed and breakfast operation shall be for not more than 30 days in any calendar year;
- (10) No more than 50% of dwelling floor area shall be utilized for guest sleeping rooms. No more than six guest sleeping rooms shall be permitted in any one dwelling;
- (11) No sign shall be permitted identifying the bed and breakfast operation.

Sec. 8-9 Renewal.

[Ord. No. BB-1, 5-4-1989]

An application for renewal of a license shall be considered in the same manner as an original application except that the applicant shall not be obligated to provide the information specified in Section **8-4(4)** through **(6)**, unless there has been a change in these items since the time of the last application.

Sec. 8-10 Denial, revocation and suspension.

[Ord. No. BB-1, 5-4-1989]

- (a) The issuance of a license for a bed and breakfast operation may be denied by the zoning inspector and a license which has been issued may be revoked or suspended by the supervisor at any time, for any of the following reasons:
 - (1) Fraud, misrepresentation or any false statement made in the application for the bed and breakfast operation license;
 - (2) Any violation of or failure or inability to comply with this chapter, the zoning regulations in Chapter **38**, or any other applicable Township ordinance;
 - (3) Conducting the bed and breakfast operation in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or welfare of the Township; or
 - (4) Conducting the bed and breakfast operation in a manner that endangers, offends or interferes with the safety or rights of others so as to constitute a nuisance.
- (b) A written notice of suspension or revocation shall be delivered to the licensee personally or mailed by ordinary mail, postage prepaid, to the licensee's address as shown on the application for the bed and breakfast operation license. Such notice shall state the reasons for suspension or revocation.
- (c) Any person whose license is revoked or suspended, or any person whose application for a

license is denied, shall have a right to a hearing before the Township Board, provided a written request therefor is filed with the Township Clerk within 10 days following the delivery or mailing of the notice of revocation or suspension or within 10 days following receipt of notice of denial of an application for a license.

- (d) The Township Board may reverse any determination to issue or to deny the issuance of a license, or any revocation or suspension of a license. No person shall operate any bed and breakfast operation during any time when the license therefor has been suspended or revoked.

Sec. 8-11 Expiration.

[Ord. No. BB-1, 5-4-1989]

The license year for bed and breakfast operation licenses shall terminate on December 31, at 12:00 midnight, next after the issuance of such license. The expiration date of each license shall be indicated on the face thereof.

Sec. 8-12 Transfer prohibited.

[Ord. No. BB-1, 5-4-1989]

No license issued under this chapter may be transferred. Any license issued hereunder is personal to the applicant and shall not be transferred should the license holder sell or transfer the premises for which the bed and breakfast operation license has been granted to a third party. Likewise, no bed and breakfast operation license can be transferred from one dwelling to another.

Sec. 8-13 Fees.

[Ord. No. BB-1, 5-4-1989]

- (a) No license shall be issued until the required fee has been paid.
- (b) The license fee for a bed and breakfast operation license shall be established by the Township Board from time to time, by resolution.
- (c) If the license year shall terminate within six months or less from the date the license is issued, the required fee shall be 1/2 of the required annual fee.
- (d) The required license fee shall be doubled if the licensee fails to renew the bed and breakfast operation license on or before its expiration date.

Sec. 8-14 Violation.

[Ord. No. BB-1, 5-4-1989; Ord. No. 95-1, 1-12-1995]

Any person who shall violate a provision of this chapter or shall fail to comply with any of the requirements thereof, shall be responsible for a municipal civil infraction.



**SITE PLAN REVIEW:
PARK TOWNSHIP PLANNING COMMISSION, OCTOBER 26, 2023**

General Information

Applicant: Ryan Ysseldyke/Holland Engineering for Bosgraaf Builders
Location: Parcel #70-15-34-377-066, on First Ave. between South Shore Dr. and W. 32nd St.
Project: Shorewood Lane Condominiums
Application Date: September 11, 2023
Zoning: R-5 Low-Density Multiple Family Residence District
Recommendation: Staff recommends approval with conditions

Project Description

Location

Project Zoning	R-5 Low- Density Multiple-Family Residential
-----------------------	--

Adjacent Zoning	
North	R-5 Low- Density Multiple-Family Residential
East	R-3 Low-Density Single-Family Residential
South	R-5 Low- Density Multiple-Family Residential
West	R-5 Low- Density Multiple-Family Residential

Adjacent Land Use	
North	Belmont Square Condominiums
East	Single-family residence
South	Single-family residence
West	First Ave., then single-family residences



Figure 1. Aerial view.



Figure 2. Zoning map.

Project Narrative:

The Shorewood Lane Condominiums development proposal would place 30 condominiums on a 3-acre parcel on the east side of First Ave., between South Shore Drive and 32nd Street. These are two-story townhouse-style attached condos arranged in sets of 4-units and 2-units. This is not a site condominium development. These are traditional condos where the purchaser will own everything on the interior of the unit and the condominium association will own everything else, from the walls to the drives.

This is a multi-family condominium development, so the requirements for condominiums in Sec. 38-515 apply, as do site plan review standards and general standards of the R-5 zoning district. Tree preservation, lighting, parking, and signage requirements apply as well.

Selected Requirements

Requirements are found in several other sections of the Code of Ordinances (complete list below this table). For the sake of clarity and brevity, only the requirements where questions remain are included here.

Tree preservation: Sec. 38-518	Staff comments
(c)(1) Buffers. The designation of a buffer along all lot lines for a residential development boundary, including the street right-of-way, and along all side and rear lot lines for commercial or industrial development.	The developer has provided a landscaping plan with includes a green buffer surrounding the development. This appears to me to meet the requirement, however, please see below for factors to be used by the Planning Commission in considering size and character of required buffer.
Signage: Sec. 38-102 site plan, Sec. 38-575	
Sec. 38-575: One and/or two permanent identifying signs at each entrance to a residential	Any intended signage not provided.

development (i.e., subdivision, condominium, or apartment complex), provided that the total square footage of the sign at each entrance does not exceed an area of 32 square feet, and all requirements of Subsection (b)(2) of this section are met.	
---	--

Complete requirements can be found in Sec. 38-515, Condominium Project Approval; Sec. 38-102, Site Plan Contents; Sec. 38-518, Tree Preservation; Sec. 18-116 Required Improvements – Subdivision Regulations (as referred to in Sec. 38-515); Sec. 38-575, Permitted Signs in Each Zoning District; Sec. 38-488, Control of heat, glare, fumes, dust, noise, vibration, and odors.

Site Plan Review Standards

The Park Township Code of Ordinances requires nineteen standards to be evaluated in the site plan approval process. These standards are included below, along with staff comment.

Site Plan Standards (Sec. 38-103)	Staff Comments
(1) The applicant may legally apply for site plan review.	Meets standard.
(2) All required information has been provided.	Approaching compliance with standard. Applicant still needs to provide a few supporting documents. These items are listed at the end of this document to include as a condition of approval.
(3) The proposed development conforms to all regulations of the zoning district in which it is located.	Standard met. Multi-family dwellings are permitted in the R-5 district, development meets setback requirements at lot lines, and lot area per dwelling unit requirements are also met.
(4) The adequacy of streets, alleys, parking areas, loading zones, sidewalks, drainage, water and sewer lines, and traffic control for the proposed use, building, or structure.	Standard met.
(5) The adequacy of protection afforded lands and the surrounding neighborhood from adverse impact.	Does not comply. Given the intensity of the use, additional buffering should be provided along both the southern and eastern lot lines, with special attention given to the home directly adjacent to the project’s southern lot line.
(6) All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.	Standard met.
(7) The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and	Meets standard. This is a lightly developed site and not a natural area. There are several mature

soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.	trees on the project site, some of which will need to be removed for construction to occur. Additional trees will be planted.
(8) Natural resources will be preserved and protected to the maximum feasible extent, and organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.	Meets standard.
(9) The proposed development will not cause soil erosion or sedimentation problems.	Expected to meet standard. This parcel has very little topographical variation and any plan will require Ottawa County Water Resources Commission approval.
(10) The drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of watercourses in the area.	Expected to meet standard. Plans will require Ottawa County Water Resources Commission approval.
(11) The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.	Not applicable.
(12) The plan meets the specifications of Park Township for water supply, sewage disposal or treatment, storm drainage, and other public facilities.	Meets or expected to meet standard. Municipal water and sewer will both be provided and storm drainage will be evaluated by the Ottawa County Water Resources Commission.
(13) With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; special attention shall be given to the location, number, and spacing of access points; general interior circulation; separation of pedestrian and vehicular traffic; and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties and flow of traffic on adjacent streets.	Meets standard.
(14) All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means as required by the Township Fire Department.	Meets standard.
(15) The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.	May meet standard. As noted elsewhere, the Planning Commission should ensure that they are comfortable with the plan.
(16) All loading and unloading areas and outside storage of materials which face or are visible	Not applicable for residential property.

from residential districts or public thoroughfares shall be screened by a vertical screen consisting of structural or plant materials. Also, outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.	
(17) All lighting shall meet the requirements of Section 38-488(b) [which requires shielding so as to reflect the light downward and away from adjoining properties] and be shielded from any public right-of-way.	Meets standard.
(18) Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access public utility services, drainage, or erosion control.	Meets standard. Single-phase development intended.
(19) Site plans shall conform to all applicable requirements of state and federal statutes, and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted.	Appears to meet standard. Final approval from outside agencies still required; conditions included below.

Tree Preservation - Buffers: Factors for Consideration (Sec. 38-515(c)(1))

A buffer was not designated on the site plan. In determining what is reasonable for this site, the Planning Commission should consider the following factors in the Tree Preservation section of the Code of Ordinances:

Whether trees within or near the proposed buffer are mature trees;	The trees near the First Ave. right-of-way appear to be mature; others will be replanted.
Whether the buffer contains or could contain tree stands;	The parcel size probably isn't large enough for a proper stand of trees, but it is a continuous green barrier.
The area of the proposed buffer related to the area of the overall development property;	Given the size and use of the parcel, the buffer area seems reasonable.
The location and type of existing adjacent uses;	My biggest concern is screening on the south side of the property near a single-family home; this is a revised plan that has included substantially more green area than originally presented.
The type of permitted adjacent uses;	This is an R-5 district, with multi-family uses permitted to the north, west, and south. R-3 single-family uses are permitted to the east. Current surrounding uses are multi-family to the

	north and otherwise surrounded by single-family homes.
The density permitted by the underlying zoning district	The existing density is permitted by right, so any additional buffer should not prevent that.

Reviewer Comments

This plan was reviewed on October 12 by representatives from Township planning, engineering, building, and fire, as well as the BPW. The plan you have in front of you has already been revised based on the comments received at that meeting. Due to some vacations time was tight on this application so a final look by engineering is occurring as of this writing. I will provide you with an updated recommendation if any outstanding remain after that review is complete; they are minor technical items that should not affect site plan approval.

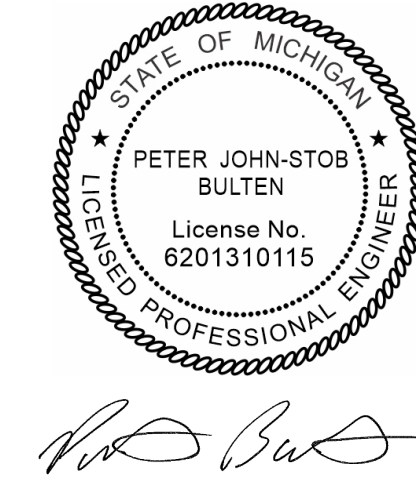
Staff Recommendation

Staff recommends that the following conditions be met in order for approval to be granted.

- Applicant must provide preliminary draft of master deed and bylaws (Condominium Act, Act 59 of 1978).
- Applicant must provide nature, location, and approximate size of common elements (Condominium Act, Act 59 of 1978).
- Names should be assigned to drives for public safety wayfinding.
- Applicant must provide method of financing (PTZO Sec. 38-102).
- Applicant must receive final plan approval from the Ottawa County Water Resources Commission, the Ottawa County Road Commission, and the Holland Board of Public Works, and provide Township with documentation affirming these approvals prior to start of construction. Any change to the site plan as a result of the requirements of outside agencies or for any other reason must be reviewed and approved by either the Planning Commission or staff in accordance with Sec. 38-108 of the Park Township Code of Ordinances.

SHOREWOOD LANE CONDOMINIUMS

725 FIRST AVENUE
HOLLAND, MI 49423



ZONING

R-5 (LOW DENSITY MULTIFAMILY RESIDENCE DISTRICT)
ZONING REQUIREMENTS:
SETBACKS:
FRONT YARD 40 FEET MIN.
SIDE YARD SINGLE & TWO FAMILY DWELLINGS:
20 FEET MIN. TOTAL, 7 FEET MIN ONE SIDE
MULTIFAMILY DWELLING:
20 FEET MIN.
REAR YARD 25 FEET MIN. (LAKEFRONT LOTS 50 FT MIN.)
HEIGHT 35 FEET OR 2-1/2 STORIES MAX.
LOT AREA 4,500 SFT PER DWELLING
PARKING: 2 SPACES PER DWELLING UNIT
9'x20' SPACE
DEVELOPMENT SUMMARY:
PROPERTY AREA: 134,806.15 SF
134,806 / 4,500 = 29.95 ≈ 30 UNITS ALLOWED
NUMBER OF UNITS: 30
4-UNIT BUILDINGS: 7
2-UNIT BUILDINGS: 1
PARKING PROVIDED: 107 SPACES
TOTAL GARAGE PARKING: 45 SPACES
2-STALL GARAGES: 15 (30 SPACES)
1-STALL GARAGES: 15
PARKING IN FRONT OF GARAGES: 45 SPACES
ON-SITE PARKING: 17 SPACES
TOTAL PROVIDED PARKING: 107 SPACES
TOTAL REQUIRED PARKING: 30 X 2 = 60 SPACES



LOCATION MAP NOT TO SCALE

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET C-401	SANITARY PLAN AND PROFILE
SHEET C-402	SANITARY PLAN AND PROFILE
SHEET C-403	WATERMAIN PLAN AND PROFILE
SHEET C-501	GENERAL DETAILS

LEGEND

●	SECTION CORNER / QUARTER CORNER	(P)	PLATTED DIMENSION
○	SET 1/2" DIAMETER STEEL ROD WITH CAP #37279	(D)	DESCRIPTION DIMENSION
●	FOUND 1/2" DIAMETER STEEL ROD - NO CAP	(C)	COMPUTED DIMENSION
○	FOUND IRON PIPE - NO CAP	(M)	MEASURED DIMENSION
■	FOUND CONCRETE MONUMENT	REMON	REMONUMENTATION
⊙	PREVIOUSLY FOUND MONUMENT PER THE RECORDS OF HOLLAND ENGINEERING, INC.	L.C.R.C.	LAND CORNER RECORDATION CERTIFICATE
✱	SITE BENCHMARK	---	SECTION LINE
○	STORM MANHOLE	---	CENTER LINE
■	STORM CATCH BASIN	---	BOUNDARY LINE
○	SANITARY MANHOLE	---	STORM SEWER
○	HYDRANT	---	SANITARY SEWER
○	WATER VALVE	---	WATERMAIN
□	WELL	---	OVERHEAD UTILITY
□	MAILBOX	---	CHAIN LINK FENCE
□	SIGN	---	WIRE FENCE
○	LIGHT	---	WOOD FENCE
○	UTILITY POLE	---	GUARD RAIL
↓	GUY ANCHOR	---	TREE LINE
P	UTILITY FLAG	---	MINOR CONTOUR
-	GAS VALVE	---	INDEX CONTOUR
☼	CONIFEROUS TREE	---	BITUMINOUS PAVEMENT
☼	DECIDUOUS TREE	---	CONCRETE
		---	GRAVEL

NOTE: THERE IS A 2.1 FOOT WIDE GAP AREA BASED ON THE TITLE DESCRIPTION FOR PARCEL 2. THE TAX DESCRIPTION REFERENCED FOR PARCEL 2 INCLUDES THIS AREA.

DESCRIPTION

PER PREMIER LAKESHORE TITLE AGENCY, LLC
ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: 4012-305308
COMMITMENT DATE: DECEMBER 16, 2022

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OTTAWA, TOWNSHIP OF PARK, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 302 AND 303, PLAT OF JENISON'S PARK, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 12.

PARCEL 2
THE NORTH 25 FEET OF LOTS 296 AND 297, PLAT OF JENISON'S PARK, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 12. ALSO, THE SOUTH 45 FEET OF LOTS 296 AND 297, PLAT OF JENISON'S PARK. ALSO, THE NORTH 20 FEET OF LOT 298, PLAT OF JENISON'S PARK. ALSO, THE SOUTH 1/2 OF LOT 298 AND ALL OF LOTS 299 AND 300, PLAT OF JENISON'S PARK. ALSO, LOT 301, PLAT OF JENISON'S PARK.

ALSO DESCRIBED ON THE TAX RECORDS AS LOTS 296 TO 301, INCLUSIVE, PLAT OF JENISON'S PARK, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 12.

PARCEL 3
LOT 24, HENEVELD'S SUPERVISOR'S PLAT NO. 26, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 17, EXCEPT THEREFROM THE SOUTH 278 FEET.

TOGETHER WITH PERPETUAL RIGHT OF WAY AT ALL TIMES FOR ALL PURPOSES WITH OR WITHOUT VEHICLES AND ANIMALS, TO AND FROM LAND HEREBY CONVEYED OR ANY PART THEREOF AND ALL OR ANY BUILDINGS THEREON OVER AND ALONG A STRIP OF LAND 30 FEET NORTH AND SOUTH ALONG THE NORTH LINE OF FORMER HOLLAND INTERURBAN RAILWAY RIGHT OF WAY AND EXTEND FROM FIRST AVENUE TO EAST LINE OF ABOVE DESCRIBED PROPERTY.



Know what's below.
Call before you dig.

HOLLAND
ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the performance of the Surveyor's / Engineer's professional services, negligence, gross negligence or misrepresentations shall be deemed limited to an amount no greater than the service fee.

T. BOSGRAAF HOMES, LLC
ATTN: MIKE BOSGRAAF
148 SOUTH RIVER AVENUE
SUITE 100
HOLLAND, MICHIGAN 49423

SHOREWOOD LANE
725 FIRST AVENUE
HOLLAND, MICHIGAN 49423
PT. OF HENEVELD'S SUPERVISOR'S PLAT NO 26
PT. OF PLAT OF JENISON'S PLAT
PARK TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Date	Description	No.	Issued for:
03/02/2023	BOUNDARY AND TOPOGRAPHIC SURVEY	A	RYAN T. YSSELDYKE, P.E.
09/17/2023	PRELIMINARY SITE PLAN	B	
09/26/2023	SITE PLAN	C	
10/19/2023	REV. PER TWP. COMMENTS	D	

Project Manager RYAN T. YSSELDYKE, P.E.	
Vertical Datum NAVD88	Horz. Datum HEI-96
Drawn by PETER BULTEN, P.E.	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 23-01-005	
Sheet Title COVER SHEET	
Sheet No. G-100	

LEGEND

- SECTION CORNER / QUARTER CORNER
- SET 1/2" DIAMETER STEEL ROD WITH CAP #37279
- FOUND 1/2" DIAMETER STEEL ROD - NO CAP
- FOUND IRON PIPE - NO CAP
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- SANITARY MANHOLE
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- CONCRETE
- GRAVEL

NOTE: THERE IS A 2.1 FOOT WIDE GAP AREA BASED ON THE TITLE DESCRIPTION FOR PARCEL 2. THE TAX DESCRIPTION REFERENCED FOR PARCEL 2 INCLUDES THIS AREA.

STATEMENT OF EXISTING CONDITIONS:

- Ⓐ WEST END OF CHAIN LINK FENCE 0.2 FEET NORTH OF PARCEL CORNER.
- Ⓑ CHAIN LINK FENCE 0.8 FEET NORTH OF PARCEL LINE.
- Ⓒ EAST END OF CHAIN LINK FENCE 1.3 FEET NORTH OF PARCEL LINE.
- Ⓓ SOUTHWEST GARAGE CORNER 3.7 FEET NORTH OF PARCEL LINE.
- Ⓔ SOUTHEAST GARAGE CORNER 3.5 FEET NORTH OF PARCEL LINE.
- Ⓕ CHAIN LINK FENCE 0.8 FEET NORTH OF PARCEL LINE.
- Ⓖ SOUTHWEST GARAGE CORNER 3.3 FEET NORTH OF PARCEL LINE.
- Ⓗ SOUTHEAST GARAGE CORNER 3.1 FEET NORTH OF PARCEL LINE.
- Ⓚ WEST END OF CHAIN LINK FENCE 0.7 FEET NORTH OF PARCEL LINE.
- Ⓛ CORNER OF CHAIN LINK FENCE 0.5 FEET NORTH OF PARCEL LINE.
- Ⓜ CORNER OF CHAIN LINK FENCE 1.7 FEET NORTH OF PARCEL LINE.
- Ⓝ EAST END OF CHAIN LINK FENCE 1.9 FEET NORTH OF PARCEL LINE.
- Ⓞ CORNER OF CHAIN LINK FENCE 1.1 FEET SOUTH OF PARCEL LINE.
- Ⓟ CORNER OF CHAIN LINK FENCE 0.3 FEET SOUTH OF PARCEL LINE.
- Ⓠ CORNER OF CHAIN LINK FENCE 0.4 FEET SOUTH OF PARCEL CORNER.
- Ⓡ WIRE FENCE ON PARCEL LINE.
- Ⓢ SOUTHWEST CORNER OF WOOD FRAME BUILDING 7.7 FEET NORTH OF PARCEL LINE.
- Ⓣ SOUTHEAST CORNER OF WOOD FRAME BUILDING 7.5 FEET NORTH OF PARCEL LINE.

DESCRIPTION

PER PREMIER LAKESHORE TITLE AGENCY, LLC
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SURVEYOR'S NOTES

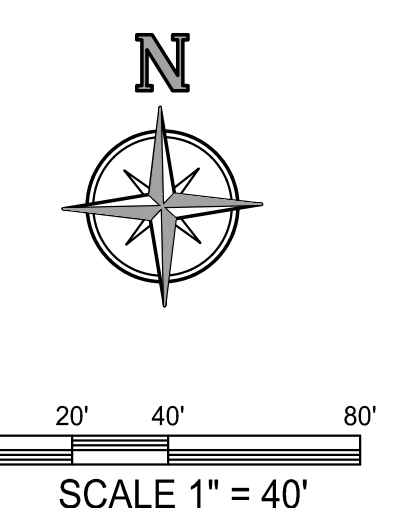
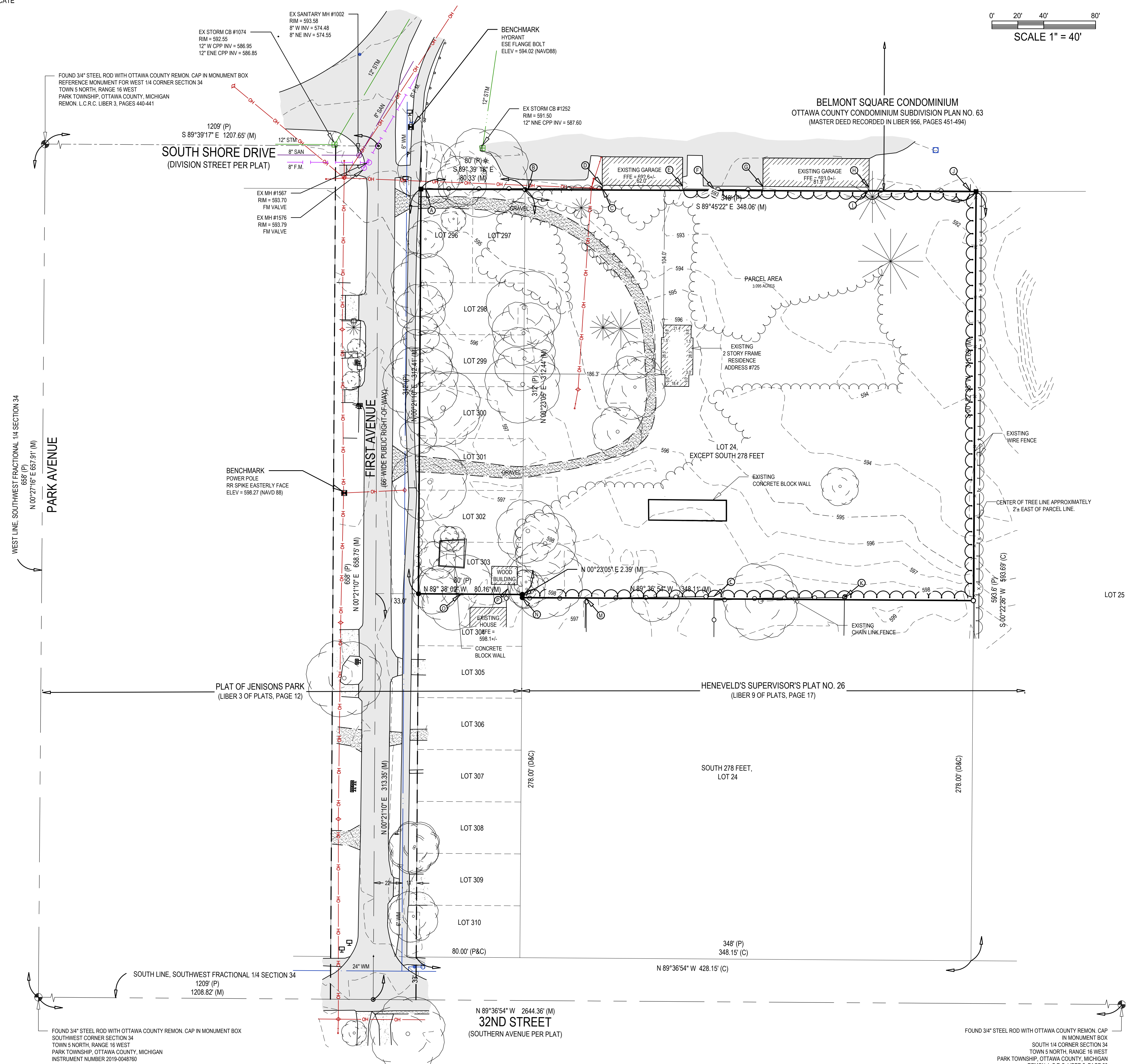
UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THE SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (1994) AND HAVING A BEARING OF NORTH 89°36'54" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 16 WEST.

FOUNDATIONS BELOW GROUND SURFACE AND ANY OTHER BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

SOURCE BENCHMARK - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK
DESIGNATION: 908 7031 F
PID: NGO410
ELEVATION = 583.89' (NAVD '88)

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's liability for any and all claims, including but not limited to those arising out of the performance of the Surveyor's / Engineer's professional services, or negligence, gross negligence or misrepresentations shall be deemed limited to an amount no greater than the service fee.

T. BOSGRAAF HOMES, LLC
ATTN: MIKE BOSGRAAF
148 SOUTH RIVER AVENUE
SUITE 100
HOLLAND, MICHIGAN 49423

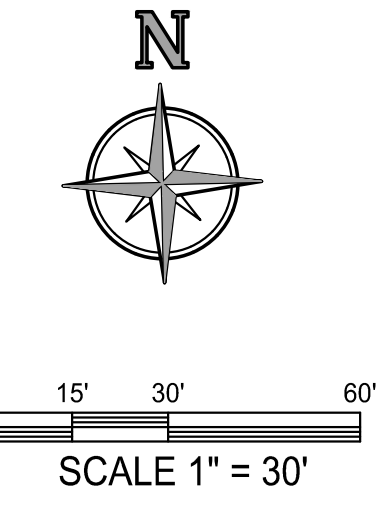
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10/19/2023	REV. PER TWP. COMMENTS

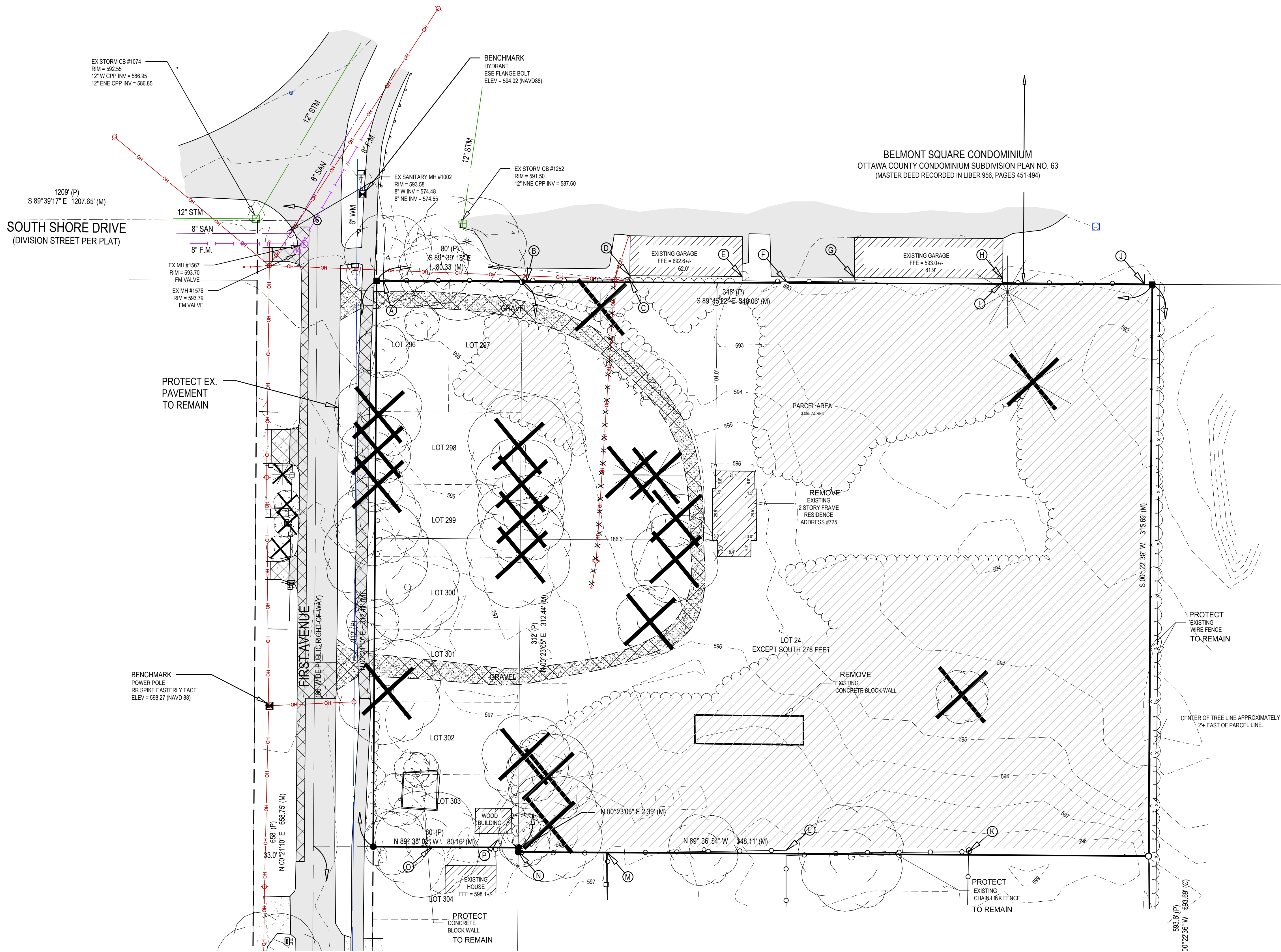
Project Manager	
RYAN T. YSSELDYKE, P.E.	
Vertical Datum	Horz. Datum
NAVD88	HEI-96
Drawn by	
MARK BROOKHOUSE	
Checked by	Date
Survey	MOS 03/02/23
Civil	
Struc.	
L. A.	
HEI Project Number	
23-01-005	

Sheet Title
EXISTING CONDITIONS

Sheet No.
V-101



BELMONT SQUARE CONDOMINIUM
 OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 63
 (MASTER DEED RECORDED IN LIBER 956, PAGES 451-494)



DEMO LEGEND

- X X X X X UTILITY REMOVAL
- X TREE REMOVAL
- [Hatched Box] FOREST REMOVAL
- [Cross-hatched Box] CONCRETE / ASPHALT / GRAVEL REMOVAL
- [Diagonal Hatched Box] BUILDING REMOVAL

CIVIL DEMOLITION NOTES:

1. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
2. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. DURING CONSTRUCTION CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
4. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
5. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
6. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
7. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
8. ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
9. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SHOOTING.
10. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
11. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
13. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND PARK TOWNSHIP.
14. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

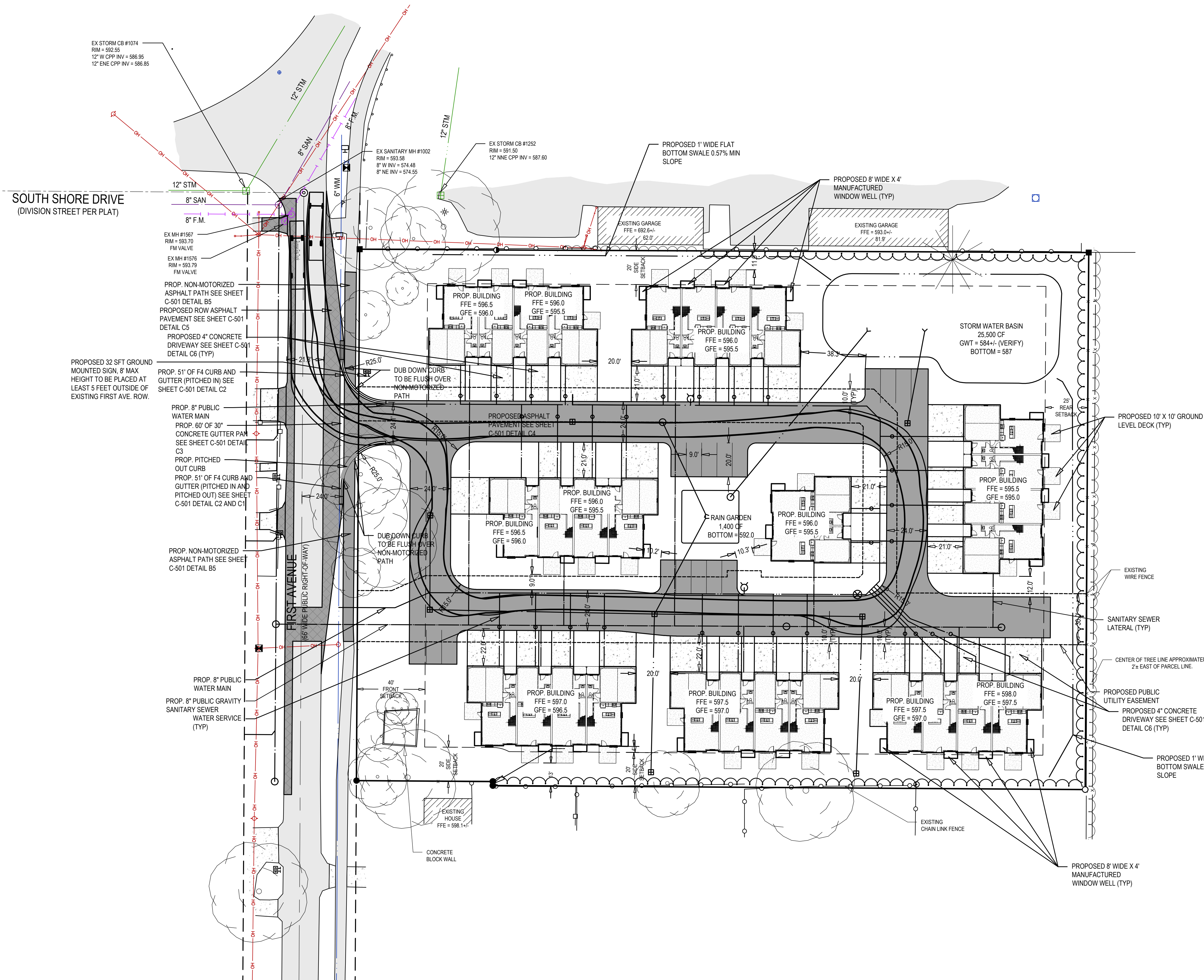
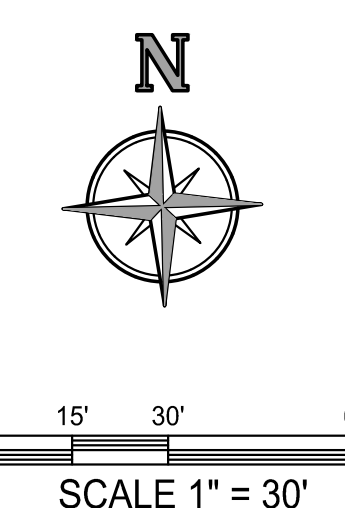
HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
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 T 616-392-5938 F 616-392-2116

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 ATTN: MIKE BOSGRAAF
 148 SOUTH RIVER AVENUE
 SUITE 100
 HOLLAND, MICHIGAN 49423

SHOREWOOD LANE
 725 FIRST AVENUE
 HOLLAND, MICHIGAN 49423
 PT. OF HENRY'S SUPERVISOR'S PLAT NO 26
 PT. OF PLAT OF JENISON'S PLAT
 PARK TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Issued for:	
Date	Description
03/02/2023	BOUNDARY AND TOPOGRAPHIC SURVEY
09/17/2023	PRELIMINARY SITE PLAN
09/26/2023	SITE PLAN
10/19/2023	REV. PER TWP. COMMENTS

Project Manager	
RYAN T. YSSELDYKE, P.E.	
Vertical Datum	Horz. Datum
NAVD88	HEI-96
Drawn by	
PETER BULTEN, P.E.	
Checked by	Date
Survey	.
Civil	.
Struc.	.
L. A.	.
HEI Project Number	
23-01-005	
Sheet Title	
CIVIL DEMOLITION	
Sheet No.	
CD-101	



- LAYOUT & UTILITY NOTES:**
1. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN. EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 4. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 5. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 6. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 7. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HOLLAND BPW STANDARDS & SPECIFICATIONS.
 8. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HOLLAND BPW STANDARDS & SPECIFICATIONS.
 9. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND/OR APPROVAL FROM THE OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 10. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH OTTAWA COUNTY ROAD COMMISSION.
 11. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 12. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 13. ON-SITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE PARK TOWNSHIP ZONING ORDINANCE.
 14. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE PARK TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 15. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 16. PRIVATE UTILITY (NATURAL GAS AND ELECTRIC) SHUTOFF VALVES TO BE LABELED WITH SERVICE ADDRESS FOR EASY ACCESS BY FIRE DEPARTMENT.
 17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND ENGINEERING

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Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum
NAVD88

Horz. Datum
HEI-96

Drawn by
PETER BULTEN, P.E.

Checked by
Survey

Civil

Struc.

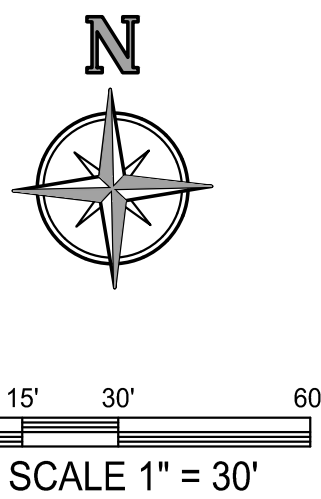
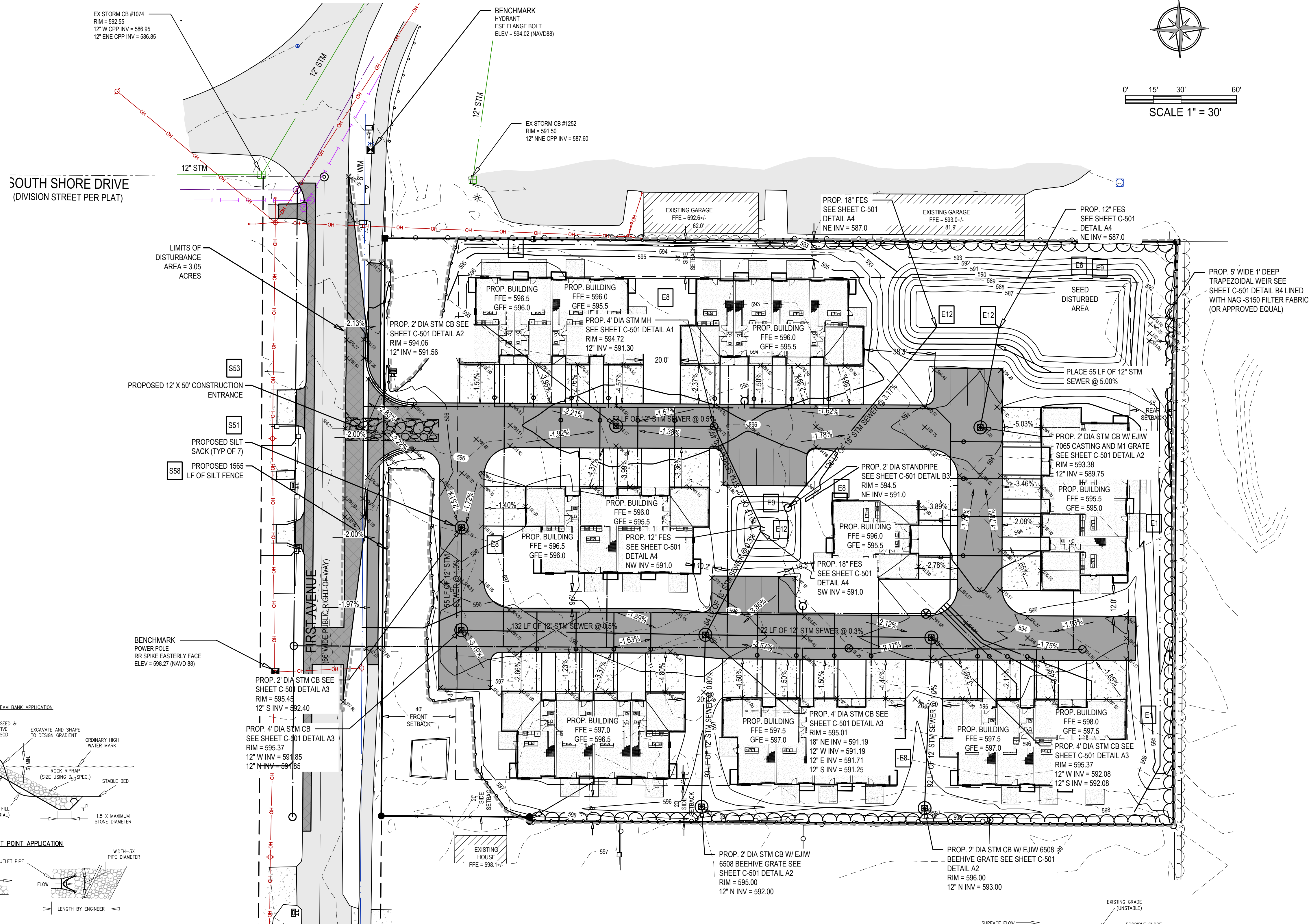
L. A.

HEI Project Number
23-01-005

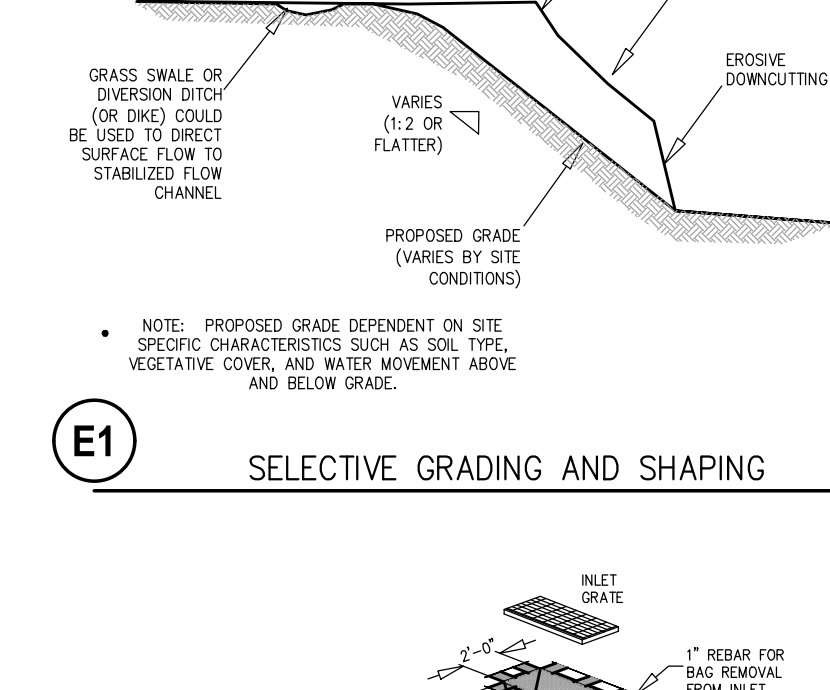
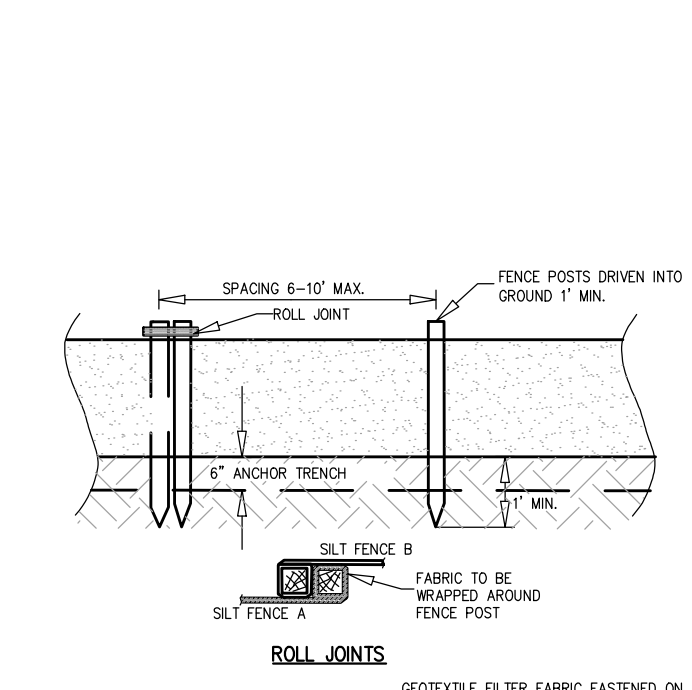
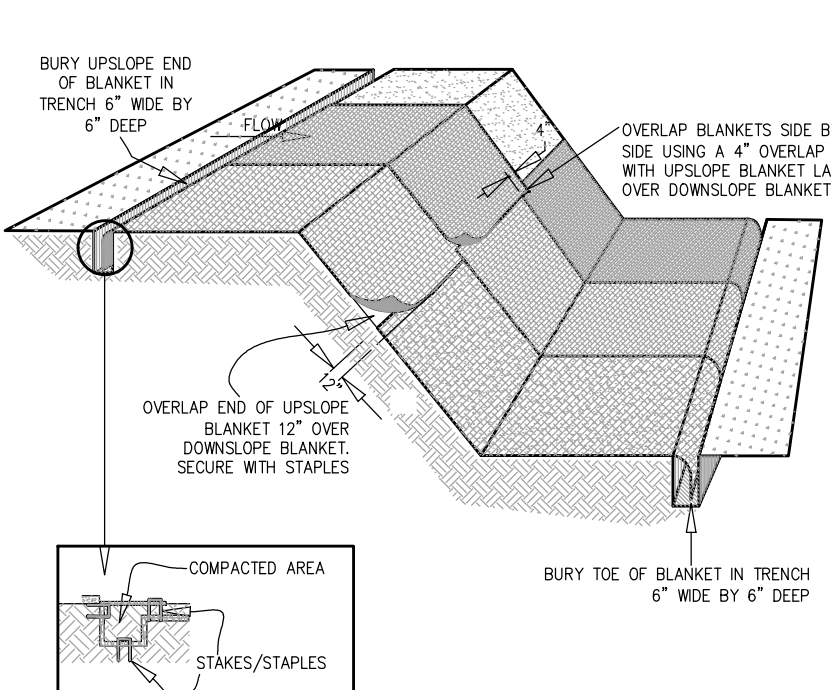
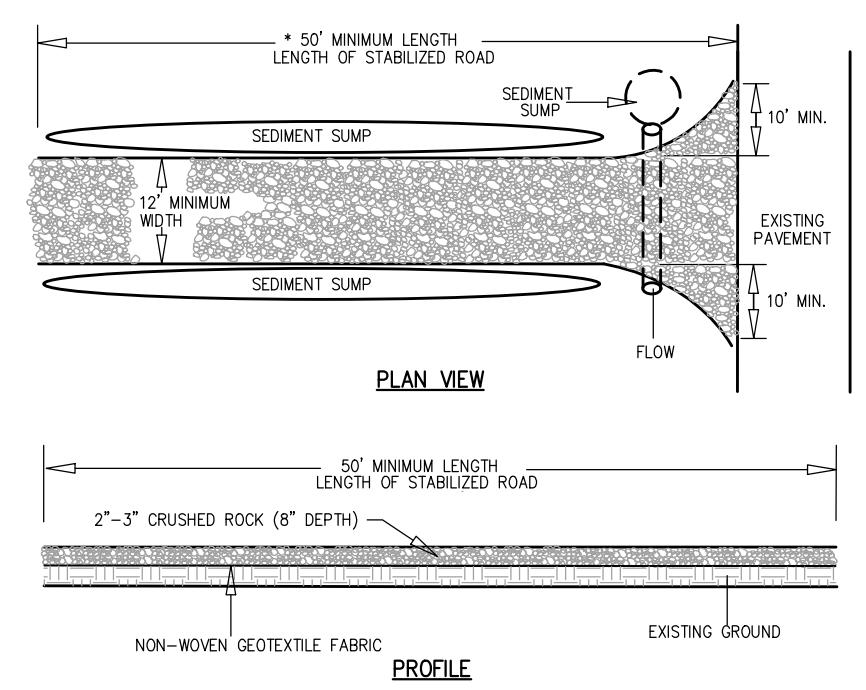
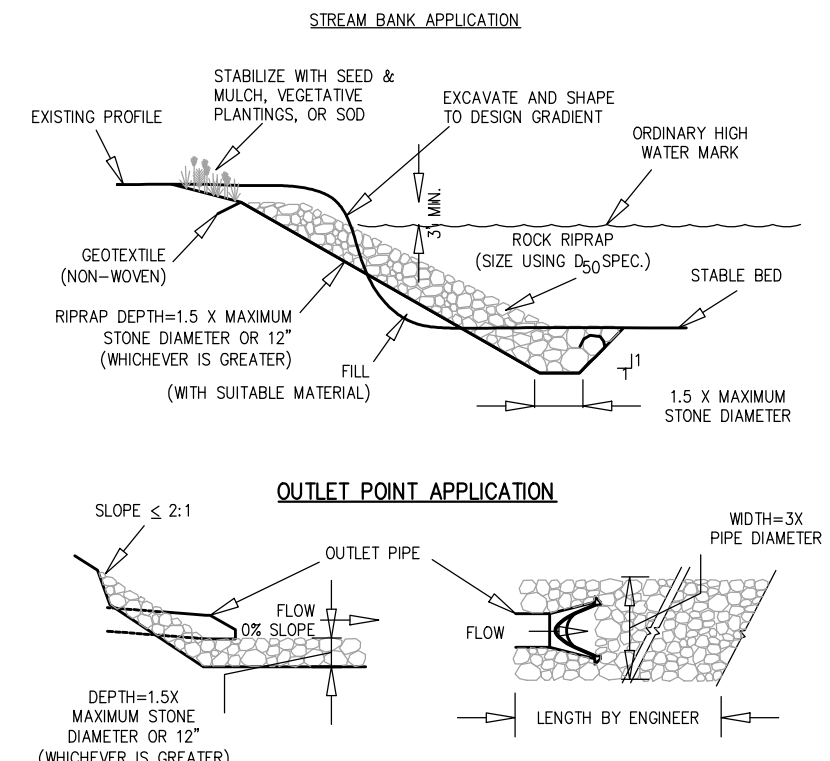
Sheet Title
SITE LAYOUT PLAN

Sheet No.
C-101

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION



- GRADING & STORM SEWER NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSION STORM WATER ORDINANCE.
 - SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
 - SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
 - ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOCK HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, WHERE SPECIFIED IN THE PLANS. CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.
- STORM WATER INFILTRATION BASIN NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ONSITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
 - CONTRACTOR SHALL CONSTRUCT SLOPES OF THE STORM WATER INFILTRATION BASIN UTILIZING A BROOM OR SMALL MECHANIZED EQUIPMENT IN AN EFFORT TO MAINTAIN THE INFILTRATION PROPERTIES OF THE SIDE SLOPES.
 - IF THE WATER TABLE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO VERIFY THAT THE WATER TABLE ELEVATION UTILIZED IN THE DESIGN MATCHES THE WATER TABLE ELEVATION WITNESSED ONSITE DURING CONSTRUCTION.
 - ONSITE SOILS WITHIN THE LIMITS OF THE INFILTRATION BASIN WERE DETERMINED TO BE SAND. SHOULD CONTRACTOR ENCOUNTER OTHER SOILS WITHIN THE LIMITS OF THE STORM WATER INFILTRATION BASIN AND/OR INFILTRATION TRENCHES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT DESIGN CHANGES CAN BE MADE AS NECESSARY.
 - STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSIONS MOST CURRENT STANDARDS AND REQUIREMENTS.
 - EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
 - NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
 - FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
 - THE STORM WATER MANAGEMENT BASIN WAS DESIGNED TO PROVIDE CAPACITY FOR 25,890 CUBIC FEET OF STORAGE WITH AN ADDITIONAL FOOT OF FREEBOARD. CONTRACTOR SHALL CONSTRUCT BASIN PER THE DESIGN DRAWINGS TO ACHIEVE THIS STORAGE VOLUME.
 - FOLLOWING CONSTRUCTION OF THE STORM WATER MANAGEMENT BASIN, CONTRACTOR SHALL NOTIFY ENGINEER TO COMPLETE A SURVEY OF THE CONSTRUCTED STORM WATER MANAGEMENT SYSTEM AND PREPARE STORM WATER AS-BUILT DRAWINGS AS REQUIRED PER THE OTTAWA COUNTY WATER RESOURCE COMMISSIONS STANDARDS AND REQUIREMENTS.
 - AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.
- SESC NOTES:**
- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE OTTAWA COUNTY WATER RESOURCE COMMISSIONS SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
 - BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
 - THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EOLE REQUIREMENTS.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PARK TOWNSHIP AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
 - THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
 - ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 - SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
 - CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
 - STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSIONS SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
 - ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
 - THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE OTTAWA COUNTY WATER RESOURCE COMMISSION.
 - THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.



PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	2024					
	APRIL	MAY	JUNE	JULY	AUG.	SEP.
INSTALL CONTROLS						
CLEARING						
GRADE						
BUILDING						
UTILITIES						
PAVING						
RESTORE						

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

Key	Description	Notes
E1	SELECTIVE GRADING AND SHAPING	To reduce steep slopes and erosive velocities.
E8	PERMANENT SEEDING	Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS	On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE	Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS	Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP	Use at stormwater inlets, especially at construction sites.

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
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The Surveyor's liability for any and all claims, including but not limited to those arising out of the performance of the Surveyor's / Engineer's professional services, or negligence, gross negligence or misrepresentations shall be deemed to be no greater than the amount of the fee for the service fee.

T. BOSGRAAF HOMES, LLC
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148 SOUTH RIVER AVENUE
SUITE 100
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SHOREWOOD LANE
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HOLLAND, MICHIGAN 49423
PT. OF HENEVOLD'S SUPERVISOR'S PLAT NO 26
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PARK TOWNSHIP, OTTAWA COUNTY, MICHIGAN

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Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum
NAVD88

Horizontal Datum
HEI-96

Drawn by
PETER BULTEN, P.E.

Checked by
Civil

Date

City

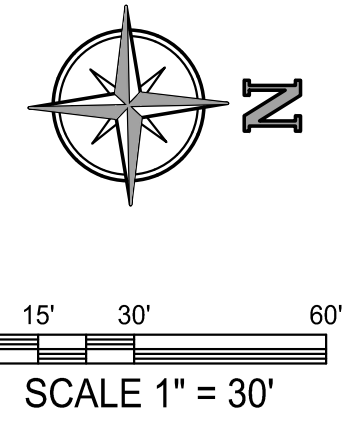
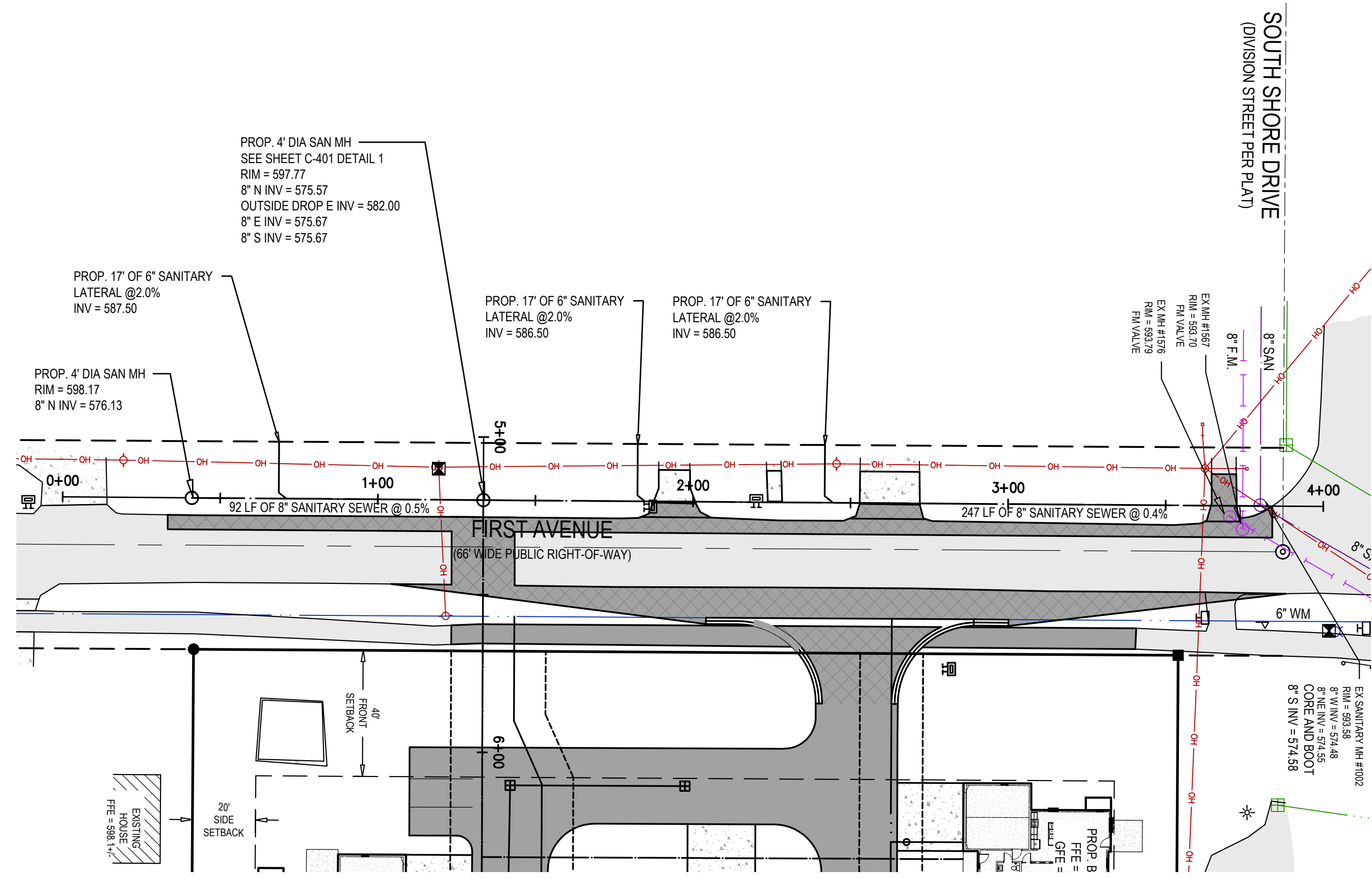
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HEI Project Number
23-01-005

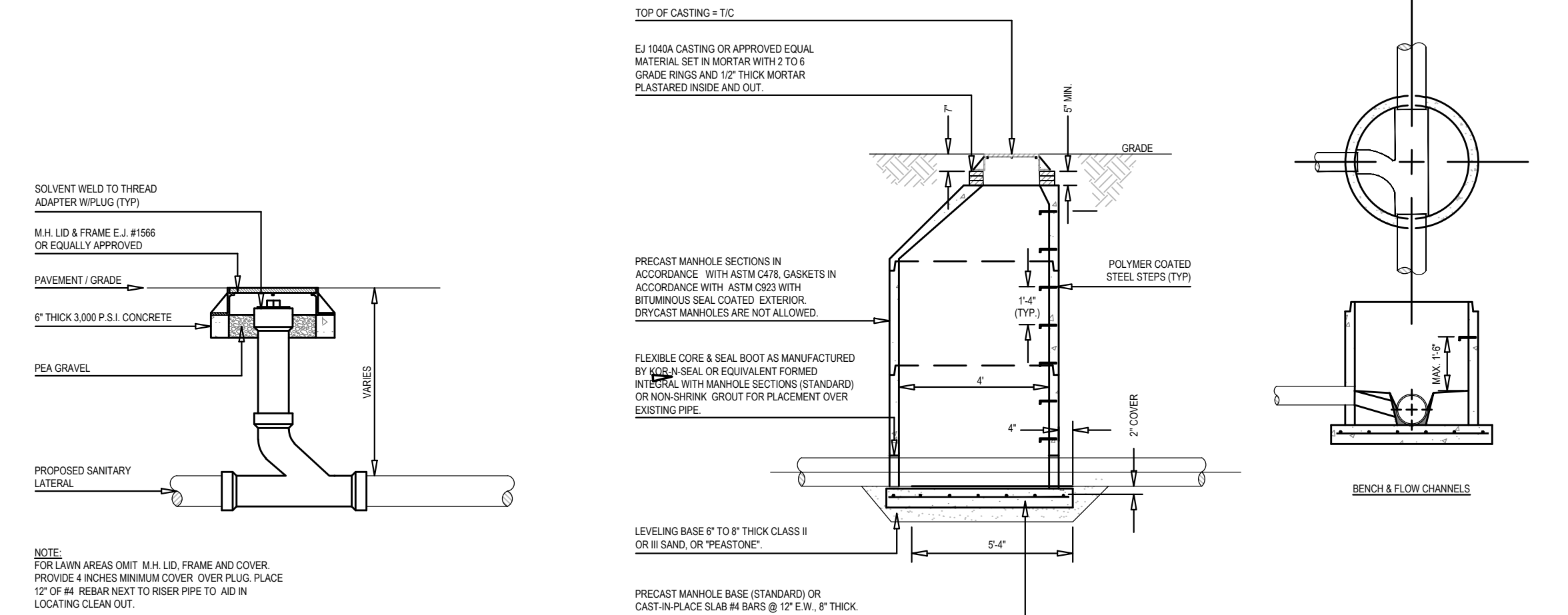
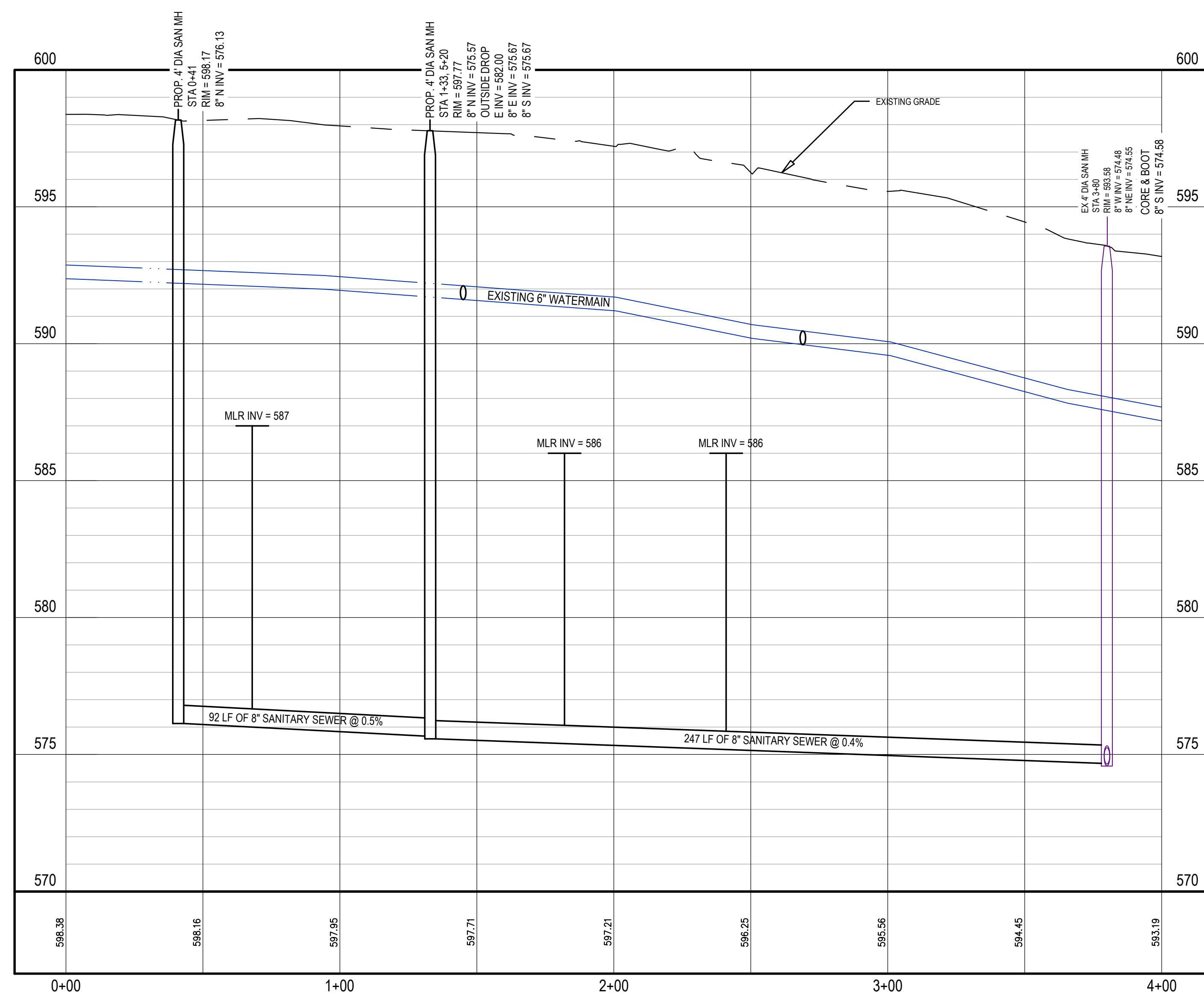
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GRADING DRAINAGE & SESC PLAN

Sheet No.
C-201



- SANITARY SEWER NOTES:**
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT HOLLAND BPW STANDARD CONSTRUCTION REQUIREMENTS.
 - MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY SEWER AND THE WATERMAIN UTILITIES. PROVIDE 18 INCHES VERTICAL SEPARATION WHERE SANITARY SEWER CROSSES A WATERMAIN OR STORM SEWER.
 - UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
 - NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171 OR 811.

PLACE: 339 FT OF 8" SANITARY SEWER, SDR - 26 THIS SHEET.



2 SANITARY LATERAL CLEAN OUT

1 SANITARY SEWER MANHOLE STRUCTURES

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

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 PARK TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Issued for:

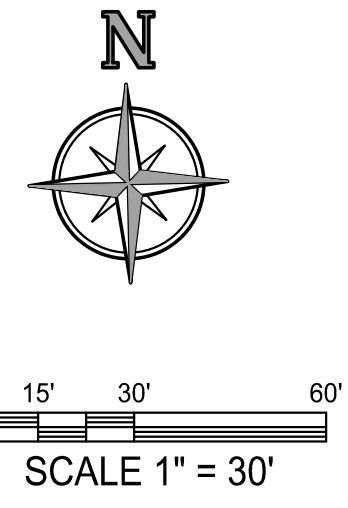
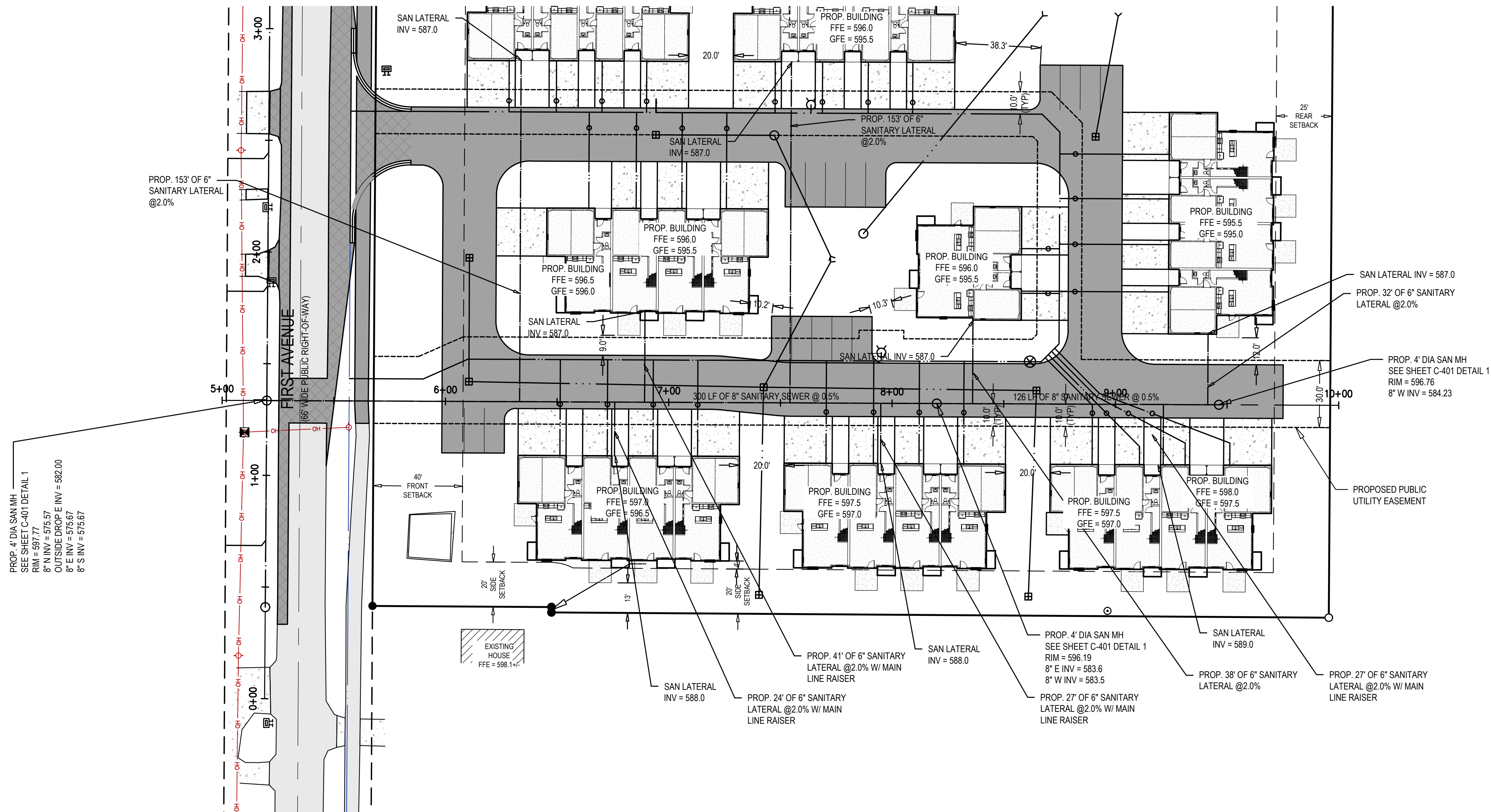
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 NAVD88
 Horiz. Datum
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 Drawn by
PETER BULTEN, P.E.
 Checked by
 Survey Date
 Civil
 Struct.
 L. A.
 HEI Project Number
23-01-005

Sheet Title
SANITARY PLAN AND PROFILE

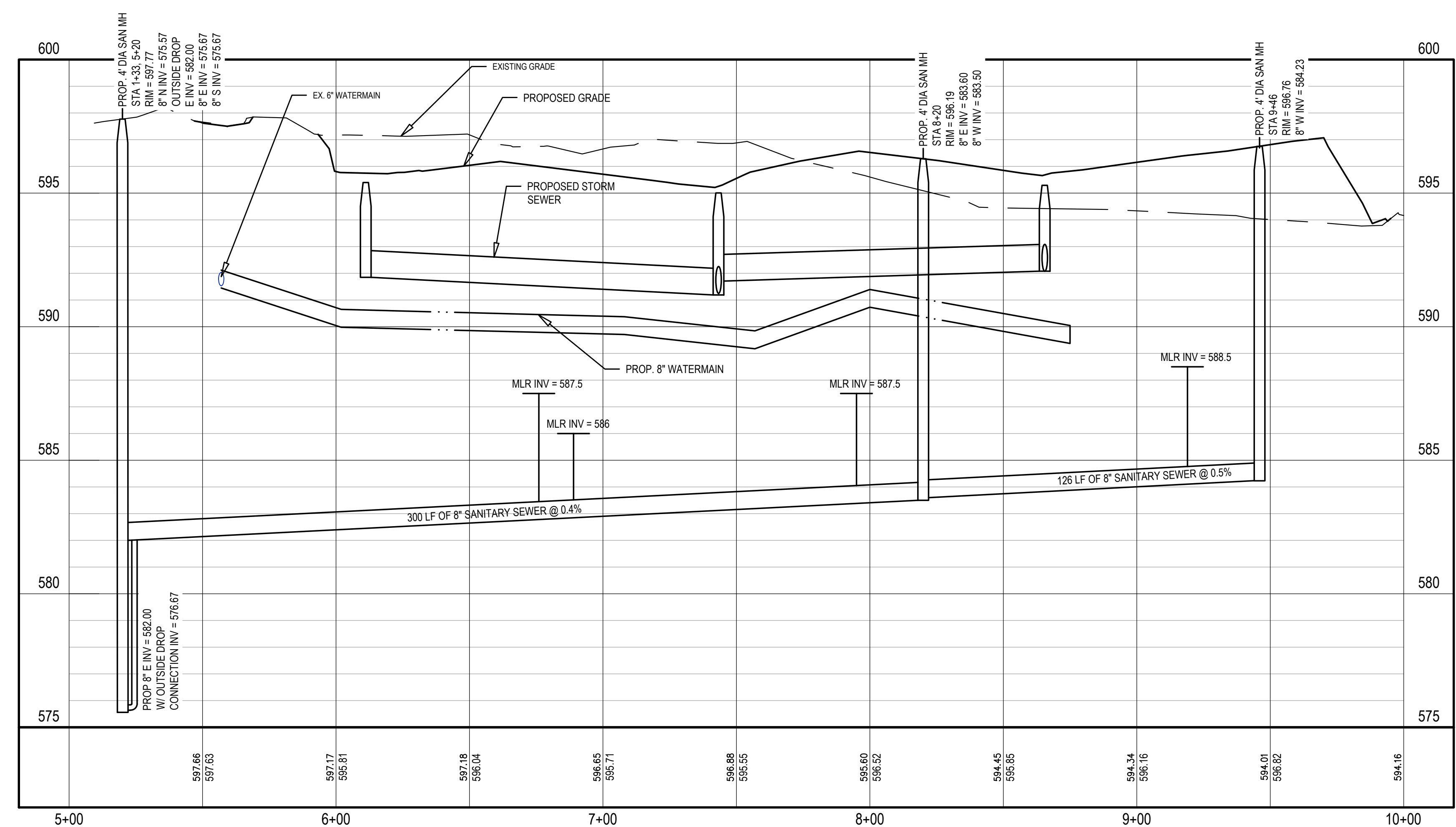
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C-401



- SANITARY SEWER NOTES:**
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 - UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
 - NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-462-7171 OR 811.

PLACE 466 FT OF 8" SANITARY SEWER, SDR - 26 THIS SHEET.

PROP. 4" DIA SAN MH
SEE SHEET C-401 DETAIL 1
RIM = 597.77
8" W INV = 595.57
8" E INV = 592.00
8" S INV = 575.67



T. BOSGRAAF HOMES, LLC
ATTN: MIKE BOSGRAAF
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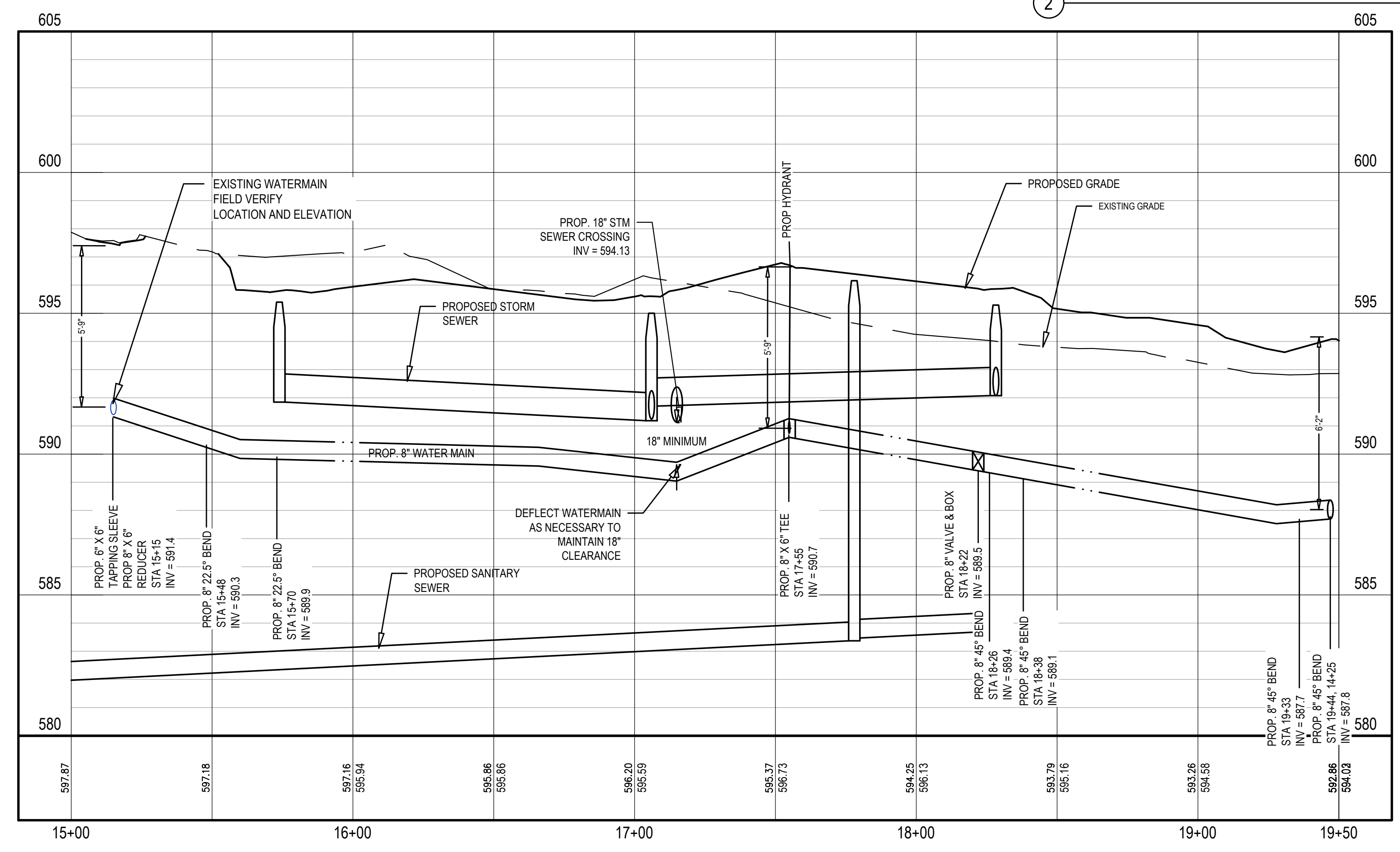
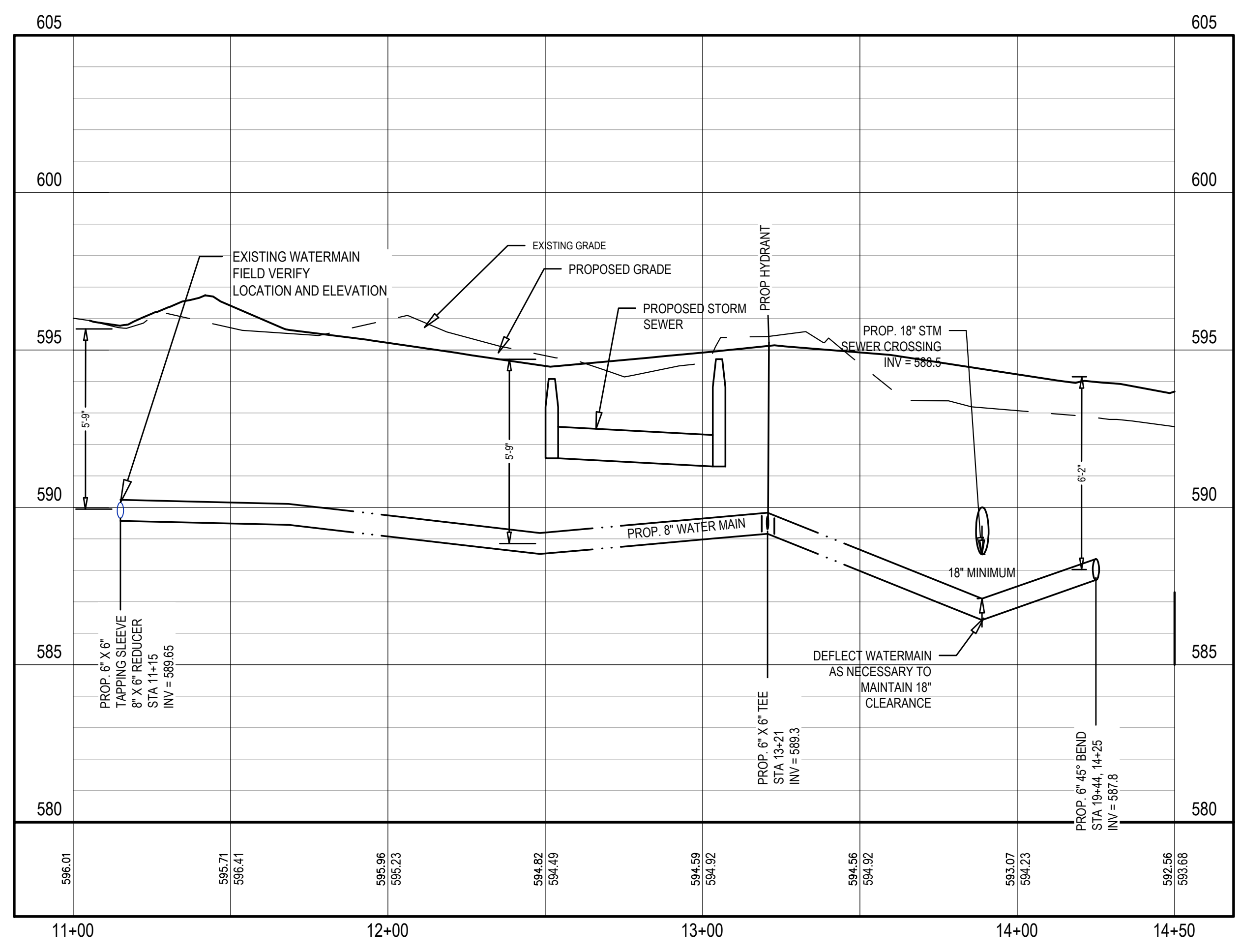
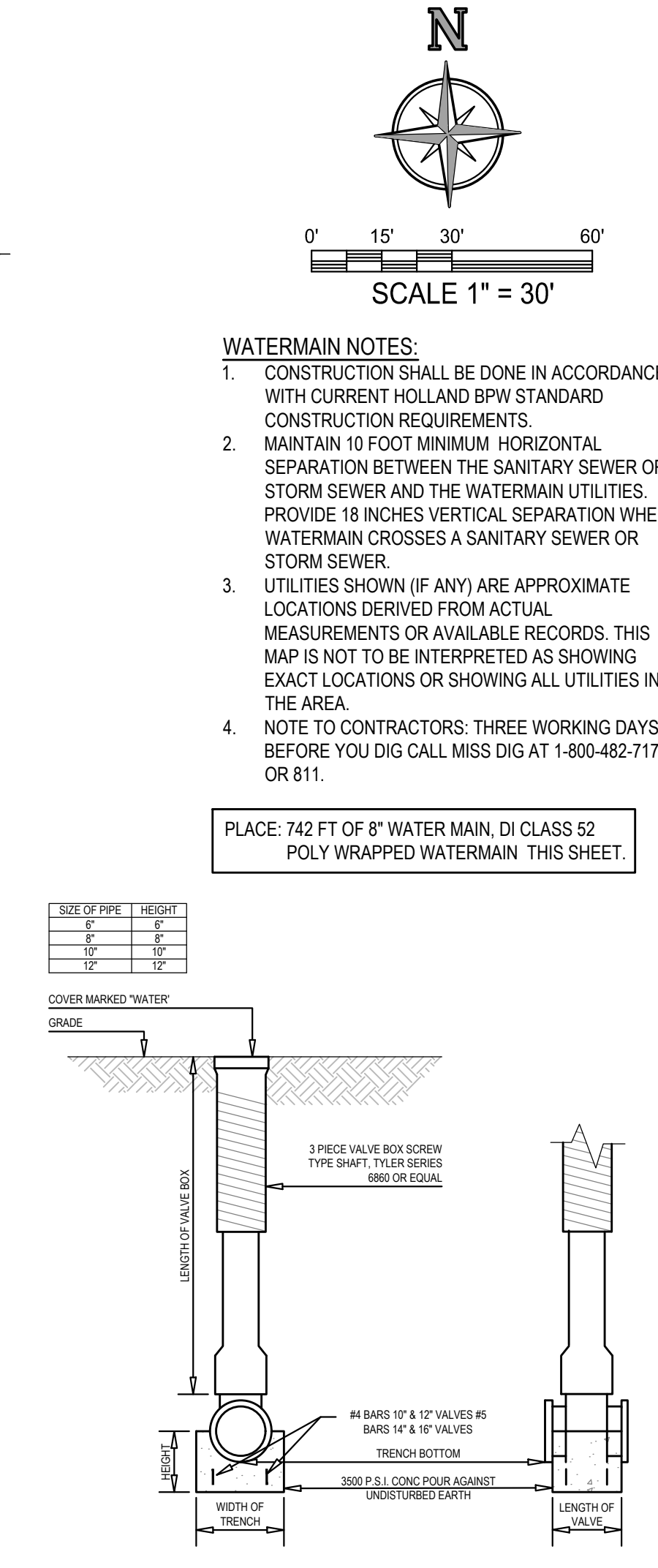
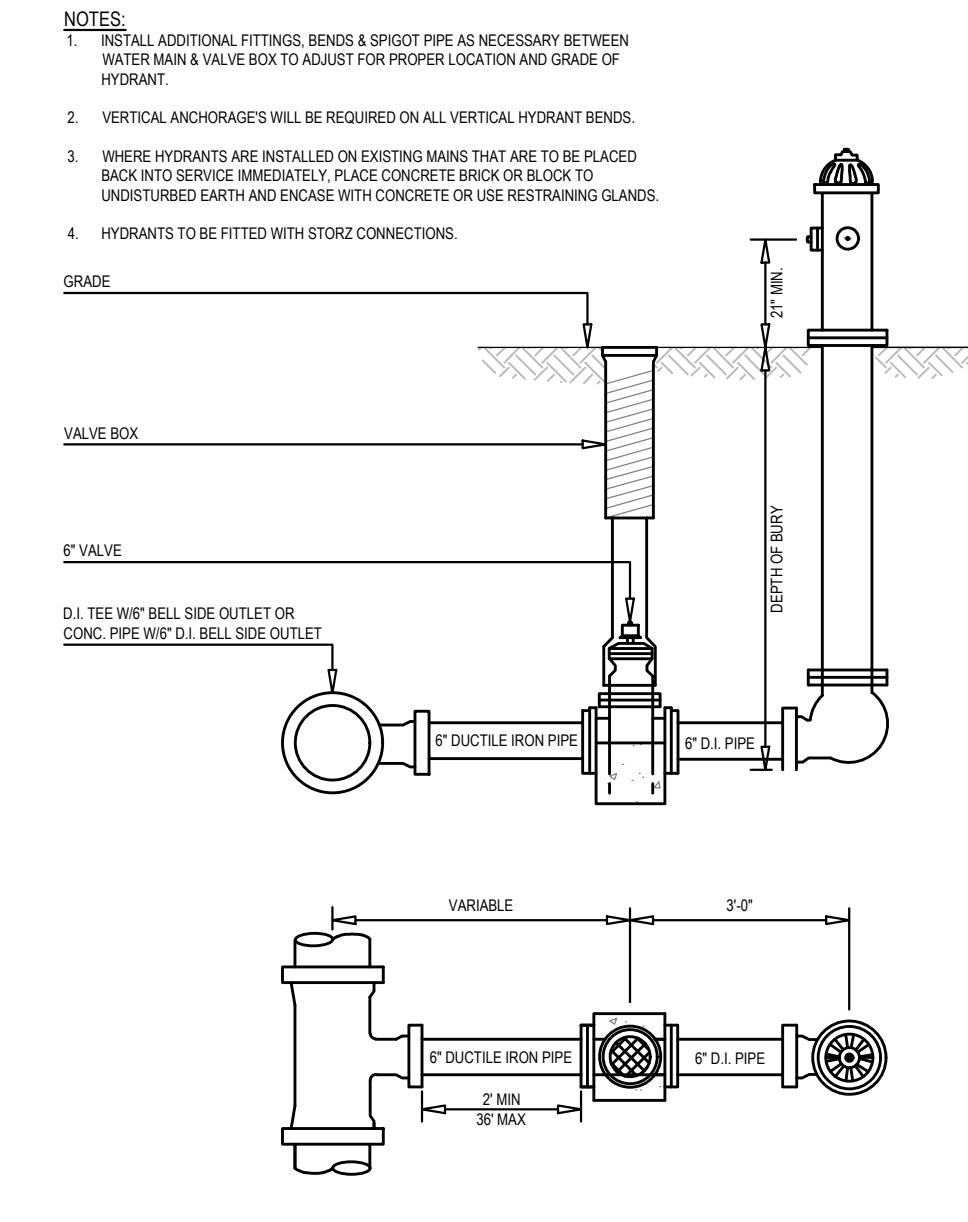
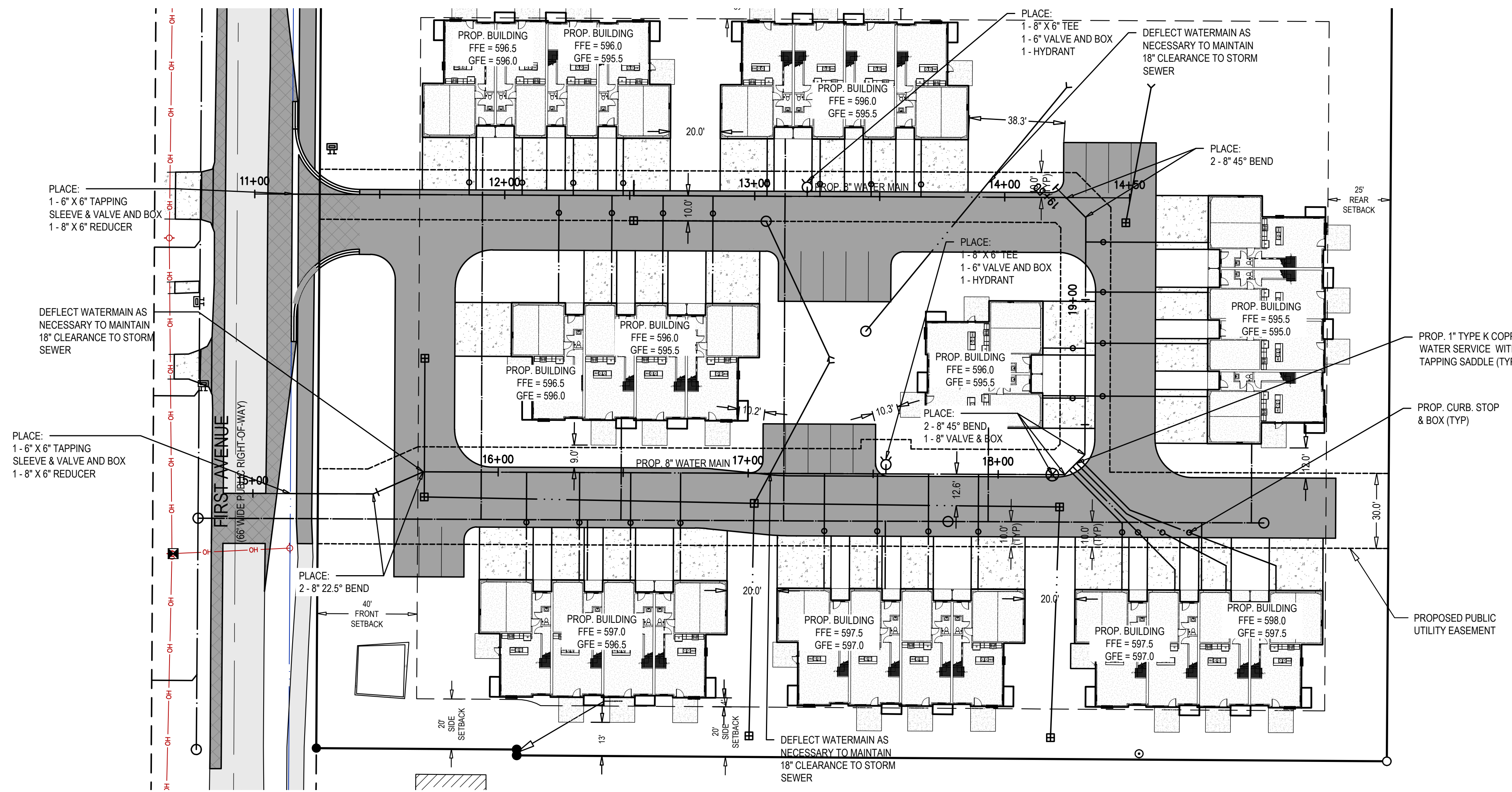
Drawn by
PETER BULTEN, P.E.

Checked by	Date
Survey	.
Civil	.
Struc.	.

HEI Project Number
23-01-005

Sheet Title
SANITARY PLAN AND PROFILE

Sheet No.
C-402



Issued for:

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RYAN T. YSSELDYKE, P.E.

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Horz. Datum
HEI-96

Drawn by
PETER BULTEN, P.E.

Checked by
Survey

Date

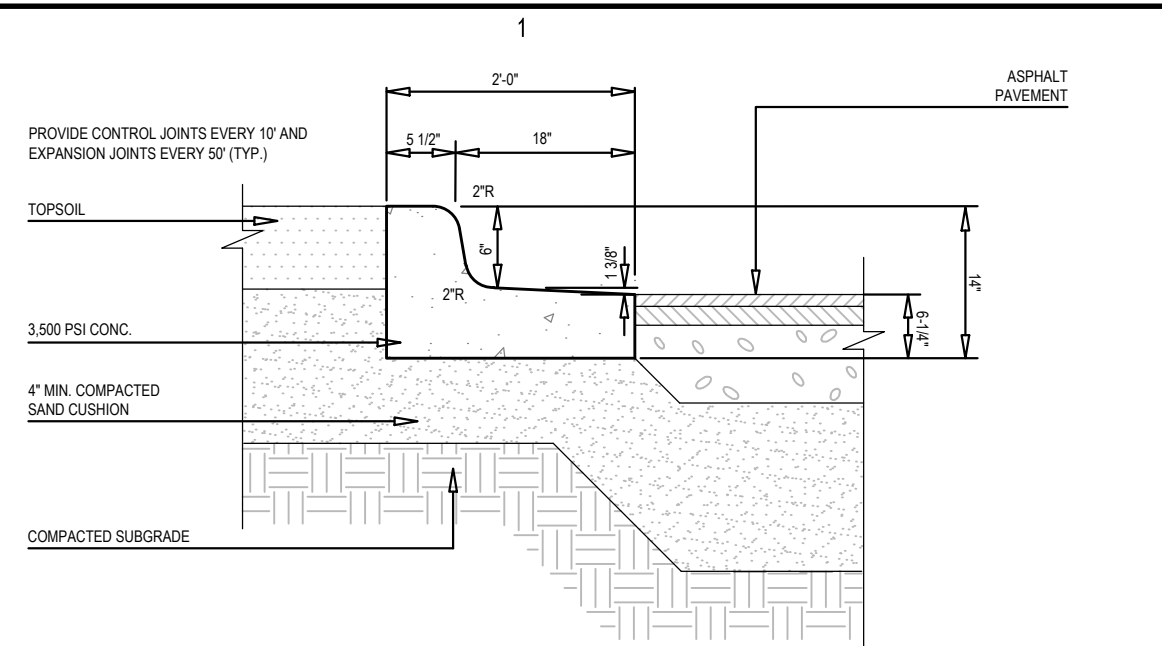
Struc.

L.A.

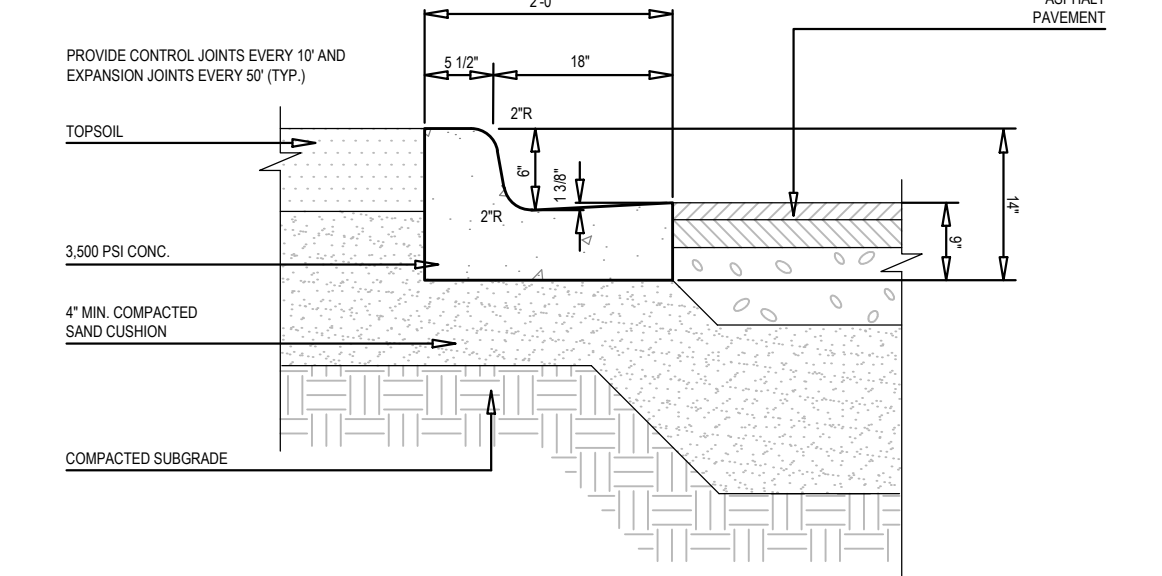
HEI Project Number
23-01-005

Sheet Title
WATERMAIN PLAN AND PROFILE

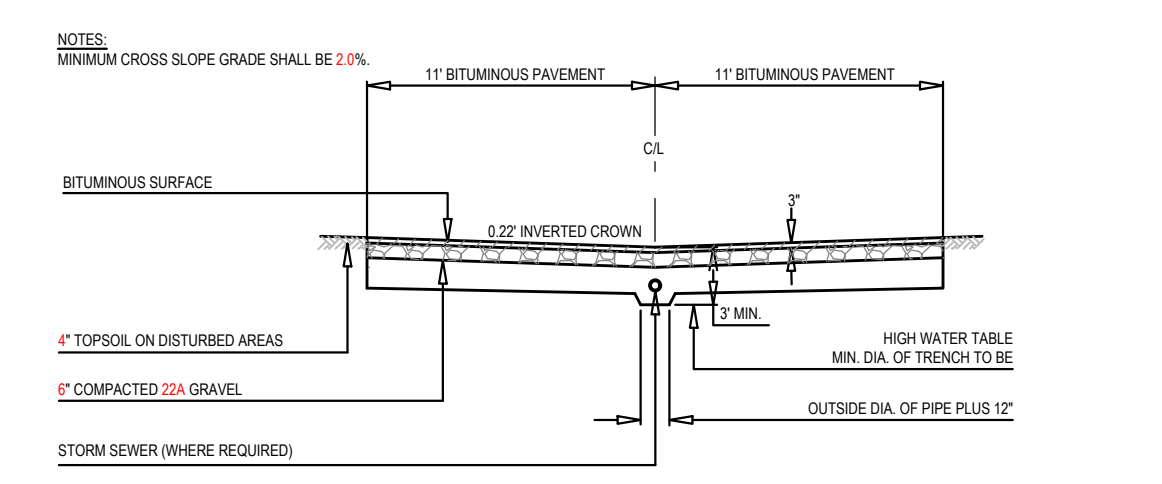
Sheet No.
C-403



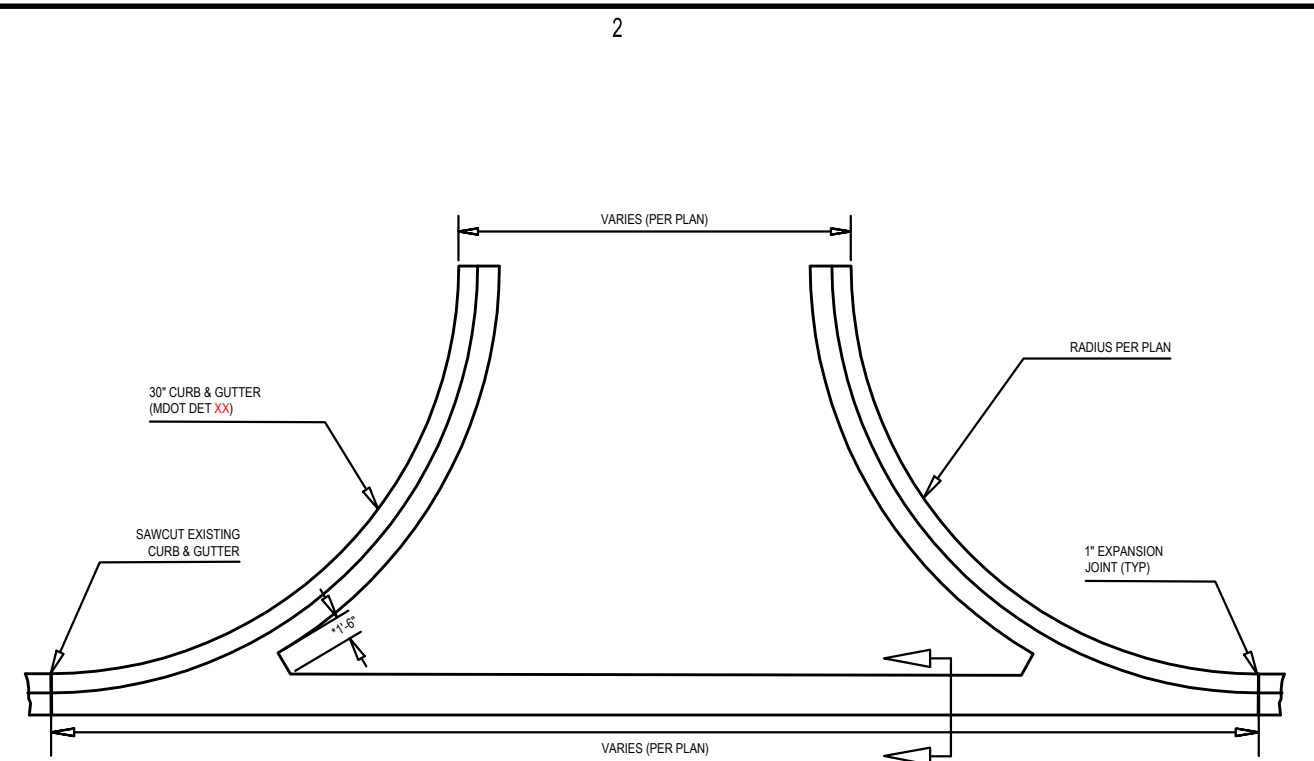
C1 MDOT F-4 CONC. CURB/GUTTER (PITCH OUT)



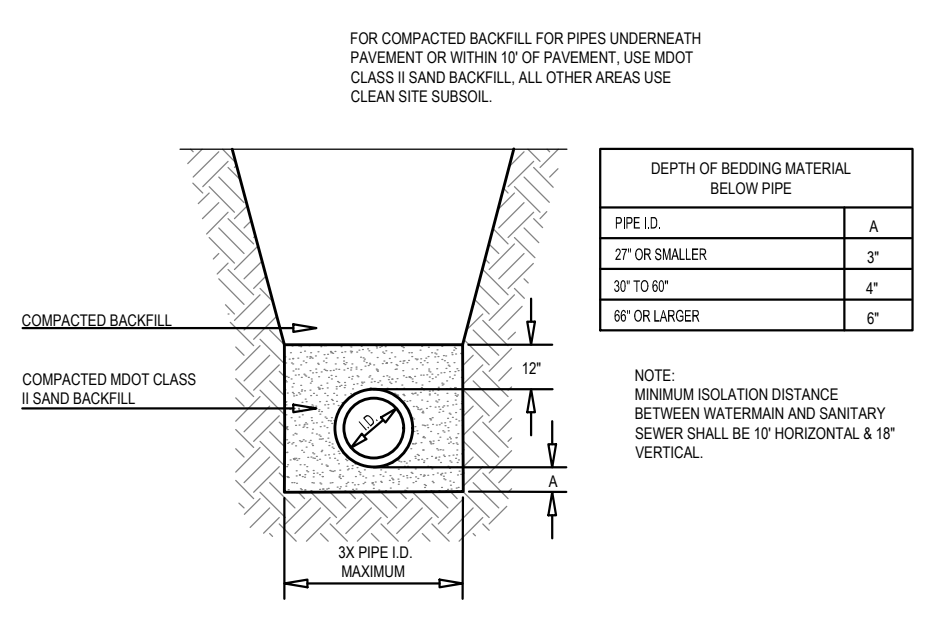
C2 MDOT F-4 CONC. CURB/GUTTER (PITCH IN)



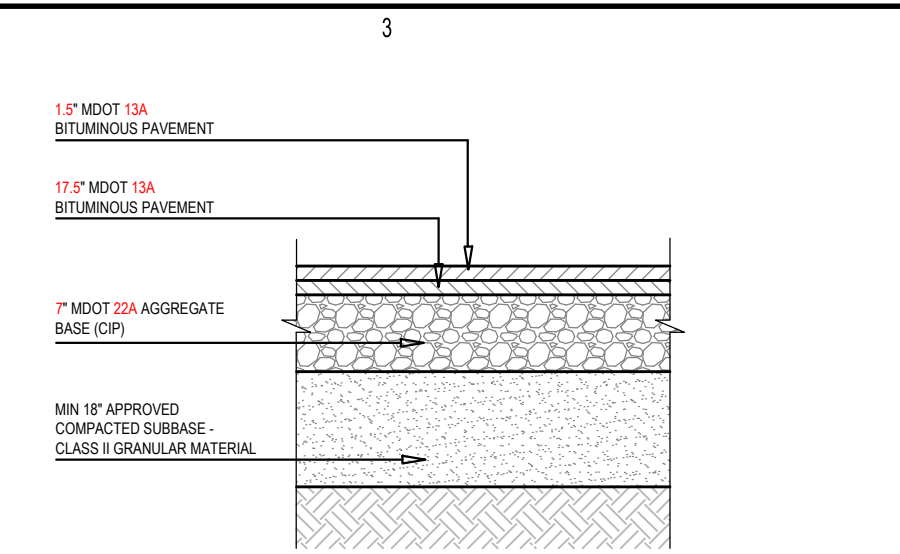
B1 TYPICAL SECTION INVERTED CROWN ROAD SECTION



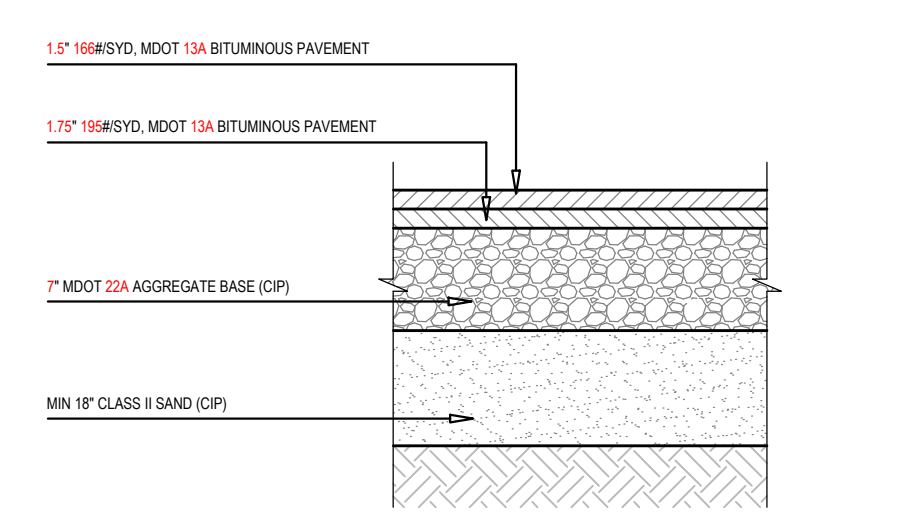
C3 CONC. DRIVE APPROACH & GUTTER PAN



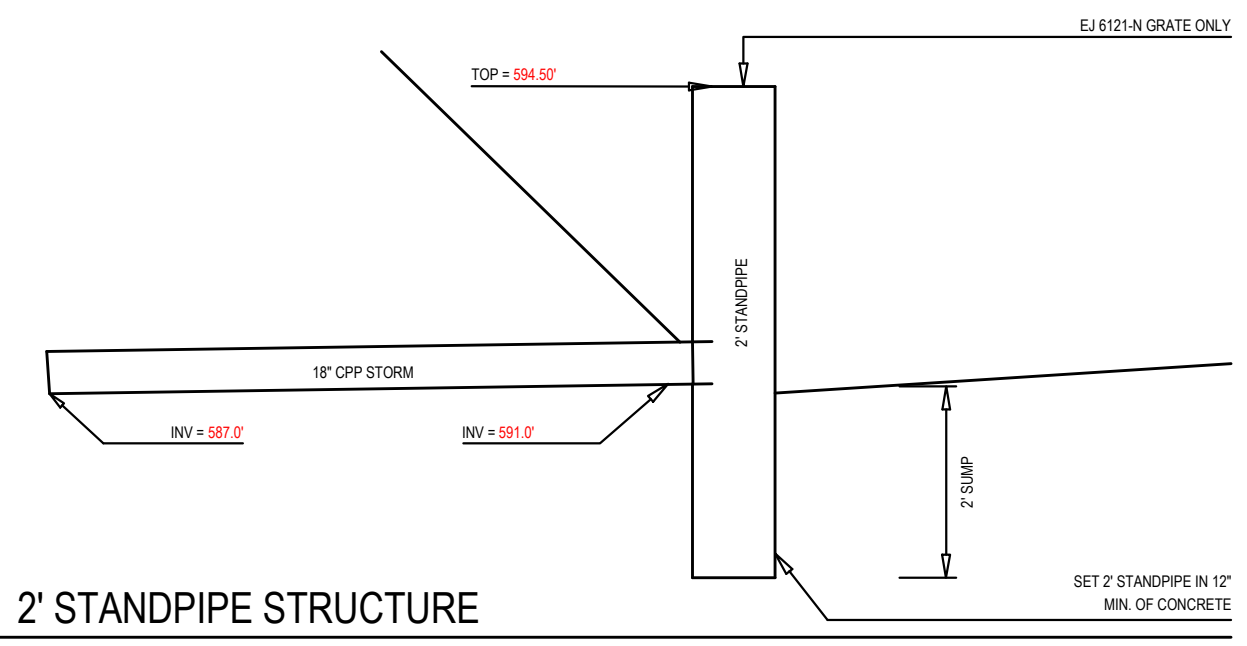
B2 CLASS B PIPE BEDDING



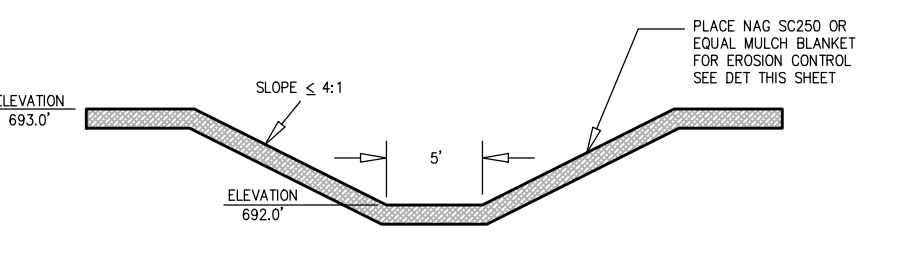
C4 BITUMINOUS PAVEMENT



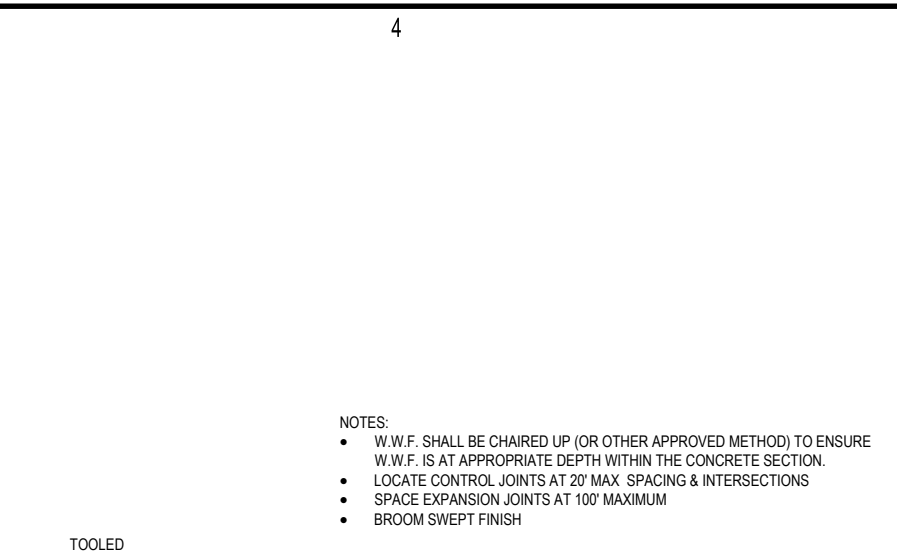
C5 RIGHT-OF-WAY BITUMINOUS PAVEMENT SECTION OTTAWA COUNTY ROAD COMMISSION



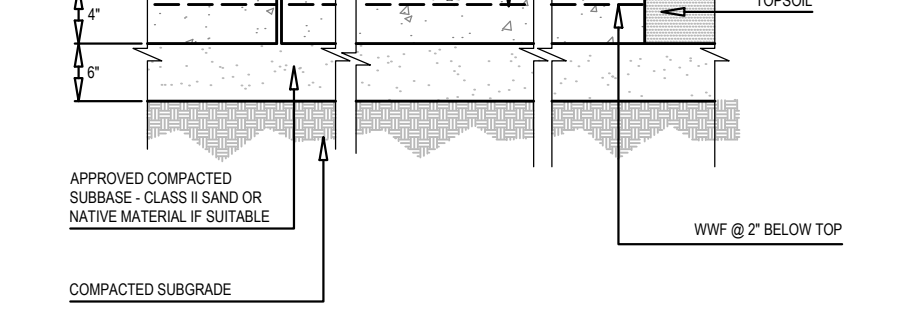
B3 2' STANDPIPE STRUCTURE



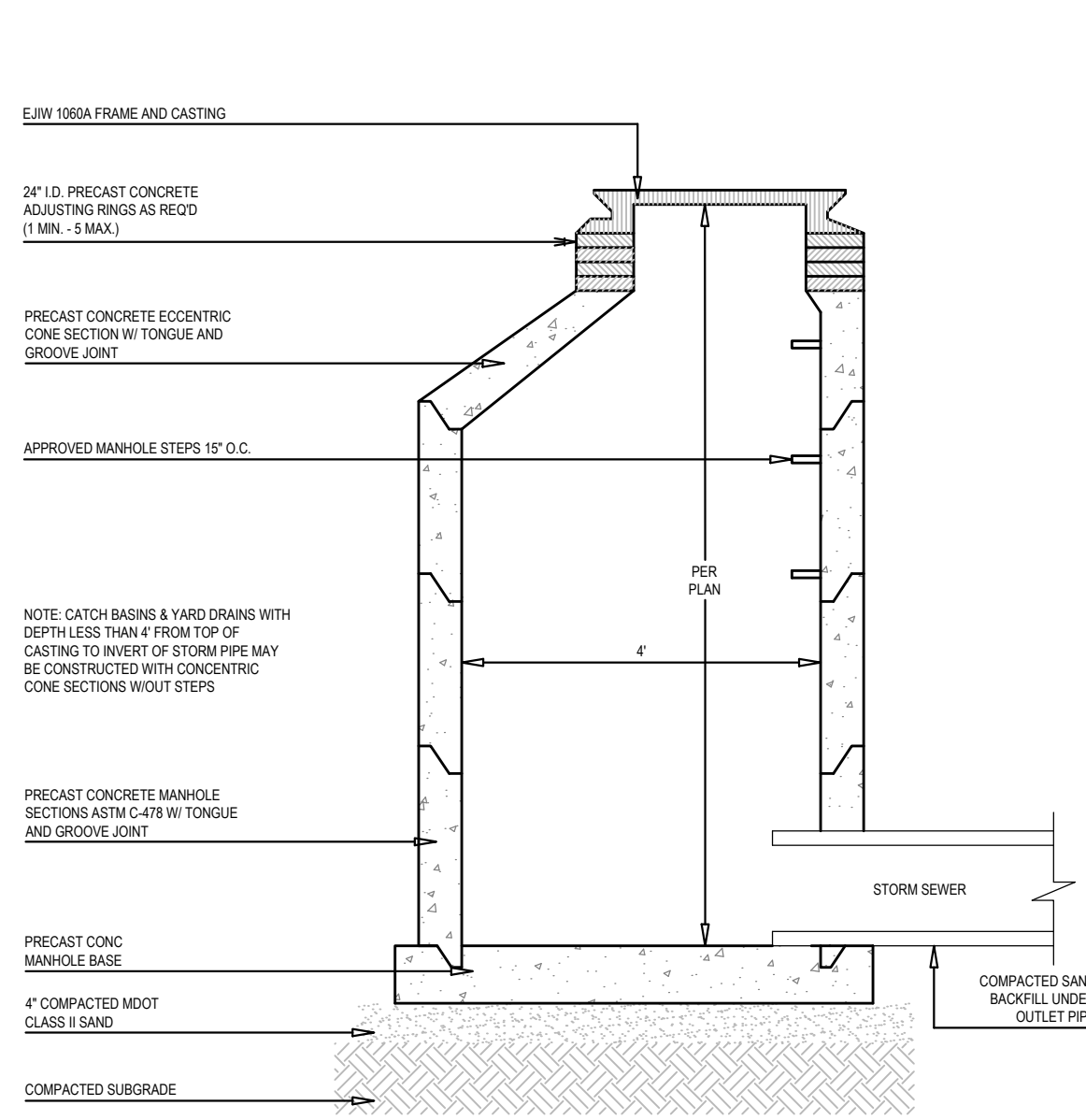
B4 EMERGENCY SPILLWAY



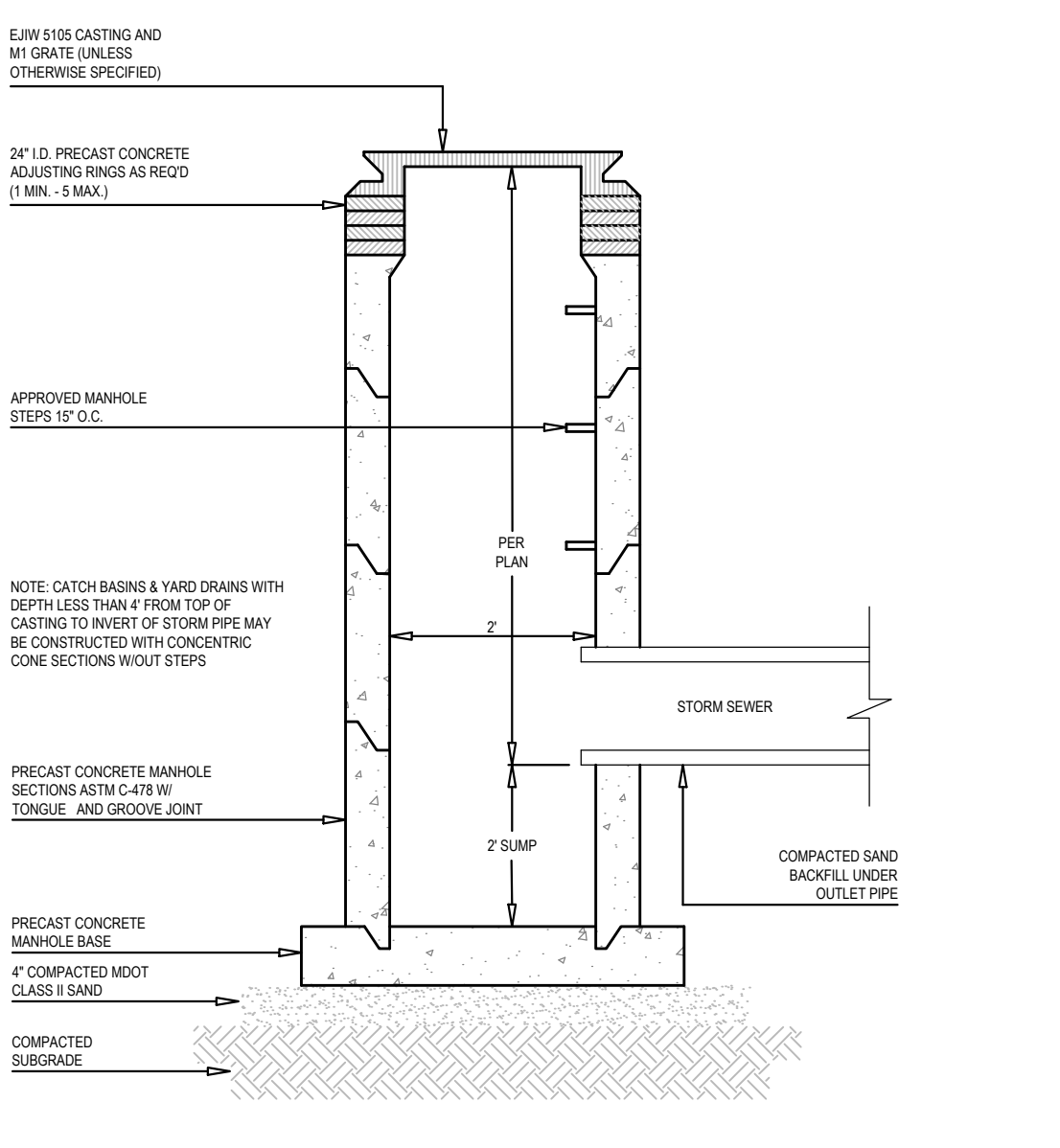
C6 4" CONCRETE PAVEMENT



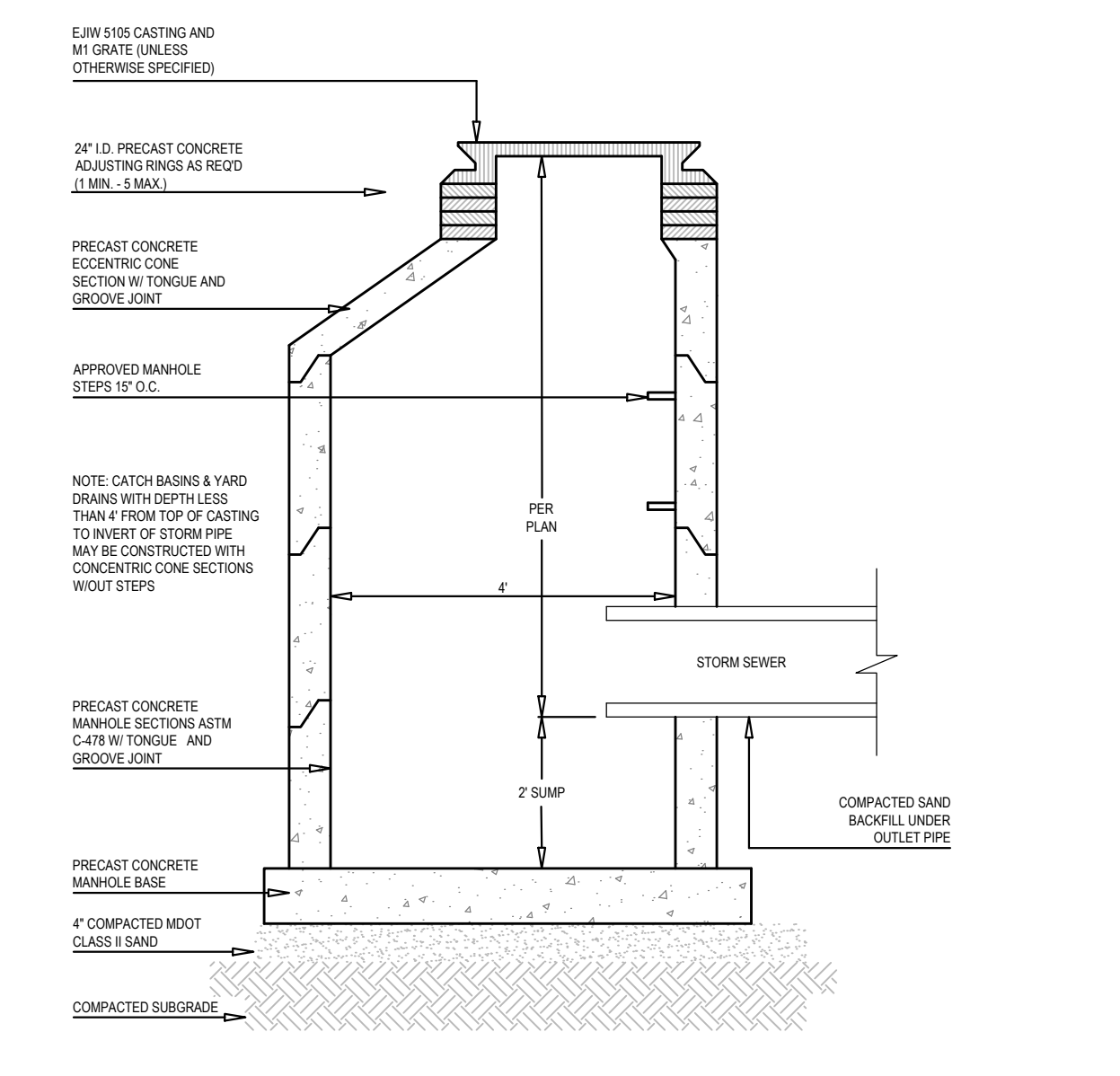
B5 NON-MOTORIZED PATH BITUMINOUS PAVEMENT



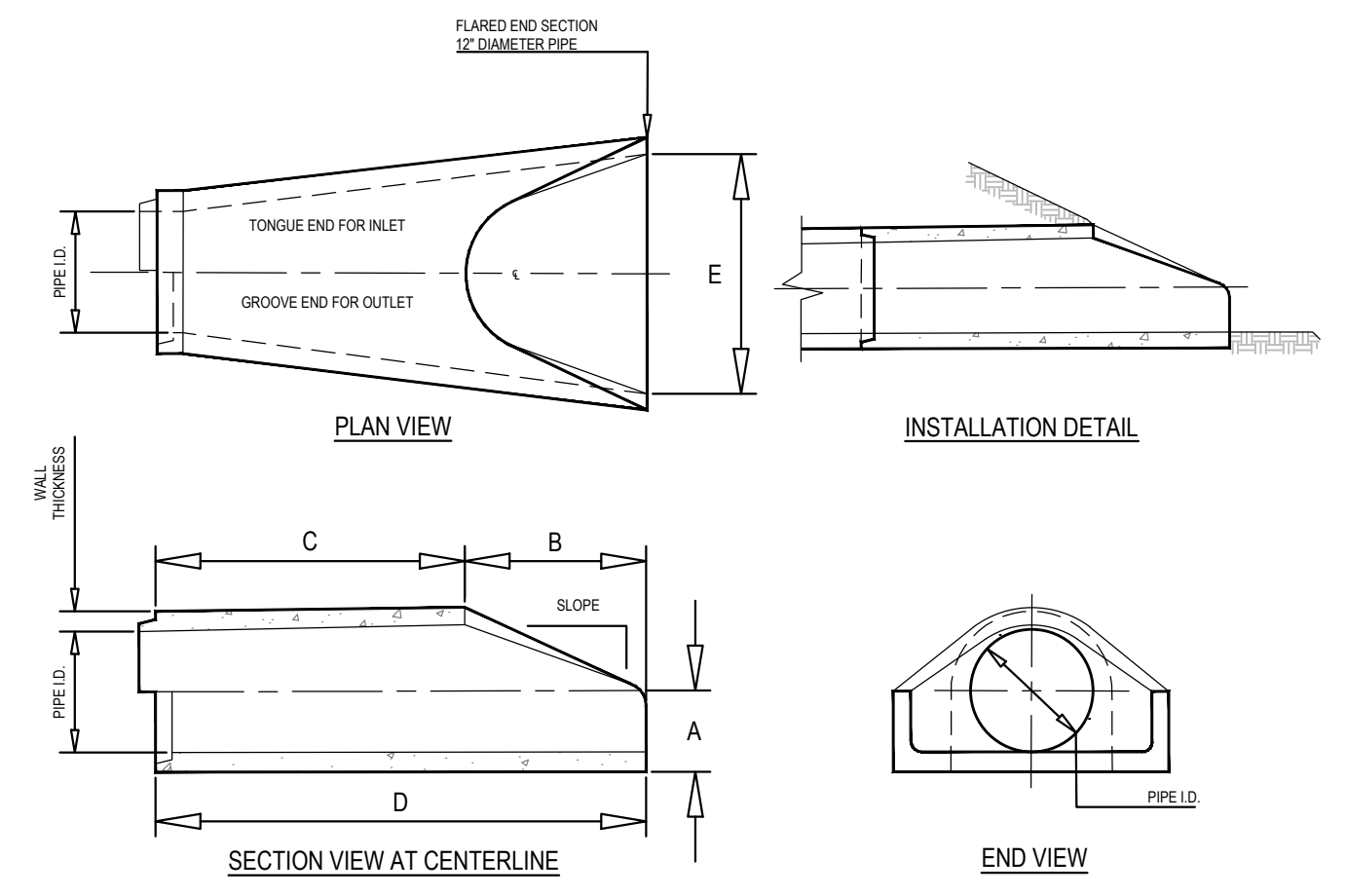
A1 4' DIA. STORM MANHOLE



A2 2' DIA. CATCH BASIN



A3 4' DIA. CATCH BASIN



PIPE INNER DIAMETER (INCHES)	WALL THICKNESS (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	D (INCHES)	E (INCHES)	SLOPE
12	2	4	24	48 7/8	72 7/8	30	3:1
15	2 1/4	6	27	46	73	30	3:1
18	2 1/2	9	27	46	73	36	3:1
24	3	9 1/2	43 1/2	30	73 1/2	48	3:1
30	3 1/2	12	54	19 3/4	73 3/4	60	3:1

A4 CONCRETE STORM FLARED END SECTION

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

T. BOSGRAAF HOMES, LLC
 ATTN: MIKE BOSGRAAF
 148 SOUTH RIVER AVENUE
 SUITE 100
 HOLLAND, MICHIGAN 49423

SHOREWOOD LANE
 725 FIRST AVENUE
 HOLLAND, MICHIGAN 49423
 PT. OF HENEVELD'S SUPERVISOR'S PLAT NO 26
 PT. OF PLAT OF JENISONS PLAT
 PARK TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Issued for:

Date	Description	No.
03/02/2023	BOUNDARY AND TOPOGRAPHIC SURVEY	A
08/17/2023	PRELIMINARY SITE PLAN	B
09/25/2023	SITE PLAN	C
10/19/2023	REV. PER TWP. COMMENTS	D

Project Manager
RYAN T. YSSELDYKE, P.E.
 Vertical Datum
 NAVD88
 Horiz. Datum
 HEI-96
 Drawn by
PETER BULTEN, P.E.
 Checked by
 Survey
 Date
 Civil
 Date
 Struct.
 Date
 L.A.
 Date
 HEI Project Number
23-01-005
 Sheet Title
GENERAL DETAILS
 Sheet No.
C-501

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	PART #	DESCRIPTION	MOUNTING	LAMP(S)	LUMENS	WATTS	VOLTAGE	DIMMING	NOTES
SA1	LITHONIA	DSX0 LED P4 40K T2M MVOLT SPA PIRH DDBXD/SSS 17-6 4C DM19AS DDBXD	LED AREA LUMINAIRE, SQUARE POLE, 20' FINAL HEIGHT	EXTERIOR	LED	9,831	92	120	0-10V	1,2,3

NOTES:

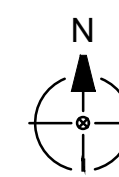
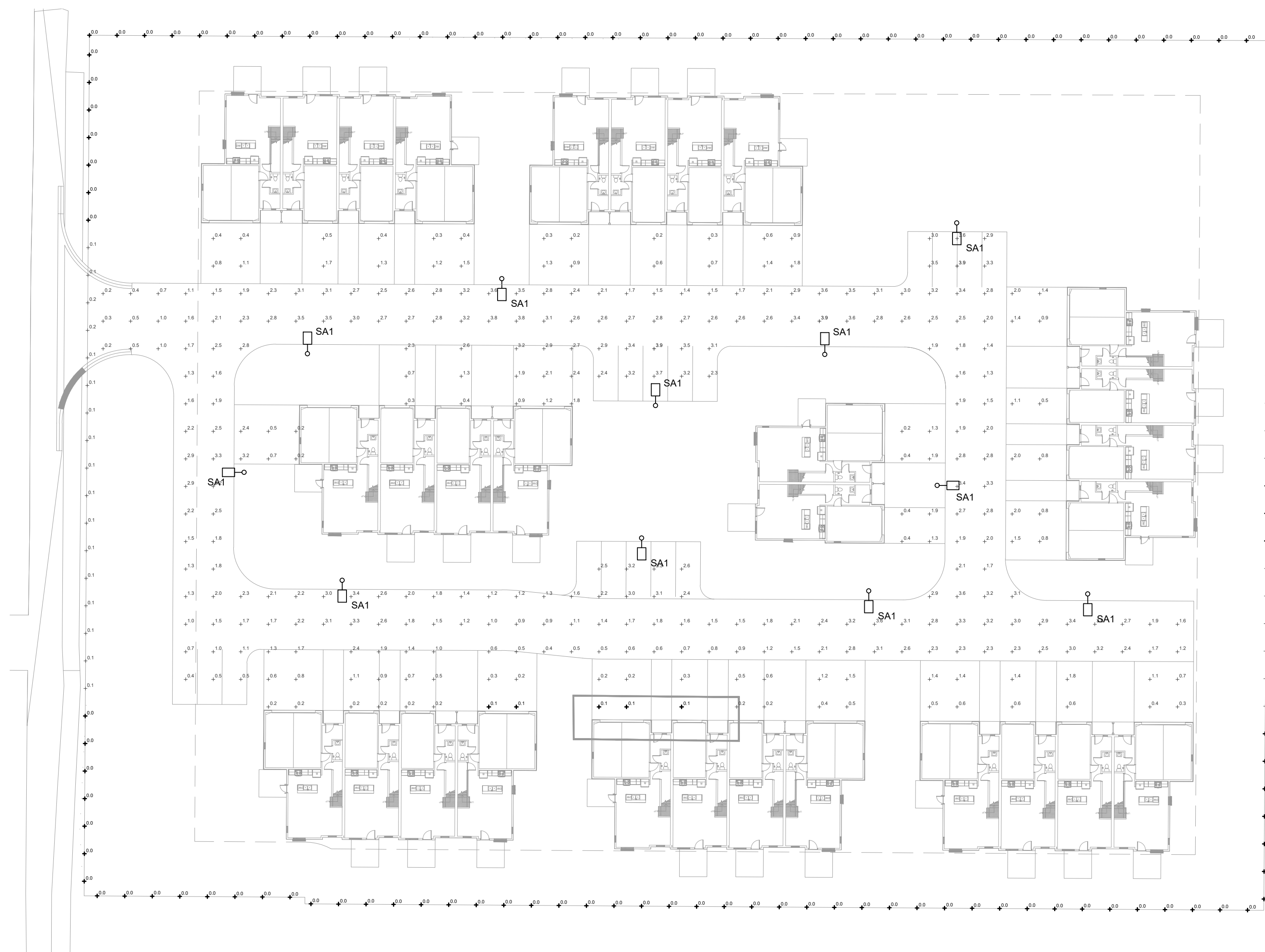
- OR EQUAL
- LIGHTS TO BE CONTROLLED VIA DUSK TO DAWN PHOTOCELL AND/OR TIME CLOCK
- FACTORY MOUNTED DIMMING SENSOR TO DIM TO 40% PER MI ENERGY CODE REQUIREMENTS FOR PARKING AREAS. DRIVES TO REMAIN FULL AT ALL TIMES

SITE PHOTOMETRIC STATISTICS

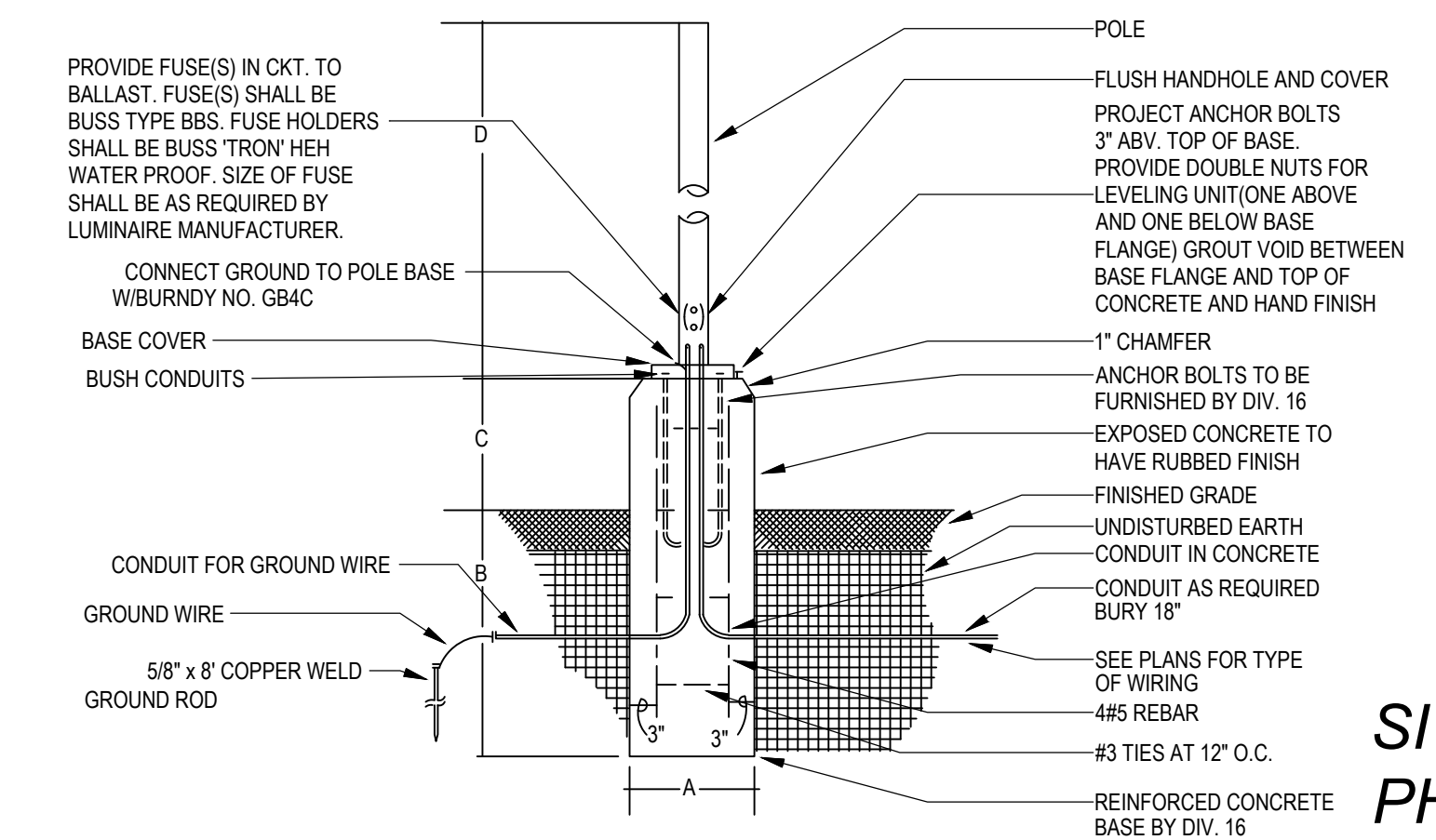
AREA	AVG. (fc)	MAX. (fc)	MIN. (fc)	MAX.MIN	AVG.MIN
PARKING & DRIVES	1.80	3.90	0.10	39.0:1	18.0:1
PROPERTY LINE	0.00	0.40	0.00	N/A	N/A

GENERAL ELECTRICAL NOTES:

- LIGHTING CONTROLS IS BASED ON LUTRON SYSTEM (OR APPROVED EQUAL). ALL OFFICE AREA SWITCHES ARE DECORATOR SWITCH WITH OCCUPANCY SENSORS AND 0-10V DIMMING.
 - CORNER MOUNT OCC SENSOR - PART# LOS-WIR-WH
 - CEILING MOUNT OCC SENSOR - PART# LRF2-OCR2B-WH
 - POW PACK - PART# RMJ-ST-DV-B
 - WALL SWITCH (W/ OCC SENSOR) - PART# MS-Z101-WH
 - DIMMING WALL SWITCH (PICO) - PART# PJ2-3BRL-WH-L01R
 - TO BE USED WIRELESSLY WITH POW PACK
 - FOR LIGHTING CIRCUITS DIMMING WITH 0-10V SIGNAL
 - MLV DIMMING WALL SWITCH - PART# DVCL-600P-WH
 - LIGHTING CIRCUIT NOT TO EXCEED 450W
 - FOR LIGHTING CIRCUITS DIMMING WITH LINE VOLTAGE
- LIGHTING CONTROLS DESIGNED TO MEET MICHIGAN ENERGY CODE REQUIREMENTS THROUGH ASHRAE 90.1-2013.
 - EXTERIOR FIXTURES TO BE CONTROLLED BY LOCAL PHOTOCELL SENSOR.
 - MOTION SENSORS TO BE SET TO 'OCCUPANCY' MODE. LIGHTING TO AUTOMATICALLY COME ON TO 50% AND BE MANUALLY ADJUSTED TO 100% OR PRESET HIGH END TRIM LEVEL.
 - OCCUPANCY SENSORS TO AUTOMATICALLY SHUT OFF LIGHTING AFTER DETECTING NO MOTION FOR 10 MINUTES.
 - ALL LIGHTING CAPABLE OF 0-10V DIMMING TO HAVE 18/2 WIRE RUN TO FIXTURES FOR DIMMING CONTROL.
 - ALL NEW EGRESS SIGNAGE AND LIGHTING TO BE CIRCUITED TO NEAREST UNSWITCHED LIGHTING CIRCUIT.
 - ALL POWER PACKS TO BE INSTALLED ABOVE CEILING OR OUT OF SIGHT.



PARKING & DRIVE PHOTOMETRIC
SCALE: 1" = 30'-0"



FIXTURE TYPE	A	B	C	D
SA1	2'-0"	6'-0"	2'-6"	17'-6"

1 POLE BASE DETAIL
SCALE: NOT TO SCALE



Integrated Architecture
840 Ottawa Avenue NW
Grand Rapids, MI 49503
616.574.0220 P
www.intarch.com



SHOREWOOD LANE
725 FIRST AVENUE
ROLLAND, MICHIGAN 49423

Site Plan Review 19 Oct. 2023

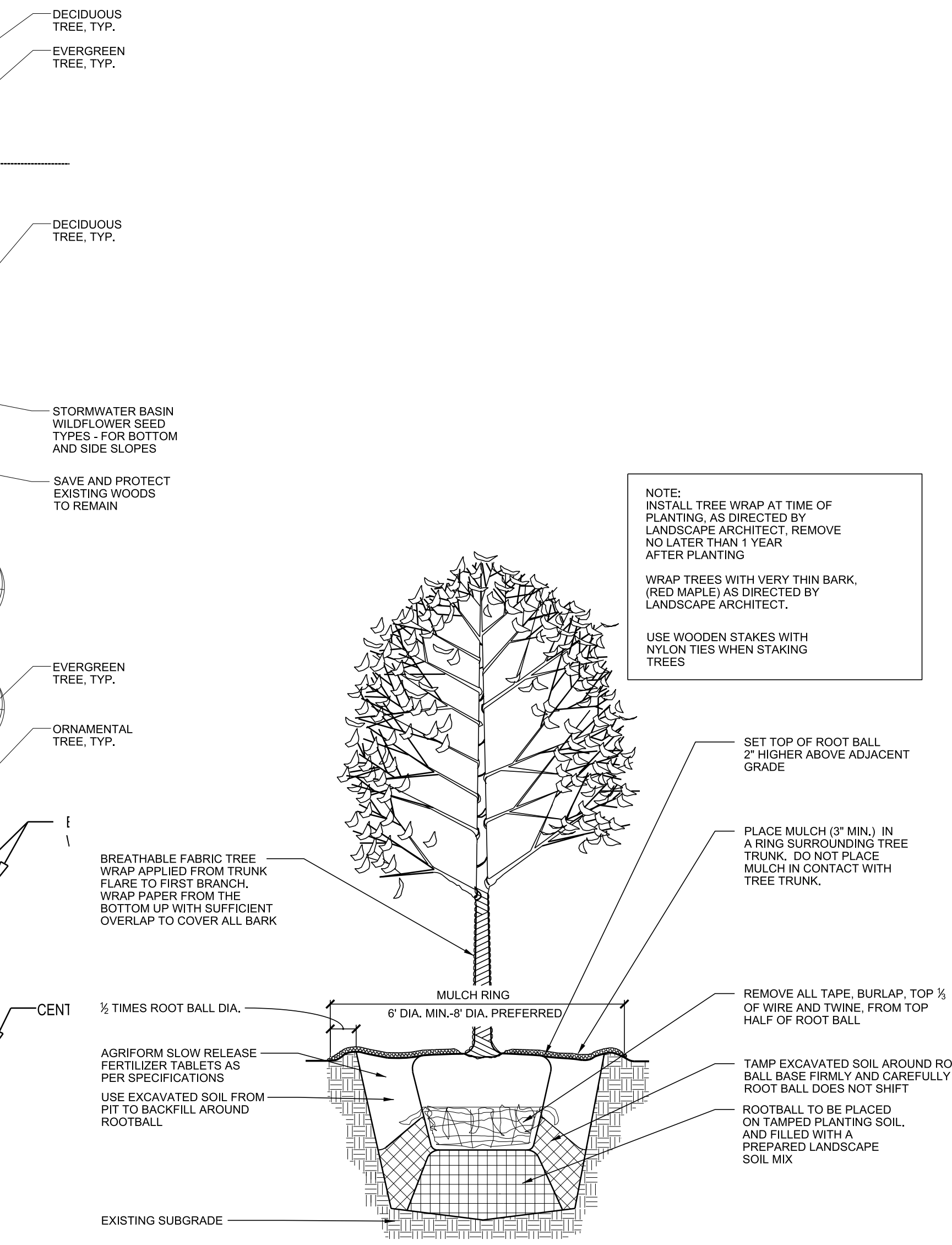
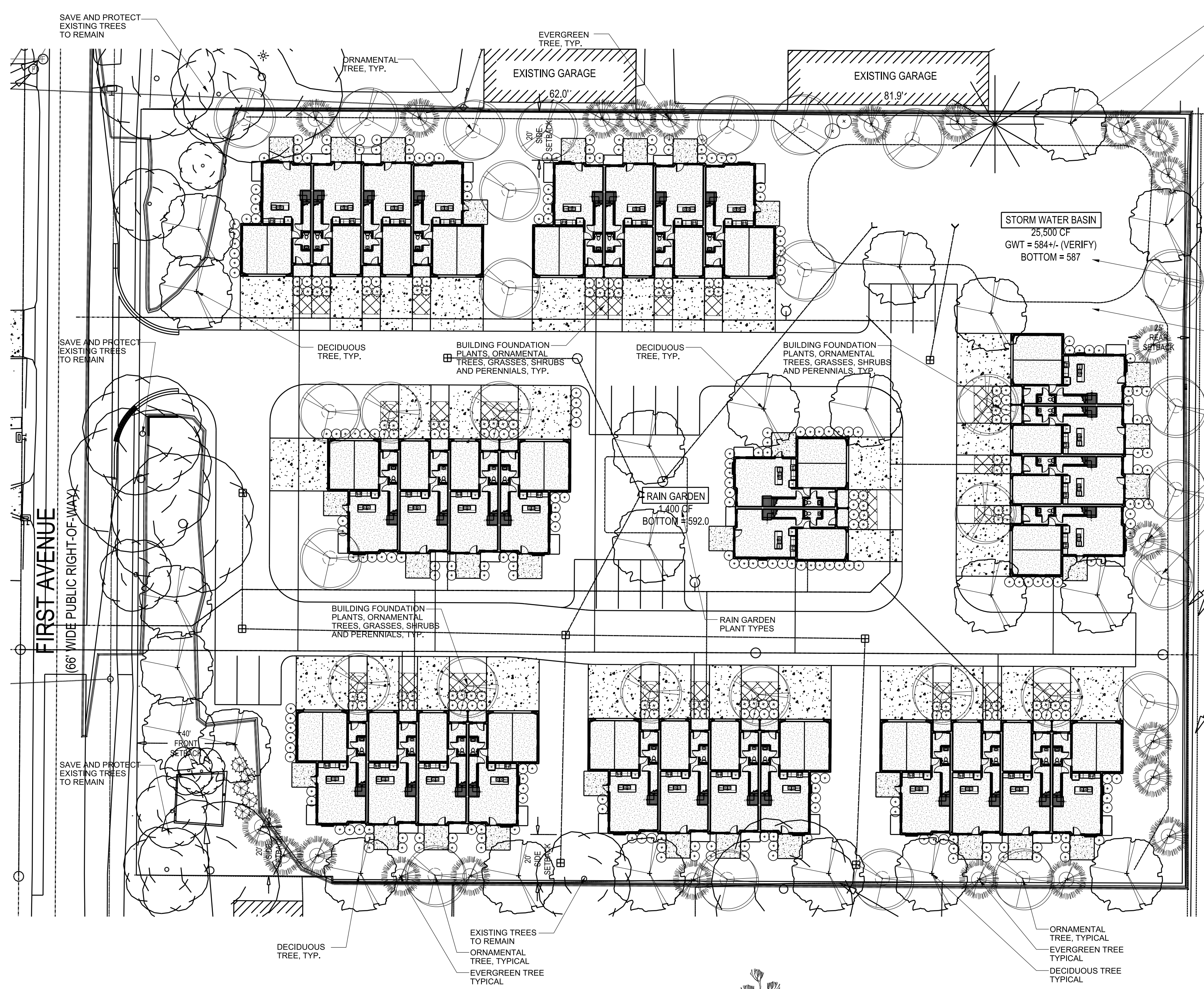
Design KVD
PM/PA DD / KB
Drawn KVD
IA Project Number

SITE PLAN PHOTOMETRICS

ES101

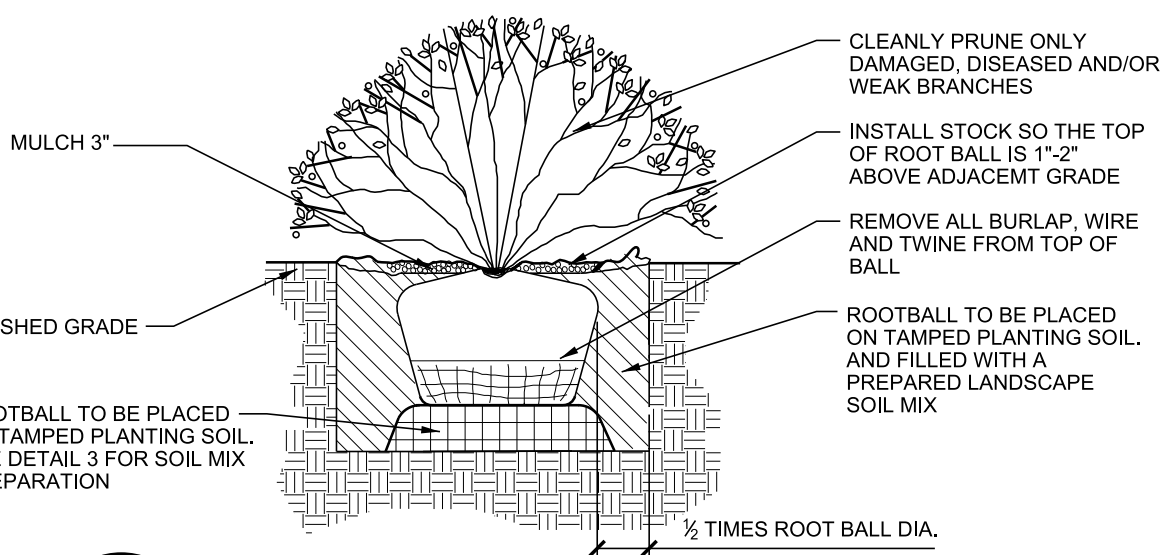
LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO STATE AND LOCAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
- CALL "MISS DIG", 1-800-482-7171, THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING FOR NEW UTILITIES SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
- CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING TOPOGRAPHIC SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN RESTORATION AND PLANT MATERIAL.
- IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING OF SUBGRADE BELOW LAWN AND LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RESPRING TOPSOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BY EARTHWORK CONTRACTOR BEFORE PLACING ANY TOPSOIL.
- BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY ARCHITECT FOR APPROVAL. NOTIFY ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- CONTRACTOR SHALL NOTIFY ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED.
- ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 3-INCH THICK LAYER OF LANDSCAPE MULCH.
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
- LANDSCAPE CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SOEDED.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS WITH SPRINKLER HEADS AND LINES.

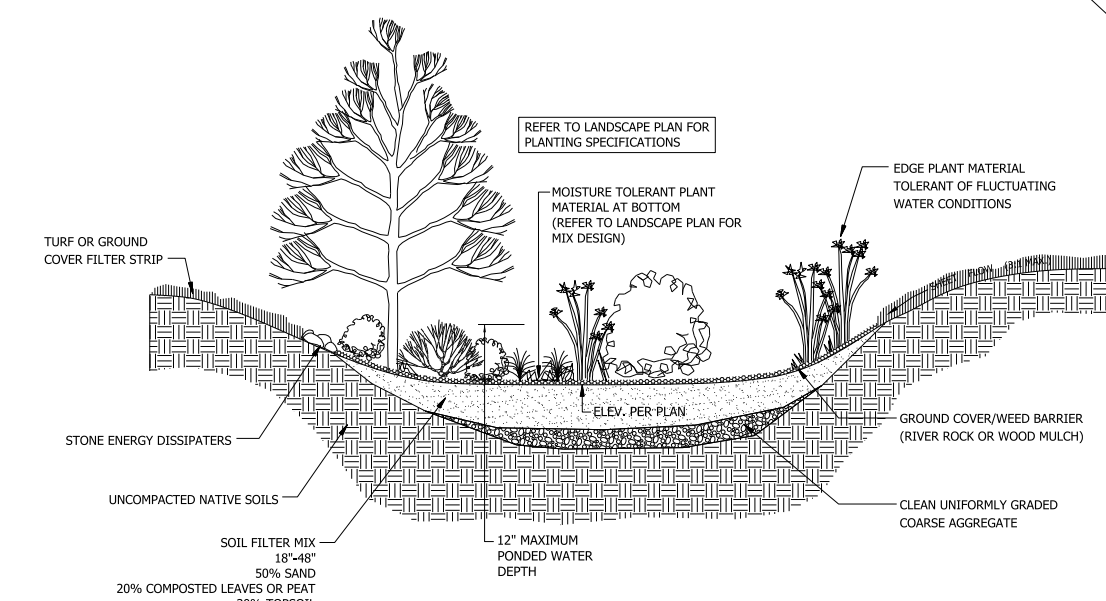


4 TREE PLANTING DETAIL
LP1.0 NOT TO SCALE:

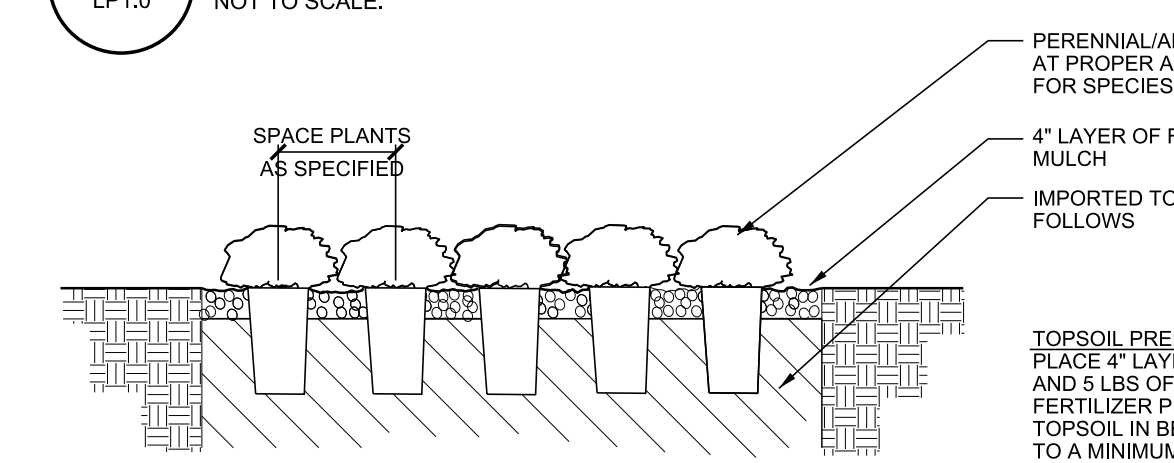
CONTRACTOR NOTE:
ALL TREE PLANTING TO BE 10' FROM PROPOSED UTILITY LINES
ALL PROPOSED LANDSCAPE AREAS AND BEDS TO BE IRRIGATED
ALL PLANT MATERIAL TO MEET ZONING ORDINANCE REQUIREMENTS
ALL PLANTING BEDS - ANNUAL, PERENNIAL AND SHRUB BEDS TO RECEIVE 12 INCHES OF HIGH GRADE PLANTING SOIL MIX.
STEEL EDGING TO BE INSTALLED BETWEEN PLANTING BEDS AND LAWN AND BETWEEN PERENNIALS AND SHRUBS AND GRASSES



1 SHRUB PLANTING DETAIL
LP1.0 NOT TO SCALE:



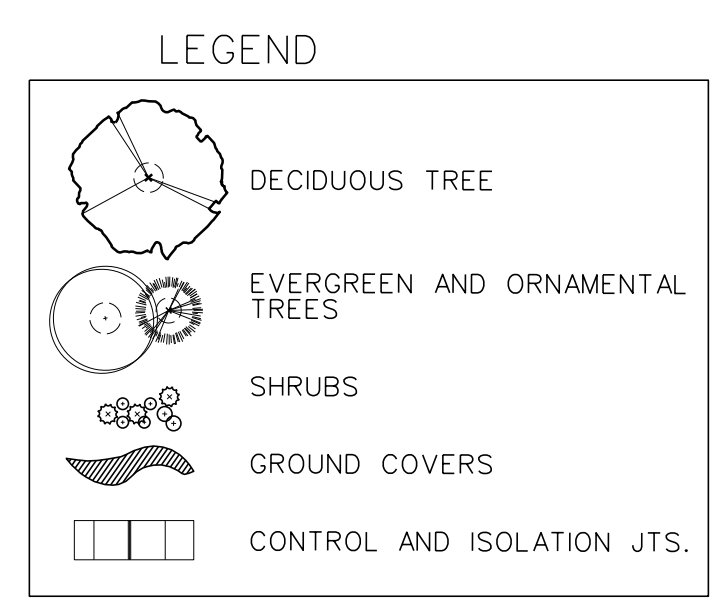
3 BIORETENTION/RAIN GARDENS
LP1.0 NOT TO SCALE:



2 PERENNIAL / ANNUAL PLANTING DETAIL
LP1.0 NOT TO SCALE:

PLANT LIST INCLUDING NATIVE AND NATIVE CULTIVARS			
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
* DECIDUOUS AND EVERGREEN TREE TYPES			
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
ACER SACCHARUM 'JFS-KW8-8'	AUTUMN FEST MAPLE	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
ACER TRUNCATUM X A. PLAT 'JFS-KW20'	CRIMSON SUNSET MAPLE	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIAN CHERRY	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
CYMNOCLADEA DIOICUS 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
BETULA NIGRA	HERITAGE RIVER BIRCH	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
NYSSA SYLVATICA	BLACK TUPELO	2.5' CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
PINUS STROBUS	EASTERN WHITE PINE	7-8' TALL/B & B	TREES TO BE SHEARED SYMMETRICALLY
* SHRUBS, ORNAMENTAL GRASSES AND FLOWERING GROUNDCOVER TYPES			
BAPTISIA AUSTRALIS 'LUNAR ECLIPSE'	LUNAR ECLIPSE FALSE INDIGO	2 GALLON	SPACE 3' O.C.
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEEED	2 GALLON	SPACE 12\" O.C.
CEANOOTHUS AMERICANA	NEW JERSEY TEA	5 GALLON	SPACE 3.5\" O.C.
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	2 GALLON	SPACE 14\" O.C.
DIERILLA LONICERA 'MICHIGAN SUNSET'	MICHIGAN SUNSET HONEYSUCKLE	2 GALLON	SPACE 18\" O.C.
MONARDA FISTULOSA	WILD BERGAMOT	2 GALLON	SPACE 2\" O.C.
CAREX OSHIMENSIS 'EVERCOLOR'	EVERCOLOR EVERLIME SEDGE	2 GALLON	SPACE 14\" O.C.
COREOPSIS PERMATHEAD 'BUTTER RUM'	BUTTER RUM COREOPSIS	2 GALLON	SPACE 14\" O.C.
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	2 GALLON	SPACE 3\" O.C.
GERANIUM MASCATULUM	WILD GERANIUM	2 GALLON	SPACE 14\" O.C.
HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	3 GALLON	SPACE 3\" O.C.
ITEA VIRGINICA 'SMINVIDFC'	SCENTLANDIA SWEETSPICE	5 GALLON	SPACE 3\" O.C.
PHYSOCARPUS OPULUS 'SMPOTW'	TINY WINE NINEBARK	5 GALLON	SPACE 4\" O.C.
PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	2 GALLON	SPACE 2.5\" O.C.
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GALLON	SPACE 2.5\" O.C.
PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	2 GALLON	SPACE 2.5\" O.C.
THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	3\" TALL/B&B	SPACE 5\" O.C.
JUNIPERUS COMMUNIS 'HIBERNICA'	IRISH JUNIPER	4\" TALL/B&B	SPACE 4\" O.C.

EXISTING TREES:
THE AREA BELOW THE DRIP LINE OF AN EXISTING TREE TO BE SAVED SHALL REMAIN UNDISTURBED. NO IMPERVIOUS MATERIAL SHALL BE PLACED UNDER THE DRIP LINE. PROVIDE TREE PROTECTION FENCING AND INSTALL AROUND TREES DESIGNATED TO BE SAVED AND/OR LINE OF DISTURBANCE.
NO VEHICLE OR CONSTRUCTION EQUIPMENT SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY PLANT MATERIAL DESIGNATED TO BE SAVED.
IN THE EVENT THAT HEALTHY EXISTING TREES DESIGNATED TO BE SAVED ARE DESTROYED, THEY SHALL BE REPLACED WITH TREES WHICH COMPLY WITH THE CITY REQUIREMENTS.



SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"

SITE LANDSCAPE PLAN

LP1-0

Site Plan Resubmittal	19 Oct. 2023
Site Plan Review	11 Sept. 2023
Design	KAB
PM / PA	DD / MC
Drawn	KAB
IA Project Number	20230303

Park Township

I live directly across the street from the possible condo development.
My concerns are removal of the trees on the property, Loss of wildlife, noise and traffic in the area.

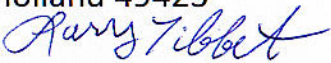
There is considerable traffic from S. Shore to 32nd and some have a habit of speeding by on first ave.

One thing for sure I would not like the drive to be placed in front of my home or the house next door to the south.

I hope you will consider allowing something less than 30 units.

Thank you,

Larry Tibbet
726 First Ave.
Holland 49423


616-335-6222



MEMORANDUM

To: Planning Commission
From: Meika Weiss, Community Development Director
Date: October 16, 2023
Re: Solar Ordinance

Solar Ordinance

At the October 12, 2023 Township Board meeting, the Board voted down the solar ordinance passed by the Planning Commission in September. They noted their appreciation for the work of the Planning Commission thus far on the ordinance and expressed that they were not opposed to solar energy, but on the whole did not want to see large-scale principal use installations in Park Township. Additional comments were with regard to the lack of a required buffer at the road and a note that the percentage of land used as an accessory wasn't designated.

This draft of the solar energy ordinance does the following:

- Removes allowances for large-scale primary use solar energy systems
- I adjusted the table on page 6 to clarify that small-scale ground-mounted SES are not permitted in front yards.
- Two typo corrections (a missing period and two topical items under (3) General regulations on pages 7-8 that were inadvertently combined into one paragraph).

It is otherwise unchanged. The copy in your packet shows changes marked in purple.

State Legislation

The Planning Commission should also be aware that as of the writing of this memo there is a set of four tie-barred bills on renewable energy sources that have been introduced to the House in Lansing. (Companion legislation is often tie-barred, meaning that all the bills are needed to accomplish the legislative goal and so they need to be passed together; one bill can't go into effect unless the others do as well.) These bills were introduced on October 10 and have been referred to the Energy, Communications, and Technology Committee.

The renewable energy bills would pre-empt local zoning. Since townships only have the powers and privileges specifically granted by the state, if the state determines that solar installations will not require zoning review then the Township will not have the legal ability to require that.

I'm including the House Fiscal Agency's legislative analysis in your packet; if you'd like to read the bills themselves I've linked to them here: [HB5120](#), [HB5121](#), [HB5122](#), [HB5123](#).

ORDINANCE NO. 2023-05

AMENDMENT TO THE PARK TOWNSHIP CODE OF ORDINANCES

AN ORDINANCE to amend Sec. 38-6 Definitions to add new definitions and add a new Sec. 38-521 to Article IV Supplemental Regulations to permit and regulate Solar Energy Systems.

THE TOWNSHIP OF PARK, IN THE COUNTY OF OTTAWA AND STATE OF MICHIGAN, ORDAINS:

Section 1. Section 38-6 of the Park Township Zoning Ordinance, being certain definitions, shall be amended by adding the definitions below to read as follows:

Accessory Solar Energy System: A solar energy system that is an accessory to the principal land use, with the purpose of primarily or solely generating electricity for the principal land use on-site. Accessory solar energy systems include but are not limited to roof-mounted, building-integrated, or ground-mounted systems.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building or structure rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

Building-Mounted Solar Energy System: A solar energy system in which the solar panels or collectors are affixed, attached, or otherwise mounted to any part of a building or structure, including but not limited to the roof or walls.

Dual use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

- **Pollinator Habitat:** Solar sites designed to create pollinator habitat by controlling weeds, limiting or eliminating insecticide risk, seeding 20 or more non-invasive flowering plant species, targeting a high level of plant diversity under solar array, and having 75% of the species present be represented by wildflowers. It should meet a score of 76 or more on Michigan State University Department of Etymology's Pollinator Habitat Planning Scorecard for Solar Sites or similar successor scorecard.
- **Conservation Cover:** Solar sites designed in consultation with conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).
- **Forage for Grazing:** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative maintenance plan.

- **Agrivoltaics:** A solar energy system installed on farmland such that primary agricultural activities are maintained simultaneously with solar photovoltaic energy generation on that farmland.

Ground-Mounted Solar Energy System (small-scale): A solar energy system mounted on support posts, like a rack or pole, that are attached to or rest on the ground and are less than 8000 square feet for the entirety of the system, and which is designed primarily for the electrical needs of the principal use on the site.

Ground-Mounted Solar Energy System (large-scale): A solar energy system mounted on support posts, like a rack or pole, that are attached to or rest on the ground, which are greater than 8000 square feet for the entirety of the system. Such systems are designed to create electricity beyond the needs of the principal use or structure on the site.

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimal angle of a solar array (i.e., most horizontal position) for capturing solar radiation as compared to the horizon line.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal-Use Solar Energy System: A commercial, ground-mounted solar energy system that converts sunlight into electricity and designed for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Repowering: Reconfiguring, renovating, or replacing an SES to maintain or increase the power rating of the SES within the existing project footprint.

Roof-Mounted Solar Energy System: A type of building-mounted solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Solar Array: A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Solar Energy System (SES): A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electric grid.

Thermal Solar Energy System: SES using thermal solar energy to provide space heating or cooling, water heating, and swimming pool heating.

Wall-Mounted Solar Energy System: A type of building-mounted solar energy system mounted on racking that is attached to or ballasted on the wall of a building or structure.

Section 2: Article IV of the Zoning Ordinance, being Supplemental Regulations, shall be amended by adding a new Sec. 38-521: Solar Energy Systems to read as follows:

- (a) **Intent and Purpose.** It is the intent of Park Township to permit the effective and efficient use of solar energy systems (SES) by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of SES. This ordinance recognizes the Township’s desire to preserve agricultural land and rural character and to allow for experimentation, innovation, and implementation of dual-use agrivoltaics, supported by the Township’s Master Plan. This section does not establish or guarantee air or light or wind or view rights or establish access to the air, light, wind, or views. Solar energy systems shall comply with the provisions of this section and all other applicable ordinances.
- (b) **Authorization and approval procedures**
 - (1) In the event that any regulation in this ordinance contradicts another regulation in Park Township, the more stringent regulation shall govern.
 - (2) Small-scale solar energy systems are permitted in Park Township as an accessory use only. Large-scale ground-mounted solar energy systems may be permitted as primary or dual-use applications as indicated below.
 - (3) The following table shall govern the permitted uses and approvals for the various types of solar energy systems (SES) in each zoning district within Park Township. Large-scale principal use ground-mounted systems are not permitted anywhere in Park Township.

Key	
P	Permitted: Administrative approval by the Zoning Administrator
SU	Special use approval by Planning Commission (includes site plan review)
X	Not permitted

Types of Solar Energy Systems	AG and Permanent Open Space	R1: Rural Estate	R2: Lakeshore Residence	R3: Low Density Single Family	R4: Medium Density Single and two Family	R5: Low Density Multi-Family	Planned Unit Development	C1 / C2	PLOS
Building-Mounted (roof or wall)	P	P	P	P	P	P	P	P	P
Ground-Mounted	P	P	P	P	P	P	P	P	P

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(small scale)									
Ground-Mounted (large scale)	SUX	*X	*X	*X	*X	X	Initial PUD approval or major amendment X	SUX	SUX
Building-Integrated	P	P	P	P	P	P	P	P	P
Type of Use Permitted by District	AG and Permanent Open Space	R1: Rural Estate	R2: Lakeshore Residence	R3: Low Density Single Family	R4: Medium Density Single and two Family	R5: Low Density Multi-Family	Planned Unit Development	C1 / C2	PLOS
Dual Use	Yes	Yes	No	No	No	Yes	Yes	No	Yes
SES Permitted as Accessory Use	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SES Permitted as Principal Use	Yes No	No	No	No	No	No	No	No	Yes No

(c) **Small-Scale Solar Energy Systems**

(1) In general.

- a. *Nonconformities:* Any properly permitted small-scale SES installed on a nonconforming building, structure, or parcel shall not be considered an expansion of the nonconformity.
- b. *Permit required.* All small-scale SES require a zoning permit issued by Park Township except in the following situations:
 - 1. The installation of building-mounted SES, including poles and other structures, with a total solar collector surface area of less than five square feet used to power incidental lighting or other fixtures on site.

2. The installation of ground-mounted SES with a height less than six feet and a solar collector surface of less than five square feet used to power a single device or specific piece of equipment such as a lawn ornament, lights, weather station, or other similar singular devices.
 3. Repair or replacement of existing SES and ancillary solar equipment, provided that there is no expansion to the size or coverage area of the solar energy system.
 4. Exemption from a zoning permit does not exempt the installer from any other required permits or approvals.
- (2) Building-mounted and building-integrated small-scale solar-energy systems.
- a. Standards.
 1. Roof-mounted SES shall comply with all standards of the currently-adopted Michigan Building Code and Michigan Fire Code, including ground access, roof access, and ventilation requirements.
 2. Roof-mounted SES shall be limited to the square footage of the roof structure and may not protrude beyond the eaves.
 3. Roof-mounted SES assemblies shall not exceed the maximum building height permitted in the zoning district where the SES is located.
 4. Wall-mounted SES shall not exceed the height of the building wall to which they are attached.
 - b. Application requirements. For installation of SES on an existing building or structure, a permit application shall include the following:
 1. An application form provided by the Township completed and submitted by the property owner where the SES will be located, along with required fee.
 2. Renderings and specifications of the proposed solar energy system, including elevations showing the highest point of the SES as measured from the roof structure and elevations identifying the total height of the roof and system as measured from the surrounding grade, following the definition of “building height” found in Sec. 38-6.
- (3) Small-scale ground-mounted solar-energy systems.
- a. No element of the ground-mounted SES may extend into the side or rear SES setback areas when oriented at any tilt angle.
 - b. There must be a clear, brush-free area of ten (10) feet surrounding the ground-mounted SES on all sides for fire safety.
 - c. SES arrays are permitted in PUDs. A PUD with a SES component shall be evaluated according to the following standards:
 1. How well the SES complements the proposed uses (such as single-family, multi-family, multi-use) and underlying zoning district of PUD
 2. Whether the size of proposed system is appropriate in relation to overall development
 3. How well proposed landscaping or screening mitigates more undesirable visual elements of the SES installation

4. What additional benefits are offered including but not limited to pollinator habitat or conservation cover
 5. Type and quality of planned community education modules provided, if any
- d. In the PLOS district, all ground-mounted SES systems shall incorporate pedestrian-level signage explaining why the system has been installed and what economic or environmental benefit is occurring from said system.
- e. Setback and height requirements for small-scale ground-mounted SES installations in each zone district are as follows:

Small-Scale Ground Mounted SES Size and Setback Requirements									
	R-1	R-2	R-3	R-4	R-5	C-1	C-2	AG	PLOS
Front Setback	X n/a*	40'	X n/a*	X n/a*	X n/a	X n/a*	X n/a*	50'	50'
Side Setback	15'	15'	15'	15'	15'	15'	15'	15'	15'
Rear Setback	20'	50'	15'	15'	15'	20'	20'	20'	20'
Height	12'	8'	8'	8'	8'	15'	15'	15'	15'
Square footage, 15,000 and less	X	X	X	X	X	X	X	X	X
Square footage, 15,001 sq. ft – 43,559 sq. ft.	100 sq. ft.	100 sq. ft.	100 sq. ft.	100 sq. ft.	100 sq. ft.	100 sq. ft.	100 sq. ft.	300 sq. ft.	300 sq. ft.
Square Footage, ≤ 1 acre	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.	300 sq. ft.
Square footage, > 1 acre	300 sq. ft. per acre, up to 1500 sq. ft.	300 sq. ft. per acre, up to 1500 sq. ft.	300 sq. ft. per acre, up to 1500 sq. ft.	300 sq. ft. per acre, up to 1500 sq. ft.	300 sq. ft. per acre, up to 1500 sq. ft.	300 sq. ft. per acre, up to 4200 sq. ft.	300 sq. ft. per acre, up to 4200 sq. ft.	300 sq. ft. per acre, up to 4200 sq. ft.	300 sq. ft. per acre, up to 4200 sq. ft.
X – not permitted									

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*n/a – not applicable

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- f. Application requirements. For installation of small-scale ground-mounted SES a permit application shall include the following:
1. All information required for roof-mounted and building-integrated small-scale SES, as described in Sec. 4 (a)(2).
 2. Renderings and specifications of the proposed SES, including elevations showing the highest point of the SES as measured from the surrounding grade.
 3. A plot plan or survey, drawn and printed to scale, to indicate where the SES is to be installed on the property. The plot plan shall include:
 - (i) All property lines and project area boundaries
 - (ii) The location, height, and dimensions of all existing and proposed structures and fencing
 - (iii) Distance of proposed SES facilities or structure from all property lines and permanent structures
 - (iv) Location of all temporary and permanent access roads, driveways, or other travel ways, such as walks or trails
 - (v) Existing topography at 2-foot intervals
 - (vi) Water bodies, waterways, wetlands, county drains
 - (vii) Trees over 6" in diameter (measured at breast-height), bushes, landscaping, or brush within 15' of installation
 - (viii) The location of all overhead and underground utility wires and lines above or below the footprint of the SES.
 - (ix) All new infrastructure, both above ground and underground, related to the project, including a graphic representation of the footprint of the SES and the total square footage of the solar collector surface area.

(d) **Large-Scale Dual Use Solar Energy Systems**

- (1) An SES may be approved on an existing legal non-conforming parcel and will not be considered an expansion of the non-conformity.
- (2) Dimensional regulations.
 - a. Setbacks. All ~~large-scale SES~~large-scale dual-use SES shall have a minimum front, rear and side yard setbacks of 50 feet along each of the property's lot lines.
 - b. Height. ~~Large-scale SES~~Large-scale dual-use SES shall not exceed 15 feet in height, measured from the natural existing grade below the unit to the highest point at any tilt angle of the system. If fill is added to raise the system, the height shall be measured from the grade prior to the addition of fill using topographical data from Ottawa County GIS or a signed and sealed survey including topographical markings. The Planning Commission may grant additional height for dual-use agrivoltaic SES that conform with the following standards:
 1. The added height is necessary to successfully combine the agricultural and solar uses;
 2. The added height will not create a nuisance to surrounding properties.
- (3) General regulations.

~~a.~~ a. Sound: The sound pressure level of a ~~large-scale SES~~ large-scale dual-use SES and all ancillary solar equipment shall not exceed 50 dBA (Leq (1-hour)) at the property line of an adjoining parcel. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.

~~a-b.~~ a-b. Utility connections. All utility lines and connections from the SES shall be placed underground, unless the Planning Commission determines that site conditions and requirements of the utility provider create extenuating circumstances warranting certain overhead lines.

~~b-c.~~ b-c. Land Clearing: Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system and to ensure sufficient all-season access to the solar resource given the topography of the land. Topsoil distributed during site preparation (grading) on the property shall be retained on site

~~c-d.~~ c-d. Lighting. All exterior lighting shall be directed away from and be shielded from adjacent properties, focused in a downward fashion, and shall be so arranged as to not adversely affect driver visibility on adjacent public roads. Light poles are restricted to 15 feet in height.

~~d-e.~~ d-e. Ancillary solar equipment. Ancillary solar equipment shall be located inside a building or be screened from public view. When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the Building Code, and when no longer in use, shall be disposed of in accordance with applicable laws and regulations.

~~e-f.~~ e-f. SES maintenance and inspection. The large-scale dual-use SES owner and or operator shall maintain the facility and site in good operating condition in accordance with industry standards and all state, federal, and Township laws, codes and regulations. Maintenance shall include, but not be limited to, painting, structural repairs, site maintenance, integrity of security measures, maintaining landscaping, etc. Site access shall be maintained to a level acceptable to local emergency response personnel and the Township. The owner/operator shall be responsible for the cost of maintaining the SES installation, ancillary solar equipment, site, and access road(s). Every large-scale dual-use SES must be inspected annually by an authorized factory representative or professional engineer to certify that the SES is in good working condition and is not a hazard to persons or property. Proof of approved certification records shall be submitted annually to the Township.

~~(4) Regulations for large-scale primary use SES installations.~~

~~a-g.~~ a-g. In addition to the above, ~~primary use installations~~ the Planning Commission may require visual screening along all public or private streets and along parcel lines adjoining any residential or commercially-zoned property.

~~b.~~ b. Screening may include landscape berms if required by the Planning Commission and shall consist of native species.

~~(5) Regulations for large-scale dual-use installations.~~

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- a-h. Soil compaction. Soil compaction shall be minimized to the greatest extent practicable by ground mounting of panels by screw, piling, or a similar system that does not require a footing, concrete, or other permanent mounting. Panels should be placed along field edges and in nonproduction areas to the maximum extent practicable and financially feasible to avoid disturbance and compaction of farmland;
- b-i. Drainage. All drainage infrastructure on site shall be maintained, including drain tile and ditches, during the operation of the SES;
- c-j. The SES shall be sited to avoid isolating areas of the farm operation such that they are no longer viable or efficient for agricultural production, including, but not limited to, restricting the movement of agricultural vehicles/equipment for planting, cultivation, and harvesting of crops, and creating negative impacts on support infrastructure such as irrigation systems or drains

~~(6)~~(4) Emergency preparedness.

- a. The owner and operator of the ~~large-scale SES~~ large-scale dual-use SES shall cooperate with local emergency services and the Park Township Fire Department in developing an emergency response plan, which shall include contingencies for both events internal to system and external events such as human interference or natural disaster.
- b. All means of shutting down the SES shall be clearly marked. The owner and operator shall identify a responsible person for public inquiries throughout the life of the installation and provide such information to the Township.
- c. An information sign shall be posted and maintained at the entrance(s) which lists the name and contact information (24/7 phone, e-mail address, and mailing address) of the operator and current contact person. Such contact person shall be available 24 hours per day, seven days per week to handle emergency calls.

~~(7)~~(5) Application—~~Large-scale SES~~ Large-scale dual-use SES, Special Use. The application for a ~~large-scale SES~~ large-scale dual-use SES shall meet all of the requirements for a Special Use Permit and shall include:

- a. A complete application form as provided by the Township along with required fee.
- b. Name and contact information (24/7 phone, e-mail address, and mailing address) of the operator and current contact person
- c. Renderings and specifications of the proposed solar energy system, including tilt features
- d. A complete site plan as required by Section 38-36 and in accordance with Division 3) of this chapter, and other applicable permits and approvals. In addition to plot plan requirements of Sec. 38-102, plans shall include:
 - 1. All property lines and project area boundaries
 - 2. The location, height, and dimensions of all existing and proposed structures and fencing
 - 3. Distance of proposed SES facilities or structure from all property lines and permanent structures
 - 4. Location of all temporary and permanent access roads, driveways, or other travel ways, such as walks or trails

- 5. Existing topography at 2-foot intervals
 - 6. Water bodies, waterways, wetlands, county drains
 - 7. All new infrastructure, both above ground and underground, related to the project, including a graphic representation of the footprint of the SES and the total square footage of the solar collector surface area.
 - 8. Modeled sound isolines extending from any sound source to the property lines
- e. Maintenance plan
 - f. Lighting plans showing all lighting within the ~~large-scale SES~~large-scale dual-use SES facility with foot-candle analysis
 - g. Emergency response plan approved by fire chief
 - h. Performance surety as described in Sec. 38-106 of this chapter.
 - i. The location of all overhead and underground utility wires and lines above or below the footprint of the SES.
- ~~(8)(6)~~ Review standards. In addition to ensuring that minimum standards above have been met, the Planning Commission should consider the following:
- a. Whether any landscaping or visual screening is appropriate or desirable on the site, taking into consideration both visual effect of the screening on neighboring properties and the effect that placement of the screening will have on property use at the end of the installation's life cycle
 - b. Whether the SES is placed in a manner that is minimally visually obstructive while maintaining satisfactory functionality.
- (e) **Repowering, abandonment and decommissioning plan for ~~large-scale SES~~large-scale dual-use SES**
- (1) Repowering: In addition to repairing or replacing SES components to maintain the system, a ~~large-scale SES~~large-scale dual-use SES may at any time be repowered, without the need to apply for a new special use permit, by reconfiguring, renovating, or replacing the SES to increase the power rating within the existing project footprint. A proposal to change the project footprint of an existing SES shall be considered a new application, subject to the ordinance standards at the time of the request. Expenses for legal services and other studies resulting from an application to modify an SES will be reimbursed to Park Township by the SES owner in compliance with established escrow policy.
 - (2) Financial guarantee. A performance surety as described in Sec. 38-106 of this chapter shall be deposited with the Township prior to receiving a building permit for the SES to ensure removal of the SES when it has been abandoned or is no longer needed. This amount approved by the Township engineer and in a form approved by the Township Attorney providing for timely removal of the SES as required under this ordinance, and payment of any costs and attorney fees incurred by the Township in connection with such removal. This amount shall be reviewed every five years, and any time there is a change of ownership.
 - (3) Removal. A ~~large-scale SES~~large-scale dual-use SES shall be removed by the owner of the SES or land when the ~~large-scale SES~~large-scale dual-use SES has been abandoned or unused for 180 days ("non-use period"). For purposes of this section, the damage, destruction or removal of any part of SES equipment, or the cessation of operations shall

be considered as the beginning of a non-use period. The SES owner or applicant shall notify the Township of the beginning of any non-use period or any removal of equipment. The end of the non-use period may be sooner than 180 days after commencement if the SES or any portion of the facility becomes a nuisance or is dangerous to the public health, safety and welfare

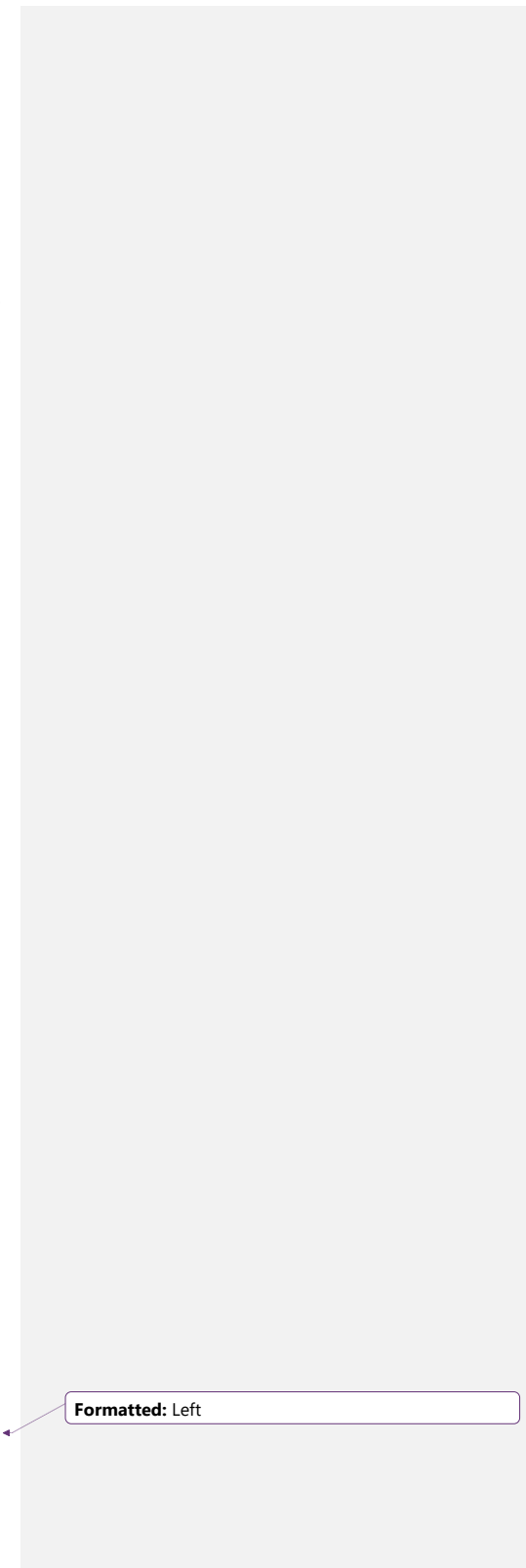
- (4) At the end of the non-use period, the owner of the SES or the land shall immediately apply for and obtain any applicable demolition or removal permit, and shall immediately proceed with and complete the demolition and removal of the SES and restoration of the land to the condition existing prior to installation
- (5) If the required demolition, removal and restoration of the SES has not been lawfully completed within 60 days after the end of the non-use period, then after 15 days' prior written notice to the land owner and the SES owner, the Township may remove or secure the removal of the SES and related equipment and the Township's costs, expenses, attorney fees and consultant fees, plus a 15 percent administrative charge may be drawn and collected from the security described in subsection (6) above, and any costs and fees in excess of the amount of the security shall constitute a lien on the land on which the SES is located and may be collected in the same manner as delinquent taxes
- (f) **Penalties.** A violation of this chapter is designated as a civil infraction subject to fines as set out in Section 38-7.
- (g) **Severability.** The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

Section 3. Effective Date.

This Ordinance was approved and adopted by the Township Board of Park Township, Ottawa County, Michigan, on ~~October 12~~ and is ordered to take effect on ~~November 1, 2023~~, which date is more than seven (7) days after publication of the notice of adoption in the *Holland Sentinel*, a newspaper having general circulation in the Township, as is required by Section 401 of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

Jim Gerard, Supervisor

E.O. Skip Keeter, Clerk



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Legislative Analysis



CERTIFICATION AND SITING OF ENERGY FACILITIES WITH CAPACITY OF 100 MEGAWATTS OR MORE

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

House Bill 5120 as introduced
Sponsor: Rep. Abraham Aiyash

Analysis available at
<http://www.legislature.mi.gov>

House Bill 5121 as introduced
Sponsor: Rep. Ranjeev Puri

Committee: Energy, Communications, and Technology
Revised 10-12-23

SUMMARY:

House Bill 5120 would amend the Clean and Renewable Energy and Energy Waste Reduction Act to create a certification process, through the Michigan Public Service Commission (MPSC), of wind or solar energy facilities and energy storage facilities with a capacity of 100 megawatts or more.¹ The process would preempt local zoning or regulation of such facilities. House Bill 5121 would amend the Michigan Zoning Enabling Act to provide that zoning ordinances are subject to the provisions of House Bill 5120.

House Bill 5120 would add Part 8 (Wind, Solar, and Storage Certification) to the Clean and Renewable Energy and Energy Waste Reduction Act. The proposed new part would apply to *wind energy facilities* or *solar energy facilities* with a *nameplate capacity* of 100 megawatts or more and to *energy storage facilities* with a nameplate capacity of 100 megawatts or more and an energy discharge capability of 200 megawatt hours or more. These would be referred to collectively as energy facilities in the bill. Energy facilities could be located on more than one parcel of property, including noncontiguous parcels.

Wind energy facility would mean a system that captures and converts wind into electricity for sale or for use in any location other than the facility property and would include at least all of the following:

- Wind towers.
- Wind turbines.
- Monitoring and recording equipment and facilities.
- Erosion control facilities.
- Ancillary buildings.
- Wind monitoring stations.

Solar energy facility would mean a system that captures and converts solar energy into electricity for sale or for use in any location other than the facility property and would include at least all of the following:

- Photovoltaic solar panels.

¹ House Bills 5120 and 5122 have identical provisions, except that HB 5120 would apply to the facilities with the capacities described above and HB 5122 would apply to solar energy facilities and energy storage facilities with a capacity of at least 50 megawatts but less than 100 megawatts.

- Solar inverters.
- Solar monitoring stations.

In addition to the above descriptions, *wind energy facility* and *solar energy facility* would also both include, at a minimum, all of the following:

- ***Energy storage facilities.***
- Access roads.
- Distribution, collection, and feeder lines.
- Wires and cables.
- Conduit.
- Footings.
- Foundations.
- Towers.
- Poles.
- Crossarms.
- Guy lines and anchors.
- Substations.
- Interconnection or switching facilities.
- Circuit breakers and transformers.
- Overhead and underground control.
- Communications and radio relay systems and telecommunications equipment.
- Utility lines and installations.
- Generation tie lines.
- Substations.
- Accessory equipment and structures.

Nameplate capacity would mean the designed full-load sustained generating output of an energy facility, determined by reference to the sustained output of an energy facility even if its components are located on different parcels.

Energy storage facility would mean a system that absorbs, stores, and discharges electricity.

Certificates

The bill would allow an *electric provider* or *independent power producer* to obtain a certificate from the MPSC, as described below, before beginning *construction* of an energy facility.

Electric provider means any of the following:

- Any person or entity that is regulated by the MPSC for the purpose of selling electricity to retail customers in Michigan.
- A municipally owned electric utility in Michigan.
- A cooperative electric utility in Michigan.
- An alternative electric supplier licensed under section 10a of 1939 PA 3.²

² <http://legislature.mi.gov/doc.aspx?mcl-460-10a>

Independent power producer would mean a **person** that is not an electric utility but that owns or operates facilities to generate electric power for sale to electric providers, the state, or local units of government.

Person would mean any of the following:

- An individual.
- A governmental entity authorized by the state.
- A political subdivision of the state.
- A business.
- A proprietorship.
- A firm.
- A partnership.
- A limited partnership.
- A limited liability partnership.
- A co-partnership.
- A joint venture.
- A syndicate.
- A business trust.
- A labor organization.
- A company.
- A corporation.
- An association.
- A subchapter S corporation.
- A limited liability company.
- A committee.
- A receiver.
- An estate.
- A trust.
- Any other legal entity or combination or group of persons acting jointly as a unit.

Construction would mean any substantial action taken that constitutes the placement, erection, expansion, or **repowering** of an energy facility.

Repowering would mean replacement of all or substantially all of an energy facility for the purpose of extending its life. It would not include repairs related to ongoing operations that do not increase the capacity or energy output of the facility.

Public meeting

An electric provider or independent power producer proposing to obtain a certificate would have to hold a public meeting in each **affected local unit** (a county, township, city, or village where all or part of a proposed energy facility will be located). However, a public meeting held in a township would be considered to be held in each village located in that township.

At least 60 days before the meeting, the electric provider or independent power producer would have to offer in writing to meet with the chief elected official of each affected local unit, or their designee, to discuss the site plan for the facility. (Site plans are described below.)

At least 30 days before the meeting, the electric provider or independent power producer would have to notify the clerk of the affected local unit where the meeting will be held of the time, date, location, and purpose of the meeting and provide either a copy of the site plan or an internet address where the site plan is available.

At least 14 days before the meeting, the electric provider or independent power producer would have to publish notice of the meeting in a newspaper of general circulation in the affected local unit or in a digital alternative that is comparable to such a newspaper. The notice would have to include either a copy of the site plan or an internet address where the site plan is available.

The MPSC would have to further prescribe the format and content of the notice.

Site plan

In addition to meeting application filing requirements established by the MPSC by rule or order, a site plan would have to include all of the following:

- The location of the energy facility.
- A description of the energy facility.
- A description of the anticipated effects of the energy facility on the environment, natural resources, and solid waste disposal capacity. This description could include records of consultation with relevant state, tribal, and federal agencies.
- Additional information that directly relates to the site plan as required by the MPSC by rule or order.

Whenever an electric provider or independent power producer submits a site plan to the MPSC as required by the bill, it also would have to submit a copy of the site plan to the clerk of each affected local unit, for informational purposes.

Application for a certificate

An application for a certificate would have to contain all of the following:

- The applicant's name, address, and phone number.
- The planned construction start date.
- The construction's expected duration.
- A description of the energy facility, including a site plan.
- A description of the facility's expected use.
- A description of the facility's expected public benefits.
- A description of the facility's expected direct impacts on the environment and natural resources.
- A description of how the applicant intends to address and mitigate the above impacts.
- Information on the facility's effects on public health and safety.
- A description of the portion of the community where the energy facility will be located.
- A statement (and evidence) that the facility will not start commercial operation until it is in compliance with applicable environmental laws.
- A summary of the community outreach and education efforts undertaken by the electric provider or independent power producer. This would include a description of the public meetings and meetings with elected officials described above.
- Evidence of consultation (before submission of the application) with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies,

including the Department of Natural Resources and the Department of Agriculture and Rural Development.

- Information about the interconnection queue for the applicable regional transmission organization.
- If the proposed site is undeveloped, a description of feasible alternative developed locations, including vacant industrial property and brownfields, and an explanation of why they were not chosen.
- If the facility is reasonably expected to have an impact on any of the following, a plan to minimize and mitigate that impact:
 - Television signals.
 - Microwave signals.
 - Agricultural global position systems.
 - Military defense radar. Information in the plan concerning military defense radar would be exempt from disclosure under the Freedom of Information Act (FOIA) and could not be disclosed by the MPSC or the electric provider or independent power producer except under court order.
 - Radio reception.
 - Weather and Doppler radio.
- If the facility is expected to have an impact on drainage systems, a plan to minimize, mitigate, and repair that impact at the expense of the provider or producer.
- If the facility is or includes an energy storage facility, an emergency response plan.
- A decommissioning plan that includes financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, in an amount at least equal to the estimated cost of decommissioning the facility, after deducting salvage value, as calculated by a third party with expertise in decommissioning hired by the applicant. The financial assurance could be posted in increments as follows:
 - At least 25% by the start of full commercial operation.
 - At least 50% by the start of the fifth year of commercial operation.
 - 100% by the start of the tenth year of commercial operation.
- Other information reasonably required by the MPSC.

The MPSC would have to determine an application's completeness within 60 days after receiving it. For an incomplete application, the MPSC would have to advise the applicant in writing of the information needed to make it complete. An application would be considered to be complete if the MPSC fails to timely notify the applicant that it is incomplete.

By 30 days after the MPSC determines that an application is complete, the applicant would have to publish, and send to the clerk of each affected local unit, notice of an opportunity to comment on the application. Publication would have to be in a newspaper of general circulation in each affected local unit or a comparable digital alternative. The notice would have to be written in plain, nontechnical, and easily understood terms, with a specified style of title.

The MPSC would have to further prescribe the format and contents of the notice.

The MPSC would have to conduct a proceeding on the application as a contested case under the Administrative Procedures Act. An affected local unit, participating property owner, or nonparticipating property owner could intervene by right.

The MPSC could assess reasonable fees to cover its administrative costs in processing an application, including costs of consultants to assist the MPSC in evaluating issues raised by the application.

The MPSC would have to grant the application and issue a certificate or deny the application not later than one year after a complete application is filed.

Evaluating an application

In evaluating an application, the MPSC would have to consider the impact of the proposed facility on local land use, including the percentage of land in the local unit dedicated to energy generation. The MPSC could condition approval on additional reasonable action related to the facility impacts, including the following:

- Establishing vegetative ground cover and maintaining it for the life of the facility.
- Meeting or exceeding specified pollinator standards for the life of the facility.
- Providing for community improvements in the affected local unit.

The MPSC would have to grant the application and issue a certificate if it determines all of the following:

- The public benefits of the proposed energy facility justify its construction.
- The applicant has considered and addressed impacts to the environment and natural resources, including sensitive habitats and waterways, wildlife corridors, wetlands and floodplains, parks, historic and cultural sites, and threatened or endangered species.
- The applicant has met the community-based organization conditions described below.
- The applicant has certified that workers employed for construction of the facility will be paid at least the prevailing wage in the affected local unit.
- The applicant has certified that it will enter into and adhere to an agreement with one or more labor organizations in regard to the construction of the energy facility.
- The proposed energy facility does not present an unreasonable threat to public health or safety.

An energy facility would be considered to meet the health and safety requirement described above if it will meet the following applicable standards:

- For a solar energy facility, all of the following:
 - The following setback requirements:
 - With regard to *occupied community buildings* and dwellings on *nonparticipating properties*, 150 feet from the nearest point on the outside wall of the structure.
 - With regard to a public road right-of-way, 50 feet measured from the nearest edge of the right-of-way.
 - With regard to nonparticipating properties, 50 feet measured from the nearest shared property line.
 - The solar energy facility is completely enclosed with fencing in compliance with the National Electric Code as in effect when the bill is enacted or any applicable successor standard approved by the MPSC.
 - Solar panel components do not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.
 - The solar energy facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest

dwelling located on an adjacent nonparticipating property. Decibel modeling would have to use the A-weighted scale as designed by the American National Standards Institute.

- For a wind energy facility, all of the following:
 - The following setback distances, measured from the center of the base of the wind tower:
 - With regard to occupied community buildings and nonparticipating residences, 2.1 times the *maximum blade tip height* to the nearest point on the outside wall.
 - With regard to participating residences, 1.1 times the maximum blade tip height to the nearest point on the outside wall.
 - With regard to nonparticipating property lines, 1.1 times the maximum blade tip height.
 - With regard to a public road right-of-way, 1.1 times the maximum blade tip height to the center line of the right-of-way.
 - With regard to overhead communication and electric transmission lines, except utility lines to houses or outbuildings, 1.1 times the maximum blade tip height to the center line of the easement.
 - No occupied community building or nonparticipating residence will experience more than 30 hours a year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
 - No wind tower blade tip exceeds the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
 - The facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling on an adjacent nonparticipating property. Decibel modeling would have to use the A-weighted scale designed by the American National Standards Institute.
 - The facility meets any standards concerning radar interference, lighting, or other relevant issues determined by the MPSC.
- For an energy storage facility, both of the following:
 - The facility complies NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” as in effect when the bill is enacted or any applicable successor standard adopted by the MPSC.
 - The facility does not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling on an adjacent nonparticipating property. Decibel modeling would have to use the A-weighted scale designed by the American National Standards Institute.

Occupied community building would mean any of the following:

- A school.
- A place of worship.
- A day care facility.
- A public library.
- A community center.
- A similar building the applicant knows is regularly used as a community gathering place.

Nonparticipating property would mean property adjacent to a solar energy facility or wind energy facility that is not a *participating property*.

Participating property would mean real property that is either owned by an applicant or the subject of an agreement under which an applicant compensates a landowner related to an energy facility, regardless of whether any part of the facility is constructed on the property.

Maximum blade tip height would mean the nominal hub height plus the nominal blade length of a wind turbine, as listed in the specifications provided by the manufacturer. If not listed there, maximum blade tip height would mean the actual hub height plus the actual blade length.

The certificate would have to identify the location of the energy facility and its nameplate capacity.

If construction of an energy facility is not started within five years after a certificate is issued, the certificate would be invalid, but the electric provider or independent power producer could seek a new certificate for the facility. The MPSC could extend this timeline at the request of the applicant without requiring a new contested case proceeding.

If the MPSC has issued a certificate for an energy facility, the electric provider or independent power producer could make minor changes (as defined by the MPSC) to the site plan if the changes are within the footprint of the previously approved site plan.

Community-based organization agreements

An applicant for a certificate would have to enter into at least one agreement with—or benefitting—at least one *community-based organization*. Such an agreement would be legally binding and enforceable if construction of the energy facility commences. The MPSC would have to enforce this requirement, but the actual agreements would be enforceable in a court of competent jurisdiction.

Community-based organization would mean any of the following:

- A workforce development and training organization.
- A labor union.
- A local governmental entity.
- A Michigan federally recognized tribe.
- An environmental advocacy organization.
- An organization that represents the interests of underserved communities.

An agreement would have to prioritize benefits to the community where the facility will be located. The topics and specific terms of an agreement could include any of the following:

- Workforce development, job quality, and job access provisions such as the following:
 - Terms of employment, such as wages, benefits, employment status, workplace health and safety, scheduling, and career opportunities.
 - Recruitment, screening, and hiring strategies and practices; targeted hiring; investment in training and education; and worker input and representation in decisions affecting employment and training.

- Funding or providing specific environmental benefits.
- Funding or providing community amenities such as park and playground equipment, urban greening, enhanced safety crossings, road paving, and bike paths.
- Annual contributions to a grant-giving nonprofit or community-based organization.

Confidentiality

Except as otherwise described below, information obtained by the MPSC under the bill would be a public record under FOIA.

An applicant could designate information received from a third party and submitted to the MPSC for certification as only for the confidential use of the MPSC. If the scope of a request for public records under FOIA included information designated as confidential, the MPSC would have to notify the electric provider or independent power producer. If, within 10 days after the receipt of the notice, the electric provider or independent power producer demonstrates to MPSC that the information a trade secret or secret process or that disclosure of the information would jeopardize the competitive position of the electric provider, independent power producer, or person the information was obtained from, the MPSC would have to deny the information request. If the MPSC grants the request, it could not release the information until three days after notice is provided to the electric provider or independent power producer.

A person that uses information obtained by the MPSC under the proposed Part 8 to forecast electrical demand would have to structure the forecast so the person the information pertains to is not identified (unless that person waives confidentiality).

The MPSC would have to issue orders to protect any information in an application or other documents required for certification that it reasonably finds to be confidential. Information under a protective order would be exempt from disclosure under FOIA.

Local preemption

A local ordinance could not prohibit or regulate testing activities by an electric provider or independent power producer to determine the suitability of a site for an energy facility.

If a certificate for an energy facility is issued under the bill, a zoning ordinance or limitation imposed after the electric provider or independent power producer submitted the certificate application to the MPSC could not be construed to limit or impair the construction, operation, or maintenance of the energy facility. The certificate and the proposed Part 8 would preempt any local policy, practice, regulation, rule, or other ordinance that prohibits, regulates, or imposes additional or more restrictive dimensional and use limitations or requirements on the construction, operation, use, dimensions, replacement, or maintenance of an energy facility.

The bill states that, except as provided above, it would not exempt an electric provider or independent power producer to which a certificate is issued from obtaining any other permit, license, or permission to construct or operate an energy facility that is required by state law, a rule promulgated under state law, or a local ordinance.

Other provisions

In administering the proposed Part 8, the MPSC would have only those powers and duties granted under that part.

An MPSC order relating to a certificate or anything else provided for in the proposed Part 8 would be subject to review in the same manner as provided in section 6 of 1909 PA 300.³

The MPSC could consolidate proceedings under the proposed Part 8 with contract approval or other certificate-of-need cases relating to the same energy facility.

The proposed Part 8 would control in any conflict between it and any other law of Michigan, except for the Electric Transmission Line Certification Act, which would control in any conflict between it and Part 8.

The bill would take effect one year after the date it is enacted.

Proposed MCL 460.1221 et seq.

House Bill 5121 would amend the Michigan Zoning Enabling Act to provide that zoning ordinances are subject to Part 8 of the Clean and Renewable Energy and Energy Waste Reduction Act as proposed by House Bill 5120.

MCL 125.3205

Neither bill could take effect unless both bills were enacted.

FISCAL IMPACT:

A fiscal analysis is in progress.

Legislative Analyst: Rick Yuille
Fiscal Analyst: Marcus Coffin

■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations and does not constitute an official statement of legislative intent.

³ <http://legislature.mi.gov/doc.aspx?mcl-462-26>



MEMORANDUM

To: Park Township Planning Commission
From: Meika Weiss, Community Development Director
Date: October 16, 2023
Re: Blueberry Growers Stakeholder meeting summary

Introduction

On September 13, Park Township hosted a stakeholder meeting for our blueberry growers. I sent invitations to the 31 growers I was able to identify in Park Township and had about the same number of people in attendance, although some farms were represented by more than one person.

Most of the farmers present were still actively growing, though a handful have already retired. About half that number think that they'll still be farming in 5-10 years, and most of the others want to retire in about 5 years. (These numbers gathered from a show of hands.) Those who attended who are already retired were there to communicate that they would like to sell to developers.

Challenges

The blueberry industry is facing an uphill battle for profitability. Challenges specifically mentioned were:

- The price for processed/frozen berries has been way down for years, to the point that it's nearly impossible to make money.
- The fresh market is difficult as well – there's no guaranteed window of time that's good. Retail prices have remained relatively flat while production costs have risen.
- There are times they're losing money just to stay in production; it's hard to stop farming.
- Labor is an ongoing challenge.
 - Some growers are doing most of the labor themselves.
 - Some are hiring people with H2A visas; there are a few crews available for subcontracting with H2A status. That's expensive.
 - Housing expenses are high and rentals are expensive and hard to find. Growers are needing to put up their own camps for migrant labor, which they didn't need to do 10-15 years ago.
- Imports have had a dramatic effect on their ability to be profitable. At least one grower dumped fruit this year because it wasn't worth the cost to harvest/get to market. Competitive wage in Peru is \$1.60/hour; hard to compete.
- The water table is down in some locations from where it was historically due to changes made to drainage in some areas to prevent flooding in residences. More than one grower noticed that difference.
- The price of land is too high to expand.

- It's hard to sell land because of zoning. Developers want to buy but can't sell due to zoning. Land is 401(k). Can only sell in 10-acre parcels. "We have land – you need housing." (I asked what parcel size was the minimum for farming blueberries. A satellite farm can be viable at 10 acres but need more area overall for a profitable operation.)
- If you're doing variety replacement, it takes 5-7 years to get a new bush into production with no real guarantee that it will be viable here in the long run. Eighty percent of bushes are Jerseys, which the Blueberry Growers Association is no longer accepting due to insect contamination. It costs \$20,000 to \$40,000 per acre to replace varieties.

Opinions

- One grower stated that it's way beyond trying to save for ag.
- Support farmers getting out of farming.
- Some growers said that their kids see parents working really hard to get nothing and kids don't want it.
- Others said that their kids did want to farm, and that they were okay with that but also wanted their kids to also have a backup plan because they weren't confident it would be profitable enough to maintain in the long run.
- Even if they want to pass the farm down to their kids, they can't just give the kids the land because they have to sell it for retirement.
- One grower stated, "Everyone wants their farm to be a farm. Economically that is not going to happen."
- Bike paths – Township is against us and wants us to be green.

I'm attaching documents provided by two of the growers, one showing changes in the blueberry market over time and one offering general comments and their preferred solutions.

Opportunities

It was difficult to shift the conversation to what was working and pursuing opportunities, one of which was a possible Purchase of Development Rights program.

- Maybe U-pick.
- A newer grower was wondering about good ways to get traffic to make selling fresh pints of blueberries roadside work.
- One thing that's working is renting out the farmhouse for residential use.
- Some are looking to try value-added farming.
- Bowermans note that 10% of 90 acres of blueberries go to the store at Bowerman's, fighting the Township all the way to diversify. Agri-tourism is a long path, 12 years with an open-air stand to build the customer base.
- Purchase of Development Rights:
 - About five people in the room said they might be interested in a Purchase of Development Rights program (I got an email from another after the meeting).
 - A PDR program along with smaller required lot sizes was of interest.

- There was some skepticism of the PDR program as well. Who is going to buy the farm if it isn't profitable, regardless of price? Cost of land doesn't matter if you can't make any money. Also skeptical of how market pricing might be set for reimbursement.

Preliminary Conclusions and Recommendations

The loudest voices of growers were adamant about two things: that they were already farming in a residential community, and that they want to sell their land to residential developers (preferably at higher densities). Most are still actively growing but are deeply concerned about the future and many are looking for what's next. Those who are at or near retirement seem to be concerned about identifying an exit plan.

It's pretty clear that it's notably more challenging to run a profitable blueberry operation than it was 30 or 50 years ago. What's less clear – and maybe ultimately unknowable – is whether the current state of the industry is a cyclical downturn, an adjustment requiring diversification or the adoption of new practices, an irreversible long-term trend with terminal consequences, or something else entirely.

The dominant voices of the growers at the meeting articulated problem and solution statements as one: We can't make enough money farming anymore, therefore we should have the right to sell to residential developers. Regardless of the direction the Township takes, these problem and solution statements should be separated and both defined and evaluated individually. If the problem is accepted as stated – and there's likely more nuance than that, as different growers will feel pain points differently – the range of land use alternatives is much broader than flipping the switch to residential development.

For the purposes of the master plan, I have two recommendations. First, that the Planning Commission set an initial direction and then think in terms of near-term next steps by considering input from all public engagement sources and your own knowledge of the community. Second, that the Planning Commission commit to actively engaging in this conversation on an ongoing basis. This was a valuable first meeting. It will be important for there to be many more going forward.

Park Township Blueberry Growers Meeting, Doug Wassink

Many agri-businesses related to blueberries are still doing well in our area and should be supported, for example: farm markets and u-pick, cleaning and packing facilities, selling value-added products, etc. However, the actual growing of blueberries – which takes up most of the land space – has become unprofitable and unsustainable for many growers.

The 10-acre minimum lot size rule for the agricultural zone is hurtful to farmers because A) it greatly reduces the value of their land and, B) it forces them to sell it in large parcels instead of just selling the unprofitable portions of it. This is counter-productive to preserving farmland. Park township should allow farmers to realize the actual value of their land and have flexibility in designing lot lines that make sense.

Also, the purpose of the 10-acre rule is to hinder residential use of land in the ag zone. But the township has already put bike paths throughout the ag zone which serve a purpose for residents, and bring them onto the farmland, but serve no agricultural purpose (and in fact are a liability to farmers, especially when spraying).

Farmers like myself are trying to reinvent our business plans so we can keep farming here. I would like to sell as little farmland as possible to fund those plans. The 10-acre rule makes that very difficult.

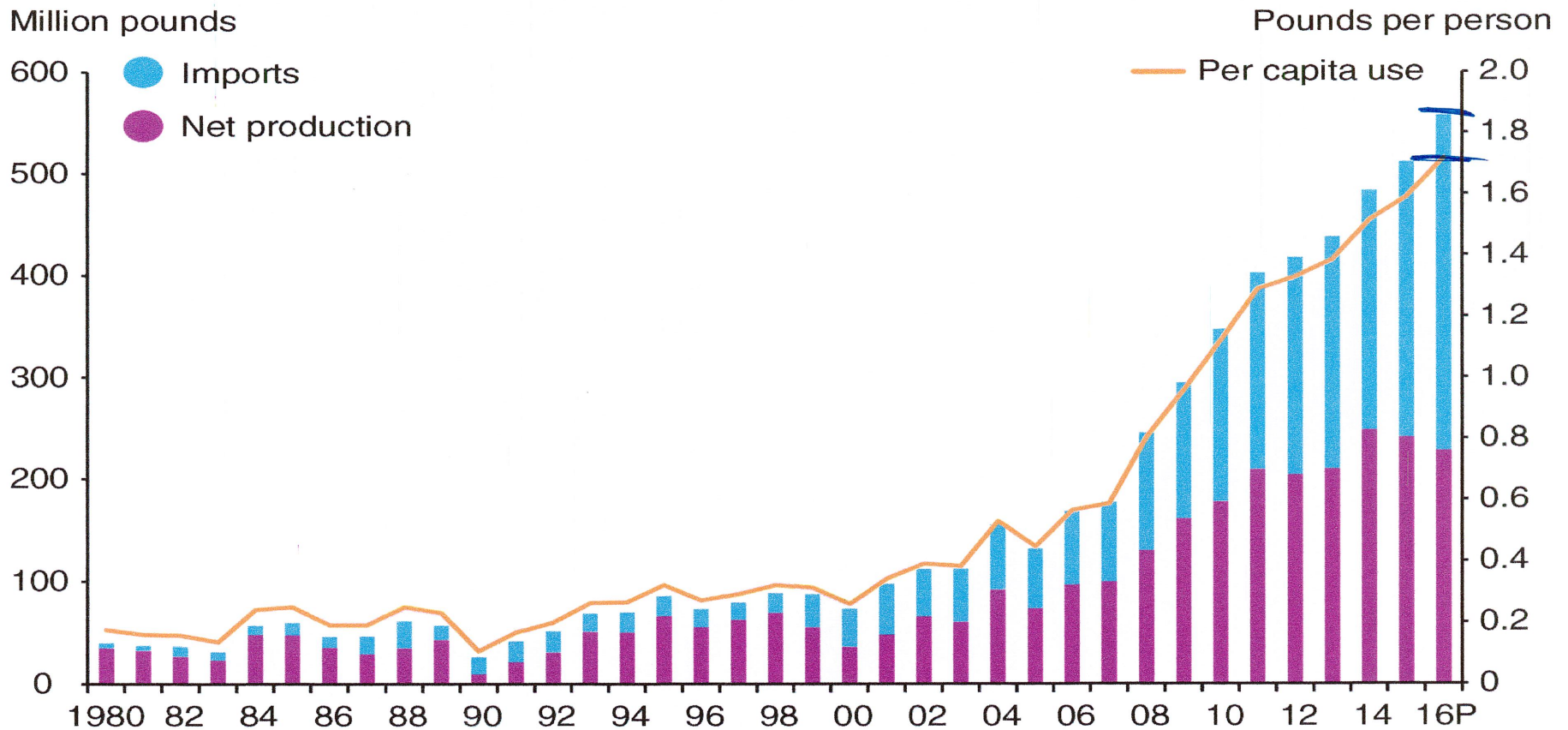
Some reasons that growing blueberries has become less profitable in Park Township:

1. Peru and the Pacific Northwest have expanded greatly into the late-season fresh market window that was historically our most profitable market niche.
2. "Michigan production efficiency (yield/acre) is approximately 40-50% of west-coast states." (MSU website)
3. Peru has a minimum wage of about \$276/month (about \$1.60 per hour) (Take-Profit.org)
4. The process (frozen) blueberry market has historically provided lower profit margins but was an important "safety net" for growers. Process prices have been poor for many years and are now to the point that growers of most "process-only" varieties are likely to lose money even if they have an excellent crop.
5. In addition to general input costs rising much faster than the crop value, we also need to spray twice as much as we did in the past because of new invasive insect pests.
6. Land prices in Park township are around 4 times higher in Park township than they are in many growing areas in Muskegon and Van Buren Counties. In general, blueberry plantings add nothing to the value of the land.
7. Our major fresh varieties (Blue Crop and Elliott) have a hard time competing with imported varieties.
8. Replanting is a very expensive and risky investment. It takes us years longer to get field to maturity, compared to many other growing regions. Many of the new varieties have proved to have more problems than the old varieties, at least when grown in Michigan. Also,

"...blueberries display symptoms similar to the "disease" experienced in replanted apple orchards – termed "apple replant disease." Vander Weide's survey revealed that many growers experience stunting of plant growth, leaf chlorosis (yellowing), and even plant death in the years following re-establishment." (MSU website)

Blueberry Industry – Supply, Demand, Prices, Expenses

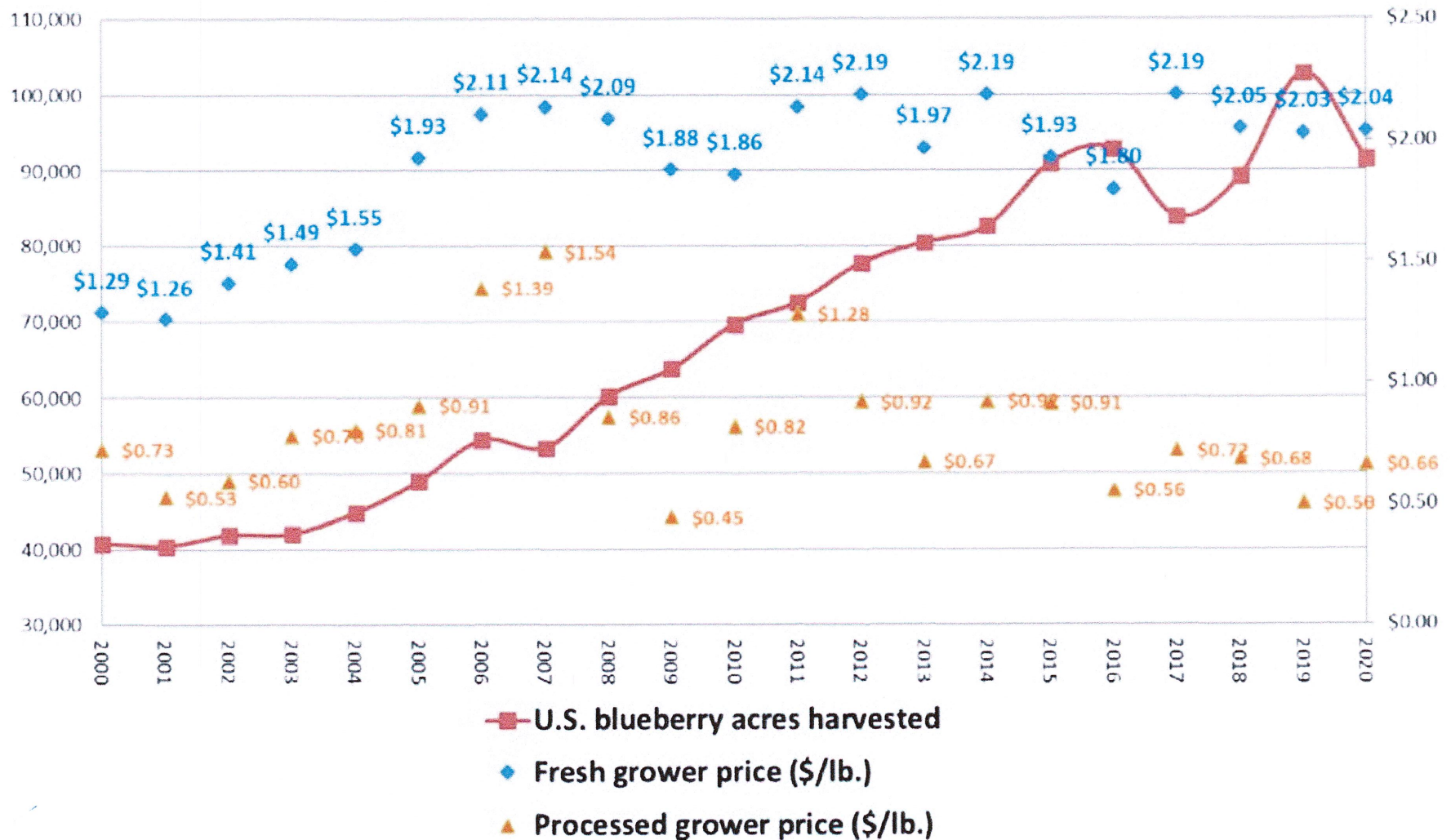
U.S. imports, net production, and per capita use of fresh blueberries



Note: P = Preliminary, 2016 domestic production (production minus exports) is based on production estimates from the North American Blueberry Council.

Source: USDA, Economic Research Service Fruit and Tree Nut Yearbook dataset and North American Blueberry Council production estimates.

Blueberry Industry – Supply, Demand, Prices, Expenses



Source: Specialty Crop Industry report by Kimberly L Morgan on January 2022

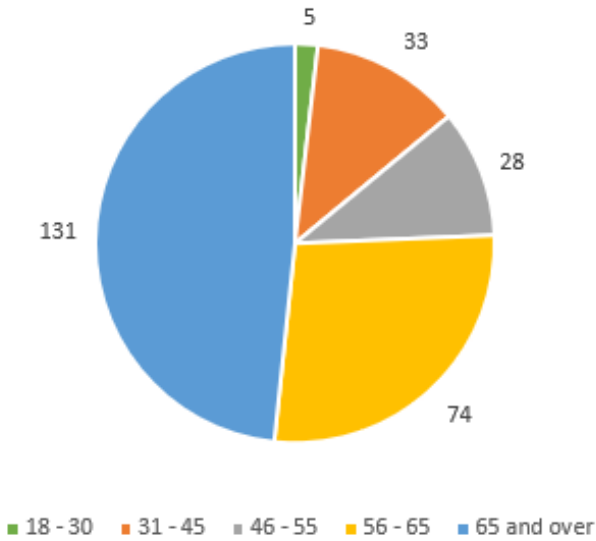
Blueberry Industry – Supply, Demand, Prices, Expenses

	<u>2000</u>	<u>2023</u>
1. Minimum Wage	\$5.15	\$10.10
2. One Gallon of Diesel fuel	\$1.46	\$4.37
3. New F150 Work Truck	\$17,875	\$34,585

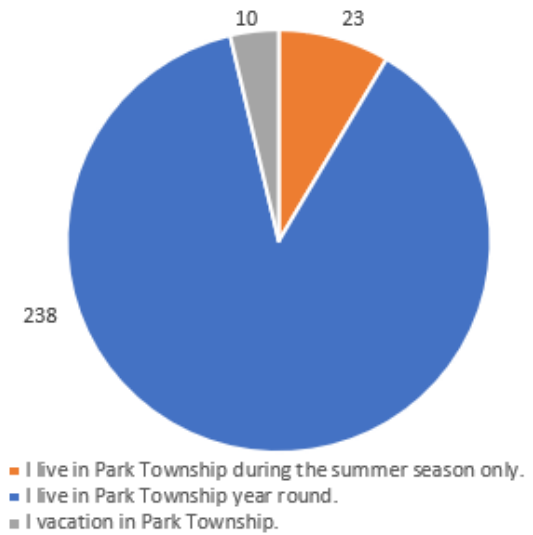
Park Township Master Plan Survey Responses

Demographic Data

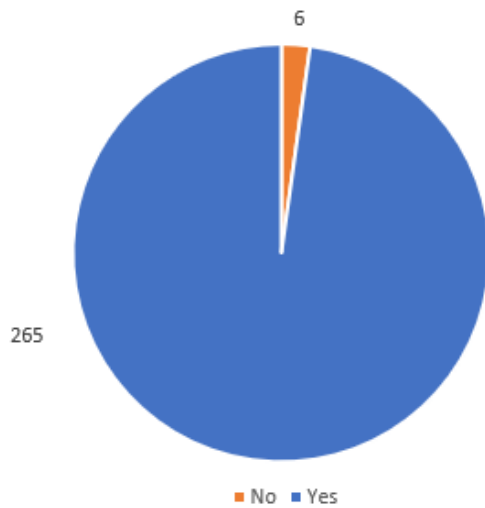
Age of Respondents



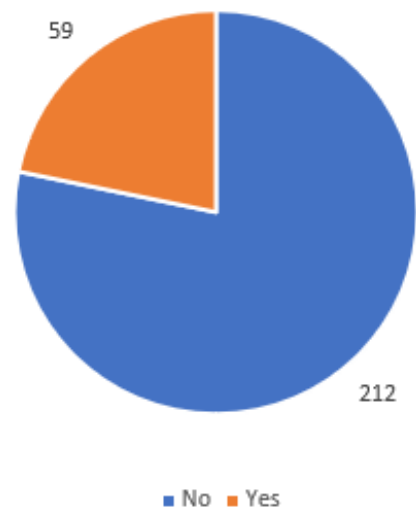
Full-Time/Part-Time Residency



Park Township Residency

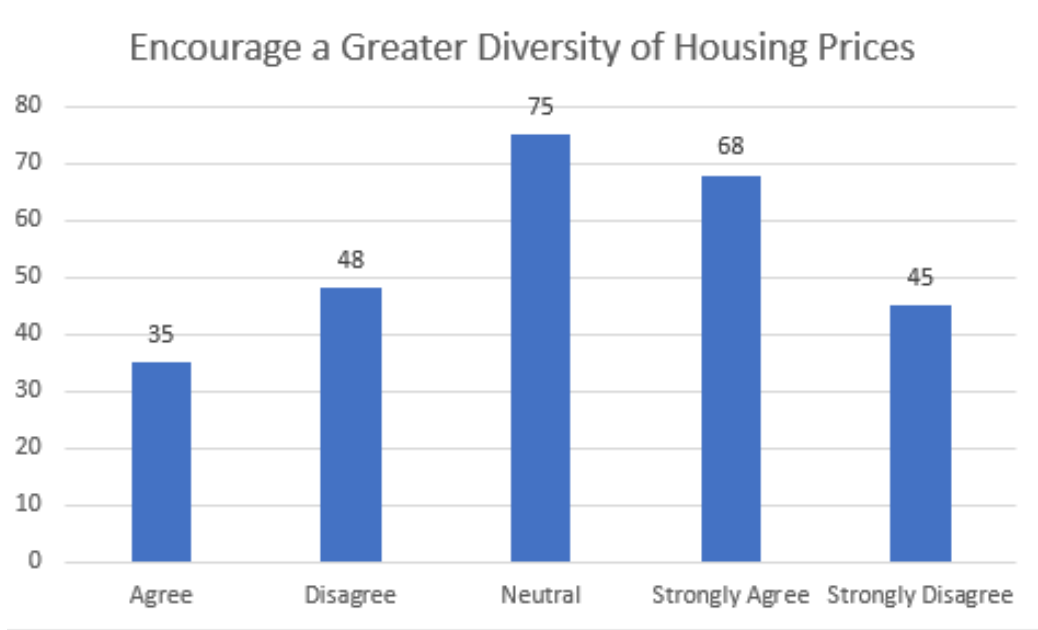


Children in Household?

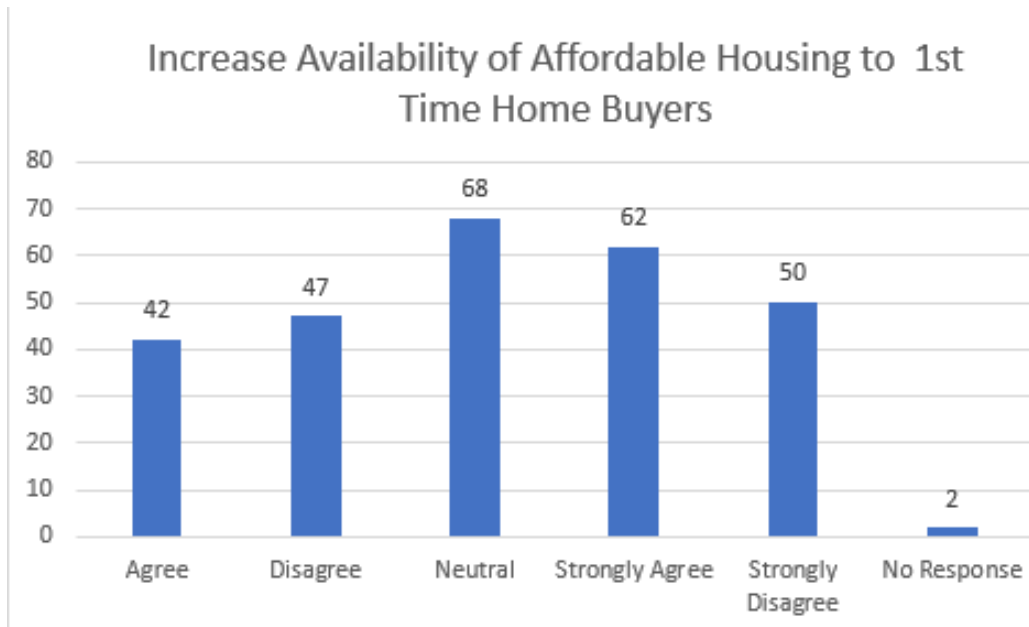


Housing and Development

1. Park Township land use policies should encourage a greater diversity of housing prices.

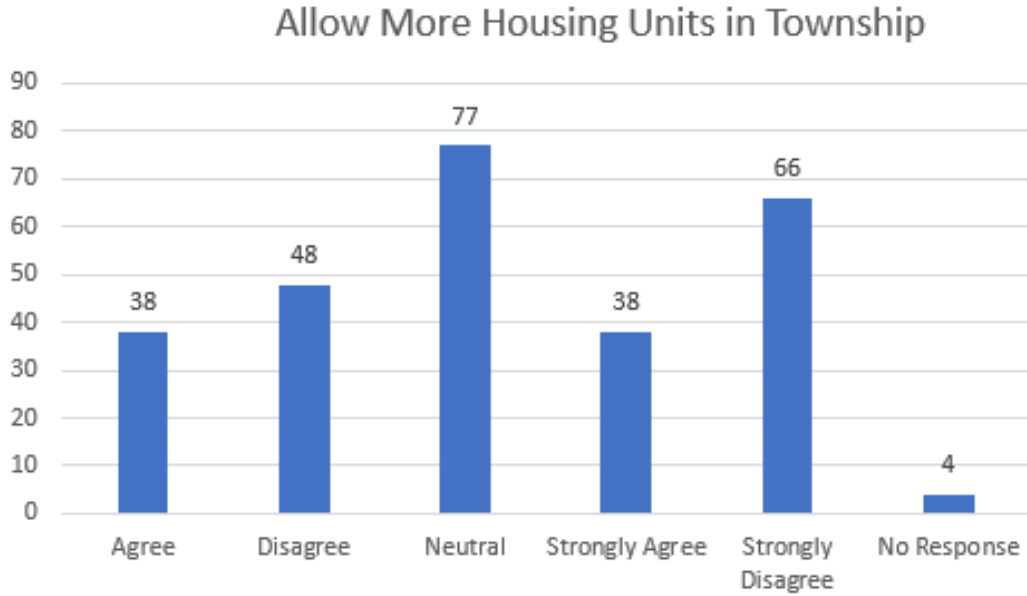


Park Township should increase the availability of affordable housing in Park Township for first-time homebuyers.

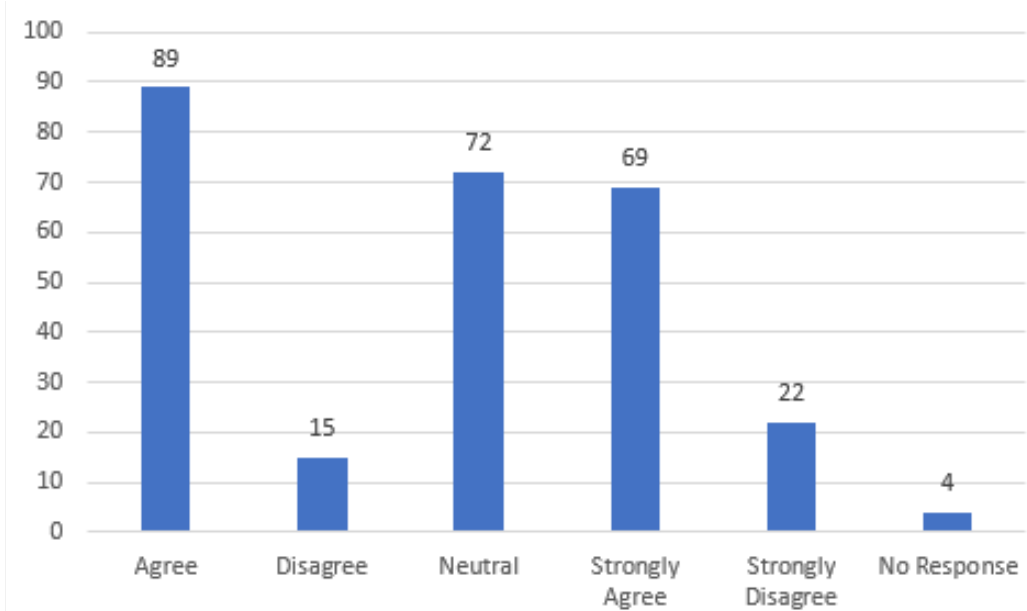


Housing and Development

3. Park Township should allow more housing units throughout the Township.

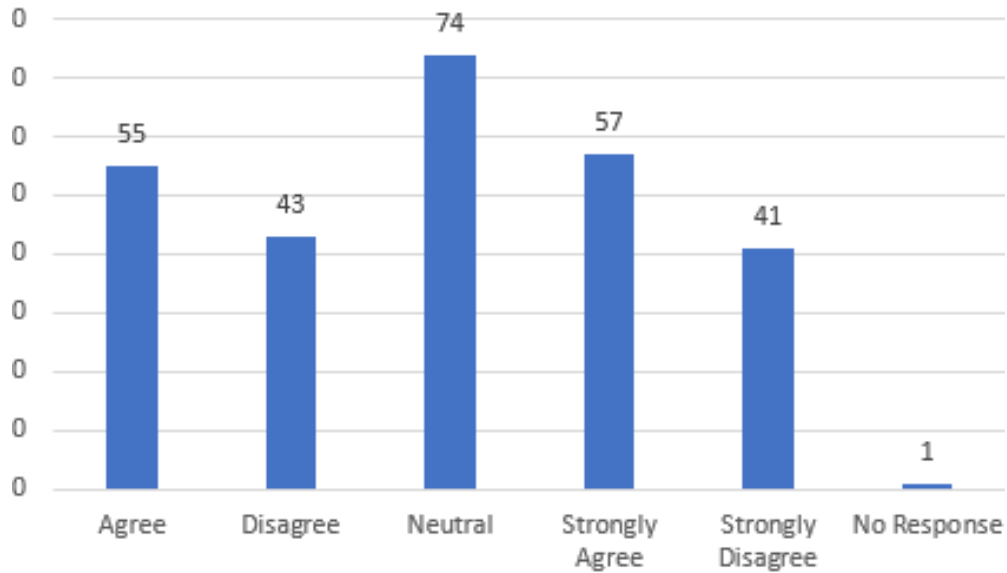


4. Park Township should focus development in areas where it already exists.



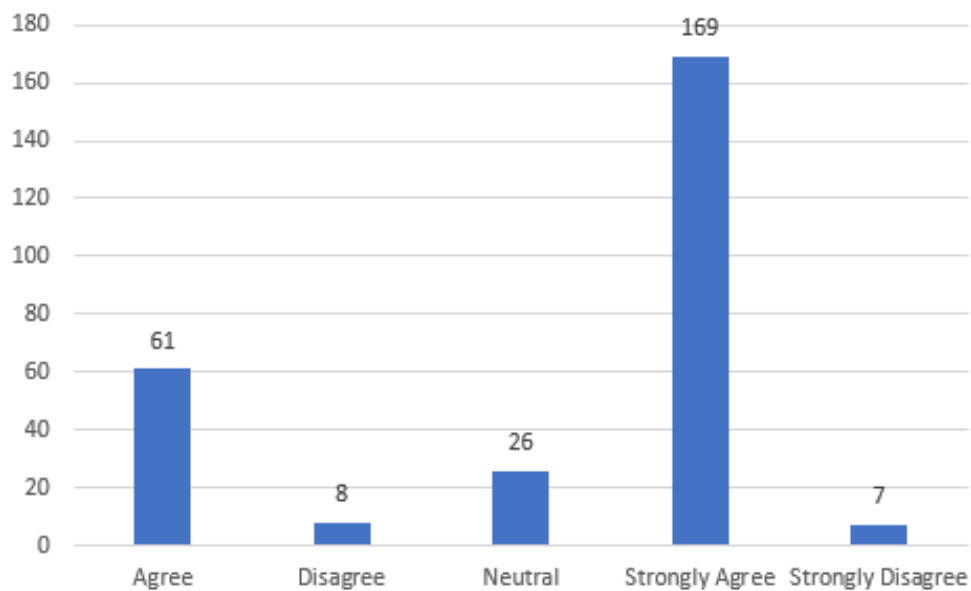
Housing and Development

5. Park Township should limit new residential development throughout the Township.



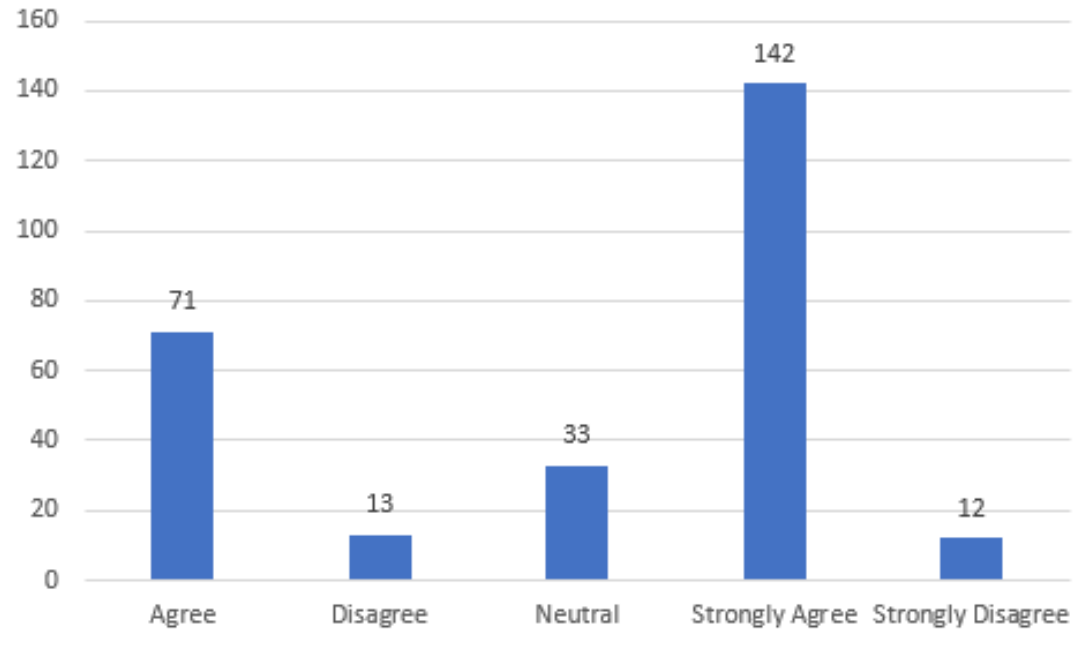
Agricultural Identity

1. Blueberry farming is a significant element of Park Township's identity/culture.

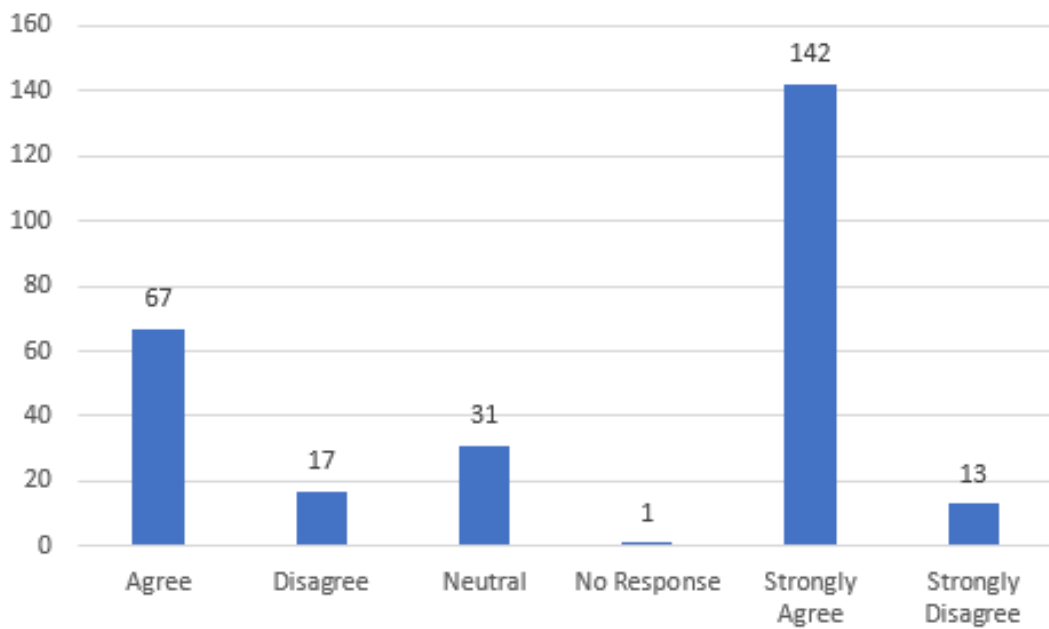


Agricultural Identity

2. Preserving farmland (particularly blueberries) should be a priority.

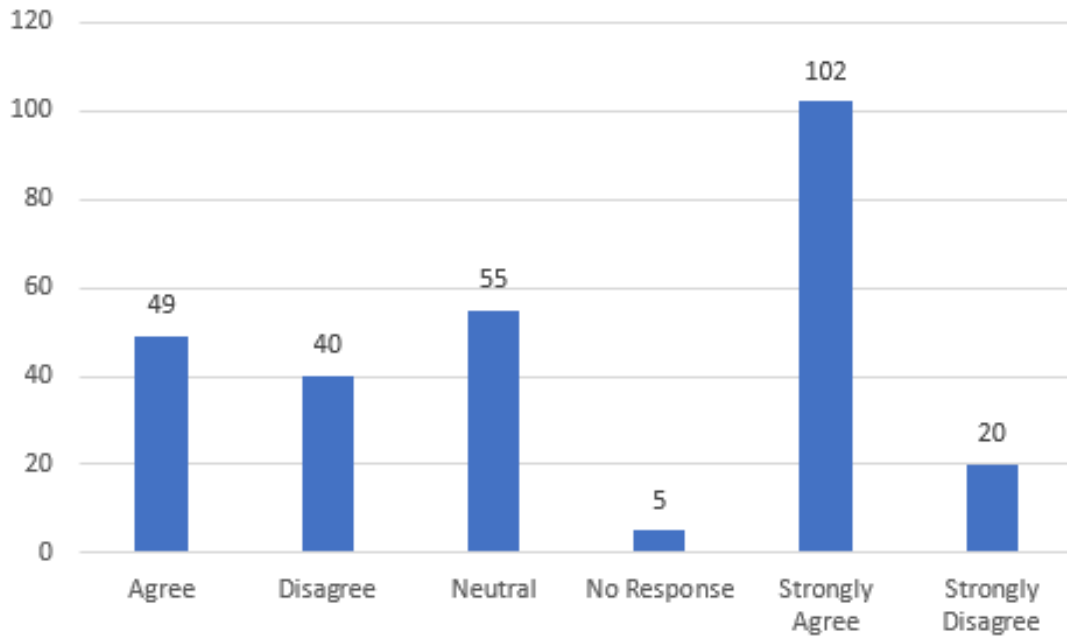


3. Find ways to preserve the remaining agricultural lands (mostly north of James Street).

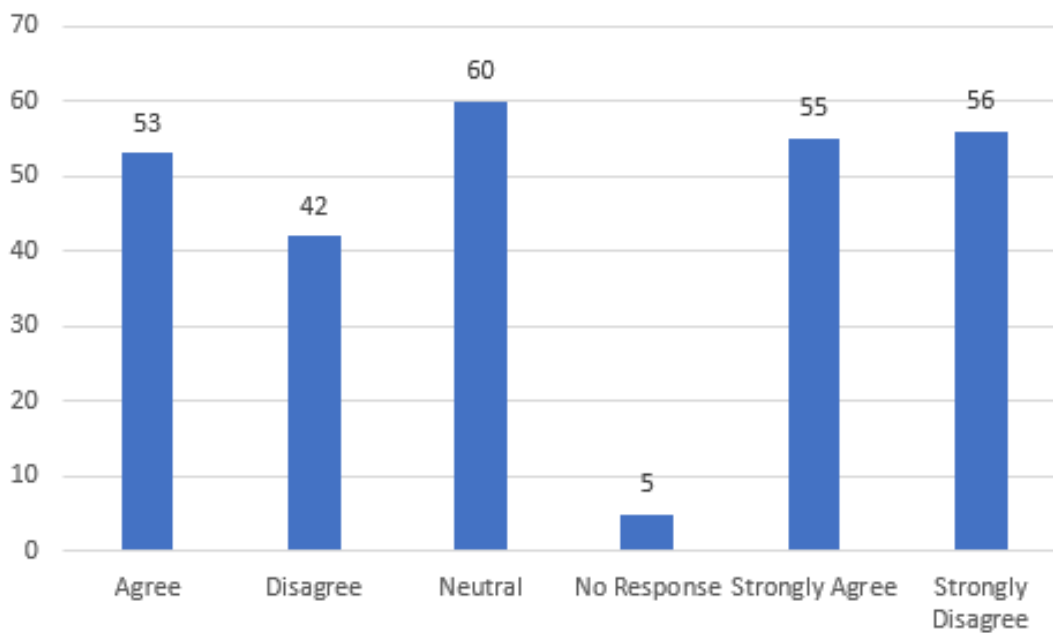


Agricultural Identity

4. Limit utility expansion in agricultural areas to discourage suburban residential development.

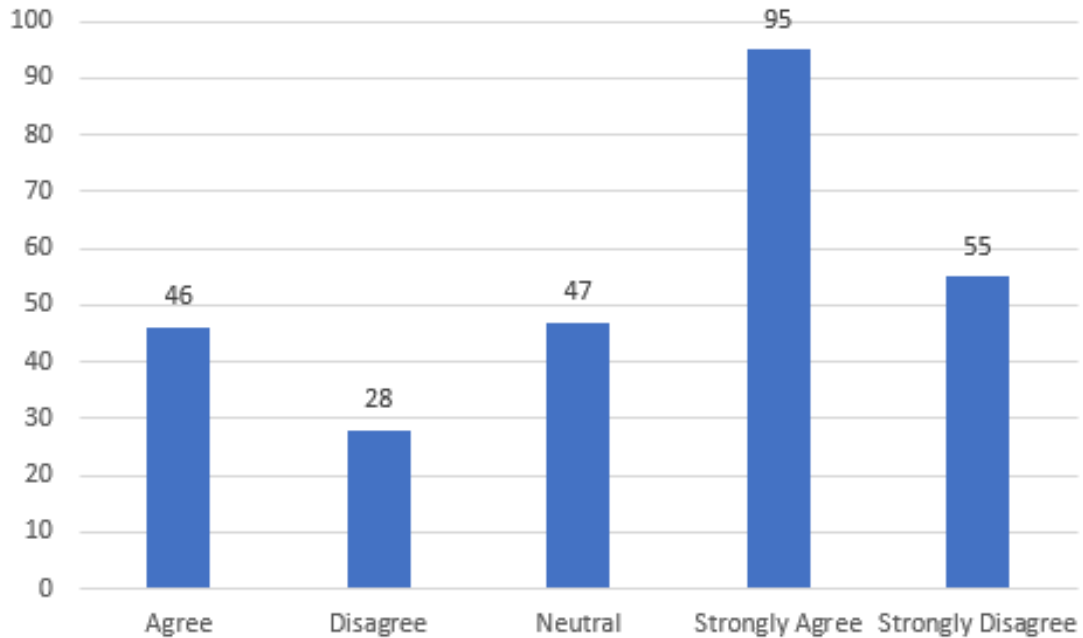


5. I would support a millage to fund farmland preservation.

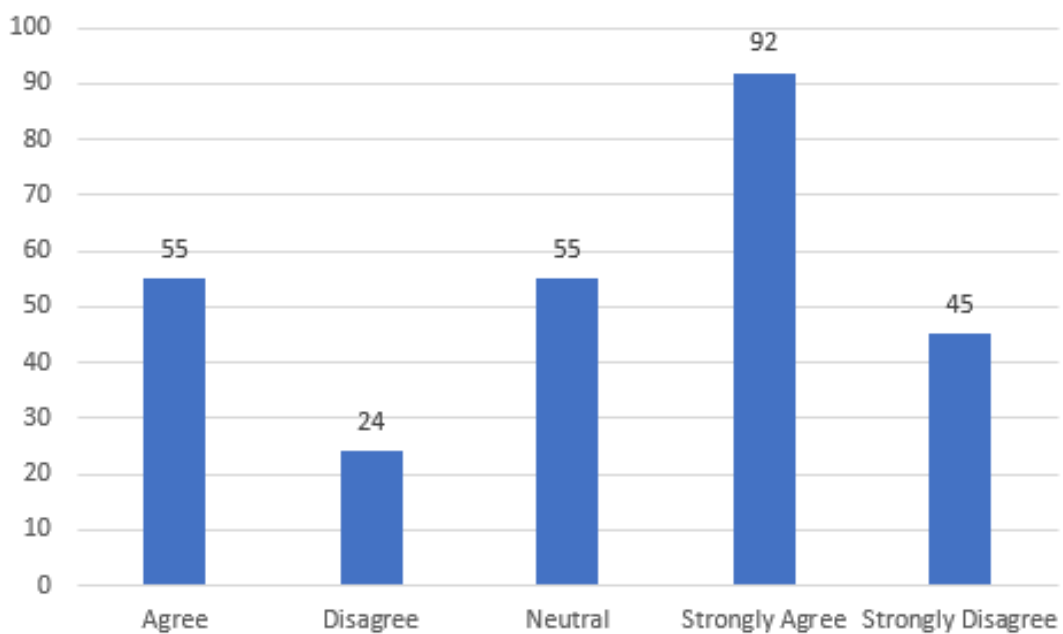


Climate Change

1. Park Township should work to reduce climate change.

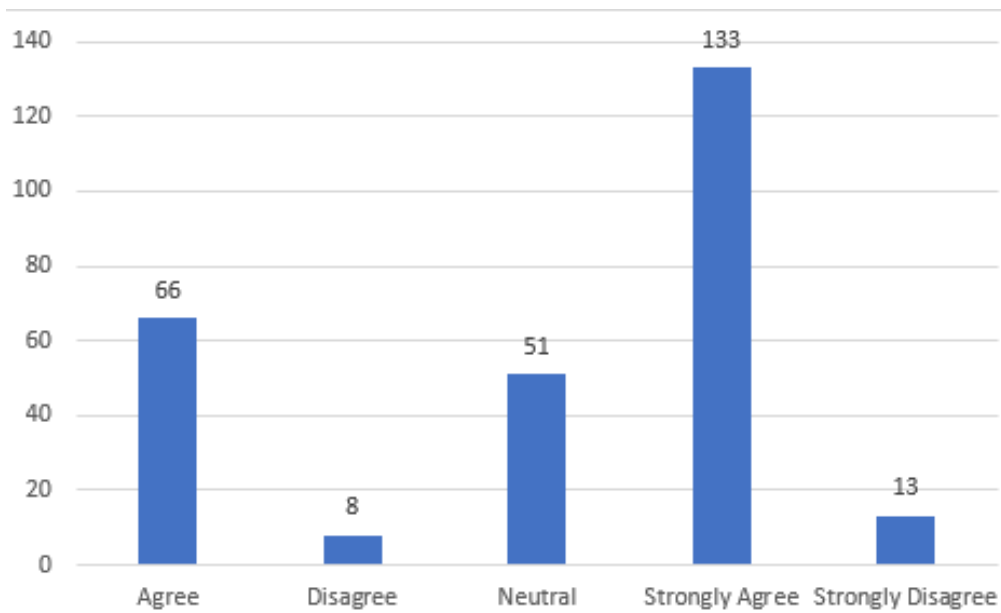


2. Park Township regulations should encourage residents to integrate renewable energy in their construction efforts.



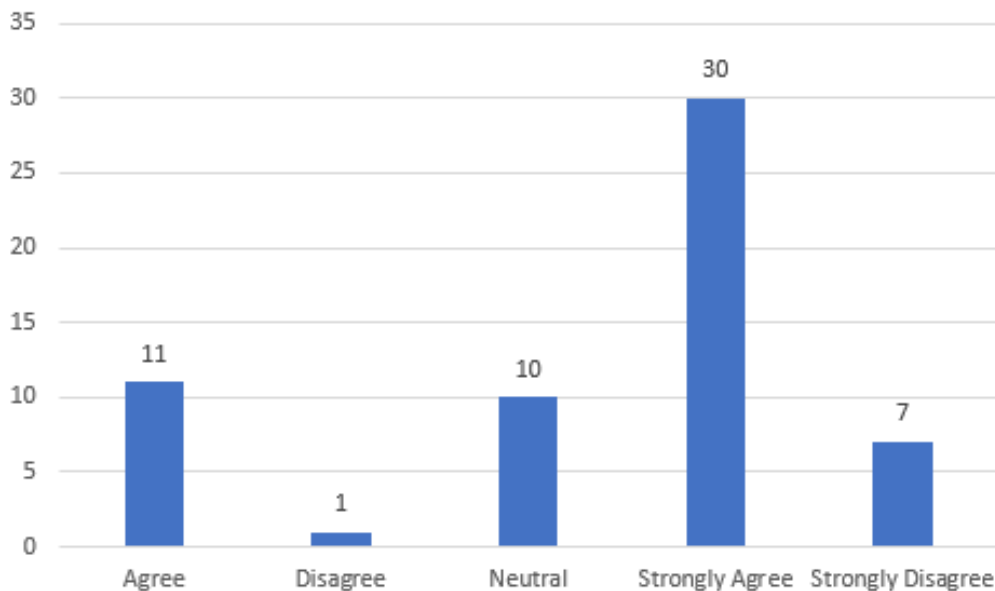
Climate Change

3. Park Township regulations should incentivize residents to utilize native plantings and encourage more trees.



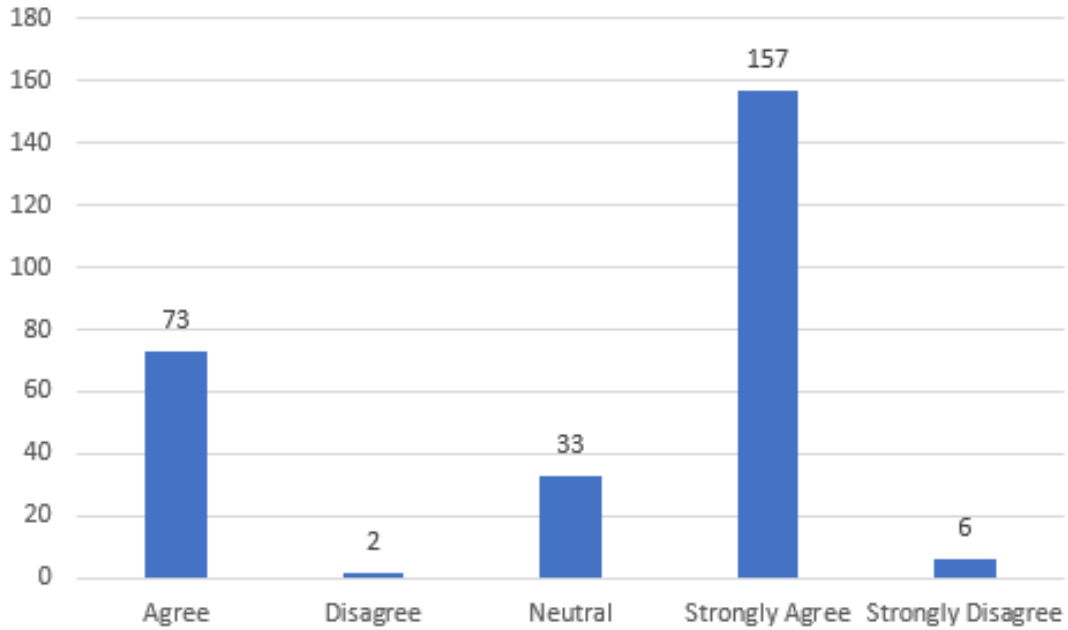
Recreation

1. Park Township should work to increase public access to Lake Michigan and Lake Macatawa.

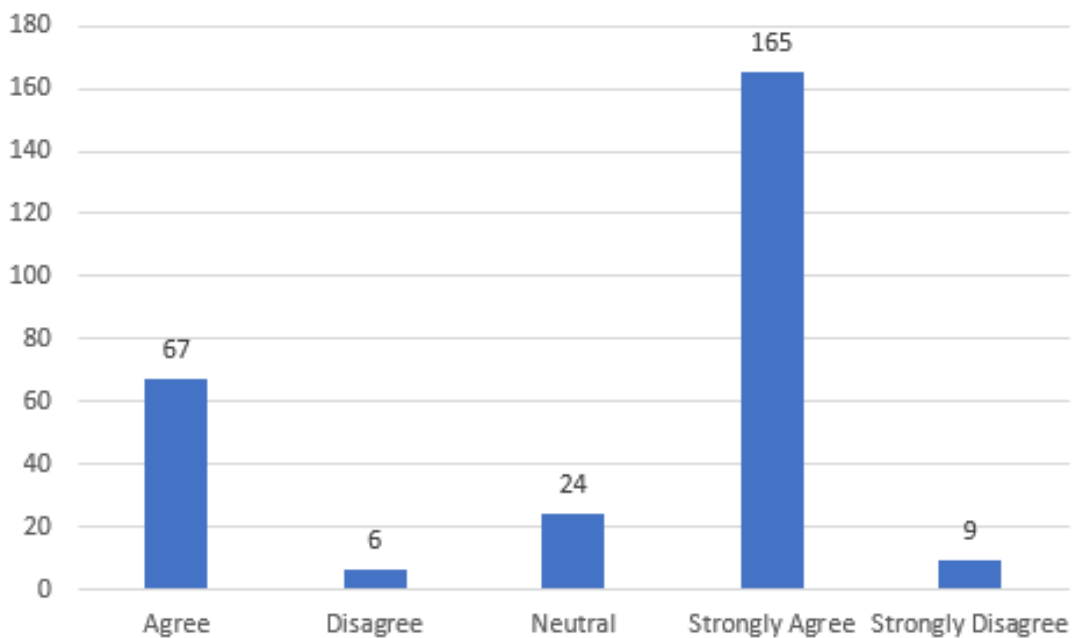


Recreation

2. Park Township should maintain and improve our parks/recreation offerings.



3. Park Township should maintain and improve our pedestrian and biking infrastructure.



Question 27: If you would like to see more commercial in Park Township, describe where it should be and what it should look like.



Dining

Lakefront

Limited. Keep a residential/recreational/vacation (by the State Park) feel. Coffee shops perhaps with quaint retail artisan home shops attached. Restaurants (with bars is ok) on the waterfront. The Marinas, General Store, Dune Dogs, Pump House Museum are gems, as is Playa, Bowerman's (who has done a terrific job sustaining themselves!), and Tanglewood.

I would like to see more restaurants, bars, areas that boaters could frequent. We don't have many places to see the water when dining out.

More restaurants closer to the lake

I would like to see a few more restaurants on Lake Macatawa. It offers beautiful views of the water.

Lakefront dining, where/if(?) possible would enhance current dining options for residents and tourists alike.

We need more dining options closer to the water.

More midscale restaurants on the north side of Lake Macatawa with potential for waterfront dining.

A Restaurant on the water

More restaurant/bars located with lake views.

I would like to see restaurants like Pipers along Lake Mac.

More waterfront restaurants

Restaurants along Lake Macatawa and Lake Michigan shoreline.

I could see a little more dining/waterfront dining within the existing commercial districts.

More restaurants/bars on or near Lake Macatawa.

Waterfront dining and shops

Off water restaurants

Would like to see more restaurants/ bars along Lake Macatawa to allow more access to the lake and access to lake views.

Lakeside restaurants.

Waterfront dining like Boatwerks

The waterfront restaurants are always a good draw

Ottawa Beach Road and Lakeshore Drive

Small scale casual restaurants along Ottawa Beach Road where people can grab a lunch/dinner to bring to the beach or just bike to. Near the marinas or campground.

Lakeshore drive, especially near State Park needs more restaurant options. I believe the locals would support them and some competition would be good.

Restaurants and bars could be added along Ottawa Beach Rd (some properties are vacant and need to be removed or repaired).

Variety – Attributes

We need more variety in options - it would be wonderful to have Indian, Greek, and Italian restaurants in addition to all the great pub food currently available. A mixture of sit down and carry-out restaurants serves a beach and boating friendly community well; any restaurant with outdoor seating is a plus (Playa is a great local upgrade and example)

Ethnic restaurants besides Mexican

We would like to see LOCAL restaurants (and businesses of all types) supported and encouraged in Park Township. Chain restaurants and businesses offer convenience and low prices but distract from what should be the uniqueness of Park Township. Seasonal, local, unique businesses should be encouraged and incentivized.

Restaurants and stores to support local residents in addition to tourists.

More variety of dining options.

A family oriented small restaurant would be nice.

Lake access, small local restaurants (no chains), walkable places to hang out (bars, coffee shops)

Healthy restaurants for healthy lifestyles or a healthy grab and go offering perhaps a vegan and/or gluten free restaurant. Not everyone wants tacos and ice cream all the time.

More restaurants, some with liquor licenses, on the north side of Lake Macatawa would be great. Especially ones that operate year-round. Somewhere south of Quincy?

Retail

Small boutiques associated with waterfront would be ok.

I think it would be nice to utilize the space on the SW corner of Ottawa Beach Rd and 152nd for small retail (art gallery, farmstand, or restaurant).

Smaller retail and restaurants focused on recreational needs and needs of residents.

I would like to see retail, restaurants, and bars that both tourists and locals would benefit from.

Grocery

A health focused grocery store or deli, something like the Southside Market. The land next to Itty Bitty could potentially be used

Would love to see a small grocery store on north side like Wiersmas

I like to see a small grocery store (not a seasonal convenience store) and allowing restaurants near the beach to be open year-round vs. seasonally.

A small grocery store somewhere West of 152nd street would be beneficial to the community

If anything, small corner/grocery stores

Hospitality

Vacation rentals

Allow short term rentals in Macatawa.

Park Township has a major access to Lake Macatawa and Lake Michigan. Its where visitors and families have come year after year, generations after generations. Where can visitors stay along the shoreline?

Hotel near the beach

No more STR. Stick to your final decision. They are not in the best interest of residents and harm our residential areas.

General Comments on Commercial – Attributes and Similar

We need to support the current businesses that exist so they thrive & adapt to the current needs.

Dockside Party Store (at Anchorage Marina) is NEVER busy. Anchorage Plaza has had businesses in and out of there. Yacht Basin Boat Services store is NEVER busy. Harrington Salon in the Yacht Basin plaza is never busy. We have businesses in Park Township that need support before we begin to seek NEW business development. Example: KIN & Itty have strong neighborhood support & are thriving.

More tax base, if constructed and landscaped w aesthetics in mind will enhance our township.

We don't need more commercial, just better commercial. Problem: it is difficult for owners to get quality hired help. My main frustrations with existing commercial businesses are related to employees not knowing the business or facility they work in, poor stock of goods (mainly due to poor inventory management). The condition of buildings, locations and mix of businesses is generally good. Can the Township find ways to improve work force issues and solutions??

Most future businesses should be green or help in some way to reduce Park Township's environmental footprint.

Multi story/multi use buildings within current business corridors.

I'd like to see more mixed-use areas everywhere, and where the business owners live above the business, or where a business is on the ground floor and a non-business owner lives above. Zoning was often based on discrimination & income levels when it first came about, and the effects persist to this day. But please preserve trees & encourage more.

Maybe something for midlife singles to do or gather

Recharging stations for EVs

Marijuana dispensaries along Ottawa beach road.

Free standing bldgs. or small strips near or adjacent to existing commercial/retail uses.

Maybe a pop-up shop of athletic/boat clothing, swimsuits and shoes in the summer and hiking stuff in the fall

Tour business that takes people through the state park, Tunnel Park, Mt. Pisgah, etc.

No Dollar General type stores

I like the idea of Park Township being mostly residential, farming and recreation. Between Holland Township and the City of Holland, we are well-served re: retail, drugstores, bars and marinas no too far away. We had a chance to use the airport for commercial activity, even in part, and residents didn't express much interest in that during the planning process for the airport.

We have to leave Park Township for every day shopping items and go to the City of Holland or Holland Charter Township, and/or to 'experience Greater Holland.' We are promoted as Holland as a whole, but generally are very limited to spending our money outside of Park Township.

There may be more room for expansion at existing businesses. However, variances may be needed from Park to allow for it. Properties neighboring existing businesses could be looked at for commercial zoning or variances as that would be a better location than just adding a commercial business in the middle of residential.

Agri-tourism like Tanglewood winery

No tacky strip malls. They become a hangout and nothing is gained.

I would like more stores like what used to be at Westshore, ie Penney's, Younkers, Bed Bath & Beyond, Party City. With so many store closures we are forced to do online shopping. I'm sooo glad Olive Garden is coming!

No, thank you

Enough commercial development!! No more! We have enough commercial opportunities in neighboring municipalities.

I'm not sure we need more commercial development. If we have it, it should be thoughtfully done. I'd hate to see commercial development if there is open commercial space. Empty big stores are becoming a blight on society everywhere,

No there is plenty close to Park Township on both sides

Once you start commercializing locations you'll lose the vibe that park township has. There is no going back from that. I would like to see more Small Restaurants / Bars south side of Park Township, Point west, Eldean Shipyard area. RIP The Piper

We didn't choose to live in Holland City Proper because we wanted what Park Township offers; a quieter, more spacious and beautiful spaces.

Locations

Ottawa Beach Road

1 or 2 more restaurants on Ottawa Beach Road, Lakewood, or any of the main avenues going north.

Upgrade the area of Ottawa Beach Rd. and Waukazoo Drive.

Expand at 152 & Ottawa Beach Road

160 and west on Ottawa Beach Road

144 & Ottawa Beach Road

North side by Itty-Bitty

Along Ottawa Beach Road, Butternut Drive, and South Shore Drive.

Ottawa beach business area only

Along Ottawa Beach Road

More commercial development along Ottawa Beach Road, west of 160th, is a problem as it is already overbuilt. ... So creating more beach access should take precedence over more beach area commercial development.

I would love to see a permanent structure built in the empty lot between the townhomes and the gas station at 152nd avenue. I would like it to be/sell meats/produce/deli May through October.

The Ottawa Beach corridor would seem to be the best location for commercial development. It should look like much of the commercial development that already exists. Low office buildings and perhaps some retail like there is near Captain Sundae's in Holland Township. I didn't check drugstores, only because this brings to mind the big chains and their buildings that are incongruent with Park Township's character.

More commercial development north of Lake Mac (restaurants and coffee shops specifically), closer to the state park to provide more options outside of the current downtown corridor.

In the airport region where it is easily accessible.

Around 152nd street corner and fairgrounds/airport lands.

The right spot was a township commercial center at the old airport. That option was eliminated and I know of no other locale large enough to be a commercial destination with breadth of offerings. I do not want to see dispersed commercial surrounded by individual required parking soaking up sun.

Ottawa Beach Road

Along Ottawa Beach Road. I would not rezone anything to put in a restaurant. We are at a point where maintenance is a large part of our budget. What does accounting say.

On Ottawa Beach Rd where there are few residential areas and high traffic volume

The airport should have been developed into a downtown park township with a few restaurants and store fronts along with the recreation. The fairgrounds are an embarrassment. We should take more pride in that property. Install a roundabout at 152nd and Ottawa beach and connect both properties and update them.

Near Anchorage Marina

I think we have a great opportunity to capture dollars of vacationers and campers between the beach and marina area, within a 1/2 mile of Ottawa Beach Road.

Park Twp. has more shoreline (Lake Mac & Lake Michigan) than any other twp. in the area so focus the commercial development on marinas / boating / camping. There are not enough food and beverage opportunities near the marinas and campgrounds.

Near the old airport

More along Ottawa Beach Road

Additional low-density commercial usage in current commercial corridors, such as non-road frontage off of Ottawa Beach Road may be appropriate by extending such development behind existing developed sites; particularly if such development complements existing businesses.

Everywhere. Mainly by the pickleball courts

South Side

West end of South Shore Drive

No large commercial developments are feasible or desirable, except perhaps closer to the marina areas near Lake Macatawa.

West end of 32nd

I also think a restaurant near the marinas on the south side of Lake Macatawa would be great. Paisley Pig is great, but the only option I can think of on the south side of Park Twp.

Already-Developed Areas

In the areas where there is already commercial business.

While I would not push to quickly develop agricultural land in the northern portion of the township, eventually, creating thoughtful opportunities for dining and socializing with neighbors seems appropriate. I think of Itty Bitty being an example of a 'neighborhood hang out'. Having a small area like this on the northern edge of the township might be worth considering and planning for now.

If there are more, should be within existing commercial areas and probably not any more on Ottawa Beach Rd between Playa and General Store/State Park...pretty congested and narrow pedestrian area as it is.

Any new commercial business should only be allowed in the areas where there already is business. We are almost bursting at the seams already with new people building where there were blueberries & vacant land where we don't presently have houses. We don't need tall hotels, more commercial

buildings going into residential properties. Glad that I live in Park township, rather than Holland township.

Where it currently exists; different crossroads along east-west roads--where residents wouldn't have to drive so far to get a cup of coffee or buy sundries (expand neighborhood commercial).

Encouraging filling existing vacant commercial property.

Waterfront

Places where the public can access/view the lakes.

On the waterfront accessible by boat especially by the state park. Large revenue and encourage tourism.

Local independent social business space along water front. Restaurants, bars, venue space and transient moorage. To offer local residents and our guest to be able to enjoy the water front.

Along the water.

Other locations

Along Ottawa Beach Road, Lakewood Blvd, and Lakeshore Drive because these are high-traffic areas.

Where it makes sense

Random locations, both north and south of Lake Macatawa.

Anywhere with regulation

Lakeshore and Beachnut

It should be wherever the demand is.

Marina/Boating

There's currently a 3-5 year wait to get a boat slip. That's a loooong time for an area where the beautiful lakeshore is one of our biggest assets. It would be nice to have more slips so boaters can have easier access to the water. Also, people are always looking for great places to eat. However, as we consider expanding in these and/or other areas, we should do so thoughtfully to make sure we're putting these businesses in locations that don't compromise the beautiful, lakeside charm.

Public docks across from playa would be nice

Bike to Business

Our family strongly encourages the extension of the bicycle path south on Waukazoo Drive from the corner of Waukazoo and Post to the triangle at Waukazoo-Oakhampton-Oakwood. This stretch of Waukazoo is very dark in the summer and it is dangerous when north and south bound vehicles and pedestrians/cyclists all go by one another at the same spot of that section of Waukazoo.

Continue to enlarge bike path and consider bike lanes to downtown development.

It is a shame, though, that our wonderful bike and pedestrian infrastructure has no daily commercial errand destinations. We either bike for exercise, or drive for errands. Not climate friendly.

Question 28. What do you LOVE about Park Township?



Bikes – Walking – Lakes – Parks – Proximity to Same Bike Paths

I love the number of walking trails and parks in the area

Easy access to existing parks.

Well maintained parks, roads, bike paths.

The parks!

Multi use pathways. Proximity to Holland State Park and County Parks. Recreational atmosphere. Open space including parks.

Being so close to the Big Lake also all the parks and bike trails.

We appreciate the bike trail

The bike paths and all the parks.

The bike paths, green open spaces and farms. Beaches and parks!

Our parks and recreation.

Bike paths and parks

Bicycle/walking paths, trees, parks

I love living in the area because I can bike to the beach or to play pickleball at Winstrom. I love to sit and watch the boats even if I am reading on a park bench and periodically look up. I love KIN coffee because it's friendly and cozy and is not a chain restaurant.

Parks for hiking and off leash with my dog

Bike paths and keeping them clear of snow all winter

I love living close to the State Park and having access to the water although during the summer it is too busy and congested.

Proximity to Lake Macatawa and Lake Michigan

I love living in close proximity to Holland state park! It is a fabulous natural area that i hope will be preserved and maintained.

I love how close we are to the water, and how accessible the road ends near us make Lake Macatawa. We don't utilize road ends at Lake MI because we don't live near them.

I think the Parks and Rec Dept offers a lot of great opportunities for families with children in the area.

Small town atmosphere. Trees, wildlife, location close to Holland city

The proximity to the beaches and parks

The wide road shoulders and multi-purpose paths to exercise and recreate on.

The beaches and the bikes paths are fabulous.

Outdoor recreation, via bike, walking paths and water access. These areas need to be maintained.

I love that there is focus on recreation and biking.

Location near Lake Macatawa and Lake Michigan

Its location.

Access to water, bike paths and parks.

Well-maintained parks and bike trails, walkways along Lake Macatawa, closeness to Lake Michigan and beach areas, inclusion of residents in any planning processes

The close proximity to the water.

The bike paths and mature trees

Bike paths, water access

Access to Lake Michigan and bike path system, as well as nearby parks and recreation areas.

Appreciate the focus on park development. This is an attraction for homebuyers. Love the bike paths and recently added Kayak park (Kudos)!!!

Access to the lakes

Marinas

Love the access to Lake Macatawa and Lake Michigan

BEACH ACCESS

Shoreline

I love the biking sidewalks along the roads. I like the lake Michigan access at the end of Lakeview and Riley streets

Recreational opportunities on and off the water. We currently have so many points of access to Lake Mac and Lake MI!!

Parks, woods, beaches, bike paths, weather

Bike paths and commitment to recreational activities.

Parks/greenspace

Great and well-maintained parks.

State park, Tunnel park

Shady bike paths and blueberry fields.

Bike paths

Close to Lake Michigan and Macatawa

Bike paths and undeveloped spaces

Its greenery

Northside access to Lake Michigan.

Open spaces, wooded spaces, farming, lake Mac and MI, quiet nights, nice people.

Variety of parks and access to Lake Michigan and Lake Macatawa. Having trees in the parks and recreation areas, thus helping reduce climate change, flooding, etc.

All the beautiful trees and woods.

Rural wooded and agricultural surroundings.

Lake Michigan access

Trails, parks, trees

The natural environment

The walking/bike trails in the township

Open space. Nature.

Bike path

Green spaces

The mix of green space and residential space.

Trees and lake

Love all the bike trails and parks!

The natural beauty and quality of people

We moved here because you had big lots and lots of trees. And we love our area, and all our neighbors say the same thing.

Trees and blueberries

Parks, trees, bike paths, Lake Michigan access

The county parks, township parks, bike paths, and the trees.

Close to the water.

Parks, bike paths, pickle ball court, tennis courts, Frisbee golf

I love the natural beauty of the area and the sense of community.

The beauty along the lakeshore - bike paths - parks

Location and trees.

Water

Access to the lake

So much access to nature

Natural beauty of the area

public access paved paths that are plowed in winter time

Open spaces, bike paths, parks, access to Lake Michigan, the Airport Plans

Everything-love the neighborhoods and parks

Lake Michigan access and shoreline, bike paths, safe community.

It is a beautiful place to live with lots of access to parks and bike paths and hiking trails.

The parks and bike paths, and of course lake Michigan.

I love the beaches, parks, bike paths...

Close proximity to Lake Michigan, bike paths, rural living.

It's a quiet place to get away to Macatawa and Lake Michigan beaches.

Quality parks, Winstrom disc golf course

Lakes, extent of waterfront, bike/walk paths, mature trees

Ottawa Beach and Tunnel Park Beach

Park Township is a beautiful place to live and visit. I love all of the parks, bike/walking paths, blueberry fields, and the beautiful lakeshore. Let's do everything we can to protect and preserve those things.

The trees, the water

Access to the lakes, parks, the well-maintained bike paths.

The parks, bike paths, lakes, trees and farmland

Bike paths and parks infrastructure.

Access to parks and lakes.

Closeness to nature; trees everywhere; easy access to Lake Mac & Lake Michigan

Bike paths, beautiful area, well maintained public areas

The parks, the lake, the good roads, natural beauty, bike paths

Everything - the lake, the bike trails, the parks, the blueberry fields.

The parks, beaches, and nature.

I love the parks and trails, and access to water.

Water access, parks, and paved bike paths are all amazing! They make living in Park Township feel like living in a vacation spot. Also love the big trees and natural beauty. As things grow and develop, I hope we don't see spaces clear cut for building- finding a way to preserve nature while growing sustainably will be important.

Lake Michigan

The bike paths and green spaces

Access to Lakes Michigan/Macatawa, State/County/Township parks. Love extensive bike/walking paths/unmotorized paths, which I use a lot. Love easy access to lovely town of Holland, including Farmers Market. Appreciate access to healthcare (Holland, Zeeland, UM West, and Grand Rapids), senior facilities, etc.

Bike paths

I love all the parks and how well they are maintained!

The more rural nature of the area. The trees, bike paths, parks, and lake access. Parks and hiking trails in the area are wonderful; though some of them are likely Ottawa County Parks vs. Park Township Parks. Still, we just love living here!

The rural and suburban environment, the accessibility (while more is needed) to the beaches and parks, and sense of community.

Access to Lake

Walkable streets, safe environment for kids to bike and play.

PT is green by nature, does not have to be made green by constraints.

Location to Lake Michigan/Trees/parks

The Lake, nature, and cycling infrastructure.

nice bike paths not more.

Miles of bike/walking paths, existing beach access, the recreational parks that encourage exercise and relational interactions year round

We love the parks (walking / hiking, tennis courts, soccer fields), access to Lake Michigan, and living in Waukazoo Woods. We love that our kids can bike the neighborhood easily, and I love running locally. We walk almost daily and love being outside.

Bike paths, parks.

The fact one has to room to roam

Trees

The nice balance between residential, recreational and retail areas. The parks, walking paths and farmland.

Bike paths, farmland. The new kayak park in the South side. The airport being developed into a park with many different assets!

The current mix of residential, agricultural, commercial, and public parks/recreational is great. Please maintain that balance.

Outdoor spaces

I love the ambiance of a Dutch vacation destination. The smell of conifers mixed with Lake Michigan air. The state park and access to the water. The people using the bike paths. Skate boards, bicycles, strollers, dog walkers, etc.

Parks, trees

Water

The abundance of nature. Access to Lake Michigan.

Trees, small parks, bike paths, road ends leading to view of water.

Location and the beauty of the lakes...

Bike paths, schools, lakes

Parks. Waterways. Friendly people

The bike trails and close proximity to Lake Michigan. I really appreciate that the parks and beach access are not on google to keep the focus for the locals while the state park and county advertise their parks. As such, we spend much more of our time in the summer on Park Township land.

The woods.

I also love the amount of bike paths there are.

The parks, beach access, and trails.

The natural beauty of this area.

Beaches, Boating, Tennis Courts, and Bike Paths

Lots of parks

Great bike paths

The numerous bicycle/all purpose pathways. It is too bad that they are neglected in quite a few areas and not well maintained.

Access to the beach. Fun parks and walking trails. Bike paths. Wooded areas and natural areas. Seeing birds and wildlife.

The beautiful trees, bike/pedestrian paths, lots of parks

Access to water. Sidewalk system. Parks.

The walking paths

The amount of parks and beach access.

Proximity to the lakes, and the beaches, and downtown Holland. having recreation opportunities

Trees, bike paths, pickleball courts

Clean and near Lake Michigan.

Beach access

Forests and beaches

Lake Michigan, Lake Macatawa, hiking trails (Stu Visser, others), Parks both Tunnel & Holland State Park, walk ways, iconic places like Captain Sundee, Big Red, Old Grocery Store on Ottawa Beach Rd,

The fact that we are so close to Lake Mac and Lake Michigan

Bike paths are very much appreciated for people walking, running, biking.

The amount and variety of green spaces, older trees, and biking/running/walking. I love that we have access to a variety of ecosystems right in our own backyard (Wendt Park, Keppel, Riley, State Park, Tunnel Park, etc...)

All the trees and closeness to the lakes.

Being close to Holland's amenities.

Water& beach access

Excited about plans for the former airport property that will attract a wide range of diversity for recreation

I am also thrilled to see the improvements at the old Airport. Including pickleball courts and bathrooms. I hope the older white cement block buildings will be preserved. I enjoy seeing a good mix of old with the new construction.

I LOVE that the airport can now be enjoyed by the people and not just a few pilots. I love the addition of 10 pickleball courts but I STRONGLY caution to not build more than are needed. Don't pour more cement is that beautiful open area!

Q 28 Rural – Agricultural – Residential – Non-Commercial

All the options available: nature, boating, restaurants & most of all the blueberry industry

The nature and blend of farmland is ideal. Would like to keep it that way

The rural feeling

"Rural enough" while close to Holland, "not shabby"

The farms

Preserve the agricultural land to maintain the "bedroom community" in the township. There is open land for wildlife and relaxation.

I love that I can easily drive into rural farm land.

Mixture of residential and farmland.

Agricultural base

The open and farm space

I love having Bowerman Blueberries, but not sure we need as many farms as there are. Maybe add a u-pick vegetable farm.

seeing farm lands that have been here for generations.

Rural feel for being close to city.

Awesome rural feel close to great existing amenities

I can pick blueberries right near my home

I love the... blueberry farms.

Picking blueberries.

Rural/Urban balance

It is still a residential community

I like the rural feeling for living in the Township.

Rural suburban/ rural, no industry, no shopping centers.

residential

The small town feel

Family oriented, less commercial, no chain stores or restaurants, mostly residential and single family homes, no buildings over 3 stories, bike and walking paths, lots of waterfront.

It's not commercial. Its small town feel. Keeping costs low!

Generally non-commercial development and small development.

I love that it is mostly residential and not a lot of commercial businesses. I love that as a Single woman, I feel safe in my neighborhood.

That there is not too much commercial property. We do not want to look like Holland Township

Family-oriented versus commercial opulence.

Rural community. Not a lot of apartments.

Not overly commercialized

Not too crowded

The fell of a residential area instead of commercial.

Quality housing developments

Few commercial properties.

Quiet, peaceful, well-organized residential.

large lots and accessory buildings. single family homes,

Mostly residential. Relatively quiet.

Clean, middle class homes.

The people and the rural residential feel.

Median to high income area, with a starting base of large homes on estate style developments.

The residential aspect combined with a nice mix of wooded and farm areas.

That it has a rural feel to it, our bike paths, lake access at street ends off Lakeshore, and the parks. Love that it's mainly a natural environment. Love the large home lots, and limited commercial areas. Keep Park Township rural please.

Nature, Beauty, Vibe

I love the natural almost country like environment. I love the bike trails, the lake the trees, the quietness, the neighborhoods, the beach, the farms, and the overall variety of being able to "get away" without having to go far.

Great place to live. Love the beauty of the area.

Dense woodland

We love the green space, parks, undeveloped land, the natural beauty found here.

Quiet

Moderate temps.

Trees. Where we came from there were few trees.

The trees, the water

The beauty and lake access.

It's a good mix of country/rural, but still population

Nature

The natural aspects of this township. Water, parks, being able to walk in natural settings,

I love that it feels like I'm on vacation. I love that there are lots of outdoor activities, parks, bike paths and beaches but I'm also close to a vibrant downtown. I have the choice to be remote or interact with the public. I love that we are known for blueberries and beaches.

Public areas are well maintained.

The greenspace and cleanliness

Park Township is beautiful! It has lakes, farms, trees, beaches and friendly residential areas.

We have always loved the natural beauty of park township. We love all the parks, bike paths, trails and woodlands.

Beaches and lake access; trails; parks

Lake centered activities. Very nice parks and the variety of recreational options, from Pickleball to natural and wetland trails. Many free activities for residents and visitors alike to choose from.

In general, a pleasant, not over-developed place to live and, for the most part, an aesthetically pleasing environment.

Park Township allows residents to have nature within walking distance with the abundance of parks and trails and access points to the lake.

Nice bike paths to walk. Close fire dept.

Nature, quiet

Quiet & laid back compared to the rest of Holland much of the surrounding area.

Quiet serenity and natural beauty.

Lots of trees, love the tree lined roads, beautiful in spring, fall & summer also. Love the fact that we have people who own large plots of undisturbed woods.

The scenery is beautiful - for just an afternoon walk. It is generally a quiet peaceful place to live.

Quiet beauty year around. Living close to Lake Michigan which affects how weather impacts us.

Community/Connection

My Neighbors

Lots of churches

Family values

Neighborhood pride and friendships (without short term rentals)

Love sharing our cottage and property with family, friends and visitors

No Air Bnb!!! Sense of community.

Neighborhoods.

A quiet, safe neighborhood with delightful neighbors of diverse backgrounds and occupations. It a great place to live

I'm in the small Southside area of Park Township. I had always enjoyed the neighborhood feel. In the last several years that has changed as area property has become rental. I have lost that neighborhood feel.

How friendly people are

Vibrant neighborhoods

Schools

ODC Dragonflies [nature preschool]

Community

Churches

We have friendly people in Park township also. We have beautiful schools & parks & recreational fields.

We love our neighborhood and the racial and socioeconomic diversity of WO public schools (our children attend WOHS, Harbor Lights Middle, and Waukazoo Elementary).

Its people, cleanness, low crime, Lake Macatawa

Beautiful, peaceful, quiet community.

The people of the community are its major asset. Its conservative values and culture are its strength.

Parks, beach, community neighborhoods...and wonderful schools.

Clean and quiet. Mostly responsible neighbors. I just want to keep it a nice place to live.

I'm happy the township is putting a stop to short term rentals in neighborhoods to make it feel like home again. It also makes homes more affordable.

Living here

I love the diversity of Park Township.

Decent mix of residential (at least higher end housing)

Relatively (comparatively) low crime

Generally friendly and caring residents

Low crime

Quaint feel, cleanliness, pride of home ownership, and friendly residents.

Preservation of our historic neighborhoods

The quality of the schools, that

A nice quiet area but being changed by STR invasion in the summer months.

Good schools

West Ottawa is a great school district.

Variety of neighborhoods

The folks we meet here

Friendliness of people

That the neighborhoods are for growing families with super great schools that are available

Q28 Transportation

Two lane roads.

No congestion

Geography, roads

Traffic is not congested.

Decent traffic and parking conditions

Decent road conditions

The way it is in fall winter and spring, without bumper to bumper traffic either for the fair or trying to get into the beach.

The nearby amenities on US 31 area is enough and less than 5-10 minutes from N side Park Twp.

Location

Q 28 Governance

Thanks for managing short-term rental topic well, and for impressive openness and transparency of Board actions and communications. Thanks for being inclusive and NOT like Ottawa Impact!

The increased transparency of the Trustees and township staff such as YouTube, Manager's report, and added info in the Board and Planning Commission packages (and ZBA).

Sensitivity to tax rates and fiscal responsibility.

Inclusive and welcoming and our trustees don't try to govern with some personal agenda...unlike Ottawa Impact

It is rural

Planning for the future and trying to follow thru.

Near Lake Michigan.

Honest township leadership.

Low taxes, good conservative board leadership, professional township management.

Adherence to democratic decision making.

Low taxes

Taxes are fair.

Seasonal-Visitors-STRs

I love the small town feel and summer tourism that it draws. Having short term rentals/camping and boat/jet ski rentals, a beach and marinas, local bars and restaurants are all a part of what is special and attractive in Part Township.

It's a great place for extended family to visit in the summer

It is a nice township to live in. And no more short rental

The seasonal attraction,

The Township taking a stand to eliminate short term rentals!!!!

that park township took a stand on no short term rentals.

The fact there are no Short Term Rentals....keep it that way with appropriate monitoring / enforcement.

The end to STR.

Close to both lakes and great vacation spot and offerings for all, not just residents

I've lived here all of my life and have deep roots here. I love our beaches and am proud that it's a tourist beach town!!!

Beautiful communities with great vacation and recreation opportunities

Housing

Park Township - conduct research on low income affordable housing, and the effects on a community housing

Park Township is a GREAT location with existing homes being renovated adding to our property value.

Maintenance

Clean, Quiet

It's kept up well

I love how clean the town is and it seems like everything is maintained really well. It makes it look nice when things are maintained and not run down.

Other/Miscellaneous

Support of small businesses

Current status!

Good continuum of historical events such as Tulip Time, Dutch heritage, Sailing regattas, etc.

EVERYTHING

The geography

Actions taken to help prevent drownings at the State Park.

I really like seeing the ultralights and RC planes at the old airport.

Question 29: What CHANGE would you like to see in Park Township?



Housing

Affordability and Housing Diversity

We need more affordable housing.

More affordable housing

More high-density housing and affordable housing.

More diverse housing opportunities for young households

Some additional diversity in housing prices would be good for the area. This should be done carefully. The open question at the beginning of this survey is difficult to answer because it depends on how and where this is done.

Allow back lot family dwellings

Do not force feed low cost/ high density housing. Let the market dictate the development not public policy.

More affordable housing.

Affordable housing so we can attract and maintain employees for our industries and support services. Candidly, this typically adds diversity as well.

I would support a millage to help support more affordable housing--it's the right thing to do.

Focus of the Township should be on providing accessible housing while acknowledging that the Township should not be in the business of suppressing the value of existing properties. Short Term Rentals are not a divisive topic amongst the majority, but are made out to be the only reason a first-time buyer can't buy here. That is not the case. There are good people here who offer their homes in a variety of ways. Visitors will not come if they have to stay in Holland Charter Township hotels.

Planned growth that supports increasing housing inventory.

I often wonder about the older trailer park located on Ottawa Beach Road. Many of the homes appear to be in a state of disrepair. The curbside appearance is terrible. I realize how important affordable housing is, but upkeep and appearance are equally important. Ottawa Beach Road is a means by which many visitors come into our area.

More development of above median level housing. Other townships are capable of high-density housing. Our niche is commensurate with lakeshore living-even inland. Blueberry farms are no longer market competitive in our area and that land would do well to add to the tax base in our area. Not every development needs to be 1 acre plus lots. There is a dire need for very nice higher end condominiums as well.

Comments on Housing Types

Some additional condo projects for the many seniors that are relocating into the West Michigan area.

We should encourage development of gated residential communities for residents 55 years of age or older. This would result in added property tax revenues, but not place additional burden on the school system.

We would prefer single residential housing development and perhaps condominiums but would not like multi-floor apartment building complexes.

Township owned forested land to be split into large acreage lots for residential housing use. Ranging from 1 to 10 acres etc. Do not sell or allow developers to buy land and develop for profit.

Thoughtful on the homes you're approving construction for on Macatawa.

Staying a primarily residential tax base means higher property taxes, while additional tourist tax income to offset these increases is shunned.

Don't trade trees for houses

Limiting the removal of trees in new developments and on acreages as new homes are built. This is not happening now!

More trees required in new subdivisions.

Stop developers from clear cutting land and establish much bigger fines.

Stop packed residential developments that clearcut forested areas.

Less Development – Targeted Development – Save Farmland

Less building of mega sub-divisions.

Better land usage. Farm preservation. Slow down development, too much residential.

Help farmers keep their land and not allow housing development on current farmland.

Would like LESS development that is destroying the very character of our township.

Less development

Growth north of James St.

No more developments or condos.

I don't like the agricultural fields being re-zoned to residential. Getting rid of the "rural" and turning the fields into subdivisions doesn't mesh with what has made Park Township special to me. I would like to see the master plan re-written to keep the township what it has historically been. I say this as an agricultural land owner in Park Township.

Limit future growth to current developed or partially developed areas.

STOP HOUSE BUILDS IN EVERY BLUEBERRY FIELD!!!

Stop residential zone creep by variance. The splits of the past should just be that, don't continue to revise zoning.

Lower tax base! Less development.

The need from keeping it from becoming commercialized - and dense housing. Than the north side just becomes like the south side of Holland. Preserve the rural farm atmosphere - with trees and open spaces. If you desire to live in a citified environment - there are plenty of places. Preserve the farm culture.

We would like to see less residential and commercial development that is taking land that will never be restored to its natural beauty.

Short-Term Rentals and Rental Properties More Generally

STRs - Yes

More vacation rentals

We need a reasonable policy around short-term rentals. Find something between a free for all and outright ban. 280 rentals out of 9000 homes is a small percentage and allows for tourism and retail dollars to stay within the area. Rules and good policy can help prevent some of the issues that were brought about in the 32ish complaints over the last couple of years.

Allow short term rentals but regulate with permits

Allow short term rentals again, especially in Macatawa Park which has historically been a summer tourist destination. It's sad a small number of residents stir the pot just to make others angry and upset. But that seems to be way most citizens want to live now.

Consider methods to provide short term rentals for visitors while growing township funds for the county through thoughtful permit policies.

Allow short term rentals.

I'm saddened and concerned for those who can't afford a 2nd home that there won't be any vacation rentals available with the new short-term rental policy. Our family vacationed from the North side of Holland all the way to West Olive for 25 years before we could afford to buy a place in Holland. I want folks from out of town to be able to visit this wonderful area like our family did all those years.

I think it is a mistake to ban all short-term rentals. We need tourism and people who don't live here need a place to stay. I agree that no regulation made too many neighborhoods into rental communities. I believe there is a way to zone certain already commercial areas for rentals, or limit rentals to a certain % of the houses in an area. Banning all, is too drastic.

Allow short term rentals

Str regulation but not banned

As controversial as it is, I think it would be nice to see short term rentals available in the area off Ottawa Beach Road, west of the State Park campground. Selfishly, I want my family who lives in another state to be able to enjoy a lake side vacation near me!

Vacation rentals should be allowed. They had existed for nearly 50 years with minimal disruptions.

More business development and support for tourism, to include allowing short term rentals.

Allow vacation rentals! They have been allowed for several decades. Our identity is that we are a beach town that attracts tourists from all over the world. The tourist economy affects all residents directly or indirectly. You can't have your cake and eat it too! The ban will be devastating to many residents.

Short-term rentals should be allowed as they are an economic boost for families, businesses, and the Township. Families gain through rental income and property ownership, Park Township gains through higher tax rates, and stores and restaurants benefit from tourism.

BRING BACK SHORT-TERM RENTALS

Please re-consider the ban on short term rental. Families want to be able to vacation at the beach. The township should not discourage visitors who support so many township businesses including the marina focused boat charter businesses

STRs - No

No STR and more police patrolling.

Eliminate short term rentals

Make sure the short-term rentals are gone for good. I know it is being worked on but I would like to see the follow through.

Revert on the decision to stop short term rentals.

No change needed. Hold the line on ban of homeowners turning homes into rentals

The short-term rentals are an issue with parking, traffic, noise and are driving house prices up.

Stop short term rentals

Less short-term rentals.

STR Unspecified

Short time home rentals

Open mindedness towards short term rentals. This has been a big part of our ability to stay in park township.

Better enforcement or maintenance

Better upkeep of rental properties

POLICE STR UNITS

Enforcement of rental properties provisions that had been family homes. Not a lot of upkeep/ lawn care being done.

I would like to see us enforce our ordinances / laws or revise them so that we don't have another STR issue.

Rental properties require inspection by Township with rules to follow required, require to register with Township for a small fee that would total all expenses for all rental Township employees plus inspector Enforcement of short-term rentals.

The STR penalties raised to make sure the owners do not violate the ordinance and maybe they will sell to families that want to move into the area.

Tourism

To become a welcoming community to visitors.

Accommodations for tourists

Continued support for Michigan tourism as a preservation of our history of a vacation destination for travelers worldwide.

Transportation (Primarily Vehicular)

Speed Reduction

Better speed [enforcement]

Also, working w law enforcement and perhaps road design to slow traffic down. We are a destination and bedroom community, so what's the hurry!

Lower speed limit on Post Ave.

Enforce... speed

Lower speed limits

More traffic-calming on Ottawa Beach Rd and Lakeshore Dr.

Reduce speed limit on Ottawa Beach Road

Reducing the speed limit on Douglas Ave from River Ave to Aniline Ave and adding a traffic light at Ottawa Beach Road and 160th to slow down traffic racing to and from the beach.

Reduce the speed limits near residential areas.

Traffic control on Ottawa Beach. Speed enforced.

Slower speed limits on Lakeshore Drive and roads South and West of West Ottawa High School.

Enforcement of speed limits

Slow traffic on Riley

Greater attention given to slowing down cars driving in neighborhoods where there are no sidewalks. It's a serious issue.

Traffic control and lower speeds.

Lower speed limits on Lakeshore, with strict enforcement, especially for motorcyclists.

Lowering speed limits and adding stop signs to troubled intersections.

lower speed limits from 45 to 35 in residential area.

Slower speed limits on James, Riley, Quincy.

Park Township could work with the OC Road Commission to slow down traffic on Ottawa Beach Road west of 152nd.

Bike-Pedestrian Safety

The speed limit on roads changed to 45. It is a safety issue for pedestrians and bikes.

Cross walk at Lake Breeze Dr and Ottawa Beach Road. From Lake Breeze Dr to the Yacht Basin.

The cross walks at Anchorage Marina needs to be changed to something safer as vehicles are NOT STOPPING for pedestrians and this is very dangerous. Vehicles continue to PASS on the no-passing area at this location. I have almost been hit twice at this location. Some one is going to be killed here at some point.

Cars don't slow down for pedestrians at the 2 walkways that cross Ottawa Beach Road at Anchorage and Yacht Basin.

Safety and Enforcement

Better... loud exhaust enforcement.

4-way at Division and James AND 144th at Butternut should be a stoplight instead.

Traffic rules enforcement.

Enforce loud exhaust...

The speed on Ottawa Beach Road needs to be lowered during the busy tourist season.

More enforcement of driving laws. More police on the roads. The drivers here are awful.

Traffic light on 160th and Ottawa Beach. It's dangerous with cars in the right lane going west that jump back into the center line by mistake.

Quality, Maintenance, Repair

Fix the DAMN Roads

Better Roads if this is something that Park Township has a say in

Clean up the streets and curbs from weeds, etc.

Continued upgrading of roads.

Better snow removal on New Holland Street.

Traffic management – Access - Other

There is too much traffic sitting on Ottawa Beach Rd going to the State Park when the park is full. When it is full, traffic should not be allowed to sit. It blocks access to other roads and driveways.

Have a commuter parking lot where buses connect to Downtown Holland, State Park, major shopping, rail travel, Farmers Market / Civic Center.

Better management of traffic to State Park.

The Planning Commission has too much power and most of the decisions are based on the wishes of the people that already live here. They are also very biased toward continuing to provide green rural space for the majority of the residents to enjoy at the expense of the larger land owners.

Easier access to state park. Ottawa Beach Road can become a mess at various times because of narrow entrance.

Shared-Use (Bike) Paths

Maintenance and Priorities

Better maintenance of the bike paths

Keep bike paths in good shape.

More maintenance of the 65 miles of bike paths during the non-snowy seasons i.e. - sweeping them more often, especially north of James St.

Bike paths need resurfacing

I would like to see the south side of park township have the bike path redone and the south shore repaved.

Existing parks and pathway systems better maintained before creating new ones

More maintenance and upgrade of multi-use pathways. These pathways are so important! Walkers, cyclists, runners, joggers, and physically challenged people of all ages use these to an increasing degree. Park is healthier for these assets and real estate values are favorably affected too. Currently, when a path is resurfaced, some under lying tree roots are left in place. These eventually, sometimes just a year after, push up the surface resulting in a bumpy surface. Weeds a problem too.

More frequent cleaning of bike/walk path system year-round but especially non-winter.

I would like to see more retro, bike paths freshened, particularly the cemeteries, they do a good job but nothing compared to Holland and Holland Township as far as presentation. I think a step back would be proper. A park or gathering spot on every corner defeats the purpose of a rural lake enhanced township. If the city were on the lake such as GH or Saugatuck it would make more sense, but to build on every single piece of land for \$\$\$\$ doesn't.

Maintenance of bike paths- they are such a wonderful part of our township, yet they are in poor/dangerous condition in many areas. Crumbling asphalt, vegetation growing through asphalt, holes and pits in bike paths make them dangerous to walkers and bike riders.

E-bikes and similar

Also, work to eliminate all motorized conveyances, incl electric ones, from our bike / pedestrian paths

E-bikes on the bike paths is a big issue. E-bikes ridden by inexperienced bikers are extremely dangerous to pedestrian.

This is a topic I think you are already aware of: as I use the paths a lot, I am very aware of the increased use and often the nuisance of e-bikes, which move way too fast by comparison to walkers, joggers and recreational bicyclists (vs. road/touring bikes, which now have so many bike lanes in the road to use). Not sure why e-bicyclists don't use the bike lanes.

Keep ebikes off the NON-MOTORIZED paths. Appropriate signs to this effect would be good.

More Please

More bike/walking paths throughout the Township.

More mountain bike trails if possible.

More focus on bikes and non-car options to get people to and from the beach and waterfront. Lots of people should have access, but the increase in cars is a problem and more parking would detract from the natural beauty. Maybe trolley system or more bus routes? Safe bike lanes are also a good option.

Addition of the bicycle/pedestrian path on Waukazoo as mentioned above.

Cycling errand destinations inside the township.

Opinions about the Behavior and Decisions of People Riding Bikes

I would like to see more bicyclists using the bicycle trails, instead of riding in the street. With the beautiful bicycle trail system that it in place, it seems foolish that cyclists create greater risk for themselves and for road traffic by riding on the road instead of the bicycle paths. Perhaps an awareness campaign or signage?

It seems like the cyclist can do and go where ever they want on the roads and obey no traffic laws at all. I hardly ever see a cyclist stop when there is a sign, they just sort of look both ways and go for it. Honestly, they should have some responsibility and obey rules just like motor vehicles if they use the same roads as motor vehicles. Perhaps there should be license fees for them as well to maintain the bike paths and roads. I don't mind sharing the road, I do mind the cyclist taking over

Lake access and Similar

Public Access

Preserve and expand access to lakes and natural areas.

Maintain and open up previous beach access. Improve beach access such as Quincy beach so it can be open long term.

More public access to water and beaches. 95% of both lakeshores are private!

Lake Michigan access on southside

Homeowners take up almost 100% of Lake Mac as well as Lake Michigan. It's too late to change that but I wish prior boards would have considered that fact.

Additional public access to Lake Michigan and Lake Macatawa would be nice.

Increasing access to Lake Macatawa.

Retaining access to Lake Macatawa, especially at the end of Division Avenue and other access points. Keeping access to Lake Michigan at the end of Quincy, within walking distance of our home, as well as other access points.

Make beach access points in good shape and more of them - bigger ones. Thank you, Ottawa County, for fixing up Kouw Park.

End road access to Lake Michigan that was previously designated on plat maps (Ransom Street)

More and better access to Lake Michigan.

We need more access to Lake Michigan as James and Riley beaches have become increasingly popular. I would appreciate them hidden in residential areas that are a little more difficult to get to to keep them hidden for local residents. That said, I do appreciate the tourists and the money they bring in.

More access to water

PUBLIC access to waterways

Continual improvements to public access to waterfront/s.

Safety – Improvements - Ownership

Mostly regarding the boat launch/park on So Shore Drive. Many of the updates are very nice but the lawn looks like an afterthought of mowed weeds. Could be so much better. If they could put in a nice lawn, should have picnic tables, a grill, trash that gets emptied every day and bench seating. I recall this is to be in a later phase but would be nice if they started at least putting in a nice lawn and some landscaping. Nice kayak launch only used by about 10-20 diff people this summer at most.

Educating lake Michigan lakefront property owners on the limitations of their property rights on the shore and ensuring public access to and along lake Michigan beachfront is maintained.

More beach parking.

Ownership and access of all beaches (grass to water line) to all citizens for all beach activities--swim, sunbath, walk, play, without harassment from lake front property owners.

Pursuing water rescue efforts

Governance

Leadership – Administration

Diversity in the people who are running it and on commissions. (The township is made up of more than just older white men.)

The south side of Park Township needs more representation.

I would like the Board of Trustees to consider all residents point of views and not just the minority that are the loudest!

Leadership. Our elected and appointed officials make comments at meetings without researching a topic far too often. It is not uncommon to be talking about a issue without a member ever seeing it on-site, or utilizing themselves.

Whole sale removal of the administration. Bring administrative pay scales back in line with the rest of the state. Follow state laws involving the 4 right of ways to Lake Michigan.

All new board members

Removal of township manager, assessor, most of the board

Commissioners and Trustees should be divided up by geography, so all areas of the township are represented.

Hire a better Township Manager - less infighting with our government and spending money on lawyers for such

The Planning Commission has too much power and most of the decisions are based on the wishes of the people that already live here. They are also very biased toward continuing to provide green rural space for the majority of the residents to enjoy at the expense of the larger land owners.

Regulations

Less government intervention

Stop sending out inspectors to review my property for tax re-assessment with no title change

Ease up on intrusive zoning regs

There are too many restrictions in certain areas. It seems like the Board tries to control things that do not need to be controlled, such as the size of fire rings, mailbox poles, trailers on personal property, etc. They also allow some people to have a variance and others not. Too many restrictions.

Less intrusion of township reviewing what I do in and with my house

Spending and Taxation

Bring administrative costs in line with similar communities. We have half the population of neighboring Holland Township, yet our salaries are frighteningly higher

It would be good to see the constant increase in spending be slowed. We are only a township and do not need to be looking into spending money to provide water safety when there already other levels of

government providing this service. Also there are other levels that did realize that their participation was not warranted.

Spend less on Taj Mahal fire stations and equipment.

Efficient use of township funds (less legal cost outputs to protect some bad staff behavior) and better representation from a standpoint of professionalism, knowledge and courtesy from some of the hired staff.

Lower taxes

NO INCREASES IN PROPERTY TAXES.

Lower taxes

Attention to helping agriculture/ farmers the ability to continue farming by keeping property taxes affordable for these areas

Less money spent on bike paths (especially in the winter since buses stop at each driveway now days).

Lower Taxes

Commercial income to lower taxes.

Transparency and Communication

Statistically significant polling on major issues. (As opposed to surveys that anyone can take or just assuming the opinions of small groups highly organized and motivated people are the same as the entire township.)

More transparency in government entities. Ottawa impact has caused a lot of problems for a lot of people...how is this happening?

Would like to see a better way to communicate with the townships Social media platforms perhaps

Outside Park Township

Get rid of Gretchen Cosby for a REAL county rep.

Eliminate all influence from Ottawa Impact.

Stronger Health and Human Services

Reduced school taxes on property for those with no children or are senior citizens.

Far less money spent on sports complexes within the school system.

Over spending by public schools

Airport Area

Park – Open Space – Landscaping

Really looking forward to seeing the development of the new park area where the airport used to be.

The plan didn't reveal; large enough areas for three different age groups. I felt like a treed path should surround an expansive playground so that would allow vision of kids playing while adults can view the children. Our grandchildren use the small one at the fairgrounds. We use it whenever they come, but a new one would be awesome. We have many soccer fields and pickleball courts but the playgrounds have not been prioritized. One could add a longer zip line for the older kids.

Tear down remaining airplane hangars and make the property along there more attractive with landscaping

Protect the history of the airport and the open fields there.

Looking forward to the new park at the old airport. I don't see the need for many changes.

Pickleball

I would like to see the airport back. I know it will never happen. Leave that land alone. NO MORE BUILDING ON IT... Beautiful green space with an eyesore pickle ball court. Just leave it.

I like what the Township has done with added recreational pickle ball courts.

Finally, I want to change the idea that there needs to be expansion of more than 10 pickleball courts. Don't let a few non-residents shape that beautiful space.

The Airport Space should provide basketball and tennis courts too, not just Pickleball

Less development of open spaces like the awful decision made to close down the airport. Suddenly we have deep pockets for building annoying pickleball courts but couldn't fund some simple upgrades to the runway.

Ideas

Maybe a restaurant on the old Airport land.

Soccer stadium at the old airport so Tulip City United SC can have a home stadium.

More exploration of airport property usage for a larger scale venue to compliment/augment draw to the Fairgrounds, such as a limnology museum

Finalize the airport area as soon as possible, vibrant town center.

It would be nice to eliminate the noisy powered paragliders/parachutes that still use the old airport. They are just too noisy and tend to come out just when you'd like to spend some relaxing time outside before sunset. Conversation is difficult as they slowly go by.

Fairgrounds

More event usage of Fairgrounds (County management only or also township?)

I'm not sure the existing activities and facilities at the Fair Grounds represent the best long-term use for this prime public land

Better use of the fairgrounds: maybe a little more effort to encourage the Ottawa County Fair and possibly other festivals.

Also, the fairgrounds look terrible

Near neighborhood

Just add a produce farmers market building in the empty lot as stated above [by Itty Bitty].

Amenities

General

Maybe a waterpark for kids especially if out of town people drive over to Lake Michigan and there is a beach red flag.

Water park

We NEED access to the Big Red lighthouse.

More beach parking.

More outdoor concert events.

Maybe a dog friendly beach/park

More park township-based parks that are dog friendly (on leash)

I think Park Township could use a Senior Center for the aging population; maybe Evergreen Commons could have a north side campus at the new Community Center.

More places for seniors to gather

Indoor

Indoor community pool

Indoor fitness place

Indoor health facilities that include pickleball and a fitness center.

A nice community building that residents could utilize for all kinds of things in the winter months.

New indoor pickleball facility that can hold tournaments.

Community Pool -indoor

Indoor pickleball courts for cold and rainy days

Property Maintenance and Enforcement

Tighter enforcement of existing codes re property upkeep.

Pass strict ordinances against junk vehicles and equipment in residential yards.

Enforce the laws on the books. They were created to keep our Township safe, clean and fun for residents. We have a beautiful township. Let's keep it that way.

Better attention to incentivizing people to maintain their property in the spirit of being a good neighbor and solid citizen. I suppose it's a carrot and stick approach but likely as much engendering civic pride rather than being too heavy handed.

Enforcement of rental properties provisions that had been family homes. Not a lot of upkeep/ lawn care being done.

We wanted to add a wrap-around porch a few years ago, but we were denied permission because of the distance needed between our house and the road. Fine. However, the house next to us always has junk all over his yard (broken trailers, old cars, etc.). It looks far worse than a nice porch would have looked. And there's a new double wide just down the road that wasn't placed on the lot correctly. It's crooked and it looks terrible. Let's start paying more attention to these types of things.

I would like to see us enforce our ordinances / laws or revise them so that we don't have another STR issue.

Why are there rules about leashing up dogs and picking up poop but you allow cats to roam freely?

I would promote less effort to regulate citizens who own property

There are a few places that allow the grass to turn to weeds, or they don't cut their lawns often enough, some have too many cars, others allow junk to pile up. We were told one time, to remove a car on our property which is almost 2 acres, but I don't know if this practice is still used?

I also want to see enforcement of other existing rules. I still see trailers and boats parked illegally thru the winter months (especially in Waukazoo Woods). I see the same violators each year and I am not sure why they are not being told to follow the rules.

Zoning laws upheld. No zoning "favors" for the "connected". No excessive ordinances (example: size and configuration of campfire rings...really???)

Again except for our neighbor to the west! There is another area in our township that I heard of that a lady has a swimming pool with garbage in. The excuse WAS she has no money, so where would she go! Have you IMPLEMENTED And Order to Show CAUSE in your ordinance section for people who fail to take care of a situation like garbage, long grass, junk cars and boats that do not run ETC. WILL the township move in and take care of the problem before the blight CONTINUES.

Natural Areas and Preservation

Natural Areas and Trees

Protect old growth tree removals on properties with new builds. I've seen two that are just jamming massive homes in a small lot leading to neighbors selling.

Obtain ownership of large parcels of undeveloped land as they become available to preserve natural areas and add new parks.

Preserve wild areas.

Protect natural areas. Leave them as open spaces. Don't ruin what makes this area so unique.

Once the natural beauty is gone and paved over . . . there is no going back and our children and grandchildren will be the real losers.

Continued focus on preserving natural areas.

More native plants

Not much - keep it natural –

Push for regulations on light pollution. It's imperative to so many facets of life.

Deer

The deer population needs to be culled.

Also, we need to address the deer population along the lakeshore. It is dangerous on the roads, and they are destroying the protected dunes.

Investigate deer population control methods as hunting is not feasible and some areas have increasing damage from overgrazing, especially in critical erosion areas.

Agriculture

Preserve/encourage agriculture

Preserve blueberry farms without hurting farmers.

Keeping our green spaces & creating a more friendly environment for farmers

Water

We would like to see increased care for nature (Lake Macatawa suffers from chemicals in runoff water, which of course impacts Lake Michigan). Our water supply and natural resources are abundant, and we would like to see them stewarded well not only by individuals, but by the community as a whole.

Improve water quality in Lake Mac.

Conservation and Other

Recycling for everyone in park township free of charge

Increased awareness of recycling, energy conservation.

More education on not littering, more community/education around keeping the environment beautiful, please work with the trash disposal companies to keep trash/garbage contained (after pick up there are several pieces of trash that have escaped and line the roads), keep our community residential, not resort

Business

Businesses available by boat on the north side; we seem to be way behind a city like Saugatuck in this way.

A variety of restaurants, dining and convenience retail.

Less emphasis on expansion of businesses since encouraging more development is not the answer but will just crowd out the least well-off.

A few more dining options on the north side of Lake Macatawa.

More restaurants.

Would be nice to have a few more restaurants that remain open year round

More restaurants, parks, and lake access

More dining options closer to the water.

Parks

More park township-based parks that are dog friendly (on leash)

We have plenty of sports fields.

Maybe a dog friendly beach/park

Parks needs improved and better maintained.

Specifically, better maintenance of the small park on Waukazoo Dr. It's looking pretty rough lately.

We need a sign for the South Side Boat Launch park.

put more emphasis on recreational development.

More and better parks

No Change

Less change.

Absolutely nothing

I would like to maintain what we have - not change. We have something special here.

No ideas come to mind. It's a pretty good community as is.

I don't have anything pressing that I think is 'bad'.

None

Little change

Just remain focused on quality of life as we grow please.

Less is more.

Less focus on making changes rather than improving/maintaining existing properties/servicing

Not any significant change.

None

Question 30: What do you consider the most important issue facing Park Township in the next 10 years?



Population – development - housing

Affordable Housing

Affordability.

Affordable housing

[Political pressure to] implement affordable housing.

Affordable housing

Increase affordable housing south of Lake Macatawa

Affordability

Affordable housing and keeping the Lakeshore accessible

Risk of pricing existing residents out of the area and a community of rich people, especially ones who are rarely here.

Affordable housing

HOUSING

Affordable housing

Accessible housing and reasonable ordinances that do not affect existing property value. Elevated home values exist everywhere and will continue to, Park Township is not immune. Preserving residential makeup while acknowledging the stance on short term rentals is misguided and the two can coexist - no different than any neighborhoods where traditional expectations are that homeowners conform to the Master Plan and the ordinances.

Meeting housing needs of lower income residents, first time home buyers, and working families. We live in a zone that isn't likely to be as impacted by climate change as some other areas of the country and we may face a large influx of new residents fleeing areas impacted by increasingly frequent climate disasters.

Building too many low-cost houses in the area. Concerns the tax base may not be able to support and maintain utilities, road maintenance, and other public services.

Affordable housing

Affordable housing.

Affordable housing

Affordable housing.

Making sure there is affordable housing

affordable housing

cost of housing

Must avoid too many lower-income housing to insure property values of existing properties are not at risk of being adversely affected.

Access to affordable housing especially the increasing property taxes.

Housing affordability

Affordable housing

Housing

Too many houses that are extremely expensive.

Supplying demand for housing.

Housing affordability.

Affordable housing

Need for housing that is more affordable, while preserving historic blueberry farms and other agricultural uses. There are some smaller scale more affordable housing areas farther away from the lake that can be identified for future use, but the larger lot size requirement is critical close to Lake Michigan.

Housing affordability

Controlling the cost of new construction.

Increases in cost to live here

Need more houses for everyone, especially lower prices.

[Housing Type – Location – Quality – Availability](#)

We need to focus on building stronger, unique neighborhoods for full time residents that contribute to the community year-round. Perhaps some incentives to turn seasonal homes into year-round homes for full time residents.

The absolute need for many more infill housing units.

Loss of residential housing and neighborhoods which support family life.

Developers like Bosgraaf that build cheap homes and pack them into areas where they are too close to other homes. The one being built on Lakewood is a great example.

Maintaining high quality, low density development and refraining from diminishing standards to appease activist types. We moved to Park Township for the quality of life it offers, centered on Lake activities and access, the well managed high-quality parks and trails and the feeling of a successful community. Maintain that please.

Adequate housing for seniors

Regulating Suburban sprawl, limiting multiple apartment complexes

The stark contrast in population demographics, especially as the majority of current residents are over 65. The price point of housing is making it challenging for young families to move in. And when the older residents start selling the homes, are those homes going to be demolished to build bigger homes that further increase the starting value of homes? We bought here because of increasing home values and it is something to consider.

Reusing the parcels of land in park township that have already been developed, but are no longer being used, then develop those area first instead of using up farmland for such a purpose.

We need to tackle housing and farm preservation, which can be in conflict, but we need to solve for it.

Housing at all price points

Keep focus on attracting families - not just rich out of state retirees who buy up our homes but don't fill our schools or communities. We don't want Park Township to "age-out"

I think the most important issue is going to be housing development and how to create high density in a small footprint (so as to not take away farmland). Climate migration is already starting and the township should be planning ahead so there is still farmland and greenspace for future generations.

Subdivision sprawl.

Suburban expansion.

If you are going to do a new project-do good quality and do not over crowd. Quality over quantity

Well thought out, limited residential expansion for high end property.

Establishing thoughtful zoning to maintain a sense of quality with housing for a diverse community. Working in a cooperative, collaborative manner to service and provide a vision for a growing community without being sidelined by special interest factions.

Maintaining the life quality in the township with a reasonable mixture of residential, farmland, and new developments (retail, commercial, and housing developments)

Continued pressure for more housing will require infrastructure improvements. Consider what other states have done relative to development fees to help fund.

Population growth

Controlling growth and protecting the environment, including our water

Sustainably managing development/growth/attainable housing.

Too much growth.

Residential growth at the expense of agricultural land.

Too many people

Expanding too much and too fast.

Overpopulation

Balancing population growth with maintaining our recreational areas

Enabling growth while protecting and preserving our beautiful parks and lakeshore.

overpopulation

Control Growth. We have a wonderful community. I understand why everyone would like to come here. If allowed to grow too fast, we will lose it.

Over population and traffic flow on our streets if the population explodes.

Growth control and limitation.

Restricting number of people moving in.

Overpopulation

Growth from out-of-staters

Balancing land use and population growth.

Balancing growth with preserving the semi-rural environment.

Growth. While attractive areas like Park Township will be potential hot spots for residential and retail areas, I'm concerned that it will get too crowded, too busy and lose the open natural spaces that I enjoy. Growth means more crowds, traffic, light pollution and noise.

Growth

growth

Population expansion and additional housing development

Over population

Growth in a reputable way

Non-affordable housing

Park does a nice job with housing density in developments, that's important to continue.

Preserving residential neighborhoods

housing density

Housing and lake developments

Infrastructure, parking, restaurants, retail to support 1.5 to 2 million visitors to Holland State Park

Housing and traffic.

Traffic congestion

[Overdevelopment](#)

Over development is a threat to the very nature of the township.

Over development on small lots requiring massive increases in infrastructure (roads/utilities/safety/etc.)

Overdevelopment and urbanization are each leading to the destruction of the quiet beauty of our township and home.

Over building and natural resource stripping.

Park Township is becoming overcrowded and de-forested from building too many houses. This is causing the quality of living to go down.

overdevelopment

CONTROLLING DEVELOPMENT to maintain the current balance of housing/businesses with open space/farming/residential that make living here special.

Development of open land. More development is good. Growth is NECESSARY. Let's control our growth into very high taxable base residential development, while maintaining lower density.

Over developments, Park township losing its "vibe". Commercialization expedites this, Saugatuck is becoming south haven due to its seasonality and commercialization. Light pollution, old growth tree preservation are all effects of this.

Over development and loss of rural land.

Over development. Why do we need to tear down most buildings in order to modernize, rather than repurpose a building. Too much construction and tearing down rather than repurposing

The overwhelming growth of housing developments in the area versus preserving natural areas. Where there is a big need for affordable housing, I would hate to see it at the expense of natural areas.

Don't allow more homes built. We need to maintain the beauty of the area.

Too much housing development

The growth of new subdivisions and housing

Too many residential neighborhoods being built.

Growth of residential properties that lose its small-town feel.

Over development of our existing green space

Property over-development

Overgrowth, overdevelopment

Limit too much growth...

Standing firm on not allowing over development in Park Township. This is PARK Township after all. We moved here because of the PRESERVED natural areas where we can bird, walk, hike, photograph, walk our dog etc.

To develop with care. Change for change sake is not good.

Land Use

Stop building new plazas that go empty quickly or stay empty, instead start renovating existing plazas.

Efficient use of land

Land use

Land Use

Transportation – Infrastructure – Services

Traffic

Traffic and housing density

Managing increased road traffic, repairing and keeping up with road repair, traffic safety issues.

Planning ahead for excellent roads and drainage systems.

Road conditions

Traffic (congestion, parking)

Traffic :/

Traffic

The roads are already dangerous. [population]

Road infrastructure and flow of traffic.

Services

As well as access to public transportation for seniors.

Police, fire, ambulance services to keep residences safe and atmosphere healthy

Provision of public transportation.

Utilities

As development continues, will we invest in water and sewer vs. using land for septic fields and draining wells?

Access to drinking and irrigation water.

Political pressure to install renewable energy infrastructure

If more growth, who will fund the infrastructure and at what cost to the new home buyer.

Water could become scarce. Power is going to be a problem.

Switching all residents to Holland Board of Public Works Electric Service. Dump Consumers' Energy.

How to maintain infrastructure without significant increase in taxes.

Is new housing, likely to be more dense, all going to be on well and septic...with, at present, declining supplies of groundwater and septic drain fields in closer proximity?

Government – Governance – Taxation

Taxation

The increasing taxes!

Keep Park Township affordable for residents by capping property taxes, even if this means a decrease in services.

Taxes

Taxes are getting higher & higher & senior citizens are endanger of losing their Social Security checks. If that happens, homes will start to erode because of the lack of funds to pay for the upkeep of their homes, & properties.

Reducing property taxes, especially for the retired/elderly.

Prudent fiscal responsibility.

Mismanagement of public resources.

High taxes.

High property taxes

How to reduce spending and find a way to lower the extremely high property taxes.

Uncontrolled tax increases

Keeping taxes affordable.

Leadership and governance

A more realistic County government

Government

Ottawa Impact radical policies

Morality in government

Ottawa Impact leadership of the county has become a monster so be wary.

Keep a responsible, clear minded, team player board who plan for the future and listen to their constituents. Thank you, Park Township Board, for all you do!

Overcoming Ottawa Impact and its overall negative effect on the county.

Ensure State of Michigan's voter initiatives are fully implemented

Ensure election workers are protected from verbal abuse and intimidation

Corruption

Get rid of conservative group that has taken over the county commission.

The takeover of the county commissioner's office by Ottawa Impact has been unsettling and disruptive. We do not support their agenda and worry about the impact their leadership will have on the community we love. We hope to see more moderate individuals elected to replace Ottawa Impact leadership very soon. We support a functioning public health office, and long for the beauty of our community's diversity to be valued by our local elected officials.

And even though West Michigan is deemed "conservative" I sincerely hope we can keep Park Township welcoming to all people and supportive of facts and science, access to knowledge, and fairness.

Public and Mental Health Services as we continue to face COVID seasonal resurgences and the rates of anxiety, depression and suicide of children as young as 8 yrs. old, adult males and LBGQT citizens is rising to endemic levels. Base budget allotments on statistically based needs assessment by the departments serving those needs, especially health data (instead of radical right political agenda). Reinstate our hired Public Health Administrator and the departmental audits. Ottawa Impact regulation

Over influence from liberal groups

Corruption and unsustainable administrative pay

Having local government listen to residents and coming up with compromises for current and future issues that takes everyone into consideration.

Corruption in the local government.

Over-reaching government

Developers and property owners seeking variances or ignoring ordinances for their own benefit/profit at the detriment to resident's long-term interests. Enforcement of development ordinances needs to be significantly increased.

County government instability due to extremism.

Regulations and Regulatory Consistency

LACK OF ENFORCEMENT. IF YOU DO NOT HAVE THAT YOU CANNOT BUILD A GREAT TOWNSHIP!

The regulation of small business and property ownership.

Developers don't care about the natural beauty of our township. Township supervisors don't care about the natural beauty of our township. Each is only focused on the profits from development and taxes they offer.

Zoning and variance to zoning. I believe this is where the township will either change or improve its strengths. In other words, stick to the Master Plan, don't variance to a different zoning plan over 10 years.

Enforcing laws and responsible growth. Doing what is best for the people who live here and pay taxes.

A consistent adherence to a master plan and positive representation from a professional, courteous and knowledgeable staff

Regulations from local government

Schools

Quality of education needs improvement for our children

Maintaining a high-quality school system.

Climate and environment

Climate change

Climate change!!!

Climate change

Climate change. In addition to trying to reduce it, we need to prepare for the ever-increasing severe weather that accompanies it. Do we have sirens throughout the township? A plan for evacuation in case of fires? etc.

Climate change

Climate change.

Climate change IS NOT AN IMPORTANT ISSUE.

Climate change

Climate related initiatives.

Expensive policies to reduce climate change should be avoided.

How we get our energy and water and maintain our land should be determined by the people not a committee who thinks climate change is the most important thing. We are never going to be able to change or control the climate, those who think they can, are fools

Climate change leading to beach erosion and destruction of parks.

Climate change

Fiscal responsibility vs. carbon footprint

Climate change is the biggest issue everywhere.

Water Quality

Thoughtful development practices and restrictions in regards to our watershed

Improving Lake Macatawa water quality

Pollution of Lake Mac and the Lake Michigan from the back river and City of Holland sewage system overflows.

Water and conservation

Erosion run off affecting the watershed [in context of development]

Decreased water quality

Contamination

Trees – Natural Areas – Development – Activities

Loss of open space and mature trees

Tree diseases

We need to make sure we are protecting the remaining natural areas in our township. We need to protect the woods and wetlands in particular.

I don't want to see all of our natural areas developed...our wildlife needs homes too.

Loss of green vegetation [in context of development]

Strict zoning rules favoring nature . . . WITHOUT EXCEPTION.

Preserving quality of the area and nature while meeting ongoing issues of housing and environmental concerns

New residential development that takes down all the trees. Development plans should be required to include saving at least 25 percent of the viable trees on the property.

Keeping Park Township GREEN and ecologically sound: Limit paved areas as much as possible.

Encourage renewable energy resources.

Educate Park Township residents to plant native species of grasses, trees, etc.

Encourage more composting and recycling activities through articles in the Park Township newsletter and a variety of workshops.

Environment

Farmland and Rural Areas

The development of farmland and open spaces.

Keeping land undeveloped and natural.

Keeping the rural area

Maintaining agriculture/ farmland from becoming more subdivisions. Property at NW corner of 160th and James has been subdivided and is for sale for development. Very sorry to lose the agricultural area there.

And how to keep the blueberry farms when the owner and descendants don't want to farm anymore...and don't the blueberries require a fair amount of ground water for irrigation?

What to do with all the former blueberry farmland that is coming out of production because farmers can no longer make enough money to continue farming. Therefore, only wealthy people can afford to buy 10 acre parcels for only one home and the remaining former farmland remains unused.

Pressure to develop the farm land

The loss of farmland / open space in the northern half of the township. Concentrate development in the southern half of the twp. which is already chopped up and mostly residential.

Selling off of farmland for more housing. Can't we grow other crops than blueberries?

Preservation of farm land.

Balancing housing development with farm preservation.

Preserving farmland

Preserving agricultural land.

Love blueberries, but other crops don't take as much water, do they?

Farmland preservation

Lakes – Parks – Recreation

Bike paths and parks of all kinds

A huge thing would to upgrade the lighting especially on dark patches of the bike path.

Keep the parklike setting

To have park township keep the land they own. And not sell it anymore at all. Because the land out by lake is all of park township to use. Not just the rich that live around public own land.

Dwindling lake access (Macatawa and Michigan)

Public access to lakes

Maintaining public beach access and parks.

Lake access and protecting the parks and trails in the area.

The most important issue is maintaining the charm and splendor that Park Township has by thinking that we NEED change. We need to realize that our biggest physical asset is our lakeshore (Macatawa and Lake Michigan). We need to keep those safe and accessible.

Maintaining what we have as far as parks and water access

Maintaining the beautiful parks we already have, I believe we should improve and maintain what is already in existence before we spend funds on new builds. With that being said, the airport property will be well used by the community!

Maintaining our recreational infrastructure - parks, trails, the lake.

Inside activities for winter months.

Continuing to improve recreational opportunities for the community.

Decaying airport and fairgrounds areas.

Pickleball

Planning for and development of the old airport property.

Short-Term rentals – Tourism – Visitors

Short term rentals and attracting tourist dollars

Taking away Short-Term Rentals lowers my happiness with the Township. I used to be able to rent a place to have our family reunions. We are not having a family reunion in 2024 for the first time in years. The Township does not know how to balance the needs of its residents.

Anti-business and anti-tourism mindset from park township. Very tunnel visioned policy making

The fact that residents are not moving out of park township (since the 90s) affects the housing supply NOT because of vacation rentals and cottages. This is supported by data. First time home owners are not

looking to buy family cottages. Making it difficult for residents to keep their family cottages so that “new residents” can move in because they can afford them without renting them out is unfortunate. All residents should have representation at the township.

Tourism economy.

Vacation rentals

STR

Short term rentals. They are driving house prices up. If you want affordable housing don't allow short term rentals.

Continued support for tourism and recreational offerings for all residents and visitors

Short term rentals. They should be limited or banned.

Vacation rentals for out of towners

Continuing to monitor and control those trying to have short term rentals. I believe the Board’s decision to enforce the law already in place was wonderful for our community. The str's were quickly changing the dynamic of the township. It was/is felt in the neighborhoods and shows in the prices and availability of homes. I am not big on folks diminishing the community feel for their personal financial gain.

Short-term rentals

The area is being "discovered" and becoming very busy in the summer. Growth needs to be controlled.

I’m concerned the impacts of less visitors during the summer season may result in neighboring towns (Grand Haven, Saugatuck, etc.) to become more desirable and see greater growth and development than Park Township.

Rental situation

Economic diversity. We know a largely residential area does not have the tax base to sustain itself compared to a mix of residential and service businesses. The township has the added benefit of a tourist destination, but is on the cusp of driving away tourist money with the STR ban. Like other areas, tourists and visitors pay more in tax than they consume, the opposite of most residents. Pulling up the drawbridge to visitors is economically unwise.

Protecting open space, parks and lake access for the township residents. The township should be attempting to obtain more land for public use for the future.

STR, policing

Short-term rentals ban will continue to be problematical

The shortfall for short term rental options for those visitors that have been coming to the lakeshore for years

Keep some short-term rentals for vacationers....

Increases in property taxes to support unnecessary “improvements” to school infrastructure. Risk of township going overboard in supporting ESG and DEI to the detriment of community.

VRBO, rentals- weekly rentals

STR

I also think the threat of Short-Term rentals and other businesses will continue.

Short term rentals (against it myself) and/or commercial buildings of any type will diminish the wholesome, small town look and feel that we love.

Figure out a reasonable policy for short term rentals.

Supporting tourist and visitors to West Michigan

Increasing hotels/B&Bs in the area (TRUE B&Bs, not Airbnb) for tourists who will see a shortage in places to stay with the new ordinance change for STRs.

Rental properties

Aging population and the destruction of neighborhoods by active short term rentals. The Algonquin, Iroquois, and other streets off Perry, just west of 160th has been dramatically changed by the rise of short term rentals. The Park Township enforcement of banning short term rentals should be actively enforced. If not for short term rentals in that area jacking up housing prices for that neighborhood, it would have been a good source of affordable housing.

Maintaining year-round residents and young families, not just vacation homes.

Elimination of STR

Short term rentals ban potentially decimating real estate values

General Social Issues

Healthcare

Child care

Inflation

Personal and Public Safety

Crime creep into our communities / safety.

I am also worried that the crime in Holland Township and the City of Holland will creep this way. We could use more police presence.

Take down those stupid looking electric signs. What a waste of money.

Increased crime

Concerned about our safety as we increase unknown unvetted immigrants in the area.

Safety is important, preservation, good schools. Respecting that people have worked hard to live here - because of how it is - not because they want big changes.

Community Character

Maintaining the quality of Park Township.

Taking away the beauty we live in

How the existing homes can be kept up to keep the area looking the best it can be. Many of the older homes are starting to show their age and the owners are not investing time or money for its upkeep.

Landlords following rules for renters especially number of cars and number not related per dwelling

Racial diversity should be more prevalent and accepted.

Preserving the feel of a small-town community.

Are we welcoming to new people, or preserving legacy ways. We aren't welcoming to change, and when we do, we immediately try to regulate. Take the airport. There was support for a music area, and then complaints there would be music too often. I believe too many people want the township to stay as us and not evolve or grow.

Commercialization

Park Township is delightful. Don't ruin it. Seems every new management team wants to leave a mark. Consequently, we have rooftops and baseball diamonds instead of trees and nature. Losing the airport was huge, it was a part of history, now, although I'm sure it will be nice, another park doesn't cut it. Put a pond there and trees and a path, not another parking lot adjacent to the Township hall.

Appendix A: Unsorted Survey Responses

Question 27: If you would like to see more commercial in Park Township, describe where it should be and what it looks like.

- Park Township should take over the state park
- Vacation rentals
- A health focused grocery store or deli, something like the Southside Market. The land next to Itty Bitty could potentially be used
- More variety of dining options.
- More restaurants closer to the lake
- It should be wherever the demand is.
- On Ottawa Beach Rd where there are few residential areas and high traffic volume
- A family oriented small restaurant would be nice.
- I'm not sure we need more commercial development. If we have it, it should be thoughtfully done. I'd hate to see commercial development if there is open commercial space. Empty big stores are becoming a blight on society everywhere,
- Around 152nd street corner and fairgrounds/airport lands.
- Pool and recreational center would benefit community.
- Expand at 152 & OBR, 160 and west on OBR, West end of South Shore Drive, Lakeshore and Beachnut, 144 & OBR
- West end of 32nd
- Most future businesses should be green or help in some way to reduce Park Township's environmental footprint.
- Multi story/multi use buildings within current business corridors.
- East side of 31.
- Everywhere. Mainly by the pickleball courts
- Mini houses in stretches of low traffic areas and continue housing projects over downtown businesses. Continue to enlarge bike path and consider bike lanes to downtown development.
- Near Anchorage Marina
- Encouraging filling existing vacant commercial property.
- No tacky strip malls. They become a hangout and nothing is gained.
- Healthy restaurants for healthy lifestyles or a healthy grab and go offering perhaps a vegan and/or gluten free restaurant. Not everyone wants tacos and ice cream all the time.
- Maybe a pop-up shop of athletic/boat clothing, swimsuits and shoes in the summer and hiking stuff in the fall
- Tour business that takes people through the state park, Tunnel Park, Mt. Pisgah, etc.
- Maybe something for midlife singles to do or gather
- I think it would be nice to utilize the space on the SW corner of Ottawa Beach Rd and 152nd for small retail (art gallery, farmstand, or restaurant). I also think a restaurant near the marinas on the south side of Lake Macatawa would be great. Paisley Pig is great, but the only option I can think of on the south side of Park Twp.
- If there is more commercial, it should be east of 152nd St.

- I would like to see a few more restaurants on lake Macatawa. It offers beautiful views of the water.
- Small scale casual restaurants along Ottawa beach road where people can grab a lunch/dinner to bring to the beach or just bike to. Near the marinas or campground.
- Recharging stations for EVs
- More effective recycling
- Fewer septic systems
- We need to support the current businesses that exist so they thrive & adapt to the current needs. Dockside Party Store (at Anchorage Marina) is NEVER busy. Anchorage Plaza has had businesses in and out of there. Yacht Basin Boat Services store is NEVER busy. Harrington Salon in the Yacht Basin plaza is never busy. We have businesses in Park Township that need support before we begin to seek NEW business development. Example: KIN & Itty have strong neighborhood support & are thriving.
- Lakefront dining, where/if(?) possible would enhance current dining options for residents and tourists alike.
- Additional low-density commercial usage in current commercial corridors, such as non-road frontage off of Ottawa Beach Road may be appropriate by extending such development behind existing developed sites; particularly if such development complements existing businesses.
- More tax base, if constructed and landscaped w aesthetics in mind will enhance our township.
- While I would not push to quickly develop agricultural land in the northern portion of the township, eventually, creating thoughtful opportunities for dining and socializing with neighbors seems appropriate. I think of Itty Bitty being an example of a 'neighborhood hangout'. Having a small area like this on the northern edge of the township might be worth considering and planning for now.
- We need more dining options closer to the water.
- Park Township has a major access to Lake Macatawa and Lake Michigan. Its where visitors and families have come year after year, generations after generations. Where can visitors stay along the shoreline?
- The waterfront restaurants are always a good draw
- Allow short term rentals in Macatawa.
- Smaller retail and restaurants focused on recreational needs and needs of residents.
- No large commercial developments are feasible or desirable, except perhaps closer to the marina areas near Lake Macatawa.
- Park Twp. has more shoreline (Lake Mac & Lake Michigan) than any other twp. in the area so focus the commercial development on marinas / boating / camping. There are not enough food and beverage opportunities near the marinas and campgrounds.
- Along the water.
- Along Ottawa Beach Road, Lakewood Blvd, and Lakeshore Drive because these are high-traffic areas. I would like to see retail, restaurants, and bars that both tourists and locals would benefit from.
- We don't need more commercial, just better commercial. Problem: it is difficult for owners to get quality hired help. My main frustrations with existing commercial businesses are related to employees not knowing the business or facility they work in, poor stock of goods (mainly due to

poor inventory management). The condition of buildings, locations and mix of businesses is generally good. Can the Township find ways to improve work force issues and solutions??

- would love to see a small grocery store on north side like Wiersma's
- More restaurants/bars on or near Lake Macatawa.
- Waterfront dining and shops
- Enough commercial development!! No more! We have enough commercial opportunities in neighboring municipalities.
- Near the old airport
- Hotel near the beach
- More commercial development along Ottawa Beach Road, west of 160th, is a problem as it is already overbuilt. Also, the marina development along Howard Avenue near Aniline (the former BASF dye operations) seems incongruous with the residential areas on either side of it. So creating more beach access should take precedence over more beach area commercial development.
- Road ends access should be a priority in being maintained and responsible, local use encouraged.
- Upgrade the area of Ottawa Beach Rd. and Waukazoo Drive.
- More parks and recreation facilities
- Lakeside restaurants.
- More commercial development north of Lake Mac (restaurants and coffee shops specifically), closer to the state park to provide more options outside of the current downtown corridor.
- In the airport region where it is easily accessible.
- I think we have a great opportunity to capture dollars of vacationers and campers between the beach and marina area, within a 1/2 mile of Ottawa Beach Road.
- There's currently a 3-5 year wait to get a boat slip. That's a loooong time for an area where the beautiful lakeshore is one of our biggest assets. It would be nice to have more slips so boaters can have easier access to the water. Also, people are always looking for great places to eat. However, as we consider expanding in these and/or other areas, we should do so thoughtfully to make sure we're putting these businesses in locations that don't compromise the beautiful, lakeside charm.
- I like to see a small grocery store (not a seasonal convenience store) and allowing restaurants near the beach to be open year-round vs. seasonally. I'd like to see more mixed-use areas everywhere, and where the business owners live above the business, or where a business is on the ground floor and a non-business owner lives above. Zoning was often based on discrimination & income levels when it first came about, and the effects persist to this day. But please preserve trees & encourage more.
- Along Ottawa Beach Road
- Waterfront dining like Boatworks, Agri-tourism like Tanglewood winery. Both have appeal for tourists and residents.
- Ottawa beach business area only
- On the waterfront accessible by boat especially by the state park. Large revenue and encourage tourism.
- This is us; we have a messy neighbor and Park Township does not have enough rules or people to enforce them. These neighbors to the west of us have been arrested, cannot tell you how

many times and domestic violence. That would not matter, if they were neat, but he is a narcissist, and you know the definition of that. We actually helped them when she put a PPO against and was in jail, she asked us to help her to pick up and clean the yard. Anyway, you get our drift! More rules and good help.

- In the areas where there is already commercial business.
- East side of 31
- Public docks across from playa would be nice
- I would love to see a permanent structure built in the empty lot between the townhomes and the gas station at 152nd avenue. I would like it to be/sell meats/produce/deli May through October.
- Free standing bldgs. or small strips near or adjacent to existing commercial/retail uses.
- Places where the public can access/view the lakes.
- Local independent social business space along water front. Restaurants, bars, venue space and transient moorage. To offer local residents and our guest to be able to enjoy the water front.
- Marijuana dispensaries along Ottawa beach road.
- Lakewood Blvd east of Division and west of River.
- would like to see more restaurants/ bars along Lake Macatawa to allow more access to the lake and access to lake views.
- Once you start commercializing locations you'll lose the vibe that park township has. There is no going back from that. I would like to see more Small Restaurants / Bars south side of Park Township, Point west, Eldean Shipyard area. RIP The Piper.
- A Restaurant on the water
- No, there is plenty close to Park Township on both sides
- More restaurant/bars located with lake views.
- I would like to see restaurants like Pipers along Lake Mac.
- Any new commercial business should only be allowed in the areas where there already is business. We are almost bursting at the seams already with new people building where there were blueberries & vacant land where we don't presently have houses. We don't need tall hotels, more commercial buildings going into residential properties. Glad that I live in Park township, rather than Holland township.
- Where it makes sense
- Off water restaurants
- No Dollar General type stores
- If there are more, should be within existing commercial areas and probably not any more on Ottawa Beach Rd between Playa and General Store/State Park...pretty congested and narrow pedestrian area as it is.
- The right spot was a township commercial center at the old airport. That option was eliminated and I know of no other locale large enough to be a commercial destination with breadth of offerings. I do not want to see dispersed commercial surrounded by individual required parking soaking up sun. It is a shame, though, that our wonderful bike and pedestrian infrastructure has no daily commercial errand destinations. We either bike for exercise, or drive for errands. Not climate friendly.
- Ethnic restaurants besides Mexican
- Ottawa Beach Road

- restaurants and bars could be added along Ottawa Beach Rd (some properties are vacant and need to be removed or repaired). We need more variety in options - it would be wonderful to have Indian, Greek, and Italian restaurants in addition to all the great pub food currently available. A mixture of sit down and carry-out restaurants serves a beach and boating friendly community well; any restaurant with outdoor seating is a plus (Playa is a great local upgrade and example)
- No more STR. Stick to your final decision. They are not in the best interest of residents and harm our residential areas.
- I would like more stores like what used to be at Westshore, i.e. Penney's, Younkers, Bed Bath & Beyond, Party City. With so many store closures we are forced to do online shopping. I'm sooo glad Olive Garden is coming!
- More midscale restaurants on the north side of Lake Macatawa with potential for waterfront dining.
- Lake access, small local restaurants (no chains), walkable places to hang out (bars, coffee shops)
- North side by itty-bitty
- More waterfront restaurants
- not sure at this time
- Lakeshore drive, especially near State Park needs more restaurant options. I believe the locals would support them and some competition would be good.
- More restaurants, some with liquor licenses, on the north side of Lake Macatawa would be great. Especially ones that operate year-round. Somewhere south of Quincy?
- Along Ottawa Beach Road, Butternut Drive, and South Shore Drive.
- I could see a little more dining/waterfront dining within the existing commercial districts. I like the idea of Park Township being mostly residential, farming and recreation. Between Holland Township and the City of Holland, we are well-served re: retail, drugstores, bars and marinas no too far away. We had a chance to use the airport for commercial activity, even in part, and residents didn't express much interest in that during the planning process for the airport.
- More along Ottawa Beach Road
- Restaurants along Lake Macatawa and Lake Michigan shoreline. On Butternut Drive and River.
- We have to leave Park Township for every day shopping items and go to the City of Holland or Holland Charter Township, and/or to "experience Greater Holland. We are promoted as Holland as a whole, but generally are very limited to spending our money outside of Park Township.
- Not sure
- Our family strongly encourages the extension of the bicycle path south on Waukazoo Drive from the corner of Waukazoo and Post to the triangle at Waukazoo-Oakhampton-Oakwood. This stretch of Waukazoo is very dark in the summer and it is dangerous when north and south bound vehicles and pedestrians/cyclists all go by one another at the same spot of that section of Waukazoo.
- The Ottawa Beach corridor would seem to be the best location for commercial development. It should look like much of the commercial development that already exists. Low office buildings and perhaps some retail like there is near Captain Sundae's in Holland Township. I didn't check drugstores, only because this brings to mind the big chains and their buildings that are incongruent with Park Township's character.

- Limited. Keep a residential/recreational/vacation (by the State Park) feel. Coffee shops perhaps with quaint retail artisan home shops attached. Restaurants (with bars is ok) on the waterfront. The Marinas, General Store, Dune Dogs, Pump House Museum are gems, as is Playa, Bowerman's (who has done a terrific job sustaining themselves!), and Tanglewood.
- We didn't choose to live in Holland City Proper because we wanted what Park Township offers; a quieter, more spacious and beautiful spaces.
- I would like to see a strong enhancement/revitalization on the Padnos property along the eastern end of Lake Macatawa in downtown Holland that would include public parking and access. I do not think additional boating or marina space/launch is necessary or a good idea. However, enhancing the downtown Holland area for an even more classic beach town vibe and experience would be incredible.
- High density housing within walking distance of work/groceries, perhaps trader Joe's or Aldi and some low-income apartments or smaller subsidized units near the high school
- I would like to see more restaurants, bars, areas that boaters could frequent. We don't have many places to see the water when dining out. Small boutiques associated with waterfront would be ok.
- If anything, small corner/grocery stores
- Along Ottawa Beach Road. I would not rezone anything to put in a restaurant. We are at a point where maintenance is a large part of our budget. What does accounting say. I would prefer to see current facilities maintained a little better or upgraded. Our dog park is not that great, comparatively. It should be exemplary. Take what we have and make it the best.
- Random locations, both north and south of Lake Macatawa.
- Anywhere with regulation
- a small grocery store somewhere West of 152nd street would be beneficial to the community
- We would like to see LOCAL restaurants (and businesses of all types) supported and encouraged in Park Township. Chain restaurants and businesses offer convenience and low prices but distract from what should be the uniqueness of Park Township. Seasonal, local, unique businesses should be encouraged and incentivized.
- Where it currently exists; different crossroads along east-west roads--where residents wouldn't have to drive so far to get a cup of coffee or buy sundries (expand neighborhood commercial).
- Restaurants and stores to support local residents in addition to tourists.
- The airport should have been developed into a downtown park township with a few restaurants and store fronts along with the recreation. The fairgrounds are an embarrassment. We should take more pride in that property. Install a roundabout at 152nd and Ottawa beach and connect both properties and update them.
- 1 or 2 more restaurants on Ottawa Beach Road, Lakewood, or any of the main avenues going north.
- There may be more room for expansion at existing businesses. However, variances may be needed from Park to allow for it. Properties neighboring existing businesses could be looked at for commercial zoning or variances as that would be a better location than just adding a commercial business in the middle of residential.

28. What do you LOVE about Park Township?

- Bike Paths
- Access to the lakes
- Marinas
- I love the natural almost country like environment. I love the bike trails, the lake the trees, the quietness, the neighborhoods, the beach, the farms, and the overall variety of being able to "get away" without having to go far.
- I love the number of walking trails and parks in the area
- Love the access to Lake Macatawa and Lake Michigan
- Love sharing our cottage and property with family, friends and visitors
- Excited about plans for the former airport property that will attract a wide range of diversity for recreation
- Family oriented, less commercial, no chain stores or restaurants, mostly residential and single-family homes, no buildings over 3 stories, bike and walking paths, lots of waterfront.
- The parks!
- Clean, Quiet
- It's not commercial. It's small town feel. Keeping costs low!
- My Neighbors
- Easy access to existing parks.
- Well maintained parks, roads, bike paths.
- Multi use pathways. Proximity to Holland State Park and County Parks. Generally non-commercial development and small development. Recreational atmosphere. Open space including parks.
- Great place to live. Love the beauty of the area.
- Community
- Churches
- Water& beach access
- Dense woodland
- Vibrant neighborhoods
- Schools
- ODC Dragonflies
- Being so close to the Big Lake also all the parks and bike trails.
- We love the green space, parks, undeveloped land, the natural beauty found here. We appreciate the bike trail however there are many issues with motorized bikes here (etc.) on the bike trail to the detriment of the walkers on this bike path. THE CODE FOR NON- MOTORIZED VEHICLES NEEDS TO BE ENFORCED ON THE BIKE PATH and in Winstrom Park. The small bridge off of Ottawa Beach says "No Motorized Vehicles" ALL entrances need signs. Bikes are zooming through Winstrom Park scaring walkers and dogs.
- Our parks and recreation. Preservation of our historic neighborhoods
- Quiet
- The bike paths and all the parks.
- Trees. Where we came from there were few trees.
- The bike paths, green open spaces and farms. Beaches and parks!
- The nearby amenities on US 31 area is enough and less than 5-10 minutes from N side Park Twp.

- Moderate temps.
- Lots of churches
- Family values
- Support of small businesses
- Agricultural base
- The good Ol boys getting rid of str
- You have ludicrously slashed Public Health budget to the detriment of all taxpayers and against the public interest and rejected federal mental health grant of \$500,000 for suicide prevention program AT NO LIABILITY OR COST TO THE COUNTY. Gibbs is unprofessional and should be replaced with a seasoned executive and your plan to stop departmental assessment in favor of creating your own propoganda assessment department is bad management and totally non-transparent despite your declaration to be so
- Bike paths and parks
- BEACH ACCESS
- The open and farm space
- Location
- Low taxes
- The trees, the water, the way it is in fall winter and spring, without bumper to bumper traffic either for the fair or trying to get into the beach. Trying to get out of the driveway takes an act of congress with all the vacationers that are on the bike paths and feel entitled because they are "on vacation." We need to stick with the water/sand dune, small park theme and knock off a ball field on every other corner. I realize the Township loves those tax dollars. Just keep it as is.
- Bicycle/walking paths, trees, parks
- I love living in the area because I can bike to the beach or to play pickleball at Winstrom. I love to sit and watch the boats even if I am reading on a park bench and periodically look up. (Phone service isn't great, BTW) I love KIN coffee because it's friendly and cozy and is not a chain restaurant.
- Parks for hiking and off leash with my dog
- Bike paths and keeping them clear of snow all winter
- I love how close we are to the water, and how accessible the road ends near us make Lake Macatawa. We don't utilize road ends at Lake MI because we don't live near them. I think the Parks and Rec Dept offers a lot of great opportunities for families with children in the area.
- It's kept up well
- Current status!
- The beauty and lake access. There are several schools. It's a good mix of country/rural, but still population
- I love that it is mostly residential and not a lot of commercial businesses. I love that as a Single woman, I feel safe in my neighborhood. I love that there is focus on recreation and biking. I love living close to the State Park and having access to the water although during the summer it is too busy and congested. I love having Bowerman Blueberries, but not sure we need as many farms as there are. Maybe add a u-pick vegetable farm.
- Proximity to Lake Macatawa and Lake Michigan
- I love living in close proximity to Holland state park! It is a fabulous natural area that i hope will be preserved and maintained.

- I am also thrilled to see the improvements at the old Airport. Including pickleball courts and bathrooms. I hope the older white cement block buildings will be preserved. I enjoy seeing a good mix of old with the new construction.
- Nature
- The natural aspects of this township. Water, parks, being able to walk in natural settings, seeing farm lands that have been here for generations.
- I love that it feels like I'm on vacation. I love that there are lots of outdoor activities, parks, bike paths and beaches but I'm also close to a vibrant downtown. I have the choice to be remote or interact with the public. I love that we are known for blueberries and beaches. Public areas are well maintained. Taxes are fair. West Ottawa is a great school district.
- the greenspace and cleanliness
- Living here
- Beaches and lake access; trails; parks
- Park Township is beautiful! It has lakes, farms, trees, beaches and friendly residential areas. I LOVE that the airport can now be enjoyed by the people and not just a few pilots. I love the addition of 10 pickleball courts but I STRONGLY caution to not build more than are needed. Don't pour more cement in that beautiful open area!
- Lake centered activities. Very nice parks and the variety of recreational options, from Pickleball to natural and wetland trails. Many free activities for residents and visitors alike to choose from.
- In general, a pleasant, not over-developed place to live and, for the most part, an aesthetically pleasing environment.
- We have always loved the natural beauty of park township. We love all the parks, bike paths, trails and woodlands.
- The wide road shoulders and multi-purpose paths to exercise and recreate on.
- The beaches and the bikes paths are fabulous.
- Outdoor recreation, via bike, walking paths and water access. These areas need to be maintained.
- Shoreline
- Small town atmosphere. Trees, wildlife, location close to Holland city
- The proximity to the beaches and parks and that there is not too much commercial property. We do not want to look like Holland Township
- The bike paths and mature trees
- Its location.
- Bike paths, water access
- Nature, quiet
- Access to Lake Michigan and bike path system, as well as nearby parks and recreation areas.
- We plan to build a new house in 2024 on our lot we purchased in 2023 and will be moving there permanently when it is completed.
- Park Township allows residents to have nature within walking distance with the abundance of parks and trails and access points to the lake.
- Good schools, nice bike paths to walk. Close fire dept.
- Quiet & laid back compared to the rest of Holland much of the surrounding area.
- Neighborhood pride and friendships (without short term rentals)
- Location near Lake Macatawa and Lake Michigan

- Not too crowded
- Low crime
- Not overly commercialized
- Park Township - conduct research on low income affordable housing, and the effects on a community
- I love the diversity of Park Township.
- Rural feel for being close to city. Appreciate the focus on park development. This is an attraction for homebuyers. Love the bike paths and recently added Kayak park(Kudos)!!!
- Awesome rural feel close to great existing amenities
- I love the biking sidewalks along the roads. I like the Lake Michigan access at the end of Lakeview and Riley streets
- Quality parks, Winstrom disc golf course, decent traffic and parking conditions, decent mix of residential (at least higher end housing), lakes, extent of waterfront, bike/walk paths, mature trees, decent road conditions, relatively (comparatively) low crime, generally friendly and caring residents. Good continuum of historical events such as Tulip Time, Dutch heritage, Sailing regattas, etc. Ottawa Beach and Tunnel Park Beach
- Recreational opportunities on and off the water. We currently have so many points of access to Lake Mac and Lake MI!!
- Parks, woods, beaches, bike paths, weather
- Bike paths and commitment to recreational activities.
- Parks/greenspace
- I'm in the small Southside area of Park Township. I had always enjoyed the neighborhood feel. In the last several years that has changed as area property has become rental. I have lost that neighborhood feel.
- Great and well-maintained parks.
- Variety of neighborhoods, state park, Tunnel park
- Quiet serenity and natural beauty. Family-oriented versus commercial opulence.
- Variety of parks and access to Lake Michigan and Lake Macatawa. Having trees in the parks and recreation areas, thus helping reduce climate change, flooding, etc.
- Rural community. Not a lot of apartments. The scenery is beautiful - for just an afternoon walk. It is generally a quiet peaceful place to live.
- Open spaces, wooded spaces, farming, lake Mac and MI, quiet nights, nice people.
- Low taxes, good conservative board leadership, professional township management.
- It is a nice township to live in. And no more short rental.
- Quiet beauty year around. Living close to Lake Michigan which affects how weather impacts us. Honest township leadership.
- Bike paths
- Shady bike paths and blueberry fields.
- Close to Lake Michigan and Macatawa
- Bike paths and undeveloped spaces
- It's greenery, the folks we meet here
- Northside access to Lake Michigan.
- The seasonal attraction, quaint feel, cleanliness, pride of home ownership, and friendly residents.

- All the beautiful trees and woods.
- Access to water, bike paths and parks.
- Well-maintained parks and bike trails, walkways along Lake Macatawa, closeness to Lake Michigan and beach areas, inclusion of residents in any planning processes
- The close proximity to the water. The fell of a residential area instead of commercial.
- Rural wooded and agricultural surroundings.
- Lake Michigan access
- That it has a rural feel to it, our bike paths, lake access at street ends off Lakeshore, and the parks. Love that it's mainly a natural environment. Love the large home lots, and limited commercial areas. Keep Park Township rural please.
- Trails, parks, trees
- The natural environment
- Median to high income area, with a starting base of large homes on estate style developments.
- Park Township is a beautiful place to live and visit. I love all of the parks, bike/walking paths, blueberry fields, and the beautiful lakeshore. Let's do everything we can to protect and preserve those things.
- The trees, the water, how friendly people are.
- Mixture of residential and farmland.
- The Township taking a stand to eliminate short term rentals!!!!
- The walking/bike trails in the township
- Quality housing developments
- Open space. Nature.
- Bike path
- Green spaces
- The mix of green space and residential space.
- Trees and lake
- Love all the bike trails and parks!
- The natural beauty and quality of people
- All the trees and closeness to the lakes. Few commercial properties.
- Clean and quiet. Mostly responsible neighbors. I just want to keep it a nice place to live.
- We moved here because you had big lots and lots of trees. And we love our area, and all our neighbors say the same thing.
- We and our neighbors r GLAD WE MOVED HERE but sometimes neighbors need help! Thanks
- Trees and blueberries
- The small town feel
- Parks, trees, bike paths, Lake MI access, I can pick blueberries right near my home.
- The county parks, township parks, bike paths, and the trees.
- Close to the water. Neighborhoods.
- A quiet, safe neighborhood with delightful neighbors of diverse backgrounds and occupations. It a great place to live
- Parks, bike paths, pickle ball court, tennis courts, Frisbee golf
- I love the natural beauty of the area and the sense of community.
- The beauty along the lakeshore - bike paths - parks
- suburban/ rural, no industry, no shopping centers.

- Adherence to democratic decision making.
- The amount and variety of green spaces, older trees, and biking/running/walking. I love that we have access to a variety of ecosystems right in our own backyard (Wendt Park, Keppel, Riley, State Park, Tunnel Park, etc...)
- I like the rural feeling for living in the Township. I'm happy the township is putting a stop to short term rentals in neighborhoods to make it feel like home again. It also makes homes more affordable.
- Location and trees.
- Water
- Rural/Urban balance
- access to the lake
- So much access to nature
- Natural beauty of the area
- It is still a residential community
- public access paved paths that are plowed in winter time and that park township took a stand on no short term rentals.
- Its a quiet place to get away to Macatawa and Lake Michigan beaches.
- Open spaces, bike paths, parks, access to Lake Michigan, the Airport Plans
- Everything-love the neighborhoods and parks
- Lake Michigan access and shoreline, bike paths, safe community. No Air Bnb!!! Sense of community.
- It is a beautiful place to live with lots of access to parks and bike paths and hiking trails.
- The parks and bike paths, and of course lake Michigan.
- I love that I can easily drive into rural farm land. I love the beaches, parks, bike paths, blueberry farms.
- Close proximity to Lake Michigan, bike paths, rural living.
- Lots of trees, love the tree lined roads, beautiful in spring, fall & summer also. Love the fact that we have people who own large plots of undisturbed woods. I hate that Consumers Power is allowed to take all the trees under their lines down. Would rather that they buried their lines & leave the trees. We have friendly people in Park township also. We have beautiful schools & parks & recreational fields. Bike paths are very much appreciated for people walking, running, biking.
- EVERYTHING
- Clean, middle class homes.
- The geography
- Access to the lakes, parks, the well-maintained bike paths. The fact there are no Short-Term Rentals....keep it that way with appropriate monitoring / enforcement. The increased transparency of the Trustees and township staff such as YouTube, Manager's report, and added info in the Board and Planning Commission packages (and ZBA).
- Sensitivity to tax rates and fiscal responsibility.
- Inclusive and welcoming and our trustees don't try to govern with some personal agenda...unlike Ottawa Impact
- The Lake, nature, and cycling infrastructure.

- The nice balance between residential, recreational and retail areas. The parks, walking paths and farmland.
- The people and the rural residential feel.
- Bike paths, farmland. The new kayak park in the South side. The airport being developed into a park with many different assets!
- I love how clean the town is and it seems like everything is maintained really well. It makes it look nice when things are maintained and not run down.
- the fact one has to room to roam
- Trees
- It is rural
- We love the parks (walking / hiking, tennis courts, soccer fields), access to Lake Michigan, and living in Waukazoo Woods. We love that our kids can bike the neighborhood easily, and I love running locally. We walk almost daily and love being outside. We love our neighborhood and the racial and socioeconomic diversity of WO public schools (our children attend WOHS, Harbor Lights Middle, and Waukazoo Elementary).
- Bike paths, parks. Actions taken to help prevent drownings at the State Park. The end to STR.
- Forests and beaches
- Lk Mi, Lk Mac, hiking trails (Stu Visser, others), Parks both Tunnel & Holland State Park, walk ways, iconic places like Captain Sundee, Big Red, Old Grocery Store on Ottawa Beach Rd, friendliness of people
- Bike paths and parks infrastructure.
- Access to parks and lakes.
- The parks, bike paths, lakes, trees and farmland
- Closeness to nature; trees everywhere; easy access to Lake Mac & Lake Michigan
- Bike paths, beautiful area, well maintained public areas
- The parks, the lake, the good roads, natural beauty, bike paths
- Planning for the future and trying to follow thru.
- The fact that we are so close to Lake Mac and Lake Michigan and that the neighborhoods are for growing families with super great schools that are available. A nice quiet area but being changed by STR invasion in the summer months.
- Close to both lakes and great vacation spot and offerings for all, not just residents
- Everything - the lake, the bike trails, the parks, the blueberry fields.
- Lake Michigan
- The parks, beaches, and nature.
- Water access, parks, and paved bike paths are all amazing! They make living in Park Township feel like living in a vacation spot. Also love the big trees and natural beauty. As things grow and develop, I hope we don't see spaces clear cut for building- finding a way to preserve nature while growing sustainably will be important.
- I love the parks and trails, and access to water.
- The bike paths and green spaces
- Access to Lakes Michigan/Macatawa, State/County/Township parks. Love extensive bike/walking paths/unmotorized paths, which I use a lot. Love easy access to lovely town of Holland, including Farmers Market. Appreciate access to healthcare (Holland, Zeeland, UM West, and Grand Rapids), senior facilities, etc. Thanks for managing short-term rental topic well,

and for impressive openness and transparency of Board actions and communications. Thanks for being inclusive and NOT like Ottawa Impact!

- Beach access
- Preserve the agricultural land to maintain the "bedroom community" in the township. There is open land for wildlife and relaxation.
- Bike paths, housing
- I love all the parks and how well they are maintained!
- The more rural nature of the area. The trees, bike paths, parks, and lake access. Parks and hiking trails in the area are wonderful; though some of them are likely Ottawa County Parks vs. Park Township Parks. Still, we just love living here!
- The rural and suburban environment, the accessibility (while more is needed) to the beaches and parks, and sense of community.
- Access to Lake
- Walkable streets, safe environment for kids to bike and play.
- PT is green by nature, does not have to be made green by constraints.
- The current mix of residential, agricultural, commercial, and public parks/recreational is great. Please maintain that balance.
- large lots and accessory buildings. single family homes, nice bike paths not more.
- Location to Lake Michigan/Trees/parks
- "Rural enough" while close to Holland, "not shabby"
- Near Lake Michigan. Mostly residential. Relatively quiet. Traffic is not congested.
- Miles of bike/walking paths, existing beach access, the recreational parks that encourage exercise and relational interactions year-round, the farms, the quality of the schools, that Park Township is a GREAT location with existing homes being renovated adding to our property value. Two lane roads.
- I love the small town feel and summer tourism that it draws. Having short term rentals/camping and boat/jet ski rentals, a beach and marinas, local bars and restaurants are all a part of what is special and attractive in Part Township.
- Outdoor spaces
- Being close to Holland's amenities.
- Location and the beauty of the lakes...
- Bike paths, schools, lakes
- Parks. Waterways. Friendly people
- I love the ambiance of a Dutch vacation destination. The smell of conifers mixed with Lake Michigan air. The state park and access to the water. The people using the bike paths. Skate boards, bicycles, strollers, dog walkers, etc. I really like seeing the ultralights and RC planes at the old airport.
- Quiet, peaceful, well-organized residential.
- Beautiful, peaceful, quiet community.
- Trees, bike paths, pickleball courts
- Clean and near lake Michigan.
- Geography, roads
- Its people, cleanness, low crime, Lake Macatawa
- Parks trees

- Water
- The abundance of nature. Access to Lake Michigan.
- Trees, small parks, bike paths, road ends leading to view of water.
- The bike trails and close proximity to Lake Michigan. I really appreciate that the parks and beach access are not on google to keep the focus for the locals while the state park and county advertise their parks. As such, we spend much more of our time in the summer on Park Township land.
- The woods.
- The residential aspect combined with a nice mix of wooded and farm areas. I also love the amount of bike paths there are.
- The people of the community are its major asset. Its conservative values and culture are its strength.
- The parks, beach access, and trails.
- The natural beauty of this area.
- Beaches, Boating, Tennis Courts, and Bike Paths
- no congestion
- lots of parks
- great bike paths
- The numerous bicycle/all-purpose pathways. It is too bad that they are neglected in quite a few areas and not well maintained.
- Access to the beach. Fun parks and walking trails. Bike paths. Picking blueberries. Wooded areas and natural areas. Seeing birds and wildlife.
- I've lived here all of my life and have deep roots here. I love our beaches and am proud that it's a tourist beach town!!!
- All the options available: nature, boating, restaurants & most of all the blueberry industry
- The beautiful trees, bike/pedestrian paths, lots of parks. The nature and blend of farmland is ideal. Would like to keep it that way
- Access to water. Sidewalk system. Parks.
- Parks, beach, community neighborhoods. It's a great place for extended family to visit in the summer, and wonderful schools.
- The walking paths
- Beautiful communities with great vacation and recreation opportunities
- The amount of parks and beach access.
- Proximity to the lakes, and the beaches, and downtown Holland. having recreation opportunities
- The rural feeling

29. What CHANGE would you like to see in Park Township?

- less government intervention, less intrusion of township reviewing what I do in and with my house
- Stop sending out inspectors to review my property for tax re-assessment with no title change
- Existing parks and pathway systems better maintained before creating new ones.

- Preserve blueberry farms without hurting farmers. Preserve wild areas. Preserve and expand access to lakes and natural areas. Obtain ownership of large parcels of undeveloped land as they become available to preserve natural areas and add new parks. Investigate deer population control methods as hunting is not feasible and some areas have increasing damage from overgrazing, especially in critical erosion areas.
- More vacation rentals
- Allow vacation rentals! They have been allowed for several decades. Our identity is that we are a beach town that attracts tourists from all over the world. The tourist economy affects all residents directly or indirectly. You can't have your cake and eat it too! The ban will be devastating to many residents.
- I would like the Board of Trustees to consider all residents point of views and not just the minority that are the loudest!
- Keeping our green spaces & creating a more friendly environment for farmers
- Protect natural areas. Leave them as open spaces. Don't ruin what makes this area so unique. We have plenty of sports fields. Would be nice to have a few more restaurants that remain open year round
- Leadership. Our elected and appointed officials make comments at meetings without researching a topic far too often. It is not uncommon to be talking about a issue without a member ever seeing it on-site, or utilizing themselves.
- Open mindedness towards short term rentals. This has been a big part of our ability to stay in park township.
- Maybe a dog friendly beach/park
- Allow short term rentals but regulate with permits
- Maintain and open up previous beach access. Improve beach access such as Quincy beach so it can be open long term.
- More business development and support for tourism, to include allowing short term rentals.
- The deer population needs to be culled.
- City water and sewer for all residences within Park Township
- Vacation rentals should be allowed. They had existed for nearly 50 years with minimal disruptions.
- BRING BACK SHORT-TERM RENTALS
- Please re-consider the ban on short term rental. Families want to be able to vacation at the beach. The township should not discourage visitors who support so many township businesses including the marina focused boat charter businesses
- More Mt Bike trails if possible.
- We need a reasonable policy around short-term rentals. Find something between a free for all and outright ban. 280 rentals out of 9000 homes is a small percentage and allows for tourism and retail dollars to stay within the area. Rules and good policy can help prevent some of the issues that were brought about in the 32ish complaints over the last couple of years.
- Lower taxes
- Just remain focused on quality of life as we grow please.
- Fix the DAMN Roads
- Tighter enforcement of existing codes re property upkeep.

- More maintenance and upgrade of multi-use pathways. These pathways are so important! Walkers, cyclists, runners, joggers, and physically challenged people of all ages use these to an increasing degree. Park is healthier for these assets and real estate values are favorably affected too. Currently, when a path is resurfaced, some under lying tree roots are left in place. These eventually, sometimes just a year after, push up the surface resulting in a bumpy surface. Weeds a problem too.
- Whole sale removal of the administration. Bring administrative pay scales back in line with the rest of the state. Follow state laws involving the 4 right of ways to Lake Michigan. Allow short term rentals. Allow back lot family dwellings
- Planned growth that supports increasing housing inventory.
- More bike/walking paths throughout the Township.
- The speed on Ottawa Beach Road needs to be lowered during the busy tourist season. 2) The cross walks at Anchorage Marina needs to be changed to something safer as vehicles are NOT STOPPING for pedestrians and this is very dangerous. Vehicles continue to PASS on the no-passing area at this location. I have almost been hit twice at this location. Someone is going to be killed here at some point.
- Do not force feed low cost/ high density housing. Let the market dictate the development not public policy.
- Mostly regarding the boat launch/park on So Shore Drive. Many of the updates are very nice but the lawn looks like an afterthought of mowed weeds. Could be so much better. If they could put in a nice lawn, should have picnic tables, a grill, trash that gets emptied every day and bench seating. I recall this is to be in a later phase but would be nice if they started at least putting in a nice lawn and some landscaping. Nice kayak launch only used by about 10-20 different people this summer at most.
- Better Roads if this is something that Park Twp. has a say in
- Better speed and loud exhaust enforcement.
- Maintenance of bike paths- they are such a wonderful part of our township, yet they are in poor/dangerous condition in many areas. Crumbling asphalt, vegetation growing through asphalt, holes and pits in bike paths make them dangerous to walkers and bike riders.
- Over spending by public schools
- Short time home rentals
- All new board members
- I would like to see more bicyclists using the bicycle trails, instead of riding in the street. With the beautiful bicycle trail system that it in place, it seems foolish that cyclists create greater risk for themselves and for road traffic by riding on the road instead of the bicycle paths. Perhaps an awareness campaign or signage?
- Accountability to the majority of taxpayers who oppose your radical destruction of our Public Health and Mental Health Departments, Continued housing support to our disabled who age out of Mental Health Services, prior notice of efforts to slash any department funding, continuance of the Public Health Administrator's contract, slashing litigation costs, reinstating the Diversity and Inclusion Department, continuing to honor open meeting rights and written responses to public commentary in media
- Traffic light on 160th and Ottawa Beach. It's dangerous with cars in the right lane going west that jump back into the center line by mistake.

- More park township-based parks that are dog friendly (on leash)
- Forcing underground utilities. Rather than replacing utility poles we should make the utility companies bury the cables.
- Slow traffic on Riley
- Eliminate all influence from Ottawa Impact. Spend less on Taj Mahal fire stations and equipment. Pass strict ordinances against junk vehicles and equipment in residential yards.
- I would like to see more retro, bike paths freshened, particularly the cemeteries, they do a good job but nothing compared to Holland and Holland Township as far as presentation. I think a step back would be proper. A park or gathering spot on every corner defeats the purpose of a rural lake enhanced township. If the city were on the lake such as GH or Saugatuck it would make more sense, but to build on every single piece of land for \$\$\$\$ doesn't.
- Lower tax base! Less development.
- Indoor health facilities that include pickleball and a fitness center.
- Greater attention given to slowing down cars driving in neighborhoods where there are no sidewalks. It's a serious issue.
- I think Park Township could use a Senior Center for the aging population; maybe Evergreen Commons could have a north side campus at the new Community Center.
- As controversial as it is, I think it would be nice to see short term rentals available in the area off Ottawa Beach Road, west of the State Park campground. Selfishly, I want my family who lives in another state to be able to enjoy a lake side vacation near me!
- Better land usage. Farm preservation. Slow down development, too much residential.
- Not any significant change.
- Parks need improved and better maintained. Also, the fairgrounds look terrible
- 1) Enforce the laws on the books. They were created to keep our Township safe, clean and fun for residents. We have a beautiful township. Let's keep it that way. 2) Traffic Control and lower speeds. There is too much traffic sitting on Ottawa Beach Rd going to the State Park when the park is full. When it is full, traffic should not be allowed to sit. It blocks access to other roads and driveways. 3) Noisy, loud cars cruising along Ottawa Beach Rd and 168th should be ticketed. It can be done.
- Specifically, better maintenance of the small park on Waukazoo Dr. It's looking pretty rough lately.
- I often wonder about the older trailer park located on Ottawa Beach Road. Many of the homes appear to be in a state of disrepair. The curbside appearance is terrible. I realize how important affordable housing is, but upkeep and appearance are equally important. Ottawa Beach Road is a means by which many visitors come into our area.
- It seems like the cyclist can do and go where ever they want on the roads and obey no traffic laws at all. I hardly ever see a cyclist stop when there is a sign, they just sort of look both ways and go for it. Honestly, they should have some responsibility and obey rules just like motor vehicles if they use the same roads as motor vehicles. Perhaps there should be license fees for them as well to maintain the bike paths and roads. I don't mind sharing the road, I do mind the cyclist taking over
- help farmers keep their land and not allow housing development on current farmland.

- More public access to water and beaches. 95% of both lakeshores are private! Less building of mega sub-divisions. A nice community building that residents could utilize for all kinds of things in the winter months.
- no STR and more police patrolling.
- None
- More restaurants, parks, and lake access
- Park Township could work with the OC Road Commission to slow down traffic on Ottawa Beach Road west of 152nd. Cars don't slow down for pedestrians at the 2 walkways that cross Ottawa Beach Road at Anchorage and Yacht Basin. E-bikes on the bike paths is a big issue. E-bikes ridden by inexperienced bikers are extremely dangerous to pedestrian. Finally, I want to change the idea that there needs to be expansion of more than 10 pickleball courts. Don't let a few non-residents shape that beautiful space.
- Better attention to incentivizing people to maintain their property in the spirit of being a good neighbor and solid citizen.
- I suppose it's a carrot and stick approach but likely as much engendering civic pride rather than being too heavy handed.
- Also, working w law enforcement and perhaps road design to slow traffic down. We are a destination and bedroom community, so what's the hurry! Also, work to eliminate all motorized conveyances, incl electric ones, from our bike / pedestrian paths
- Lowering speed limits and adding stop signs to troubled intersections.
- We would like to see less residential and commercial development that is taking land that will never be restored to its natural beauty.
- I don't have anything pressing that I think is 'bad'.
- More dining options closer to the water.
- To become a welcoming community to visitors.
- Growth north of James St.
- Less focus on making changes rather than improving/maintaining existing properties/servicing
- Allow short term rentals again, especially in Macatawa Park which has historically been a summer tourist destination. It's sad a small number of residents stir the pot just to make others angry and upset. But that seems to be way most citizens want to live now.
- Staying a primarily residential tax base means higher property taxes, while additional tourist tax income to offset these increases is shunned.
- No fireworks allowed. Lower speed limit on Post Ave.
- Lake Michigan access on southside
- I like what the Township has done with added recreational pickle ball courts, but additional public access to Lake Michigan and Lake Macatawa would be nice.
- Looking forward to the new park at the old airport. I don't see the need for many changes.
- NO INCREASES IN PROPERTY TAXES.
- There are too many restrictions in certain areas. It seems like the Board tries to control things that do not need to be controlled, such as the size of fire rings, mailbox poles, trailers on personal property, etc. They also allow some people to have a variance and others not. Too many restrictions.
- No change needed. Hold the line on ban of homeowners turning homes into rentals

- Better maintenance of the amazing trail/bike/walking paths we have developed and paid for for many decades. Expand health and safety training/coverage/equipment and the funding for same that makes all residents want to live and other continue to visit Park Township.
- lower speed limits from 45 to 35 in residential area.
- More frequent cleaning of bike/walk path system year round but especially non-winter.
- Continual improvements to public access to waterfront/s. More event usage of Fairgrounds (County management only or also township?)
- Improve water quality in Lake Mac. More affordable housing. More exploration of airport property usage for a larger scale venue to compliment/augment draw to the Fairgrounds, such as a limnology museum
- Efficient use of township funds (less legal cost outputs to protect some bad staff behavior) and better representation from a standpoint of professionalism, knowledge and courtesy from some of the hired staff.
- lower taxes
- Slower speed limits on James, Riley, Quincy.
- Increased affordable housing
- Enforcement of rental properties provisions that had been family homes. Not a lot of upkeep/lawn care being done.
- At times noise issues, especially fireworks (late night) during non-holiday times.
- New indoor pickleball facility that can hold tournaments.
- better upkeep of rental properties
- Would like LESS development that is destroying the very character of our township.
- Less is more.
- Once the natural beauty is gone and paved over . . . there is no going back and our children and grandchildren will be the real losers.
- Retaining access to Lake Macatawa, especially at the end of Division Avenue and other access points. Keeping access to Lake Michigan at the end of Quincy, within walking distance of our home, as well at other access points.
- Limiting the removal of trees in new developments and on acreages as new homes are built. This is not happening now!
- The need from keeping it from becoming to commercialized - and dense housing. Than the north side just becomes like the south side of Holland. Preserve the rural farm atmosphere - with trees and open spaces. If you desire to live in a citified environment - there are plenty of places. Preserve the farm culture.
- West Ottawa School District is out of control. Massive bond issues passing to build sports and performing venues so large they are EMBARRASSING. Student performance scores are shameful; turns my stomach to think of the money spent on stuff instead of student achievement.
- I would like to see the south side of park township have the bike path redone and the south shore repaved.
- 4-way at Division and James AND 144th at Butternut should be a stoplight instead.
- Have a commuter parking lot where buses connect to Downtown Holland, State Park, major shopping, rail travel, Farmers Market / Civic Center.
- Community Pool -indoor

- Indoor pickleball courts for cold and rainy days
- Little change.
- Bike paths need resurfacing
- A police presence in neighborhoods, a variety of restaurants, accommodations for tourists, traffic rules enforcement.
- Increasing access to Lake Macatawa.
- Get rid of Gretchen Cosby for a REAL county rep.
- No ideas come to mind. It's a pretty good community as is. Maybe have some homeowner rules for yard upkeep.
- We should encourage development of gated residential communities for residents 55 years of age or older. This would result in added property tax revenues, but not place additional burden on the school system.
- STOP HOUSE BUILDS IN EVERY BLUEBERRY FIELD!!!
- Stop short term rentals, stop packed residential developments that clearcut forested areas.
- Continued upgrading of roads.
- Homeowners take up almost 100% of Lake Mac as well as Lake Michigan. It's too late to change that but I wish prior boards would have considered that fact.
- Consider methods to provide short term rentals for visitors while growing township funds for the county through thoughtful permit policies.
- Educating lake Michigan lakefront property owners on the limitations of their property rights on the shore and ensuring public access to and along lake Michigan beachfront is maintained.
- More maintenance of the 65 miles of bike paths during the non-snowy seasons i.e. - sweeping them more often, especially north of James St.
- Attention to helping agriculture/ farmers the ability to continue farming by keeping property taxes affordable for these areas
- The speed limit on roads changed to 45. It is a safety issue for pedestrians and bikes.
- More enforcement of driving laws. More police on the roads. The drivers here are awful. Lower speed limits on Lakeshore, with strict enforcement, especially for motorcyclists.
- More development of above median level housing. Other townships are capable of high-density housing. Our niche is commensurate with lakeshore living-even inland. Blueberry farms are no longer market competitive in our area and that land would do well to add to the tax base in our area. Not every development needs to be 1 acre plus lots. There is a dire need for very nice higher end condominiums as well.
- We wanted to add a wrap-around porch a few years ago, but we were denied permission because of the distance needed between our house and the road. Fine. However, the house next to us always has junk all over his yard (broken trailers, old cars, etc.). It looks far worse than a nice porch would have looked. And there's a new double wide just down the road that wasn't placed on the lot correctly. It's crooked and it looks terrible. Let's start paying more attention to these types of things.
- Diversity in the people who are running it and on commissions. (The township is made up of more than just older white men.) Statistically significant polling on major issues. (As opposed to surveys that anyone can take or just assuming the opinions of small groups highly organized and motivated people are the same as the entire township.)

- Some additional condo projects for the many seniors that are relocating into the West Michigan area.
- No more developments or condos.
- More places for seniors to gather
- Indoor community pool
- Indoor fitness place
- Affordable housing so we can attract and maintain employees for our industries and support services. Candidly, this typically adds diversity as well.
- Stop residential zone creep by variance. The splits of the past should just be that, don't continue to revise zoning.
- Maybe a waterpark for kids especially if out of town people drive over to Lake Michigan and there is a beach red flag.
- Businesses available by boat on the north side; we seem to be way behind a city like Saugatuck in this way. More outdoor concert events. Protect the history of the airport and the open fields there.
- Water park
- Again except for our neighbor to the west! There is another area in our township that I heard of that a lady has a swimming pool with garbage in. The excuse WAS she has no money, so where would she go! Have you IMPLEMENTED And Order to Show CAUSE in your ordinance section for people who fail to take care of a situation like garbage, long grass, junk cars and boats that do not run ETC. WILL the township move in and take care of the problem before the blithe CONTINUES.
- Enforce loud exhaust and speed
- Keep bike paths in good shape. Make beach access points in good shape and more of them - bigger ones. Thank you, Ottawa County, for fixing up Kouw Park.
- Zoning laws upheld. No zoning "favors" for the "connected". No excessive ordinances (example: size and configuration of campfire rings...really???)
- Would like to see a better way to communicate with the townships Social media platforms perhaps
- I would like to maintain what we have - not change. We have something special here. I would like to see us enforce our ordinances / laws or revise them so that we don't have another STR issue. Also, we need to address the deer population along the lakeshore. It is dangerous on the roads, and they are destroying the protected dunes.
- Not much - keep it natural –
- Just add a produce farmers market building in the empty lot as stated above. Otherwise absolutely nothing
- More diverse housing opportunities for young households and dining and convenience retail.
- Township owned forested land to be split into large acreage lots for residential housing use. Ranging from 1 to 10 acres etc. Do not sell or allow developers to buy land and develop for profit.
- Stronger Health and Human Services
- Maybe a restaurant on the old Airport land.
- Eliminate short term rentals
- Better management of traffic to State Park.

- Less emphasis on expansion of businesses since encouraging more development is not the answer but will just crowd out the least well-off.
- Easier access to state park. Ottawa Beach Road can become a mess at various times because of narrow entrance.
- better use of the fairgrounds: maybe a little more effort to encourage the Ottawa county fair and possibly other festivals.
- Revert on the decision to stop short term rentals. Push for regulations on Light pollution. It's imperative to so many facets of life. Thoughtful on the homes you're approving construction for on Macatawa. Protect old growth tree removals on properties with new builds. I've seen two that are just jamming massive homes in a small lot leading to neighbors selling. Don't sell out to the commercial builders, they're not here to support the area...
- The Airport Space should provide basketball and tennis courts too, not just Pickleball
- Lower speed limits
- More trees required in new subdivisions.
- Continued focus on preserving natural areas.
- More beach parking.
- End road access to Lake Michigan that was previously designated on plat maps (Ransom Street)
- There are a few places that allow the grass to turn to weeds, or they don't cut their lawns often enough, some have too many cars, others allow junk to pile up. We were told one time, to remove a car on our property which is almost 2 acres, but I don't know if this practice is still used?
- POLICE STR UNITS
- Less money spent on bike paths (especially in the winter since buses stop at each driveway now days).
- Far less money spent on sports complexes within the school system.
- Reduced school taxes on property for those with no children or are senior citizens.
- Removal of township manager, assessor, most of the board
- Ease up on intrusive zoning regs
- I'm not sure the existing activities and facilities at the Fair Grounds represent the best long-term use for this prime public land
- More traffic-calming on Ottawa Beach Rd and Lakeshore Dr.
- Keep e-bikes off the NON-MOTORIZED paths. Appropriate signs to this effect would be good.
- Cycling errand destinations inside the township.
- I don't like the agricultural fields being re-zoned to residential. Getting rid of the "rural" and turning the fields into subdivisions doesn't mesh with what has made Park Township special to me. I would like to see the master plan re-written to keep the township what it has historically been. I say this as an agricultural land owner in Park Township.
- I'm saddened and concerned for those who can't afford a 2nd home that there won't be any vacation rentals available with the new short-term rental policy. Our family vacationed from the North side of Holland all the way to West Olive for 25 years before we could afford to buy a place in Holland. I want folks from out of town to be able to visit this wonderful area like our family did all those years.
- None
- Reduce speed limit on Ottawa Beach Road

- We would like to see increased care for nature (Lake Macatawa suffers from chemicals in runoff water, which of course impacts Lake Michigan). Our water supply and natural resources are abundant, and we would like to see them stewarded well not only by individuals, but by the community as a whole.
- Stop developers from clear cutting land and establish much bigger fines. Reducing the speed limit on Douglas Ave from River Ave to Aniline Ave and adding a traffic light at Ottawa Beach Road and 160th to slow down traffic racing to and from the beach.
- More education on not littering, more community/education around keeping the environment beautiful, please work with the trash disposal companies to keep trash/garbage contained (after pick up there are several pieces of trash that have escaped and line the roads), keep our community residential, not resort
- A few more dining options on the north side of Lake Macatawa.
- Ownership and access of all beaches (grass to water line) to all citizens for all beach activities-- swim, sunbath, walk, play, without harassment from lake front property owners.
- More focus on bikes and non-car options to get people to and from the beach and waterfront. Lots of people should have access, but the increase in cars is a problem and more parking would detract from the natural beauty. Maybe trolley system or more bus routes? Safe bike lanes are also a good option.
- Cross walk at Lake Breeze Dr and Ottawa Beach Road. From Lake Breeze Dr to the Yacht Basin. Soccer stadium at the old airport so Tulip City United SC can have a home stadium.
- Make sure the short-term rentals are gone for good. I know it is being worked on but I would like to see the follow through.
- I also want to see enforcement of other existing rules. I still see trailers and boats parked illegally thru the winter months (especially in Waukazoo Woods). I see the same violators each year and I am not sure why they are not being told to follow the rules.
- Why are there rules about leashing up dogs and picking up poop but you allow cats to roam freely?
- The STR penalties raised to make sure the owners do not violate the ordinance and maybe they will sell to families that want to move into the area.
- Continued support for Michigan tourism as a preservation of our history of a vacation destination for travelers worldwide.
- Dismantle the "If you ain't Dutch, you ain't much." attitude.
- I think it is a mistake to ban all short term rentals. We need tourism and people who don't live here need a place to stay. I agree that no regulation made too many neighborhoods into rental communities. I believe there is a way to zone certain already commercial areas for rentals, or limit rentals to a certain % of the houses in an area. Banning all, is too drastic.
- Work closer with the city of Holland and not necessarily duplicate what we may have access to in Holland
- Really looking forward to seeing the development of the new park area where the airport used to be. Would also love to see more community building activities to bring people together.
- Allow short term rentals
- 1. We NEED access to the Big Red lighthouse. 2. Commissioners and Trustees should be divided up by geography, so all areas of the township are represented. 3. The south side of Park Township needs more representation. 4. I would support a millage to help support more

affordable housing--it's the right thing to do. 5. We need a sign for the South Side Boat Launch park. 6. We need more affordable housing.

- This is a topic I think you are already aware of: as I use the paths a lot, I am very aware of the increased use and often the nuisance of e-bikes, which move way too fast by comparison to walkers, joggers and recreational bicyclists (vs. road/touring bikes, which now have so many bike lanes in the road to use). Not sure why e-bicyclists don't use the bike lanes.
- More affordable housing, more native plants
- Limit future growth to current developed or partially developed areas.
- Tear down remaining airplane hangars and make the property along there more attractive with landscaping
- More options for internet. At our house we only have one choice - Spectrum. It would be awesome to have access to faster internet speeds like fiber.
- Better snow removal on New Holland Street. More rules for the Wyoming Water Treatment Plant including having less of an impact on our neighborhood. More restaurants. More and better access to Lake Michigan.
- Focus of the Township should be on providing accessible housing while acknowledging that the Township should not be in the business of suppressing the value of existing properties. Short Term Rentals are not a divisive topic amongst the majority, but are made out to be the only reason a first-time buyer can't buy here. That is not the case. There are good people here who offer their homes in a variety of ways. Visitors will not come if they have to stay in Holland Charter Township hotels.
- Don't know
- Finalize the airport area as soon as possible, vibrant town center.
- Addition of the bicycle/pedestrian path on Waukazoo as mentioned above.
- We would prefer single residential housing development and perhaps condominiums but would not like multi-floor apartment building complexes.
- The short-term rentals are an issue with parking, traffic, noise and are driving house prices up. The fire department needs a dive team not jet skis.
- Recycling for everyone in park township free of charge / rental properties require inspection by Township with rules to follow required/ require to register with Township for a small fee that would total all expenses for all rental Township employees plus inspector
- Preserve/encourage agriculture
- Some additional diversity in housing prices would be good for the area. This should be done carefully. The open question at the beginning of this survey is difficult to answer because it depends on how and where this is done.
- It would be nice to eliminate the noisy powered paragliders/parachutes that still use the old airport. They are just too noisy and tend to come out just when you'd like to spend some relaxing time outside before sunset. Conversation is difficult as they slowly go by.
- Reduce the speed limits near residential areas. Enforce or create more stringent property maintenance rules (long, weedy yards and junk/trash collecting in yard).
- The Planning Commission has too much power and most of the decisions are based on the wishes of the people that already live here. They are also very biased toward continuing to provide green rural space for the majority of the residents to enjoy at the expense of the larger land owners.

- I would promote less effort to regulate citizens who own property and put more emphasis on recreational development.
- Increase diversity
- Get rid of the smell around River. Clean up the streets and curbs from weeds, etc. Make businesses keep their lawn areas nice.
- PUBLIC access to waterways
- More transparency in government entities. Ottawa impact has caused a lot of problems for a lot of people...how is this happening?
- I would like to see the airport back. I know it will never happen. Leave that land alone. NO MORE BUILDING ON IT... Beautiful green space with an eyesore pickle ball court. Just leave it.
- Less short-term rentals.
- Traffic control on Ottawa Beach. Speed enforced
- Less development
- Bring administrative costs in line with similar communities. We have half the population of neighboring Holland Township, yet our salaries are frighteningly higher
- More and Better parks
- The plan didn't reveal; large enough areas for three different age groups. I felt like a treed path should surround a expansive playground so that would allow vision of kids playing while adults can view the children. Our grandchildren use the small one at the fairgrounds. We use it whenever they come. but new one would be awesome. We have many soccer fields and Pickle ball courts but the playgrounds have not been prioritized. One could add a longer zip line for the older kids.
- Str regulation but not banned
- Slower speed limits on Lakeshore Drive and roads South and West of West Ottawa High School.
- Short-term rentals should be allowed as they are an economic boost for families, businesses, and the Township. Families gain through rental income and property ownership, Park Township gains through higher tax rates, and stores and restaurants benefit from tourism.
- Increased awareness of recycling, energy conservation. Enforcement of speed limits and short-term rentals.
- Lower Taxes
- We need more access to Lake Michigan as James and Riley beaches have become increasingly popular. I would appreciate them hidden in residential areas that are a little more difficult to get to to keep them hidden for local residents. That said, I do appreciate the tourists and the money they bring in.
- Commercial income to lower taxes.
- Better maintenance of the bike paths, pursuing water rescue efforts, more access to water, and less development of open spaces like the awful decision made to close down the airport. Suddenly we have deep pockets for building annoying pickleball courts but couldn't fund some simple upgrades to the runway.
- Less change.
- More high-density housing and affordable housing.
- It would be good to see the constant increase in spending be slowed. We are only a township and do not need to be looking into spending money to provide water safety when there already

other levels of government providing this service. Also there are other levels that did realize that their participation was not warranted.

- Hire a better Township Manager - less infighting with our government and spending money on lawyers for such

30. What do you consider the most important issue facing Park Township in the next 10 years?

- Ottawa Impact radical policies
- Over population and traffic flow on our streets if the population explodes. Concerned about our safety as we increase unknown unvetted immigrants in the area.
- Affordable housing
- Dwindling lake access (Macatawa and Michigan)
- Infrastructure, parking, restaurants, retail to support 1.5 to 2 million visitors to Holland State Park
- Short term rentals (against it myself) and/or commercial buildings of any type will diminish the wholesome, small town look and feel that we love.
- Figure out a reasonable policy for short term rentals.
- A more realistic County government
- Climate change is the biggest issue everywhere.
- Government
- Well thought out, limited residential expansion for high end property.
- Growth control and limitation.
- New residential development that takes down all the trees. Development plans should be required to include saving at least 25 percent of the viable trees on the property.
- Corruption in the local government.
- Balancing housing development with farm preservation. Supporting tourist and visitors to West Michigan
- Affordable housing
- Standing firm on not allowing over development in Park Township. This is PARK Township after all. We moved here because of the PRESERVED natural areas where we can bird, walk, hike, photograph, walk our dog etc.
- Provision of public transportation.
- If you are going to do a new project-do good quality and do not over crowd. Quality over quantity
- Over development of our existing green space
- Housing and traffic.
- Selling off of farmland for more housing. Can't we grow other crops than blueberries?
- Over influence from liberal groups
- Pickleball
- Public and Mental Health Services as we continue to face COVID seasonal resurgences and the rates of anxiety, depression and suicide of children as young ss 8 yrs. old, adult males and

LGBTQ citizens is rising to endemic levels. Base budget allotments on statistically based needs assessment by the departments serving those needs, especially health data (instead of radical right political agenda). Reinstate our hired Public Health Administrator and the departmental audits. Ottawa Impact regulation

- Restricting number of people moving in.
- Maintaining public beach access and parks. Increasing hotels/B&Bs in the area (TRUE B&Bs, not AIRbnb) for tourists who will see a shortage in places to stay with the new ordinance change for STRs.
- Preservation of farm land.
- overpopulation
- increase affordable housing south of Lake Macatawa
- Ensure State of Michigan's voter initiatives are fully implemented. Ensure election workers are protected from verbal abuse and intimidation
- Park Township is delightful. Don't ruin it. Seems every new management team wants to leave a mark. Consequently, we have rooftops and baseball diamonds instead of trees and nature. Losing the airport was huge, it was a part of history, now, although I'm sure it will be nice, another park doesn't cut it. Put a pond there and trees and a path, not another parking lot adjacent to the Township hall. A huge thing would to upgrade the lighting especially on dark patches of the bike path.
- The increasing taxes!
- Growth of residential properties that lose its small-town feel.
- Improving Lake Macatawa water quality
- Traffic congestion, loss of open space and mature trees
- I think the most important issue is going to be housing development and how to create high density in a small footprint (so as to not take away farmland). Climate migration is already starting and the township should be planning ahead so there is still farmland and greenspace for future generations.
- Too much housing development
- Affordability.
- Too much growth.
- Control Growth. We have a wonderful community. I understand why everyone would like to come here. If allowed to grow too fast, we will lose it. I also think the threat of Short-Term rentals and other businesses will continue. Instead, we need to focus on building stronger, unique neighborhoods for full time residents that contribute to the community year round. Perhaps some incentives to turn seasonal homes into year-round homes for full time residents. Inside activities for winter months.
- Suburban expansion.
- Maintaining the beautiful parks we already have, I believe we should improve and maintain what is already in existence before we spend funds on new builds. With that being said, the airport property will be well used by the community!
- Thank you for asking for community input!
- Fiscal responsibility vs carbon footprint
- How we get our energy and water and maintain our land should be determined by the people

- not a committee who thinks climate change is the most important thing. We are never going to be able to change or control the climate, those who think they can, are fools
- Keeping land undeveloped and natural.
- 1) Over building and natural resource stripping. 2) Keep focus on attracting families - not just rich out of state retirees who buy up our homes but don't fill our schools or communities. We don't want Park Township to "age-out"
- STR, policing
- Climate change!!!
- Too many people
- Affordability
- The most important issue is maintaining the charm and splendor that Park Township has by thinking that we NEED change. We need to realize that our biggest physical asset is our lakeshore (Macatawa and Lake Michigan). We need to keep those safe and accessible.
- Maintaining high quality, low density development and refraining from diminishing standards to appease activist types. We moved to Park Township for the quality of life it offers, centered on Lake activities and access, the well managed high-quality parks and trails and the feeling of a successful community. Maintain that please.
- Subdivision sprawl.
- Controlling growth and protecting the environment, including our water
- Housing affordability.
- Supplying demand for housing.
- Police, fire, ambulance services to keep residences safe and atmosphere healthy
- Protecting open space, parks and lake access for the township residents. The township should be attempting to obtain more land for public use for the future.
- The shortfall for short term rental options for those visitors that have been coming to the lakeshore for years
- Economic diversity. We know a largely residential area does not have the tax base to sustain itself compared to a mix of residential and service businesses. The township has the added benefit of a tourist destination, but is on the cusp of driving away tourist money with the STR ban. Like other areas, tourists and visitors pay more in tax than they consume, the opposite of most residents. Pulling up the drawbridge to visitors is economically unwise.
- Health department funding to meet community needs. No funding reduction.
- Need for housing that is more affordable, while preserving historic blueberry farms and other agricultural uses. There are some smaller scale more affordable housing areas farther away from the lake that can be identified for future use, but the larger lot size requirement is critical close to Lake Michigan.
- The loss of farmland / open space in the northern half of the township. Concentrate development in the southern half of the twp. which is already chopped up and mostly residential.
- Lake access and protecting the parks and trails in the area. Over development is a threat to the very nature of the township.
- Growth
- Keep Park Township affordable for residents by capping property taxes, even if this means a decrease in services.

- Need more houses for everyone, especially lower prices.
- Over development on small lots requiring massive increases in infrastructure (roads/utilities/safety/etc.)
- Park township is becoming overcrowded and de-forested from building too many houses. This is causing the quality of living to go down.
- A consistent adherence to a master plan and positive representation from a professional, courteous and knowledgeable staff
- no idea
- Continuing to improve recreational opportunities for the community.
- Climate change
- Rental situation
- Non-affordable housing
- Stop building new plazas that go empty quickly or stay empty, instead start renovating existing plazas.
- rental properties
- Overdevelopment and urbanization are each leading to the destruction of the quiet beauty of our township and home. Developers don't care about the natural beauty of our township. Township supervisors don't care about the natural beauty of our township. Each is only focused on the profits from development and taxes they offer.
- Strict zoning rules favoring nature . . . WITHOUT EXCEPTION.
- Keeping Park Township GREEN and ecologically sound: Limit paved areas as much as possible.
- Encourage renewable energy resources. Educate Park Township residents to plant native species of grasses, trees, etc. Encourage more composting and recycling activities through articles in the Park Township newsletter and a variety of workshops.
- To develop with care. Change for change sake is not good.
- Climate change IS NOT AN IMPORTANT ISSUE.
- Safety is important, preservation, good schools. Respecting that people have worked hard to live here - because of how it is - not because they want big changes.
- Maintaining the quality of Park Township.
- CONTROLLING DEVELOPMENT to maintain the current balance of housing/businesses with open space/farming/residential that make living here special.
- Keeping taxes affordable.
- To have park township keep the land they own. And not sell it anymore at all. Because the land out by lake is all of park township to use. Not just the rich that live around public own land.
- Short-term rentals ban will continue to be problematical
- Ottawa Impact leadership of the county has become a monster so be wary.
- Political pressure to install renewable energy infrastructure and implement affordable housing.
- Efficient use of land
- Pressure to develop the farm land
- Balancing growth with preserving the semi-rural environment.
- Aging population and the destruction of neighborhoods by active short-term rentals. The Algonquin, Iroquois, and other streets off Perry, just west of 160th has been dramatically changed by the rise of short-term rentals. The Park Township enforcement of banning short

term rentals should be actively enforced. If not for short term rentals in that area jacking up housing prices for that neighborhood, it would have been a good source of affordable housing.

- Adequate housing for seniors as well as access to public transportation for seniors.
- Overpopulation
- Pollution of Lake Mac and the Lake Michigan from the back river and City of Holland sewage system overflows.
- Too many houses that are extremely expensive.
- Mismanagement of public resources.
- Planning for and development of the old airport property.
- Road infrastructure and flow of traffic. The development of farmland and open spaces.
- I'm concerned the impacts of less visitors during the summer season may result in neighboring towns (Grand Haven, Saugatuck, etc.) to become more desirable and see greater growth and development than Park Township.
- Growth from out-of-staters
- Developers and property owners seeking variances or ignoring ordinances for their own benefit/profit at the detriment to resident's long-term interests. Enforcement of development ordinances needs to be significantly increased.
- Maintaining agriculture/ farmland from becoming more subdivisions. Property at NW corner of 160th and James has been subdivided and is for sale for development. Very sorry to lose the agricultural area there.
- Too many residential neighborhoods being built.
- Balancing land use and population growth.
- Development of open land. More development is good. Growth is NECESSARY. Let's control our growth into very high taxable base residential development, while maintaining lower density.
- Enabling growth while protecting and preserving our beautiful parks and lakeshore.
- Climate change. In addition to trying to reduce it, we need to prepare for the ever-increasing severe weather that accompanies it. Do we have sirens throughout the township? A plan for evacuation in case of fires? etc.
- What to do with all the former blueberry farmland that is coming out of production because farmers can no longer make enough money to continue farming. Therefore only wealthy people can afford to buy 10 acre parcels for only one home and the remaining former farmland remains unused.
- Maintaining the life quality in the township with a reasonable mixture of residential, farmland, and new developments (retail, commercial, and housing developments)
- Land use
- Housing and county government instability due to extremism.
- Park does a nice job with housing density in developments, that's important to continue."
- Zoning and variance to zoning. I believe this is where the township will either change or improve its strengths. In other words, stick to the Master Plan, don't variance to a different zoning plan over 10 years.
- The growth of new subdivisions and housing
- Preserving quality of the area and nature while meeting ongoing issues of housing and environmental concerns
- Housing affordability

- Enforcing laws and responsible growth. Doing what is best for the people who live here and pay taxes.
- LACK OF ENFORCEMENT. IF YOU DO NOT HAVE THAT YOU CANNOT BUILD A GREAT TOWNSHIP!
- Inflation
- Growth in a reputable way
- Keep a responsible, clear minded, team player board who plan for the future and listen to their constituents. Thank you, Park Township Board, for all you do!
- Climate change
- Traffic and housing density.
- Preserving residential neighborhoods
- Housing and lake developments
- Crime creep into our communities / safety.
- Taking away the beauty we live in
- Overdevelopment, commercialization, contamination
- Climate change and housing affordability
- Climate change. We need to make sure we are protecting the remaining natural areas in our township. We need to protect the woods and wetlands in particular.
- Over population
- Healthcare, affordable housing, morality in government
- Affordable housing
- Keep some short-term rentals for vacationers....
- Increased crime
- How to maintain infrastructure without significant increase in taxes.
- Increases in property taxes to support unnecessary "improvements" to school infrastructure. Risk of township going overboard in supporting ESG and DEI to the detriment of community.
- Must avoid too many lower income housing to insure property values of existing properties are not at risk of being adversely affected.
- Vrbo, rentals- weekly rentals
- Access to affordable housing especially the increasing property taxes.
- Over developments, Park township losing its "vibe". Commercialization expedites this, Saugatuck is becoming south haven due to its seasonality and commercialization. Light pollution, old growth tree preservation are all effects of this.
- Preserving farmland
- Maintaining what we have as far as parks and water access
- Overcoming Ottawa Impact and its overall negative effect on the county. Establishing thoughtful zoning to maintain a sense of quality with housing for a diverse community. Working in a cooperative, collaborative manner to service and provide a vision for a growing community without being sidelined by special interest factions.
- The overwhelming growth of housing developments in the area versus preserving natural areas. Where there is a big need for affordable housing, I would hate to see it at the expense of natural areas.
- Taxes and cost of housing
- The area is being "discovered" and becoming very busy in the summer. Growth needs to be controlled.

- Over development and loss of rural land.
- Taxes are getting higher & higher & senior citizens are endanger of losing their Social Security checks. If that happens, homes will start to erode because of the lack of funds to pay for the upkeep of their homes, & properties.
- STR
- Reducing property taxes, especially for the retired/elderly.
- Corruption and unsustainable administrative pay
- uncontrolled tax increases
- Sustainably managing development/growth/attainable housing.
- Is new housing, likely to be more dense, all going to be on well and septic...with, at present, declining supplies of groundwater and septic drain fields in closer proximity.
- And how to keep the blueberry farms when the owner and descendants don't want to farm anymore...and don't the blueberries require a fair amount of ground water for irrigation? If more growth, who will fund the infrastructure and at what cost to the new home buyer."
- The absolute need for many more infill housing units.
- Growth. While attractive areas like Park Township will be potential hot spots for residential and retail areas, I'm concerned that it will get too crowded, too busy and lose the open natural spaces that I enjoy. Growth means more crowds, traffic, light pollution and noise.
- Continuing to monitor and control those trying to have short term rentals. I believe the board's decision to enforce the law already in place was wonderful for our community. The str's were quickly changing the dynamic of the township. It was/is felt in the neighborhoods and shows in the prices and availability of homes. I am not big on folks diminishing the community feel for their personal financial gain.
- Child care, affordable housing, farmland preservation, thoughtful development practices and restrictions in regards to our watershed, vacation rentals for out of towners, bike paths and parks of all kinds. Reusing the parcels of land in park township that have already been developed, but are no longer being used, then develop those area first instead of using up farmland for such a purpose.
- Growth
- Get rid of conservative group that has taken over the county commission.
- Keeping the rural area
- The takeover of the county commissioner's office by Ottawa Impact has been unsettling and disruptive. We do not support their agenda and worry about the impact their leadership will have on the community we love. We hope to see more moderate individuals elected to replace Ottawa Impact leadership very soon. We support a functioning public health office, and long for the beauty of our community's diversity to be valued by our local elected officials.
- Property over-development
- Population expansion and additional housing development
- Over development. Why do we need to tear down most buildings in order to modernize, rather than repurpose a building. Too much construction and tearing down rather than repurposing
- Short term rentals. They should be limited or banned.
- Access to drinking and irrigation water.
- Controlling the cost of new construction.

- Switching all residence to Holland Board of Public Works Electric Service. Dump Consumers' Energy.
- Tree diseases, decreased water quality
- Affordable housing.
- How the existing homes can be kept up to keep the area looking the best it can be. Many of the older homes are starting to show their age and the owners are not investing time or money for its upkeep.
- Continued support for tourism and recreational offerings for all residents and visitors
- Affordable housing
- Maintaining our recreational infrastructure - parks, trails, the lake.
- Increases in cost to live here
- Loss of residential housing and neighborhoods which support family life.
- Balancing population growth with maintaining our recreational areas
- Meeting housing needs of lower income residents, first time home buyers, and working families. We live in a zone that isn't likely to be as impacted by climate change as some other areas of the country and we may face a large influx of new residents fleeing areas impacted by increasingly frequent climate disasters.
- Regulations from local government
- Affordable housing.
- Making sure there is affordable housing
- As development continues, will we invest in water and sewer vs. using land for septic fields and draining wells? Love blueberries, but other crops don't take as much water, do they? And even though West Michigan is deemed "conservative" I sincerely hope we can keep Park Township welcoming to all people and supportive of facts and science, access to knowledge, and fairness.
- Affordable housing
- Preserving agricultural land.
- Quality of education needs improvement for our children
- Building too many low-cost houses in the area. Concerns the tax base may not be able to support and maintain utilities, road maintenance, and other public services.
- Accessible housing and reasonable ordinances that do not affect existing property value. Elevated home values exist everywhere and will continue to, Park Township is not immune. Preserving residential makeup while acknowledging the stance on short term rentals is misguided and the two can coexist - no different than any neighborhoods where traditional expectations are that homeowners conform to the Master Plan and the ordinances. Climate related initiatives.
- Traffic
- Decaying airport and fairgrounds areas.
- Prudent fiscal responsibility.
- short term rentals. they are driving house prices up. if you want affordable housing don't allow short term rentals.
- Traffic:/Landlords following rules for renters especially number of cars and number not related per dwelling
- Climate change

- Continued pressure for more housing will require infrastructure improvements. Consider what other states have done relative to development fees to help fund.
- Overgrowth, overdevelopment, loss of green vegetation, and erosion run off affecting the watershed.
- Land Use
- The regulation of small business and property ownership.
- HOUSING
- Affordable housing
- Residential growth at the expense of agricultural land.
- High taxes.
- Affordable housing, environment, public access to lakes
- Racial diversity should be more prevalent and accepted. I don't want to see all of our natural areas developed...our wildlife needs homes too.
- Population concentration and the impact on our infrastructure. Water could become scarce. Power is going to be a problem. The roads are already dangerous. Take down those stupid looking electric signs. What a waste of money.
- Affordable housing options
- Road conditions
- Water and conservation
- Keep the parklike setting
- Limit too much growth...
- Corruption
- Don't allow more homes built. We need to maintain the beauty of the area.
- Str
- Preserving the feel of a small-town community. Maintaining a high-quality school system. Planning ahead for excellent roads and drainage systems.
- Short-term rentals, traffic (congestion, parking), housing at all price points.
- Taxing people out of their homes
- The stark contrast in population demographics, especially as the majority of current residents are over 65. The price point of housing is making it challenging for young families to move in. And when the older residents start selling the homes, are those homes going to be demolished to build bigger homes that further increase the starting value of homes? We bought here because of increasing home values and it is something to consider.
- Expensive policies to reduce climate change should be avoided.
- Developers like Bosgraaf that build cheap homes and pack them into areas where they are too close to other homes. The one being built on Lakewood is a great example.
- Maintaining year-round residents and young families, not just vacation homes.
- How to reduce spending and find a way to lower the extremely high property taxes.
- Property values will be too high for working class to afford.
- over reaching government, high property taxes, elimination of STR
- Overpopulation
- Risk of pricing existing residents out of the area and a community of rich people, especially ones who are rarely here. Also, climate change leading to beach erosion and destruction of parks.
- Vacation rentals

- Tourism economy.
- The fact that residents are not moving out of park township (since the 90s) affects the housing supply NOT because of vacation rentals and cottages. This is supported by data. First time home owners are not looking to buy family cottages. Making it difficult for residents to keep their family cottages so that “new residents” can move in because they can afford them without renting them out is unfortunate. All residents should have representation at the township.
- ?
- Regulating Suburban sprawl, limiting multiple apartment complexes, managing increased road traffic, repairing and keeping up with road repair, traffic safety issues.
- Are we welcoming to new people, or preserving legacy ways. We need to tackle housing and farm preservation, which can be in conflict, but we need to solve for it. We aren’t welcoming to change, and when we do, we immediately try to regulate. Take the airport. There was support for a music area, and then complaints there would be music too often. I believe too many people want the township to stay as us and not evolve or grow.
- Short term rentals ban potentially decimating real estate values
- Affordable housing and keeping the Lakeshore accessible
- Short term rentals and attracting tourist dollars
- Having local government listen to residents and coming up with comprises for current and future issues that takes everyone into consideration.
- Taking away Short-Term Rentals lowers my happiness with the Township. I used to be able to rent a place to have our family reunions. We are not having a family reunion in 2024 for the first time in years. The Township does not know how to balance the needs of its residents.
- Anti-business and anti-tourism mindset from park township. Very tunnel-visioned policy making
- Expanding too much and too fast. I am also worried that the crime in Holland Township and the city of Holland will creep this way. We could use more police presence.



MEMORANDUM

To: Park Township Planning Commission
From: Meika Weiss, Community Development Director
Date: October 19, 2023
Re: Sustainability Goal - Revision

Last month, you discussed the new sustainability goal and identified a couple dozen possible alternatives for discrete goals and action.

As you discussed, the sustainability goal interacts with several goals. I went through this list of possible goals and adjusted not just the sustainability goal, but other relevant goals to incorporate these sustainability principles.

Please review and determine which you would like to keep, adjust, or remove.

PARK TOWNSHIP AMENDED MASTER PLAN GOALS: DRAFT

Community

Transportation

Goal 1: Transform the township into a fully walkable and bike-friendly community that makes all forms of active transportation an easy and attractive choice. (formerly Goal 3)

Park Township has nearly 60 miles of bicycle and pedestrian shared use paths. Momentum to connect neighborhoods and key destinations across the township with an active transportation system of trails and shared use paths should continue. In areas where the system is mature, maintaining and enhancing the existing system becomes a higher priority.

Objectives and Policies:

- Identify financial resources to continue maintaining the existing system at a high level of quality in accordance with asset management guidelines
- Examine where path widening or similar improvements are needed
- Consider where greenway connectors along utility or drainage corridors, or connections on both sides of the street may benefit the existing active transportation system
- Add signage or trailside amenities.
- Look carefully at crossings and where safety improvements may be required
- Minimize curb cuts/driveways along main roads, especially where shared use paths are present
- Explore bike path extension to Cooper-VanWieren park.
- Seek opportunities to provide public/private partnerships for pathway rest areas and similar amenities on lands adjacent to the road right-of-way.
- Adopt a non-motorized transportation plan that includes a Complete Streets policy/ordinance.
- Adopt policies or provide incentives for developers to incorporate non-motorized transportation features into private development and construction projects

Goal 2: Park Township's transportation system supports/encourages the use of multiple modes of transportation, and meets needs of residents and visitors of all ages and abilities for safe, and accessible, and clean mobility. (new goal)

- Continue to provide access to on-demand services for non-drivers in Park Township and to expand options for public and shared transportation
- Work with the Ottawa County Road Commission to implement traffic calming measures and encourage a safe systems approach to traffic safety in Park Township
- Improve the safety of existing and needed active transportation crossings
- Install universally accessible public EV charging infrastructure in convenient locations.

Assess needs and develop a plan for deployment of public electric vehicle (EV) charging infrastructure. Adopt policies that require EV infrastructure or EV-ready infrastructure in any new private development or significant redevelopment project.

- Create incentives and/or provide educational resources for existing commercial property owners to add EV infrastructure to existing parking facilities.

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Development

Goal 3: Limit commercial development to areas in the township currently zoned for commercial use (formerly goal 8).

Park Township residents often indicate they do not want significant additional commercial development. It is generally held that nearby stores and centers outside of the township can provide adequate shopping and commercial opportunities. Future commercial use areas should only be considered as new development warrants it and only at an appropriate scale to adequately serve local neighborhoods.

Objectives and Policies:

- Create design standards for commercial areas to ensure that they are built in a manner that enhances the quality and character of the Township and surrounding neighborhoods.
- Evaluate zoning code to ensure that existing commercial properties are largely conforming with the code and to create opportunity for new, context-sensitive properties to develop. Make adjustments as needed.
- Identify any locations that may be appropriate for small-scale neighborhood commercial use.

Goal 4: Promote infill and redevelopment where infrastructure already exists (formerly goal 10)

To help create a sustainable community, development should capitalize on the existing network of streets, utilities and services.

Unplanned development in greenfield areas promotes sprawl and invites costly impacts on existing infrastructure, natural systems and open spaces.

Objectives and Policies:

- Determine and enact policy to fill gaps in utility system (especially sewer) that prevent small infill development projects from being economically viable.
- Create utility boundary to focus development on already-developed land.
- Evaluate zoning code for barriers to creating infill and ~~make adjustments to code as needed~~ adopt ordinances to allow for infill housing.

Goal 5: Promote a variety of attainable housing types. (formerly goal 11)

Park Township will increase the variety of housing and development types to meet the needs of a changing population, while retaining an aesthetically-pleasing, people-centered, single-family character.

Objectives and Policies:

- Create design guidelines to ensure that new developments maintain and enhance the character of Park Township.
- Explore the possibility of permitting accessory dwelling units, cottage courts, and other similar housing types.
- Evaluate the zoning code and identify outdated, unclear, and unnecessarily burdensome policies
- Identify vacant and underutilized properties
- Identify locations where age-friendly development may be most viable, taking into consideration transportation needs, proximity to services, etc.
- Identify opportunities for providing affordable or attainable housing.

Goal 6: Improve the public’s visual and physical access to waterfronts (formerly goal 5)

Park Township is in close proximity to Lake Macatawa and Lake Michigan. Its extensive shorelines are vital to the community’s future. Public access should be preserved where appropriate for non-lakefront residents while balancing the character and nature of the neighborhood.

Objectives and Policies:

- Evaluate zoning code for changes to ensure continued visual access to waterfront; consider whether viewshed protection is desirable
- Look for properties to buy and create new access

Goal 7: Expand and improve the use and appearance of the Park Township Community Park and fairgrounds (Current Plan Goal 4; eliminated 6/23 and reinstated 8/23)

These two public uses, across the road from one another, have long been identified with Park Township. They provide valuable services to residents and the area as a whole.

Nature

Goal 8: Protect the township’s distinctive environmental character (formerly goal 1)

Park Township’s two lakeshores, sand dunes, and extensive tree cover help define the character of the community. People value Park Township’s scenic views, access to water, open spaces and rural vistas. These outstanding environmental assets must be protected and properly maintained so that future generations may also enjoy them.

Objectives and Policies:

- Create landscaping guidelines and parking lot design standards to ensure that new development is aesthetically appealing and reflects existing tree preservation guidance
- Update floodplain ordinance to ensure alignment with current standards
- Identify opportunities to conserve and enhance forested, wetland, and green spaces

- Take steps to identify climate resilience strategies and partnerships that may be suitable for a Park Township context
- Look for opportunities to apply alternative stormwater management practices and decrease impervious surfaces
- Adopt a policy or ordinance that encourages or incentivizes green infrastructure and low impact design in private development and construction projects.

Goal 9: Identify climate and sustainability goals appropriate to Park Township and collaborate with public and private entities to actively pursue implementation (Goal 9 in current plan, last draft Goal 6)

Environmental issues such as water quality, air quality and climate change do not recognize township boundaries; roads bring in traffic from afar and citizens from other communities can use services and assets. Park Township will seek to collaborate with neighboring municipalities and both public and private entities and organizations to meet the needs of the broader community.

Objectives and Policies:

- Join the Michigan Green Communities Challenge and gather information to complete the metrics for evaluation.
- Review existing ordinances and evaluate for opportunities to increase climate-friendly operations (e.g., tree preservation ordinance, site plan review). Complete solar ordinance. Determine where smart growth principles may apply. Include specific sustainability measures such as natural features protection, wetlands preservation, green building practices, or other relevant resource protections
- Incorporate sustainability, energy use, green building standards, and/or climate metrics into capital improvements planning, and begin implementing climate mitigation and adaptation measures in capital improvement projects. This should include implementation of at least one renewable energy project on municipal lands. Establish a green building policy for municipal facilities; new municipal buildings should achieve green building certification and existing buildings upgraded/retrofitted to improve energy efficiency.
- Look for opportunities to engage with potential community partners whenever possible

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Goal 10: Support the maintenance of active farming operations and keep Park Township's rural and agricultural character.

The combination of farming and associated rural character are together a part of Park Township's heritage, with blueberries playing a unique role in the community. Park Township will work to keep agriculture viable and to protect open spaces and natural features.

Objectives and Policies:

- Explore funding mechanisms to support purchase of development rights programs and create a farmland preservation plan.
- Collaborate with Ottawa County and other local partners to support local farmers.
- Explore revisions to the zoning code that would offer greater opportunity for on-farm activities and value-added products beyond what is permitted by the Right to Farm Act.
- Conduct analysis of Uplands subarea and consider creating a subarea plan to ensure that potentially conflicting residential and agricultural demands are well-integrated and fit the ongoing needs of the Township.
- Clearly define utility service boundaries.
- Update zoning ordinances to allow individuals and community groups to grow and sell food, enhancing their ability to be food self-sufficient.
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DRAFT

Sustainability Principles Checklist

Project Name: _____

Required: review and incorporate as many principles as possible, and **provide with application.**

Principles	Actions	
<u>Livability</u>	<input type="checkbox"/> Green/Open Space <input type="checkbox"/> Plazas/Pocket Parks <input type="checkbox"/> Accessible Spaces <input type="checkbox"/> Healthy Food Access <input type="checkbox"/> Surface Water Quality <input type="checkbox"/> Reduce Waste <input type="checkbox"/> Improve Air Quality <input type="checkbox"/> Emphasize Urban & Natural Connections <input type="checkbox"/> Gathering/Open Space <input type="checkbox"/> Public-Private Partnerships	<input type="checkbox"/> Alternative Lighting <input type="checkbox"/> Smart Energy <input type="checkbox"/> Smart Zones <input type="checkbox"/> Green Construction <input type="checkbox"/> Affordable Housing <input type="checkbox"/> Energy Conservation <input type="checkbox"/> Resiliency Planning <input type="checkbox"/> Reduce Energy Demand & Natural Resource Consumption <input type="checkbox"/> Green Infrastructure <input type="checkbox"/> Economic Development
<u>Walkability</u>	<input type="checkbox"/> Complete Streets <input type="checkbox"/> Green Streets <input type="checkbox"/> Tree-Lined Streets <input type="checkbox"/> Higher Walkscores <input type="checkbox"/> Public Art <input type="checkbox"/> Urban Tree Canopy <input type="checkbox"/> Attention to Street-level Building Design <input type="checkbox"/> Extend Snowmelt	<input type="checkbox"/> Walkable Neighborhoods <input type="checkbox"/> Cyclist & Pedestrian Priority <input type="checkbox"/> Lighting for Safety & Design <input type="checkbox"/> Sittable Places/Places of Respite <input type="checkbox"/> Interesting Sidewalk Environment with Continuity <input type="checkbox"/> Prioritize Continuity & Connections to Lake Macatawa
<u>Multimodal Transportation</u>	<input type="checkbox"/> Increase Access & Safety <input type="checkbox"/> Shared Parking <input type="checkbox"/> Alternative Energy Vehicles/Charging Stations <input type="checkbox"/> Traffic Calming <input type="checkbox"/> Public Transport Usage <input type="checkbox"/> Soften Site Edges with Landscaping	<input type="checkbox"/> Embedded Parking Integrated with Adjacent Uses <input type="checkbox"/> Commercial Parking <input type="checkbox"/> Residential Parking <input type="checkbox"/> Improve/Expand Infrastructure

<p style="text-align: center;"><u>Mixed-Use</u></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Street-level Active Uses <input type="checkbox"/> Creative Combinations (Active Use with Office & Residential Above) <input type="checkbox"/> Synergy with Adjacent Uses <input type="checkbox"/> Affordable Housing 	<ul style="list-style-type: none"> <input type="checkbox"/> Small Urban Greenspace <input type="checkbox"/> Encourage New Businesses <input type="checkbox"/> Employment Opportunities <input type="checkbox"/> Provide Site Amenities
<p style="text-align: center;"><u>Building Designs</u></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Green Construction <input type="checkbox"/> Integration of Ground Floor & Street Life <input type="checkbox"/> Distinct Placemaking <input type="checkbox"/> Integration of Parking & Building Functions <input type="checkbox"/> Attention to Corners <input type="checkbox"/> Attention to Back, Middle, & Top <input type="checkbox"/> Attention to Site Edges <input type="checkbox"/> Build to Streets 	<ul style="list-style-type: none"> <input type="checkbox"/> Engage Street Front <input type="checkbox"/> Build Entrance Alcoves <input type="checkbox"/> Scale & Massing to Comfortably Fit with Neighboring Buildings <input type="checkbox"/> Window Coverage <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Include Cornice Lines & Projecting Elements <input type="checkbox"/> Shade & Shadows Created by Building Setbacks

Notes: