



PARK TOWNSHIP 2023 - 2024 MASTER PLAN UPDATE

Acknowledgments

The Planning Enabling Act of the State of Michigan requires that all municipal master plans be updated, readopted, or replaced every five years. It was decided by the Park Township Board of Trustees in 2022 to refresh the 2017 Master Plan with an updated 2023-2024 Master Plan.

The Master Plan Refresh was spearheaded by the Community Development Director in close collaboration with the Park Township Planning Commission. Careful review and revisions to this planning document were provided by the Planning Commission. The final document was reviewed and adopted by the Park Township Board of Trustees on DATE, as provided by the Michigan Planning Enabling Act.

The Planning Commission would like to thank the following individuals for their involvement:

- Becky Huttenga, Ottawa County Agriculture and Economic Resources Coordinator
- Brooke Oosterman, Housing Next
- Dr. Carlos Garcia-Salazar, Small Fruit Educator, Michigan State University Extension
- Ed Dempsey, GIS, Prein & Newhof
- Jason Latham, Executive Director, Macatawa Area Coordinating Council
- Joe Sikma, Sustainability Manager, ODC Network
- Ken Bosma, Township Engineer, Prein & Newhof
- Pieter Beyer, Water/Wastewater Services Superintendent, Holland Board of Public Works
- Scott Gamby, Fire Chief, Park Township
- Trilby MacDonald, Agricultural Lands Preservation Advisory Committee for Washtenaw County
- Blueberry growers who gave their time to share their experiences in focus group meeting.
- All members of the public who attended open houses, responded to surveys, or otherwise shared their valuable insights with the planning team.

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ADDITIONAL ASSISTANCE

Har Ye Kan, AICP, Community Planning & Design Consultant

Note on Illustrations

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Photos for Cover & Chapter Dividers

Cover: Big Red (Source: Park Township); Pg 7: Mount Pisgah (Source: Doug Coombe); Pg 17: Lake Michigan (Source: Park Township Parks & Recreation); Pg 25: Park Township Community Park (Source: Prein & Newhof); Pg 65: Winstrom Preserve (Source: Park Township Parks & Recreation); Pg 73: Historic Ottawa Beach Pump House (Source: Har Ye Kan)



The Board of Trustees has established the following Vision and Mission for Park Township:

VISION

Park Township is a family-friendly, connected community that values our natural features, agricultural character, and recreational opportunities.

MISSION

We proactively listen and lead, providing services and amenities while carefully stewarding our resources.

VALUES

Integrity, Respect, Genuine

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APPENDICES

- Previous Planning Efforts & How the Master Plan was Created
 - Local and Regional Planning Efforts
- Blueberry Farmers Focus Group Session Summary
 - Community Survey Results



Park Township

Ottawa County

Resolution No. 2024-17

TOWNSHIP BOARD RESOLUTION TO ADOPT AN AMENDED MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act, 2008 PA 33, as amended (“MPEA”), governs the creation, organization, powers, and duties of local planning commissions, and establishes the process for preparing and adopting a master plan as a guide for development within local communities;

WHEREAS, Article III of the MPEA (MCL 125.3831 – 125.3851) regulates the preparation and adoption of master plans, and generally authorizes the Planning Commission to prepare or amend a Master Plan; and

WHEREAS, Section 41 of the MPEA (MCL 125.3841) provides that after the Planning Commission prepares a proposed master plan or amendment, the Planning Commission shall submit the proposed master plan to the legislative body for review and comment, and that the process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan; and

WHEREAS, Section 43 of the MPEA (MCL 125.3843) provides that approval of the Master Plan by the Planning Commission is the final step for adoption of the Master Plan unless the Township Board by resolution has asserted its right to approve or reject the Master Plan; and

WHEREAS, at its regular meeting held on March 12, 2015, the Township Board unanimously adopted a motion whereby the Board asserted and retained the authority to approve or reject the Master Plan and any amendments to the Master Plan, as authorized by Section 43 of the MPEA;

WHEREAS, The Planning Commission issued a notice of intent to prepare a Master Plan; and

WHEREAS, on May 9, 2024 the Park Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities as provided in the MPEA, and this notice was duly provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, after expiration of the 63-day comment period, the Planning Commission scheduled and held a duly-noticed public hearing on July 25, 2024 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission on August 22, 2024 recommended the Master Plan to the Township Board for final approval; and

WHEREAS, the Township Board finds that the proposed Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township, and having reserved the right to approve or reject the Master Plan, now wishes to approve the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Township Board hereby approves and adopts the 2023-2024 Park Township Master Plan including all the chapters, figures, maps, and tables. The Future Land Use Map shall be included as part of the Master Plan document and not created as a separate document.
2. Pursuant to the requirements of the MPEA, the Township Board hereby directs the following:
 - a. A statement recording the Township Board's approval of the Master Plan, signed by the Township Clerk, shall be included on the inside of the front or back cover of the Master Plan.
 - b. The Secretary of the Planning Commission shall submit copies of the adopted Master Plan to the Notice Group, being those entities or parties who received Notice of the Intent to amend and update the Master Plan.
3. The Master Plan shall be effective as of the date of this resolution.

Ayes: Serne, Spoelhof, Steggerda, Keeter and Gerard

Nays: None

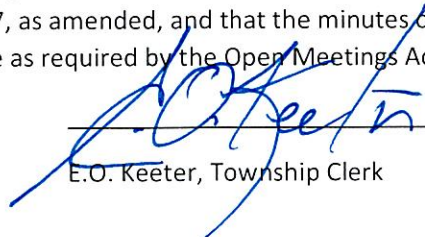
RESOLUTION DECLARED ADOPTED.



E.O. Keeter, Township Clerk

CERTIFICATE

I, the undersigned, the Clerk of Park Township, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting held on the 12th day of September 2024. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Planning Enabling Act, 2008 PA 33, as amended, and the Michigan Open Meetings Act, 1976 PA 267, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Open Meetings Act.



E.O. Keeter, Township Clerk

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CHAPTER 1

WELCOME TO PARK TOWNSHIP

The Park Township Master Plan is the official policy document guide for the Township, residents, businesses, and potential developers in shaping the future of Park Township. Written based on extensive community input, the Master Plan also provides the framework to initiate and evaluate policies, programs, potential zoning amendments, and land use decision making.

PURPOSES & USES

From its beautiful parks and varied neighborhoods, world-class beaches and wooded lots, blueberry fields and popular sidepaths, Park Township is a welcoming community where recreation and nature come together.

Residents appreciate the quiet setting and relaxed pace of life in Park Township. Small neighborhood businesses offer cozy spots to meet with friends, while access to Lake Michigan and Lake Macatawa waterfronts is easy by foot, bike, and car. Abundant parks and trails connect residents with natural beauty, while blueberry farms undergird the agricultural economy and offer fun U-pick experiences and the opportunity to stop for a blueberry donut on a bike ride.

Even with all its assets, Park Township also has challenges. Located in thriving Ottawa County, it faces an increasing demand for housing. Pressures on its valued agricultural economy have grown, with rising pressure

from imports, new pests combined with old fruit stock, and changes in climate making it increasingly difficult for growers to operate profitably. Overcoming these challenges requires focused and intentional efforts from both the public and private sectors. In short, achieving Park Township's full potential requires a plan. Realizing this potential is the purpose of this refreshed Master Plan.

This Master Plan summarizes the community's vision for Park Township and lays out goals and action steps based on that vision, laying the foundation for making wise land use decisions. It creates policy that helps focus and direct decision-making when considering land-use changes, determining budgets, and preparing other plans.

The Park Township Master Plan establishes clear direction and expectations for the Township and meets the requirements established by the Michigan Planning Enabling Act of 2008.

WHAT THIS PLAN CONTAINS

The Park Township Master Plan is divided into five chapters.

This **introductory chapter (Chapter 1)** includes a brief overview of Park Township, explains how this Plan is structured and how it came to be.

Chapter 2 details the Park Township Planning Commission's mission, vision, and goals for this Plan, including possible action steps to realize those goals.

Chapter 3 presents the Community Agenda, including the proposed future land use plan for the Township. This chapter includes subarea plans for each of the seven subareas and an overall Future Land Use Map to guide the Township in making land use decisions. This chapter also includes the Zoning Plan, which states how the land use designations

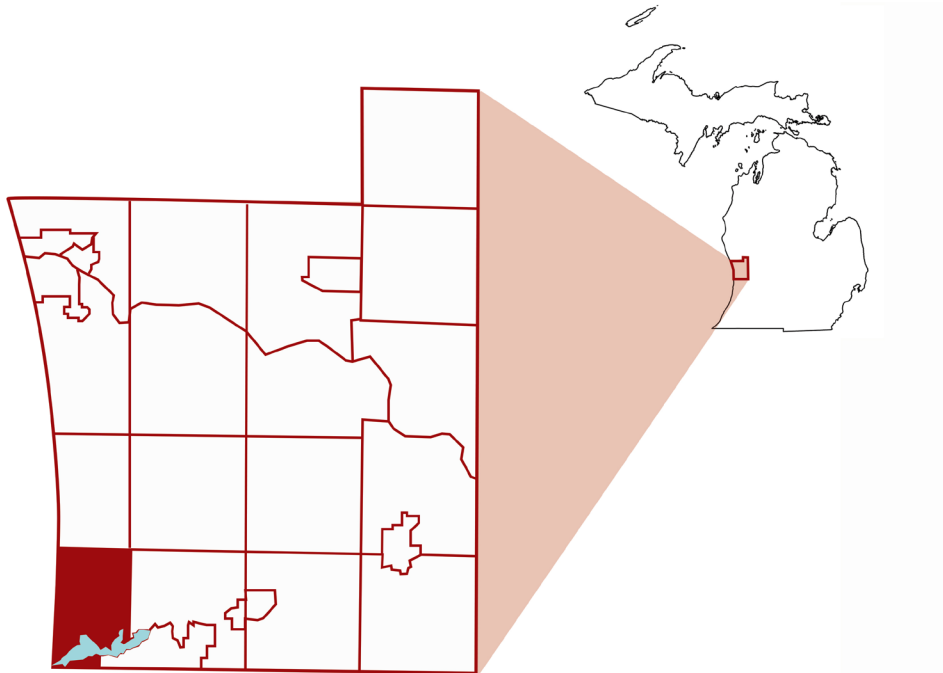
of the Master Plan correspond to zoning districts on the Township Zoning Map. These tools guide decision-making regarding rezoning requests and similar practical choices.

Chapter 4 presents an implementation plan, which provides specific actions to implement the recommendations listed in the Community Agenda and shows how this plan will move into reality. This chapter also includes recommendations for keeping the plan current and useful for many years to come.

Finally, **Chapter 5** presents a snapshot of the community, with basic data or findings about the Township and a detailed look into the demographic, economic and physical conditions of the Township.



Where recreation and nature come together: fall colors at the Ransom Street Park.



Park Township in Ottawa County, Michigan.

PARK TOWNSHIP OVERVIEW

Park Township is located in Ottawa County on the Lake Michigan shore and is within the City of Holland's metropolitan area. Consequently, it is influenced both economically and culturally by the city. While most of the 21.3 square mile township is north of Lake Macatawa a small portion is located on the south shore of Lake Macatawa. It is physically separated from the rest of the Township by Lake Macatawa and two other municipalities, Holland Charter Township and the City of Holland.

Park Township has diverse land uses that range along the lakeshore from areas dotted with parks, large estate homes, and historic pedestrian-only resort communities to older, more modest homes and cabins perched atop high dunes. Inland, a variety of desirable neighborhoods in the southern third of the Township transition to open space in the less-developed northern portion of the Township, characterized by blueberry fields, farmland, and wooded lots. Popular multi-use

sidepaths allow residents and visitors to get outside and explore the Township by foot or bike.

Among its major parks are Ottawa County's Tunnel Park and the Holland State Park, one of the most visited in the State Park system, which strongly influences the character of the north shore of Lake Macatawa. Big Red, the historic lighthouse on the south side of the Lake Macatawa Channel, has long been an iconic signature of Park Township and the entire Holland lakeshore area.

Because of its close proximity to Holland, Zeeland and the Grand Rapids metropolitan area, residents and businesses of Park Township benefit from shopping and employment opportunities throughout the region. Strong, reputable schools also draw people to the area. This setting helps shape the character of Park Township.



CHAPTER 2

MISSION, VISION & GOALS

Mission and vision statements reflect a community’s aspirations and describe how the community would like to see its future unfold. The mission and vision represent an ideal and provide a clear sense of direction, serving to motivate and guide community actions. They are the starting point for the goals and strategies that follow. These, in turn, are the basis of the future land use plan. The Planning Commission supports the Township’s mission and has established the following to offer additional detail and guiding principles in evaluating land use proposals and for the Master Plan.

MISSION

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

VISION



Community

Park Township will have a variety of unique neighborhoods, serving all ages, and a full range of attainable housing. Destinations will be knit together by a purposeful and interesting web of active transportation paths. Businesses in the community will complement the residential, recreational, and natural aesthetic of the Township.



Recreation

The Township will have public parks providing a wide choice of recreational activities. It will provide generous access to Lake Michigan and Lake Macatawa for residents and visitors.



Nature

The Township will have an abundance of trees. It will have beautiful natural areas, rural open spaces, and productive farmland, especially blueberries. The Township will be served by an interconnected system of trails and paths for active transportation. The Township will be a steward of the environment and will work to improve water quality and reduce climate change.

VALUES

The Park Township government will protect the health, safety, and welfare of its residents. It will serve the community with integrity, excellence, creativity, inclusion, and respect for all.

GOALS

The vision directs the goals that Park Township will pursue over the next several years. They take the broad statements of the vision and focus them into more specific objectives, policies, and possible action steps.

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.

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, Policies, and Possible Action Steps:

- 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 and 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 sidepath 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 an active transportation plan that includes a Complete Streets policy/ordinance.
- Adopt policies or provide incentives for developers to incorporate active 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, accessible, and clean mobility.

Objectives, Policies, and Possible Action Steps:

- 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. Prioritize speed reductions to improve safety on both primary and secondary roadways.
- 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.

Community: Development

GOAL 3: Create commercial district regulations that allow for limited, contextually-sensitive commercial uses at an approachable neighborhood-scale.

Park Township residents often indicate they do not want significant additional commercial development. It is generally held that stores and commercial centers outside the Township provide adequate shopping and commercial opportunities. Future areas for commercial use should be scaled to local neighborhoods and support infill, walkability, and sustainability goals.

Objectives, Policies, and Possible Action Steps:

- 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.
- Amend zoning code to ensure that existing commercial properties are largely conforming with the code and to create opportunity for context-sensitive properties to develop. Make adjustments as needed.
- Identify any locations that may be appropriate for small-scale neighborhood commercial use.
- Evaluate existing commercial zoning districts for ability to accommodate mixed-use development and revise as needed.

GOAL 4: Promote infill and redevelopment where infrastructure already exists.

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, Policies, and Possible Action

Steps:

- 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 adopt ordinances to allow for infill housing.
- Proactively identify vacant lands and potential infill sites.

GOAL 5: Promote a variety of attainable housing types.

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, Policies, and Possible Action

Steps:

- 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.

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, Policies, and Possible Action Steps:

- Evaluate zoning code for changes to ensure continued visual access to waterfront; consider whether viewshed protection is desirable.
- Create new access points as practical through parks planning process.
- Implement a Lake Macatawa zoning or overlay district to help preserve lake views and water quality.

GOAL 7: Expand and improve the use and appearance of the Park Township Community Park and Ottawa County Fairgrounds.

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.

Objectives, Policies, and Possible Action Steps:

- Continue to develop the Park Township Community Park in accordance with the vision and goals of this Master Plan and the feedback heard from the community in the park planning process.
- Look for opportunities to expand recreational opportunities at the Ottawa County Fairgrounds in connection with the development of the Park Township Community Park.
- Look for opportunities to improve the visual appearance of the Fairgrounds property.

Nature

GOAL 8: Protect the Township's natural beauty and distinctive environmental character.

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, Policies, and Possible Action Steps:

- 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.

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, Policies, and Possible Action Steps:

- 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.

Objectives, Policies, and Possible Action Steps (continued):

- 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.

- Seek opportunities to engage with potential community partners whenever possible.

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, Policies, and Possible Action Steps:

- Engage in ongoing conversation with growers to understand the current state of the local blueberry industry and concerns of their own business.
- 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 by providing information and resources, and identifying and developing supportive programs.

- 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.



CHAPTER 3

COMMUNITY AGENDA: FUTURE LAND USE



MAP 3.1 FUTURE LAND USE

NEW HOLLAND ST

RANSON ST

QUINCY ST

GREENLY ST

QUEEN ST

RILEY ST

JAMES ST

W LAKEWOOD BLVD

PERRY ST

OTTAWA BEACH RD

LAKE MACATAWA

SOUTH SHORE DR

W 32ND ST

W LAKE SHORE DR

V LIGN AVE

W 25TH AVE

DOUGLASS BLVD

45TH AVE

N 15TH AVE

N 152ND AVE

N DIVISION AVE

S 152ND AVE

WALKWOOD DR

S DIVISION AVE

N 42TH AVE

N 15TH AVE

N DIVISION AVE

S DIVISION AVE

LEGEND

- AG - Agriculture
- C - Commercial
- HDR - High Density Residential
- LMDR - Low- and Medium-Density Residential
- MLR - Macatawa Lake Residential
- NHP - Neighborhood Heritage Preservation
- P - Public/Open Space
- RC - Resort Commercial
- RER - Rural Estates Residential
- SR - Shoreline Residential
- Sanitary Sewer Exclusion Boundary
- Contamination Plume Buffer Zone Boundary

The Community Agenda describes a path for current and future land uses in Park Township.

This Agenda includes the following:

- A Future Land Use map
- Descriptions of the land use designations shown on the map
- Subarea plans and specific plan elements
- Explanation of how the Future Land Use Plan connects to the Zoning Plan

Recommendations for implementing the Community Agenda are outlined in Chapter 4.

FUTURE LAND USE DESIGNATIONS



AG: Agriculture

The primary purpose of this land use classification is to maintain the lands and create the conditions required to support Park Township's agricultural economy.

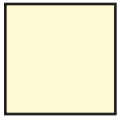
The protection and preservation of agricultural lands emerged as a high priority for Township residents during the public engagement process. Park Township views agricultural lands as integral to the community rather than a placeholder for future development. Although there is some demand for rural home sites, Park Township should avoid dividing lands in this district that has been designated for agriculture.

Although less desirable than active agriculture, uses that complement, enhance, or preserve natural resources may also be appropriate in this area.

Special uses and earth change approvals should take both the character and operational compatibility of the proposed use with surrounding farming operations into account, with special care taken not to disrupt the water table.



Typical agricultural and rural estate residential uses in Park Township (Source: Google Earth)



RER: Rural Estate Residential

This classification is primarily intended to provide for residential dwellings on large lots, as well as agricultural operations that are generally lower-impact. It provides large-lot home sites and maintains the rural residential character of the Township.

Development within this land use designation should be subject to landscaping and setback requirements to preserve natural and undisturbed corridors. Scenic and conservation easements should be encouraged to permit greenway connections and to preserve the rural character of the Township. Clustered development is preferable in this area to limit the environmental impact and maintain the character of the area, as well as reducing the number of curb cuts on county roads and improving their efficiency and safety. This technique should also include effective buffer areas between non-farm residences and active farming operations to minimize the impacts of standard farm operations.

Non-residential uses should be carefully sited and operated in a way that will maintain surrounding natural areas and minimize conflict with neighboring properties. Water service may be available in this area, but sewer extensions are generally not contemplated.



LDR: Low and Medium Density Residential

This classification is intended to maintain primarily low-density single-family residential neighborhoods, while allowing for a variety of housing types to include single-family homes on smaller parcels as well as duplexes where appropriate. Low and Medium Density Residential designation includes diverse neighborhoods from the north side of Park Township to the south side. The focus of this land use designation is to provide needed housing while preserving the character of quiet residential neighborhoods.

New development should seek to preserve wetlands, tree stands, and other natural features to the greatest extent practical.

Water service is typically available in this area and sewer is available in some neighborhoods. Although sewer extensions are not currently planned, there may be areas within this designation where this would be sensible.



SR: Shoreline Residential

The primary purposes of this designation are to prevent overcrowding of the lake frontage and to address the unique environmental challenges present on the Lake Michigan shoreline. Other compatible uses such as parks, schools and churches are also permitted within this classification. The Lake Michigan viewsheds should be preserved by managing the scale and placement of buildings that adjoin the lake. Further, viewshed and water access for the community should be enhanced by encouraging scenic turnouts and similar amenities on public rights-of-way and greenway corridors.

Water service is available in most of this area, while sewer service generally is not. The sewer system is not intended to be expanded north of James.



MLR: Macatawa Lakefront Residential

The purposes of this designation are to recognize the need to preserve lake views, provide access to the waterfront, and address challenges that are unique to parcels fronting Lake Macatawa. Lakefront development should generally be limited to single family dwellings. Regulating minimum separation between buildings, maximum lot coverage requirements, and maximum heights would be desirable in this area. The intent is to have low impact development that maintains neighborhood character and enhances views to the lake.

To help protect the lake, alternative stormwater management techniques are also encouraged. This includes rain gardens, "green" roofs, vegetated swales, porous paving, etc. to prevent the runoff of chemicals and decrease flooding potential. Lot coverage (all structures, drives and other impervious surfaces) should typically not exceed 35 percent of lot area and should perhaps decrease as lot size decreases. Increases in lot coverage could be considered if appropriate alternative stormwater management techniques and low impact designs are employed. Accessory structures, when necessary, should not impact views from the street nor impede views from adjacent dwellings to the waterfront.



HDR: High Density Residential

This classification is intended to provide higher-density residential units including multiple-family dwellings such as apartments and townhomes. Lower-density residential uses such as small-lot single-family or duplexes may also be appropriate in some areas of this designation, particularly in areas adjacent to lower-density residential or agricultural uses.

Multiple-family developments should be located near such amenities as shopping and recreational facilities, with access to major streets and must be served by public water and sanitary sewer. Much of this area currently has or is adjacent to existing water and sewer lines, but some extensions will be required for multiple-family development. Infill housing development will be encouraged to maximize the community's investment in infrastructure.

Future HDR developments should be sensitive to natural features and preserve woods, slopes and wetlands perhaps by clustering buildings. Setbacks, landscaping and buffer strips should be used to help reduce impacts on areas of lower density.



Range of residential uses in Park Township
(Source: Ted Dozeman Group, Michigan Homes & Cottages, BEX Realty)

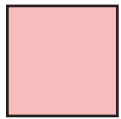




NC: Neighborhood Commercial

This classification is meant to provide commercial venues to serve the residents of nearby neighborhoods. Large, regional commercial activity is not preferred. The community expressed a desire for destinations within walking or biking distance of their homes. To maximize the community's investment in existing infrastructure, infill commercial development will be encouraged although significant expansions of commercial areas will be discouraged. Neighborhood commercial uses are primarily located along Ottawa Beach Road closer to the established and more populated residential areas, as well as along South Shore Drive.

In new commercial developments, efforts to integrate the features of the area into the development should be encouraged through site design and landscaping requirements. Design guidelines or standards, such as form-based code, should be adopted to ensure commercial uses reflect existing community character. Sustainability goals should be taken into consideration.



RC: Resort Commercial

This classification is primarily intended to provide for commercial uses focused on boaters, vacationers, and visitors to the beaches and waterfront parks. Included are resort and waterfront focused retail, restaurants, lodging and marina services. The RC land use designation clearly recognizes the resort-oriented character of these uses and RC-designated lands are found on Ottawa Beach Road west of 160th Avenue and on South Shore Drive in the Southside on Macatawa Bay.

While the focus of the RC designation is recognizing and preserving these unique uses, residents have historically been uninterested in significant commercial expansion. Rezoning should be either avoided or undertaken very carefully, taking into consideration changes in the area or demonstrated need for a particular use. The public has expressed some interest in waterfront restaurants should an appropriate location present itself.

To ensure resort-oriented character is preserved, a focus on design is important. Access to businesses should be designed so that pedestrian use is enhanced and walkers and bikers are safely separated from the traffic on the busy roads. Off-street parking should be provided where possible to lessen congestion on the streets. Signs should also be kept low and in character with surroundings to prevent visual clutter. While adherence to historic building design standards should not be mandated, nevertheless, architectural character should be appropriate to the resort character of the Township, as well as the predominantly residential character along these corridors.



P: Public/Quasi Public

This classification refers to lands intended for public or quasi-public use and are generally owned by either governmental entities or non-profit organizations. These areas vary in size based on land needs and are located throughout the Township.



NHP: Neighborhood Heritage Preservation

This classification is intended for several unique neighborhoods constructed in sensitive waterfront or dune areas in a time when there were no zoning ordinances regulating lot sizes or building setbacks. Much of the development here occurred on small lots with homes relatively close together. It is intended to preserve existing neighborhood development patterns while at the same time protecting those areas with access limitations, shoreline use, critical dunes, and prime scenic vistas.

Four overlay districts have already been established in this area. The remaining neighborhoods had initially indicated that they may not need adjusted regulations for their neighborhood, but this should be revisited between now and the next Master Plan.



Finally, when considering future development of each of these neighborhoods, the effect the proposed future development will have on the health, safety, and public welfare of each neighborhood will be of primary importance.

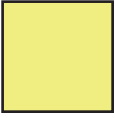





Commercial uses and areas such as the Ottawa Beach neighborhood which continue to preserve the resort character and heritage in Park Township (Source: WoodTV 8, Crains Grand Rapids Business)


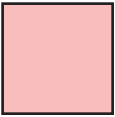

ZONING PLAN

The Michigan Planning Enabling Act (Act 33 of 2008) requires the Master Plan to include a Zoning Plan, which “include(s) an explanation of how the land use categories on the land use map relate to the districts on the zoning map.” The Zoning Plan chart below summarizes the land use designations and identifies related zoning districts as currently outlined in the Park Township Zoning Ordinance, as well as providing recommendations to implement the Master Plan through the Zoning Ordinance.

| Future Land Use Designation | Possibly Compatible Zoning Districts | Descriptions and Evaluation Metrics |
|--|--|---|
|  AG Agriculture | AG Agricultural and Permanent Open Space | AG, Agricultural and Permanent Open Space District: The AG District permits agricultural uses, single-family dwellings and parks; churches, kennels, and mineral extraction are allowed with special use approval. The AG District has a minimum lot area of 10 acres, although a lot of record platted before 2/7/74 may be developed with a single-family home if it is at least 15,000 square feet. In addition, a lot of record in existence as of 2/7/74 may be split to create one lot of no less than 1 acre or greater than 3 acres, provided that the remaining parcel is no less than 10 acres. The AG land use designation recommends a maximum density of 1 lot per each 10 acres, but would allow for smaller lots if open space, orchards or other agricultural land is preserved. The Zoning Ordinance should be evaluated to allow for land preservation techniques within the AG District. |
| | P Public Lands and Open Space | P, Public Lands and Open Space: This may be appropriate if desirable natural lands become available or lands that are otherwise desirable according to the parks plan. |
|  RER Rural Estate Residential | R-I Rural Estate District | Rural Estate District: The R-I District allows limited agricultural uses, single-family dwellings, and supporting uses such as parks, churches and schools. The minimum lot area is 2 acres. Requirements for preserving rural character, such as development setbacks, should be considered. |
| | P Public Lands and Open Space | P, Public Lands and Open Space: This may be appropriate if desirable natural lands become available or lands that are otherwise desirable according to the parks plan. |

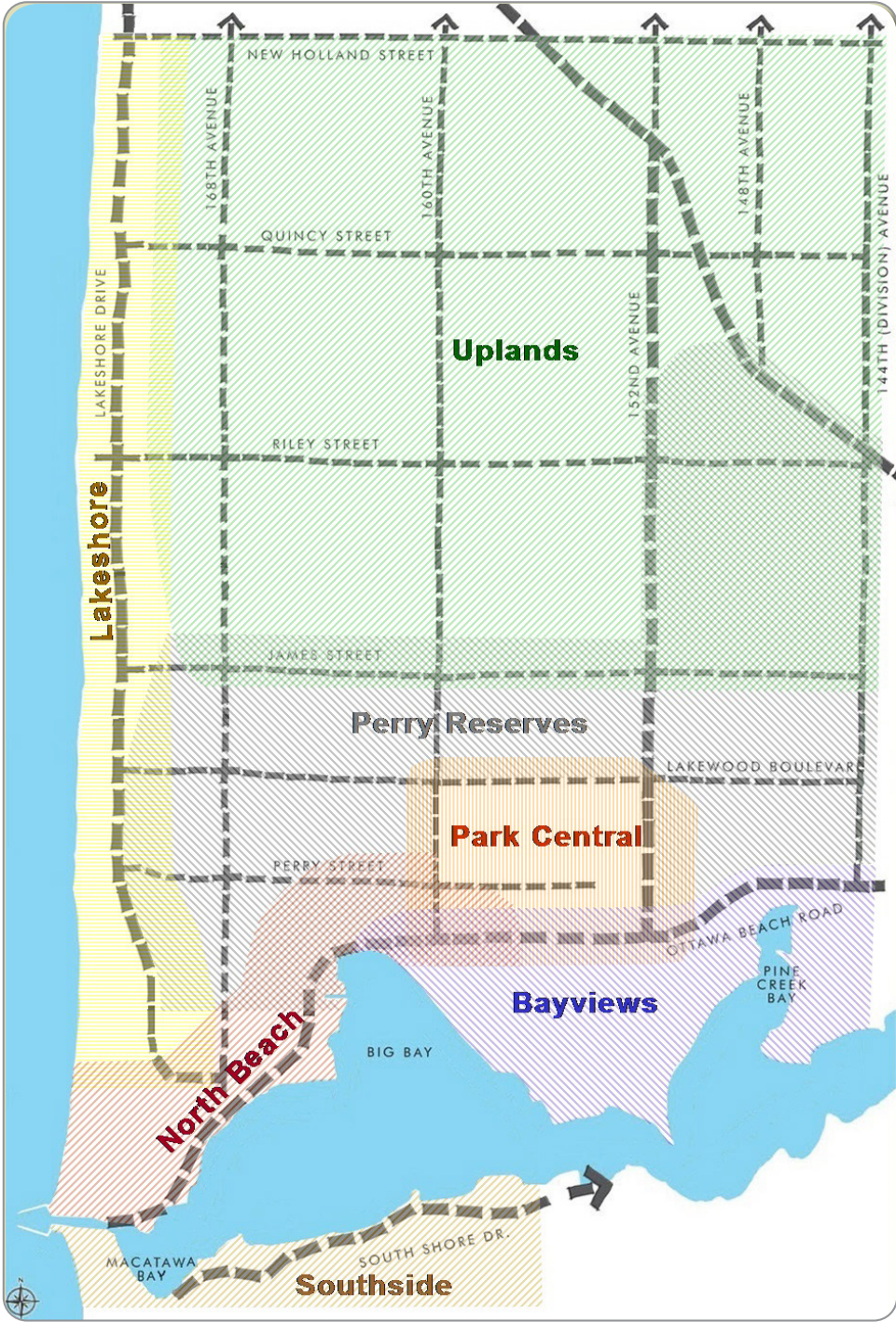
| Future Land Use Designation | Possibly Compatible Zoning Districts | Descriptions and Evaluation Metrics |
|---|---|--|
|  <p>LDR Low-Density Residential</p> | <p>R-3 Low-Density Single-Family Residence District</p> | <p>R-3 Low-Density Single-Family Residence District: The R-3 District allows the same basic uses as the R-1 District. The minimum lot area in the R-3 District is 15,000 square feet. This corresponds to the recommendations for the Low Density Residential designation. The LDR designation also encourages infill development. Area and setback requirements for infill development should be analyzed to ensure that development on small lots of record are in character with the established neighborhoods.</p> |
| | <p>R-4 Medium-Density Single- and Two-Family Residence District</p> | <p>R-4 Medium Density Single- and Two-Family Residence District: Existing development in this zoning district generally consists of single-family homes on smaller lots with a smaller number of duplexes. This type of development is consistent with the LDR land use designation.</p> <p>Rezoning to the R-4 zoning district within this designation should consider the size and character of both surrounding parcels and the parcel(s) in question. Parcels should be contiguous with others of the target zoning district and spot zoning should be avoided.</p> |
| | <p>P Public Lands and Open Space</p> | <p>P, Public Lands and Open Space: This may be appropriate if desirable natural lands become available or lands that are otherwise desirable according to the parks plan.</p> |
|  <p>SR Shoreline Residential</p> | <p>R-2 Lakeshore Residence District</p> | <p>R-2 Lakeshore Residence District: All of the lands west of Lakeshore Avenue in close proximity to the lake are zoned R-2, which corresponds with the Shoreline Residential designation. The R-2 District allows single family dwellings, parks, schools and churches. The minimum lot area is 1 acre, which corresponds to the recommended density for the SR designated areas.</p> |
| | <p>P Public Lands and Open Space</p> | <p>P, Public Lands and Open Space: This may be appropriate if desirable natural lands become available or lands that are otherwise desirable according to the parks plan.</p> |

| Future Land Use Designation | Possibly Compatible Zoning Districts | Descriptions and Evaluation Metrics |
|--|---|--|
|  <p>MLR Macatawa Lakefront Residential</p> | <p>R-3 Low-Density Single-Family Residence District</p> | <p>R-3 Low-Density Single-Family Residence District: The lands designated Macatawa Lakefront Residential on the Future Land Use Map are all zoned R-3, with few exceptions. However, the primary purpose of the MLR designation is to preserve lake views and water quality. Therefore, an overlay district with additional restrictions related to building height, setbacks, location of accessory structures, drainage and use of chemicals for fertilization may help to implement the recommendations for this land use designation.</p> |
| | <p>P Public Lands and Open Space</p> | <p>P, Public Lands and Open Space: This may be appropriate if parcels become available that could offer the community valuable visual or physical access to the water or serve a conservation function.</p> |
|  <p>HDR High Density Residential</p> | <p>R-5 Low-Density Multifamily Residence District</p> | <p>R-5 Low Density Multifamily Residence District: Multiple family lots in the R-5 District must provide 4,500 square feet per dwelling unit, which is an effective density of just above 8 units per acre. This is a slightly higher density than recommended for the multifamily land use designation (6-8 units per acre). The Zoning Ordinance should be reviewed to determine if minimum lot area per unit should be increased.</p> <p>The existing manufactured housing park adjacent to the High School campus is also located within this designation. This development is licensed by the State Manufactured Housing Commission and is subject to the rules of the Commission.</p> |
| | <p>P Public Lands and Open Space</p> | <p>P, Public Lands and Open Space: This may be appropriate if parcels become available that could serve as playgrounds or other smaller community-based purposes.</p> |

| Future Land Use Designation | Possibly Compatible Zoning Districts | Descriptions and Evaluation Metrics |
|---|--|--|
|  <p>NC Neighborhood Commercial</p> | <p>C-1 Neighborhood Business District</p> | <p>C-1, Neighborhood Business District: The C-1 District allows most retail and service uses, and is intended to meet the needs of the nearby residents. The two areas designated NC on the Future Land Use Map are consistent with the C-1 requirements. The Township should consider character-based requirements for these areas, such as a form-based code or design guidelines, to ensure that development is consistent with the recommendations for the NC designation.</p> |
|  <p>RC Resort Commercial</p> | <p>C-2 Resort Service District</p> | <p>C-2, Resort Service District: The C-2 District is intended to provide for businesses that serve travelers and marine users. Uses include most of those permitted in the C-1 District, along with hotels and marinas. Some residential and mixed-use developments are permitted. Uses should be focused on beachfront and marina-oriented businesses over the more conventional retail and service uses best accommodated in the C-1 District.</p> |
|  <p>NHP Neighborhood Heritage Preservation</p> | <p>MP Macatawa Park Overlay District</p> <hr/> <p>OB Ottawa Beach Overlay District</p> <hr/> <p>EB Edgewood Beach Overlay District</p> <hr/> <p>LC Lake Court Overlay District</p> <hr/> <p>Possible future neighborhood overlay districts as designated</p> | <p>These overlay districts are intended to address the unique physical and historical characteristics of neighborhoods that predated modern zoning ordinances. They are currently found in the following zoning districts:</p> <p>R-2 Lakeshore Residence District R-4 Medium-Density Single- and Two-Family Residence District C-2 Resort Service District</p> <p>Other historic neighborhoods with similar characteristics may wish to take advantage of this designation in the future. This concept should be developed in concert with the residents of these neighborhoods.</p> |

SUBAREA PLANS

Park Township’s subareas were identified and developed in 2010 in a collaborative, community-based effort. Seven subareas were identified based on their distinct development character, natural features, or key land uses and are intended to focus planning efforts. This section describes the specific elements of each subarea, in some cases including concepts to enhance them.



SOUTHSIDE



| | | |
|--|---|--|
| ■ Commercial/Retail | ⊙ Entertainment/Commercial | ⤵ Gateway |
| ■ Park/Recreation | ✱ Waterfront Access | — Major Roadways |
| ■ Water | ✱ Education/Institutional | ■ Public Property |
| ■ Wetlands | ●● Existing Bike Path | |

Overview

The Southside subarea is that portion of Park Township located on the south shore of Lake Macatawa. In addition to lakefront and seasonal homes and cottages, marinas, and other water-oriented businesses, the Southside area is home to a small service corridor on I60th Avenue and an interesting array of residential neighborhoods, churches, and parks. Mature trees in many neighborhoods create an almost rural feel in parts of this subarea.

History

The western portion of the south side was developed as a small maritime hub and getaway destination in the mid-to-late 19th century. This area included what became the lakeshore cottage community of Macatawa Park as well as the Macatawa Yacht Club (now Macatawa Bay Yacht Club), Jesiek Brothers' Shipyard (now Eldean Shipyard), and the Jenison Electric Park resort and amusement park, from which the current Jenison Park neighborhood got its name. To

History (continued)

the east, the commercial area around I60th and neighborhoods around Virginia Park in many places date to the mid-1920s, with residential development slowly continuing to the present day.

The mix of uses, parcel sizes, and unique neighborhoods found in the Southside are rooted in the design of these early plats that were reached primarily by boat or interurban rail, later filled in with suburban residential development.

Neighborhoods

The South Side is home to several distinct neighborhoods, including Macatawa Park, the Jenison Park area, and the Virginia Park area.

Macatawa Park

Macatawa Park is a charming neighborhood with sensitive dunes, a challenging landscape, limited access, and a high density of 19th century and 20th century homes. It is one of two neighborhoods in Park Township to have areas that are accessible only by foot. This neighborhood was platted in 1881 as part of a resort development that then included the Macatawa Park hotel. New construction continued into the 1940s, then slowed as the area became built out. Point West I is a newer infill development in Macatawa Park constructed on the former site of the Point West restaurant.

This area is designated as a Community Heritage Preservation area on the Future Land Use Map and is currently governed by the Macatawa Park Overlay District.

The most-recognized symbol of the Township, the Big Red lighthouse, can be found in Macatawa Park at the end of the channel across from the Holland State Park.

Jenison Park Area

This quiet neighborhood is home to a surprising variety of uses, including a yacht club, a church, and both single-family homes and condominium developments. Lot sizes are variable, with older parcels as small as 3000 sq. ft. located within a few hundred yards of parcels that are an acre or more in size. The western portion of this neighborhood, extending east to around First Ave., was platted in 1891, and the route of the former interurban line can be seen in property lines as it passes through the eastern part of this neighborhood.

While some of the older resort characteristics and water-focused amenities have been maintained over time, this has primarily been a year-round residential neighborhood for many decades.

Virginia Park and I60th business district

A small neighborhood commercial district is located on I60th Ave. and includes a restaurant, a party store, and a handful of other lower-intensity commercial enterprises.

Nearby is Virginia Park, a popular park which provides the neighborhood with tennis courts, a playground, and wooded walking trails. The Maatman Center, a small community center owned by Park Township, is located on this property as is a fire station that is shared with the City of Holland. The Maatman Center is available to be rented for functions.

Natural Elements

Natural features in this area include the dunes in the Macatawa Park neighborhood, Lake Macatawa, and the wooded nature of the privately-owned lands throughout the subarea. Much of Macatawa Park is designated a Critical Dunes Area by the State of Michigan and regulated by EGLE. The Lake Macatawa shoreline, where a large percentage of the subarea has frontage, also means that there are FEMA-regulated flood zones in this area, including a wave-action (VE) zone near the channel.



Views of the Macatawa Park (Source: Macatawa Park Cottagers' Association), Jenison Park (including the Eldean Shipyard) (Source: Eldean Shipyard), and the Virginia Park neighborhoods in the Southside Subarea

Transportation

South Shore Drive and 32nd Street are the two major east-west roads through this area, carrying traffic to and from the City of Holland and other destinations further east. Both are two-lane roads with relatively low traffic volumes. Where South Shore enters Park Township at its eastern boundary, it is a two-lane road without curbs and flanked by trees and homes. An on-street bike lane maintained by the City of Holland ends as it enters Park Township.

West 32nd Street is both the southernmost boundary of Park Township and the boundary between Ottawa and Allegan Counties. It is maintained by the Ottawa County Road Commission.

Well-used sidepaths are maintained on one side of both South Shore Drive and 32nd St., as well as on Saunders, First Ave., and 160th Ave. These paths connect to one of the popular bike routes down to Saugatuck as they approach Laketown Township on the south.

Both South Shore Drive and 32nd Street convey commercial traffic including boats being transported to and from Eldean Shipyard. The west end of South Shore Drive traverses through the shipyard and functions as internal circulation for boats being transported around the facility.

Macatawa Park is home to several pedestrian-only streets, with some sidewalks present particularly in the Point West I area. Many of the streets predate modern vehicular travel and largely consist of narrow switchbacks winding through the dunes, often with widths as narrow as ten feet. Most of these are privately-owned streets.

Outside of Macatawa Park, most of the neighborhood streets in the Southside area are narrow (with widths of around twenty feet) and low-volume, providing a relatively comfortable and accessible environment for those traveling outside a vehicle.

Assets and Challenges

In addition to the features mentioned above, the new South Side Kayak Launch offers this area a stronger visual and physical connection to the water; the restroom facilities and other amenities are also appreciated by those using the popular sidepath which passes the property. This is a community that is both well-established and well-cared-for.

One of the ongoing challenges on the south side is its separation from the much larger portion of Park Township on the north side of Lake Macatawa. Driving to Macatawa Park requires traveling through Holland Charter Township, the City of Holland, and Laketown Township, which is in Allegan County.

An additional challenge is management of the right-of-way as it moves through the marina area. South Shore and its sidepath become less well-defined and the green spaces transition into marina and yacht club and restaurant parking areas. The public right-of-way in this area is exceptionally narrow and ownership records are not always clear even where they exist.

Desires for the Future

The community continues to express a strong desire for public access to the Big Red lighthouse, which ended entirely in 2020. The restricted private walkway hugging the channel from Lake Macatawa to Lake Michigan is the only access point by land and as a result, public access to the lighthouse is expected to remain a challenge. The lighthouse can also be viewed from the north side of the channel.

Historically, southside property owners expressed a desire to control and limit additional development or redevelopment in this area. This should be balanced with the ongoing need for additional housing in the greater Holland area, and proposals for new housing should be contextually appropriate. In Macatawa Park, both new development

and the expansion of existing dwellings shall be designed at a density that maintains or improves access, reduces the fire load, enhances pedestrian and vehicular traffic safety, and protects the existing environmental and scenic character. Lack of maintaining these attributes has been identified as the most significant threat to Macatawa Park.

The Southside Subarea Plan includes lands designated on the Future Land Use Map as Low- and Medium-Density Residential, Macatawa Lakefront Residential, General Commercial, Resort Commercial, and Public/Open Space as well as a Community Heritage Preservation Overlay in Macatawa Park. The designations on the Future Land Use Map generally reflect current and historic uses within the subarea and major land use changes are not envisioned.

Plan Elements and Concepts

160th Avenue Commercial Neighborhood

In combination with the Maatman Center community center and Virginia Park, the cluster of businesses on 160th Avenue provide a small commercial and activity node that has a rather intimate scale and serves the immediate area. Commercial uses should be limited to concise access areas where small businesses and stores can serve the neighborhood as well as limited small-scale businesses catering to visitors. The Township should further consider adopting specific use and design standards for this area to guarantee a development character and uses that are in scale with the surroundings.

NORTH BEACH



Overview

The North Beach subarea is one of the busiest areas in the Township. This subarea has residential, retail, entertainment and resort-oriented land uses.

The Ottawa Beach Road corridor boasts many historic homes and cottages, with the West Michigan Park Association (on the State and National Register of Historic Places) and the historic Ottawa Beach Pump House, a local history museum, both located near the west end of the corridor.

This area is dominated by Holland State Park. Many of the land uses along Ottawa Beach Road exist because of the State Park and depend on it for survival. During the summer season, Ottawa Beach Road carries high volumes of traffic.

A new Ottawa County Marina is located near the entrance to the Holland State Park. As part of this marina, Park Township has created in partnership with Ottawa County a plaza celebrating the history and evolution of parks in Park Township. Ottawa County Parks and Recreation Department and in particular the Ottawa County Park 12 Plan, now known as Historic Ottawa Beach Parks, has played a significant role in improving the visitor experience.

The Future Land Use Map designates this subarea for Low- and Medium-Density Residential, High-Density Residential, Community Heritage Preservation, Macatawa Lakefront Residential, and Resort Commercial.



The Ottawa Beach Marina which opened in 2019 (Source: Ottawa County Parks & Recreation)

Major Sites and Neighborhoods

State Park

The Holland State Park is a 140-acre park with sandy beaches, two campgrounds with a total of 309 campsites, and wooded walking trails. It was established when the State of Michigan purchased the land in 1926. This popular park saw 2.3 million visitors in 2023. This is typical of the number of visitors normally seen over the past several years, although in 2020, 2.95 million people visited this State Park. Campsite occupancy is typically at 80% during the week. According to a 2018 survey, the most popular activities at the State Park are camping, swimming, and scenic viewing.

Waterfront Walkway and Parks

The Historic Ottawa Beach Walkway stretches from just south of the Ottawa Beach General Store to the State Park and consists of wooden boardwalks on the water and shaded shared-use paths. The walkway passes through Historic Ottawa Beach Pump House Museum site and the Ottawa Beach Marina area before connecting to the State Park walkway system. The marina site includes a kayak launch and both seasonal and transient boat slips, as well as a plaza referred to as Centennial Park which tells the story of Park Township and its parks from the

earliest days.

Ottawa Beach/West Michigan Parks Association

This neighborhood has residential, commercial, and resort characteristics. Balancing the needs and desires of the various users is an ongoing challenge.

The West Michigan Park Association was formed in December of 1885. The group purchased 75 acres of land with the intent of building a resort hotel and community of cottages. The Ottawa Hotel gave this neighborhood its popular name – the Ottawa Beach neighborhood. The hotel burned in 1923 and shortly thereafter the State of Michigan purchased much of the property on which it stood.

Many parts of the Ottawa Beach neighborhood have been converted over time from summer-only residences to those suitable for year-round living. It is one of the unique areas in the Township with pedestrian-only, walk-in portions of the neighborhood. The Ottawa Beach Overlay District was established here in 2020 and addresses the unique character of this historic neighborhood.

Chippewa Resort

The Chippewa Resort was platted in 1915 as a cottage community with the intention of offering seasonal home sites with convenient access to the resort activities of Ottawa Beach. It included 5 common lots given to the neighborhood for water access and green space. Most of the cottages were passed down from generation to generation and have now been replaced with larger year-round homes. Today, it is an attractive residential neighborhood with excellent views of Lake Macatawa. Chippewa Point, located in the center of the neighborhood, is a popular place for bird watchers to view wildlife on the lake.

Natural Elements

This is an area that is surrounded by and celebrates the natural world. Lake Michigan and Lake Macatawa dominate this area, but it is also home to dunes and wetlands. Several areas around Lake Macatawa, including the Chippewa Resort neighborhood on the north side of Big Bay, contain flood zones of various kinds. Portions of the Ottawa Beach neighborhood are also in Critical Dunes areas and regulated by EGLE.

Transportation

Ottawa Beach Road is the only east-west route bringing traffic in and out of the area. With Holland State Park as a major destination, this thoroughfare carries a significant amount of traffic during the short summer season. Visitors staying in nearby campgrounds add to both vehicular and pedestrian traffic. A DNR boat launch further east poses additional parking, pedestrian, and traffic challenges.

A significant reworking of Ottawa Beach Road was accomplished beginning in 2015. This was a multi-agency effort that included conversation and partnerships with the Ottawa County Road Commission and Ottawa County Parks, Michigan

Department of Natural Resources, and local neighborhoods.

The reconstruction added rolled curb to the roadway and a wider shoulder that can serve as a functional bike lane for more confident riders and added dedicated curb-protected on-street parking areas. Marked pedestrian crossings were incorporated into this corridor, some of which are enhanced with Rectangular Rapid Flashing Beacons (RRFBs), and fresh streetscaping improved the visual appearance of the area. All these changes significantly improved the experience for those walking and biking to the State Park.

In 2021 the Michigan Department of Transportation conducted a bike count along this corridor as well as several others in the greater Holland area as part of a statewide pilot program. At that time, this was the most heavily-traveled bike-pedestrian route of the hundred-plus locations they had counted to date.

Occasional conversations arise over the viability of a seasonal transit service such as a beach shuttle in this area. Park Township should remain open to possibilities that may decrease traffic pressure in the area.

This remains an area that is tightly constrained given the amount of bike, pedestrian, and vehicular traffic in the area and should be watched for needed improvements.

Apart from Ottawa Beach Road, the few neighborhood streets are generally narrow and low-volume. The sidepaths in place along Ottawa Beach connect with those on 168th and up Lakeshore Ave. This area is also home to a unique historical neighborhood that is only accessible by foot in the West Michigan Park Association. Residents of the area are often seasonal. Parking lots are available for residents of this area, but the number of spaces available are limited.

Assets and Challenges

The North Beach subarea's assets and challenges stem from the same source: the incredible natural beauty and rich recreational assets in the area surrounding the Lake Michigan lakeshore, which bring scores of people to this small neighborhood in the summer months. This area includes generous public access and views of both Lakes Michigan and Macatawa as well as a boardwalk, historic neighborhood, and recreational amenities.

North Beach faces unique challenges which include respecting the character of existing developed areas and calming traffic associated with Ottawa Beach Road.

The decommissioning of the Coast Guard station in the heart of the State Park area brings uncertainty to a heavily-used area but may also provide an opportunity to serve both residents and guests of Park Township.

While the subarea has some long-established commercial icons, residents of the area have at times expressed a desire to maintain residential character and to limit commercial development west of 168th Street. As existing commercial uses are redeveloped or upgraded, their architectural design should reflect the residential and resort character of the area. The public has more recently expressed a desire for more waterfront dining opportunities and an openness to other activities that enhance the beachside experience in this area.

Desires for the Future

Space constraints and the expressed desires of the neighborhood mean that commercial development should not significantly increase in this area. At the same time, some long-standing commercial uses have closed or changed hands in recent years and consideration should be given to providing walkable destinations that allow people to enjoy a meal or purchase a convenience

item without getting back in their cars. This should not create a significant shift in land use patterns.

Plan Elements and Concepts

State Park Gateways

The Ottawa Beach Road improvements undertaken ten years ago have dramatically improved the appearance and experience of the space leading up to the State Park. There are, however, still stretches along Ottawa Beach Road where there is no clear separation between the public right-of-way and private property (such as the restaurant near the State Park). Access management principles with a view toward improving safety, reducing turning conflicts, and decreasing conflict points in interactions with bicycles and pedestrians should continue to be considered. As this area is a key tourist destination, the Township should continue to evaluate this area for streetscape and branding improvements.

Shuttle Service

Traffic congestion near the State Park on Ottawa Beach Road was a dominant concern throughout the planning process. The Township, in collaboration with the State and the Macatawa Area Express, should explore the feasibility of a shuttle bus service between the beach and remote parking lots at locations such as the Ottawa County Fairgrounds.

Design Standards

Although an expansion of existing commercial uses is not anticipated in this area, many of the current businesses are aging and may soon need to be refurbished or redeveloped. It will be important to ensure that the architectural character of the new or improved business structures continues to reflect the area's historic beachfront charm. Again, the Township should consider guidelines for site and architectural standards for any commercial development in this area.

BAYVIEWS



Overview

The Bayviews Subarea is defined by its natural features. This heavily wooded neighborhood lies between the two large bays on the north shore of Lake Macatawa, Big Bay and Pine Creek Bay. Protecting the character of this neighborhood and the woods were identified as important community goals. Since so much of the area’s character is shaped by Lake Macatawa, other considerations include efforts to preserve this resource and provide lake access to the public.

There are several road-ends in the Bayviews subarea, the most developed of which is the Ashwood Preserve on the Big Bay shore. Overall public sentiment suggests that road-end public properties are important assets which should be preserved. Residents have expressed a desire to maintain road-ends without development since significantly

expanded use of these areas could be detrimental to the residential character of the surrounding neighborhoods. This perspective must be balanced with the public interest by ensuring that reasonable and orderly access to Lake Macatawa is maintained through existing public easements. Besides the road-ends, public space includes the small Chief Waukazoo Park.

The homes in the Bayviews subarea are varied in style. The houses are located on winding roads, surrounded by a canopy of mature trees.

The Future Land Use Map designates Bayviews for both Low- and Medium-Density Residential and Macatawa Lakefront Residential land uses.

History

The neighborhood now known as Waukazoo Woods, at the heart of the Bayviews subarea, was once a favored winter home of Chief Joseph Waukazoo's band of Odawa, who migrated between the Straits of Mackinaw and the Black Lake area each year. In 1836 the village of Superior was established here by the Black River Company, the only remnant of which now resides in the name of Superior Point at the southeastern end of this wide peninsula.

Much of this area was first platted in 1901, but the bulk of building in this neighborhood did not occur until after 1970. These earlier plats lend the neighborhood some of its small lots and narrow and winding streets.

Transportation

Both vehicular and non-motorized uses are served by residential streets generally described as quiet. Sidepaths offer dedicated active transportation space on I60th and Post Ave., but other areas function as shared space. There are occasional complaints about the speed of traffic traveling on Waukazoo Drive as it meets Ottawa Beach Road which may be worth continued observation.

Assets and Challenges

The mature trees, quiet streets, and connection to the waterfront give the area a defined and recognizable character.

Maintaining this sense of character as the housing stock continues to age may prove to be a challenge that plays out over time. In addition, the older lakefront homes in this area are frequently replaced with new versions that are much larger. Maintaining a visual connection to the water as these larger homes are built may be challenging as well.



Historical Marker for Waukazoo Woods (Source: Historical Marker Database); Aerial View of Big Bay (Source: Andrea Crossman); View to Lake Macatawa from the Road End at Ashwood Preserve

Plan Elements and Concepts

Canopy Trees

The tree canopy of Waukazoo Woods is among its most defining features. It is imperative steps are taken to avoid the loss of significant woodlots to disease or infestation. Any development that occurs in this area should preserve as much of the canopy as practical.

Historic Marigold Lodge

This historic home on Superior Point is a recognizable landmark from the lake and provides a focal point for the neighborhood. The lodge is used for seminars, banquets and other events by owner MillerKnoll, its employees, and their guests. Since the lodge is situated on a large parcel it could potentially be divided into smaller residential lots. Should it ever be sold for development any future changes should preserve and build upon the character of both the lodge and the Waukazoo Woods neighborhood.

Expanded Parkland

Community parkland in this area is relatively limited. There is a Township park sharing the Ottawa County Fairgrounds site on Ottawa Beach Road which offers a dog park, skate park, picnic pavilion, and playground. The only other named parkland in this area is the small Chief Waukazoo Park, which is currently unmarked and unimproved.

There are, however, several vacant parcels containing about seven wooded acres along Waukazoo Drive that, if acquired, could be developed as additional public park land. The parcels, also accessible from Chicago Avenue, could provide opportunities for playgrounds, picnic areas, and outdoor game spaces, all of which would have to be carefully nestled among the trees.

Access to Water

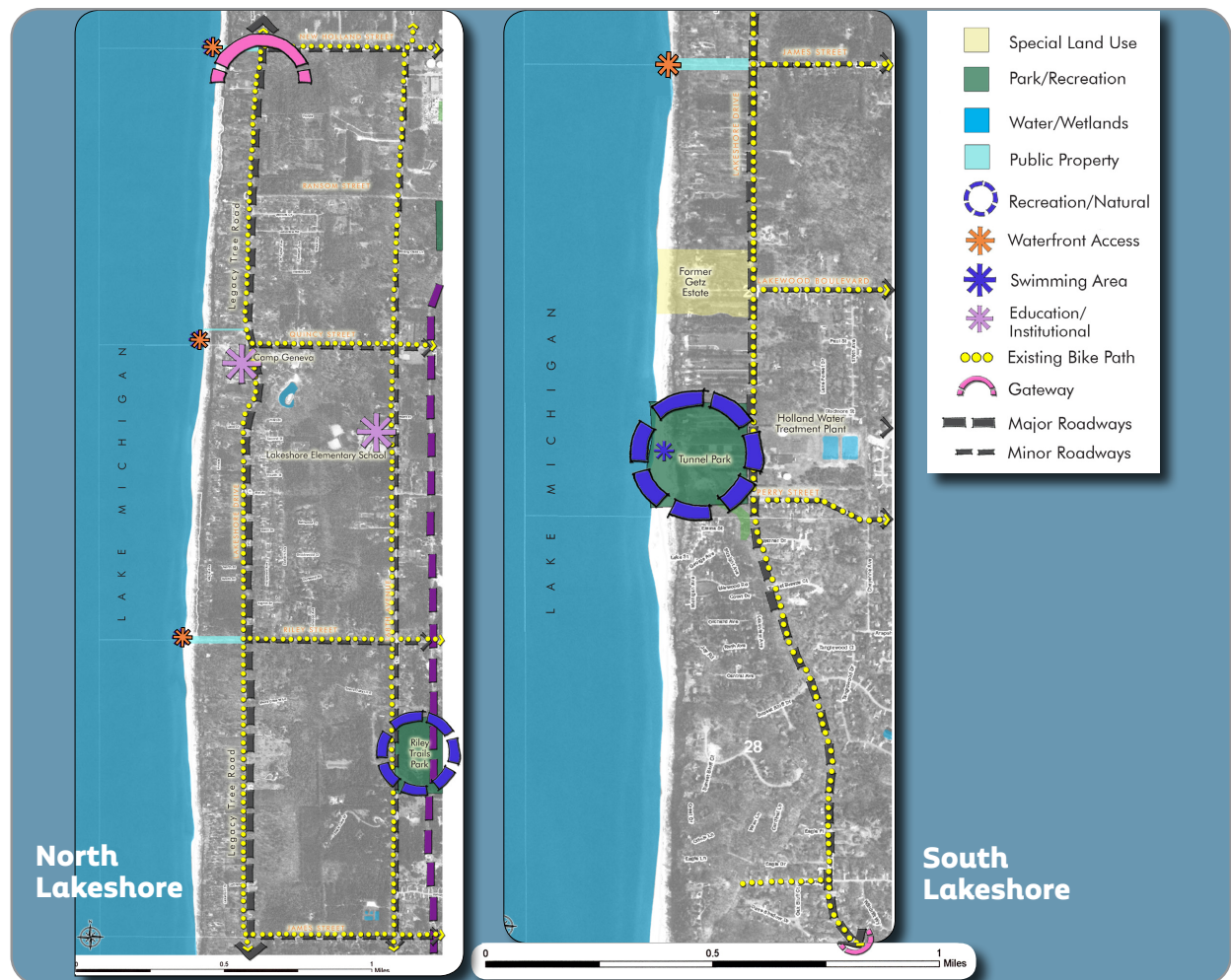
There are eight access points to Lake Macatawa in this neighborhood, seven of which are located at the ends of public rights-of-way known as “road-ends.” This is more than any other area with Lake Macatawa frontage. Of these seven road-ends the most developed is the Ashwood Preserve on the Big Bay shore. The road-ends tend to be undeveloped and poorly defined, and it is not uncommon to find adjacent property-owners have landscaped or blocked the more undefined access points.

Overall, public sentiment suggests that all road-end public properties are considered important assets which should be preserved. For public properties to be used, the access points must be open, visible, inviting spaces that respect surrounding homes and the residential character of the neighborhood.



The Historic Marigold Lodge (Source: Holland Sentinel)

LAKESHORE



Overview

This subarea includes the entire expanse of the Lake Michigan shore north of Holland State Park, including land on both sides of North Lakeshore Avenue. This north-south corridor is characterized by a spectacular canopy of trees on either side of the road. Large homes and cottages border the lake side of the street, while newer residential developments are visible on the east side of Lakeshore. There are a few older neighborhoods interspersed with the long individual lakefront parcels. Tunnel Park, one of the oldest and most popular Ottawa County Parks, is located in the Lakeshore subarea, as is Camp Geneva, an historic summer camp and retreat center.

The Future Land Use Map designates

the area for Low- and Medium-Density Residential, Shoreline Residential, and Public/Open Space and also includes lands east of Lakeshore Drive, shown as Rural Estate Residential.

History

This area began to develop at the close of the resort hotel era, when automobile transportation was beginning to emerge and affect land use patterns. Most of the west side of Lakeshore Ave., as well as a couple neighborhoods to the east, were platted between 1925 and 1935. Originally seasonal homes that were not equipped for winter, most (though not all) of these have transitioned to residences capable of being used year-round.

Neighborhoods

Neighborhoods in this subarea were largely developed from south to north between 1925 and 1935. Those on the west side of Lakeshore were mainly established at the beginning of the automobile era. Some east side neighborhoods were developed at the same time, but development there has slowly continued through the present day.

Idlewood Beach

This neighborhood was platted in 1925. Although there are a few remaining homes appropriate for summer use only, many of the older homes in this neighborhood have either been rebuilt or updated and see year-round use. Idlewood Beach has narrow, winding streets, many of which are one-way. This neighborhood is also in an area designated by the State of Michigan as a Critical Dunes Area, adding a significant step to the approvals process of any construction or reconstruction that occurs here. Idlewood is a Community Heritage Preservation area on the Future Land Use plan but does not currently have a neighborhood overlay district.

Edgewood Beach

Edgewood Beach dates back to at least 1932. This is a small, three-street neighborhood nestled between Lakeshore Ave. and the shores of Lake Michigan. The neighborhood consists of very narrow, one-lane streets and similarly small parcels, creating an intimate backyard garden feel. Many of the homes here are still cottages, some of which are seasonal. Edgewood Beach is a Community Heritage Preservation area on the Future Land Use plan and has an established neighborhood overlay district.

Natural Elements / Water Access

North Lakeshore Drive is noted for its landmark trees, helping to define Park Township and drawing motorists, bicyclists, and pedestrians to enjoy the experience. Access to the water can be found at the

road-ends on James, Riley, and New Holland, in addition to a small parcel of township-owned land north of Quincy. Tunnel Park, described in further detail below, has a beautiful beach that provides public access to the water as well.

Most of the subarea on the west side of Lakeshore Ave. is designated as a High-Risk Erosion Area, Critical Dune Area, or both by the Michigan Department of Environment, Great Lakes and Energy (EGLE). This means that most construction activities in this area require an EGLE permit in order to protect this natural resource.

The groundwater contamination plume emanating from the former Southwest Ottawa Landfill site is present in the southern part of this subarea. As a result, all parcels in the plume area have municipal water and new surface ponds should not be permitted.

Transportation

Lakeshore Ave. is the north-south artery serving this subarea. This two-lane road has a paved shoulder between 3' and 4' in width that accommodates the heavy volume of road cyclists who use this corridor to travel up the lakeshore. Lakeshore Ave. is also served by a sidepath that is a popular destination for walking and biking, as well as allowing residents to travel to local parks and other amenities.

Although Lakeshore Ave is a significant corridor, vehicular traffic volumes are relatively low and residents complain that prevailing speeds are higher than desired.

Subdivisions in this subarea do not typically have sidewalks. Several of them are the result of old plats mentioned above and have very narrow roadways that keep traffic speeds low enough to comfortably share with those walking or biking.

Assets and Challenges

Tunnel Park, owned by Ottawa County, is a popular park with a unique tunnel to the beach, a large playground, sand volleyball courts, picnic pavilions and grassy open space.

There is overflow parking for Tunnel Park across the street along Perry Street. This area increases parking capacity, but also requires people to cross Lakeshore Ave. A higher-visibility crosswalk may be desirable at this location.

An additional challenge is managing existing development and new construction in an area where dune erosion due to high lake levels has been a significant problem in recent years.

This area is expected to remain relatively stable with regard to land use.

Plan Elements and Concepts

Land use changes are not envisioned here, as existing homes and developments are well-established. Both fit the area's character and are expected to last well into the future. Significant new development is not expected unless Camp Geneva is sold, which is not anticipated during the life of this Plan. Likewise, Kiwanis Park may also pose the potential for land use change in the future. Park Township should still consider such possibilities however remote they may seem at the moment.

The Tunnel of Trees

A canopy of mature trees flanks the road, providing shade and contributing to its character. The North Lakeshore right-of-way is under the jurisdiction of the Ottawa County Road Commission, and local governments have responded to concerned citizens regarding tree trimming and removal. Efforts to not only preserve and maintain but also to expand and enhance the tree-lined nature of the road will continue to be important in maintaining this community asset.

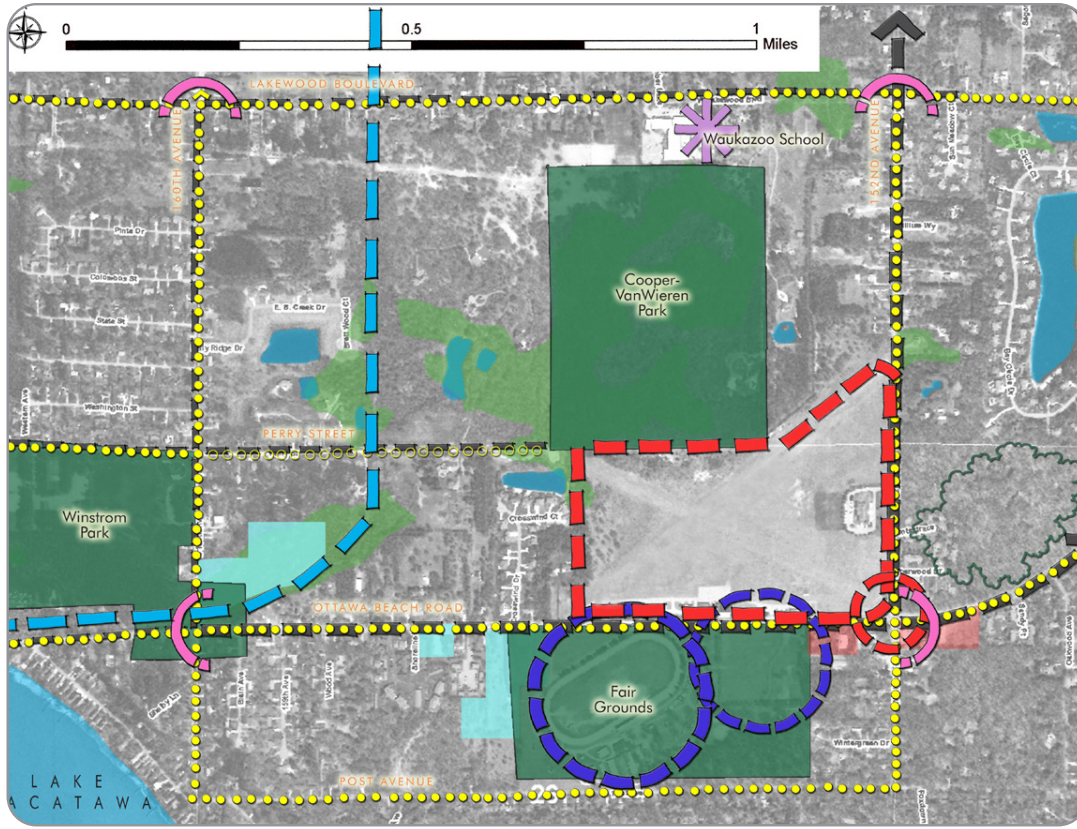
Kiwanis Rest Stop

The Township should consider creating similar highly-valued amenities by working with other owners along pathways (churches, private campgrounds, and schools may be good candidates).



Dune Climb at Tunnel Park (Source: Ottawa County Parks & Recreation)

PARK CENTRAL



Overview

The Park Central subarea provides a sense of “arrival” for visitors heading to the lakeshore. The Park Township Offices, the Ottawa County Fairgrounds, and the new Park Township Community Park (on the former airport site) lend an air of activity to the area. A skate park and a dog park near the Fairgrounds add to the interest. A small and thriving commercial area, Waukazoo Plaza, sits on the corner east and south of this important corner. This subarea also contains several neighborhoods, along with Cooper-Van Wieren Park to the north. It may be appropriate to expand this subarea to the east, possibly as far as the Township line. This should be carefully evaluated in the next master plan.

In a 2014 study of this subarea, interest was shown in upgrading the appearance and safety of this area and adding new businesses to the commercial area. The plan proposed a new community focal point along Ottawa Beach Road between 152nd and 168th Streets. Although much of this plan became incompatible with the direction established by voters at the decommissioning of the airport, several streetscaping features may still be worth consideration. One concept, for example, included a boulevard and a roundabout-style intersection that would serve as both a visual cue of arrival and allow for efficient shunting of traffic through to the remainder of the Township and Holland State Park.

Overview (continued)

The Future Land Use Plan designates Park Central for Low- and Medium-Density Residential, High-Density Residential, and General Commercial and Public/Open Space land uses.

History

The two dominant land uses in the Park Central subarea are the Park Township-owned properties straddling Ottawa Beach Road at I52nd Ave.

The new Park Township Community Park is now located on the site of the former local airport. The airport was established in 1937 and served as an airmail stop, passenger service, and a military pilot training airport during World War II. After the West Michigan Regional Airport was constructed, most corporate planes shifted their home base to that facility. It closed in 2020 and is being reimagined for the next chapter of the Park Township story.

The Ottawa County Fair was established on this site in 1959. The site of the Fairgrounds is leased from Park Township.

Natural Elements

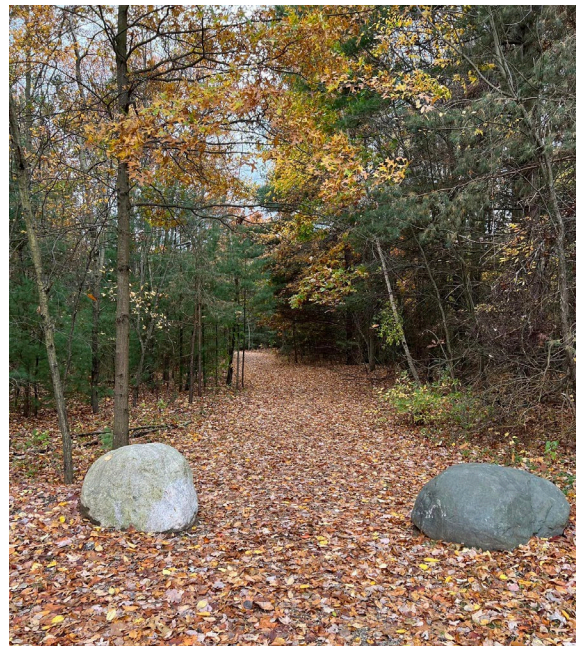
Several areas of this subarea are wooded, particularly along Lakewood Blvd. The Cooper-VanWieren Park offers an opportunity for the community to experience this natural environment with walking paths and a developing bike path.

The reimagining of the former airport site and creation of the Park Township Community Park also offers an opportunity to continue to increase the presence of the natural world in this subarea; a prairie habitat and tree plantings are both planned in the near future.

Transportation

The Park Central area is bounded by Ottawa Beach Road, I52nd Ave., W. Lakewood Blvd., and I60th Ave. These are all two-lane roads except for Ottawa Beach Road, which is currently four lanes as it passes through this subarea. Traffic volumes on this segment of Ottawa Beach Road are moderate, and the segment has a reputation for excessively high speeds.

Each of these streets is served by a sidepath, and there is also an unpaved path which may be used for internal circulation through the Park Township Community Park site.



Fall Foliage at the Cooper-VanWieren Park



Plan Elements and Concepts

Park Township Community Park

Park Township residents voted to close the Park Township Airport in March of 2020. After that decision was made, Park Township launched a public participation process to understand community desires for the use of the former airport property. As of this writing, several pickleball courts are under construction, as are walking paths wandering through the property. The ODC Network is preparing to begin a prairie restoration project that will remove the overgrowth of non-native and invasive species of plants, to be replaced by a native prairie habitat. Park Township also received a recent grant to plant trees on a portion of this site, allowing the Township to lead the way in fulfilling the community’s desire to maintain and enhance the tree canopy.

Wetlands/Drain Corridor

The County drain that follows Ottawa Beach Road and then turns north about a quarter-mile east of I60th Avenue provides

an opportunity to create a “green” corridor through this part of the Township. Access to the wetlands via paths and boardwalks would allow residents to better connect with nature in a settled area of Park Township. The West Ottawa School District could also take advantage of such an opportunity, using it for ecological education programs for area students. In addition, a connection from the drain through the wetlands to the east could accommodate a trail to Cooper-Van Wieren Park, creating a green necklace of parks and nature areas. Via a system of active transportation paths, pedestrians and cyclists could travel from one park to the next through a strand of green corridors. The Township, working in partnership with the County Water Resources Commissioner should identify potential pathway routes and determine areas of environmental significance.

Active Transportation Paths/Access to Cooper-Van Wieren Park

Sidepaths crisscross the section line roads in this neighborhood, connecting with multiple destinations in the Township as well as to the City of Holland and Holland Charter Township. A paved extension of the system should be explored from I60th Avenue east along Perry Street, terminating at Cooper-Van Wieren Park. This link would provide new access, particularly to the hiking trails in the southern portion of the park. A trailhead/parking area could be located here, with way-finding signs or an information kiosk that describes the trail system and recreation opportunities.

Waukazoo Plaza

The corner of Ottawa Beach Road and I52nd Avenue is an important gateway to nearby seasonal destinations and the surrounding neighborhoods. While the small Waukazoo Plaza shopping area at the southeast corner of the intersection has a unique character, it suffers from many of the same ills as more suburban-style centers. Its unadorned and vacant parking lot, lack of sidewalks, poorly-defined access drives, and disjointed architecture with the adjacent gas station/

convenience store limits any ability for this center to currently convey a gateway entrance to a resort community.

The concept plan for the Waukazoo Center from the 2014 study recommends a major facelift that would occur in conjunction with any future changes to the shopping center or gas station, triggered as part of the site plan review process. As an incentive, the extent of commercial development should be expanded to accommodate a more eclectic blend of uses compatible with a small “village center” serving nearby neighborhoods, visitors and summer residents. The Concept shows an expanded Waukazoo Plaza, accommodating new commercial/office buildings and an area for outdoor dining or public space. The convenience store/gas station should also be reconfigured so the pump canopy no longer dominates the streetscape. Existing buildings are shown as either renovated or reconstructed with an architectural character that better reflects the area. Such enhancements at this important corner would greatly reinforce a sense of arrival and help “brand” Park Township’s character for visitors and residents alike.



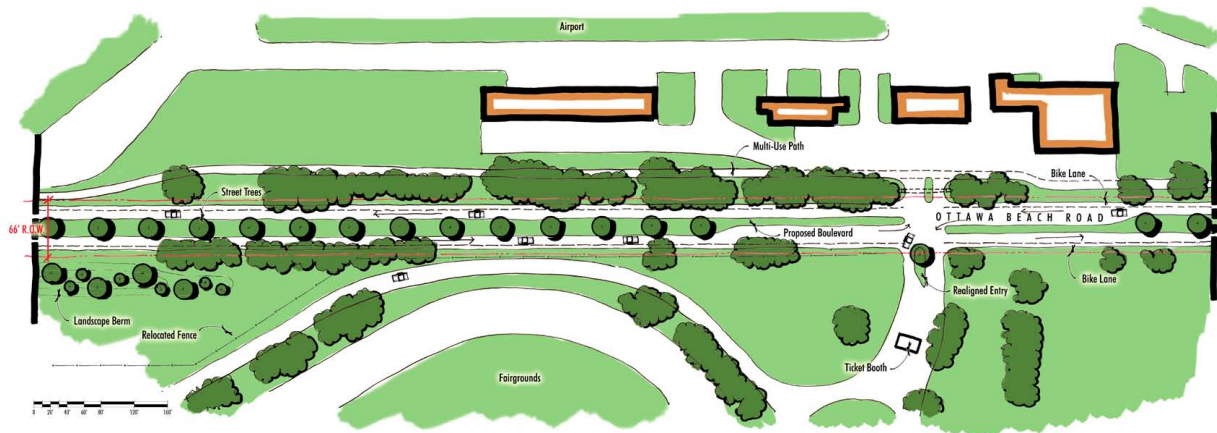
Park Central Concept I: Gas Station Revisions (2010)

Ottawa Beach Corridor

This corridor presents an opportunity to create an experiential journey from initial entry into Park Township extending to a meaningful arrival at the beach. This area could offer key interaction landmarks with nodes of smaller activity hubs, complemented with artistic visual identification and landscape beautification. Connecting key offshoots for hiking trails to the existing biking and walking paths could increase enjoyment of the corridor as well.

From the eastern edge of the Township to 152nd Ave., Ottawa Beach Road has an 80 foot right-of-way with two lanes of traffic in either direction and dedicated left turn lanes at intersections. This configuration causes the corridor to lose any sense of intimacy, making it look like a wide-open raceway while leading to higher traffic speeds and endangering pedestrians, bicyclists and other motorists.

Given current traffic volumes it would appear the road is worthy of a “diet” and the number of lanes could be decreased, thereby slowing traffic and enhancing safety. Multiple options could be considered and explored with the Ottawa County Road Commission, such as one east bound and one west bound lane with a continuous center turn land and the remaining space allocated to on-street bike lanes. Another choice would require a more significant investment, but would result in a tree lined boulevard, significantly changing the character of the corridor and creating a memorable community entrance. The added on-street bike lanes would be striped and reserved for the confident bicyclist, like those already found on many sections of Lakeshore Avenue in Ottawa County. A cross section of the right-of-way from a previous plan shows how lanes could be configured, even though adjacent land use proposals have shifted.



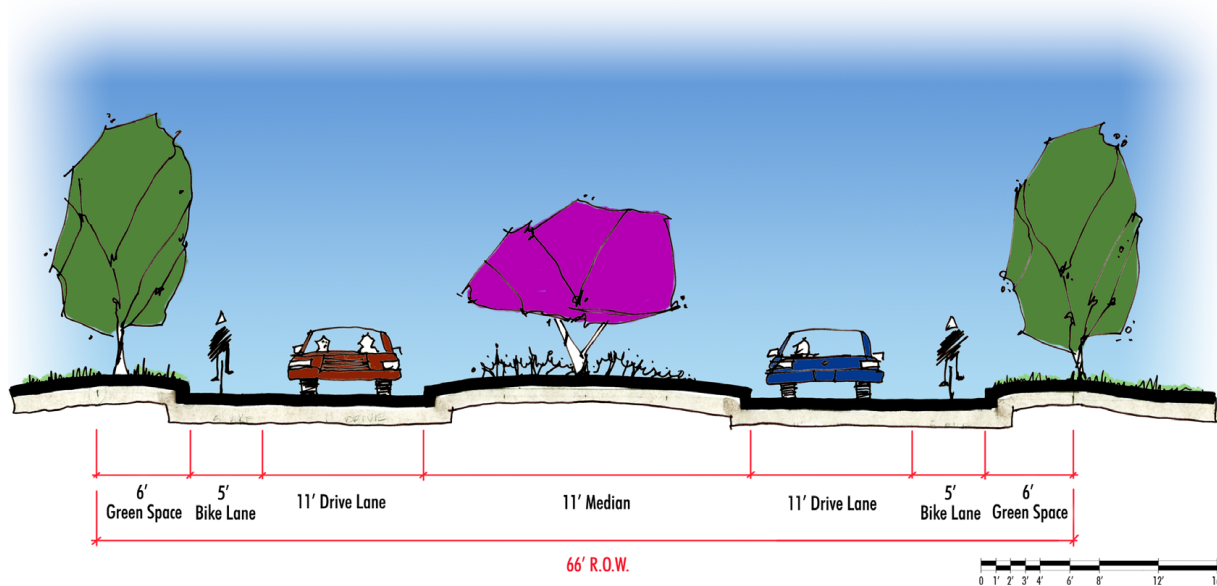
**Park Township – Fairgrounds/Airport Entry
Concept Diagram**



The right-of-way narrows to 66 feet west of I52nd Avenue, as Ottawa Beach Road passes the Fairgrounds and the Park Township Community Park, but it can still accommodate two travel lanes, two bicycle lanes and a boulevard. The cross-section shows how this is done. Another recommendation would adjust curb cuts to properly align the entrance to the Fairgrounds with the Community Park entrance. An enhanced streetscape, especially along Ottawa Beach Road in front of both the Fairgrounds and the Community Park, would help soften the corridor and highlight these two important Township destinations.

In addition, although past efforts have not indicated a strong desire for significant increases in commercial use in Park Township, purposeful neighborhood-centered commercial nodes may be welcome, especially in the form of small gathering places for local dining. Ottawa Beach Road is most often identified by the community as an appropriate location for development of this kind.

The overall goals for any changes to the corridor should be to improve aesthetics, slow traffic, enhance safety and provide transportation options for more than just motor vehicles.

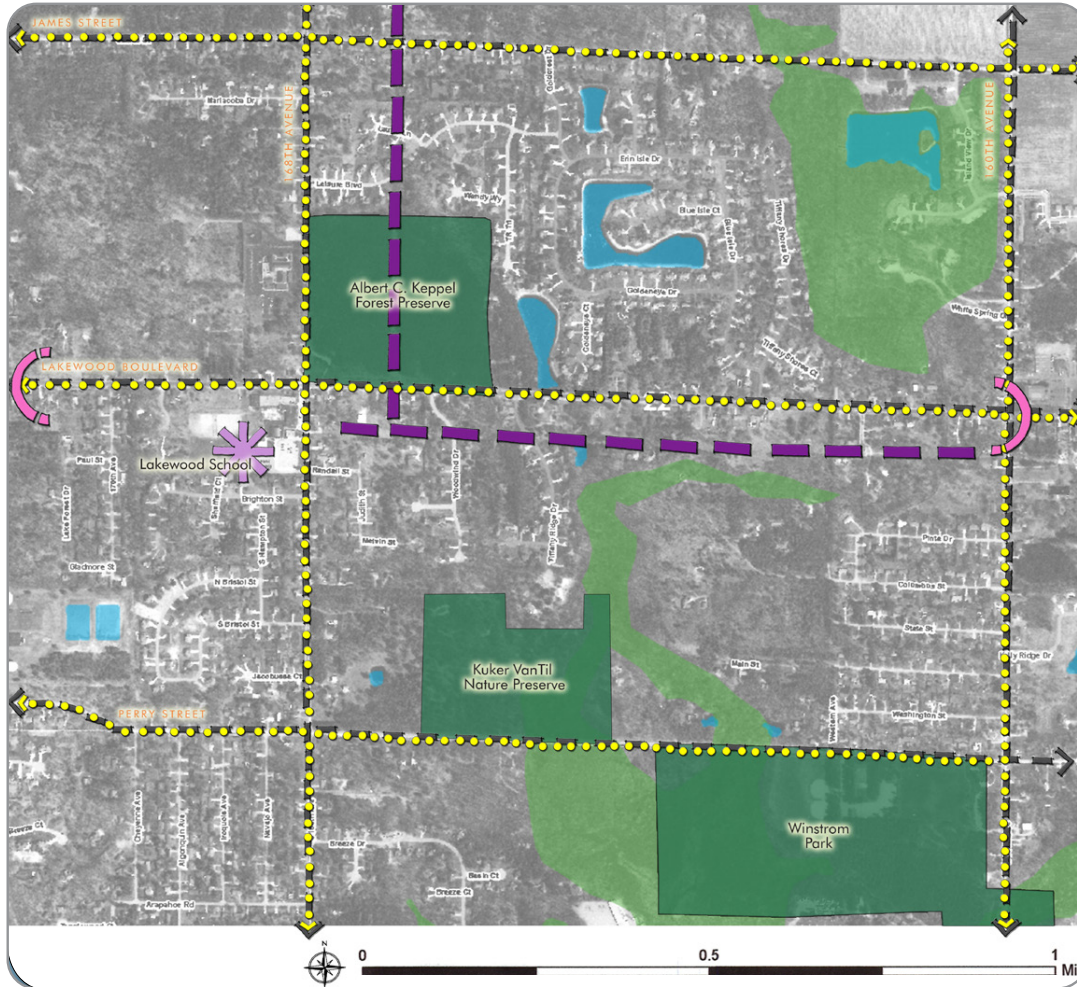


Park Township
66' R.O.W. Street Cross-Section



Park Central Concept III: 66' Right of Way Street Cross-Section with Boulevard (2010)

PERRY RESERVES

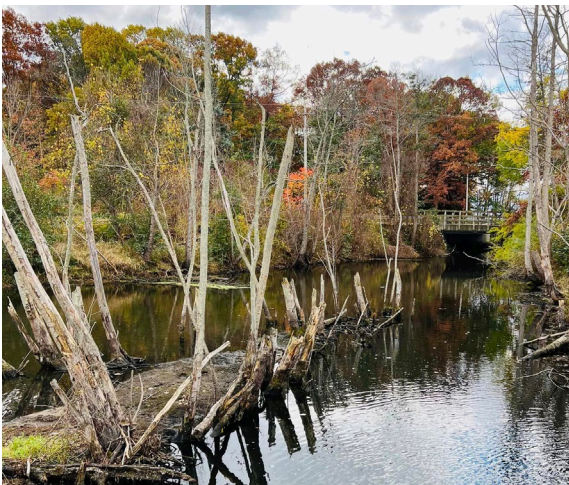


Overview

The Perry Reserve Subarea is one of the more developed areas in the Township and contains many newer subdivisions, popular parks, and nature preserves. It is characterized by single-family neighborhoods and the uses that serve them: schools, parks, and churches.

This subarea is primarily residential in nature, and yet, the Perry Reserve subarea serves as an example of successful land conservation in the midst of this residential development. The Albert C. Keppel Forest Preserve and

Winstrom Park are both Township parks that include relatively large open spaces with active and passive recreational opportunities. The Kuiker-Van Til Nature Preserve is owned by the Land Conservancy of West Michigan, and includes trails through both old and new hardwood forests. A significant wetland corridor winds through its middle and includes a large area of concentrated wetland near the northeast corner of the subarea. It has been noted that the wetland and utility corridors provide an opportunity to connect the parks and the natural areas with the existing roadside paths.



Trails and the Historic Log Cabin at Albert C. Keppel Forest Preserve;
Wetland at the Stu Visser Trails.

Overview (continued)

No large vacant properties remain in this area for major new development, although this subarea is an excellent candidate for smaller-scale infill development. As such, the Future Land Use Plan does not anticipate significant land use changes and designates the area for Low- and Medium-Density Residential and Public/Open Space.

Neighborhoods

This area began to develop in the early 1990s, with several neighborhoods built in the decades following including Bay Meadows, Waterway Pines, Silver Ridge, Tiffany Shores, and Pine Island. Remaining developable parcels in this subarea are generally under 10 acres in size. This is an area where infill development would be appropriate.

Natural Areas/Water Access

Located in the middle of the large block bounded by Lakewood Boulevard, 160th Avenue, Perry Street and 168th Avenue is a major wetland area. Another large wetland, located between Lakewood Boulevard and James Street near 160th Avenue, skirts a small man-made lake near Island View Drive. There are also wetland and flood zone areas surrounding Pine Creek.

This area is also home to several natural areas including the Kuiker-Van Til Nature Preserve, the Albert C. Keppel Forest Preserve, and Stu Visser Trails. Woodlots are prevalent and add to the natural beauty of the area.

Transportation

Past planning in this area was successful in creating active transportation connections within and between neighborhoods and other amenities. This should remain a high priority in any development considered in this area. As noted above, there may be opportunities for active transportation connections in wetland and utility corridor areas.

Vehicular travel takes place on two-lane roadways maintained by the Ottawa County Road Commission as well as local subdivision streets.

Plan Elements and Concepts

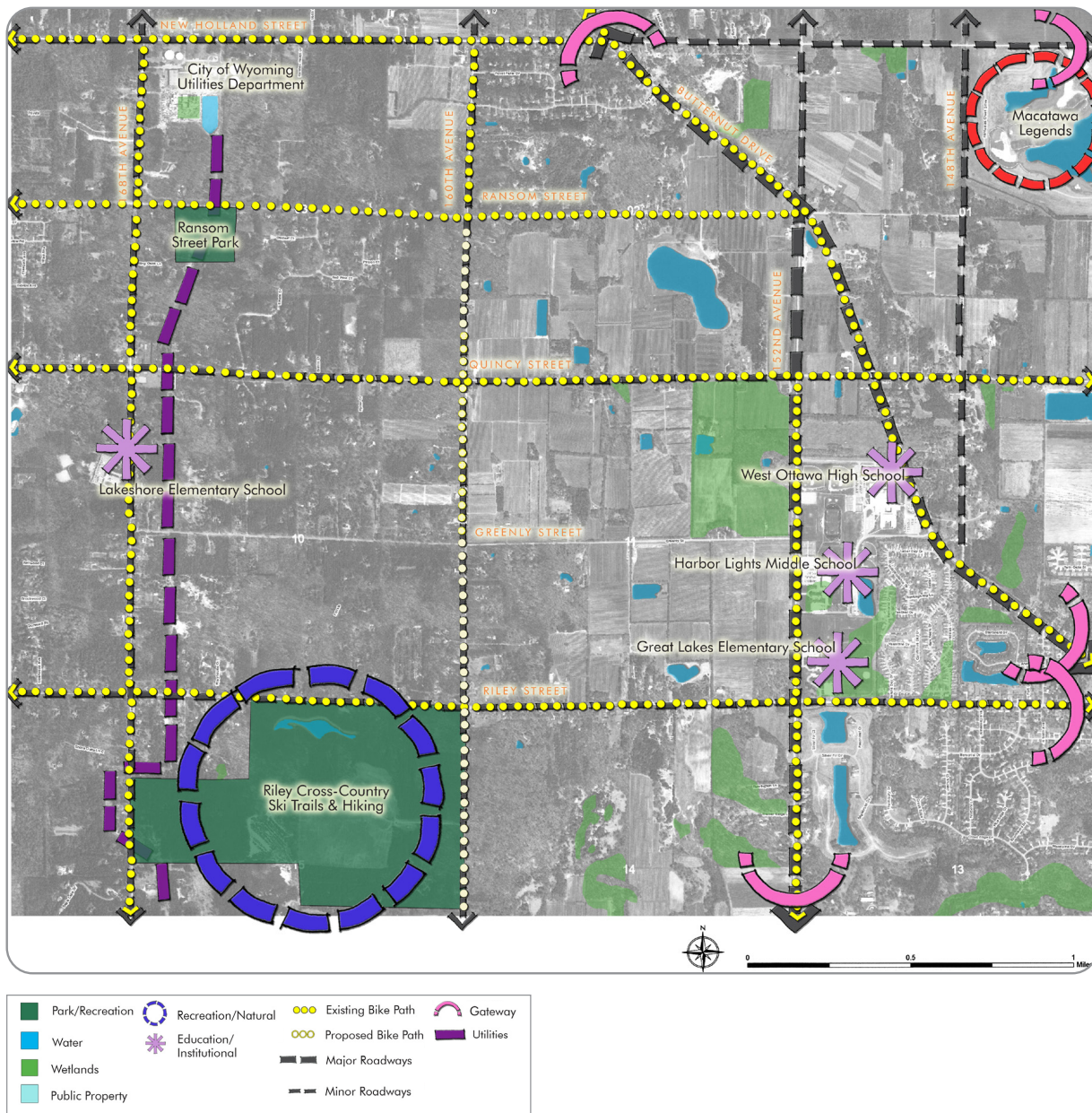
Wetlands

In the areas of wetland noted above, the Township may want to consider expanding its network of “green infrastructure” and provide links to other open spaces and natural areas.

Utility and Drain Corridors

Overhead utilities and drain corridors should be viewed as an opportunity to further interconnect key Township destinations, like parks with trails and open space. Utility corridors may be another viable way to link neighborhoods or natural areas. The Township should explore accessible walking or biking trails along these linear corridors.

UPLANDS



Overview

Uplands is the largest subarea and comprises almost one-third of the northern part of the Township. Three main land uses predominate: prime agricultural (much of which is devoted to blueberry farms), residential (a large variety of homes, including a manufactured housing development, multi-family complexes, and high-end subdivisions), and public/quasi-public uses (including schools). The rest of this subarea consists of woodlots, parks, trails, and vacant or open lands.

Although it is the most sparsely populated subarea, it contains one of greater Holland’s most intense and active land uses, the West Ottawa High School campus.

Township residents have stated that they value maintaining the existing open landscape of mixed rural and agricultural use. Since this subarea is made up of such varied use types, natural features and landforms, the years ahead are of great concern to citizens and Township officials.

Overview (continued)

The extraordinarily large and varied nature of this subarea indicates that it may be appropriately divided into multiple subareas in the future. This should be addressed in the next plan.

The Future Land Use Map designates the area for Agriculture, Rural Estate Residential, General Commercial, Low- and Medium-Density Residential, High Density Residential and Public/Quasi Public. Land use changes are anticipated along Butternut Drive.

Neighborhoods

Butternut and 144th

The area off Butternut Drive east of the West Ottawa High School Campus has been developed with a large manufactured housing park and two multiple family developments. Most existing homes in the area are smaller single-family homes dating from roughly the 1950s. It is adjacent to a commercial district in Holland Charter Township, directly across the township line. This area has been identified by past plans as an area where higher-density residential development may be appropriate. This plan extends that by encouraging the possibility of commercial use in the area nearest this intersection as well.

Rural neighborhoods

This area is home to traditional rural neighborhoods. Less geographically defined than a historic neighborhood or planned development, the sparse population density means that residents of a quarterline road generally have a relationship with most of their near neighbors. This type of neighborhood is found throughout the subarea.

Planned developments

There are just a few planned developments in this subarea, including Ventura Estates, Northland Estates, and Macatawa Legends. These are larger-lot or cluster developments located toward the north of the subarea. More development in the agricultural portion of this subarea is neither planned nor desired.

Natural Elements

This is an area rich in the type of inland natural beauty that defines Park Township, with various types of open space being the defining feature. On the western side of this subarea, the soils are less well-suited for agriculture and both large-lot residential and lands that are undeveloped tend to be heavily wooded. Approaching the center of the Township, woods begin to transition to blueberry fields interspersed with smaller woodlots and open prairie.

Much of the eastern portion of the Uplands subarea was once wetland, and the water table here tends to be quite high.

Transportation

This area is served by two-lane quarterline roads and subdivision streets for vehicular travel, and sidepaths for active transportation use.



Aerial View Along Butternut Drive Showing the Transition from Multifamily Housing to the West Ottawa High School Campus and the Patchwork of Farms and Rural Estates Beyond (Source: Google Earth)

Assets and Challenges

As is often the case, some of the greatest assets of this area also pose its greatest challenges. With the exception of the southeast corner of this subarea, it is known for open spaces and agriculture. Although Park Township considers agriculture a valuable land use in and of itself, it is often looked at as a placeholder for future development. Maintaining agricultural uses and holding on to the rural residential feel is an ongoing challenge.

Desires for the Future

The community resoundingly affirmed that natural beauty and the agricultural and rural residential character of this subarea should be retained and built upon. There was strong support for the continuation of blueberry farming in the area over additional residential development. As noted above, many farmers would prefer to sell their land for residential development and retire. This tension in

differing visions of the future could prove to be one of Park Township's more significant challenges over the next ten years.

Plan Elements and Concepts

Due to the size and variety of uses, landscapes, and development types in this subarea as well as changing demands on this space, it is recommended that a more detailed subarea analysis be conducted for this subarea.

Agriculture – Blueberry Farming

Public engagement revealed a gap between the very strong desire expressed by the community to maintain blueberry fields and the perception of blueberry growers that the industry may not prove to be viable in the long run, coupled with the desire of many to retire.

Over the next three years, Park Township should engage regularly and actively with

current and potential growers. Policy changes to encourage farming for those who want to continue should be a top priority. This should include expanding options for agritourism, streamlining permitting processes, hosting educational workshops, seeking funding for and promoting the Purchase of Development Rights (PDR) program, seeking out and publicizing land sale and swap programs, and working with outside agencies to facilitate training and other opportunities.

As these policy and education programs are occurring, the Township must be intentional in continuing to engage in conversations with growers to understand the state of the business.

Prior to beginning the next Master Plan update five years from now, Park Township should evaluate the effectiveness of activities and overall state of industry. If more significant changes appear to be necessary, a scenario planning exercise to determine the range of possible next steps may be warranted.

Residential-Agriculture Interface

This context of homes interfacing with farmland has made it challenging for farmers to comply with new federal food safety regulations. Farmers are concerned with encroachment and trespass by both neighbors and by pedestrians and bicyclists using sidepaths, neither of whom appreciate the issues they create. These include food safety and the potential for contamination (innocent or willful), liability related to the chemicals sprayed on fruit, and safety issues related to conflicts with farm vehicles. Park Township needs to be cognizant of meeting the needs the agriculture community has to continue farming without interference from non-agricultural neighbors.

Incentivizing agricultural or open space preservation by offering the ability to receive a specified number of bonus splits when dividing an existing parcel by dedicating the majority of the parcel to permanent agricultural use or open space is one tool that could be investigated. The key will be to define appropriate incentives that avoid over-development or compromising the ability of growers to farm without residential interference.

More traditional means of rural preservation should also be employed. These include developments using open space clustering, PUDs, density bonuses in exchange for an increase of open space, and required development setbacks with vegetated buffers along roads that can effectively preserve rural character in areas where large-lot single-family development is allowed.

Where residential and agricultural uses interface, buffers should be required on the property where development is proposed. A cluster development or subdivision should include at least a 50- to 100-foot-wide buffer along any perimeter adjacent to an agricultural use. Buffers should preserve existing vegetation where possible, but where none exists, a combination of vegetated berms and hedgerows should be employed. Where necessary to prevent potential conflicts and trespass, fences or walls should be considered.

Higher-Density Residential and Mixed-Use Commercial

With shrinking family sizes and an aging population in the Township and nationwide, alternatives to single-family housing are necessary. An expanded area targeted for higher-density residential can accommodate traditional multiple-family townhome and garden-apartment-style development, as well as retirement housing options that would allow seniors to age in place in Park Township.

Most of the land on the south side of Butternut Drive between the West Ottawa Schools campus and the township border is proposed for higher-density housing, as well as land between the township line and 148th Avenue on the north side of Butternut, south of Quincy Street and several parcels between 148th Avenue and Butternut Drive. The area surrounding the intersection at Butternut and 144th is planned for commercial use to connect to that which is across the street in Holland Charter Township.

Butternut is a major street that provides access to the City of Holland, with cross street connections to employment areas in Holland Charter Township. The multiple family developments that have been constructed here provide a housing alternative for those seeking lower cost alternatives and those who do not wish to maintain private property.

Utility Corridor

The north-south utility corridor that begins in the Perry Reserves Subarea passes through the Uplands, terminating at land owned by the City of Wyoming for its water plant. This corridor parallels 168th Avenue, which already has a sidepath. Therefore, similar to the recommendations for the utility corridors in the Park Central Subarea, accessible paths that connect with natural areas could add value to this relatively isolated neighborhood. For instance, it could accommodate a cross-country trail from Riley Park up to the Ransom Street Park.

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CHAPTER 4

IMPLEMENTATION PLAN

A master plan is intended to chart the longer-term goals and objectives of the community. This chapter outlines actions for implementing the Park Township Master Plan.

IMPLEMENTATION RECOMMENDATIONS

The Implementation Matrix contains a list of actions targeted to implementing the recommendations of this Master Plan. Each action is listed with the parties likely to be involved and the time frame within which the project can be expected to be in progress.

Action Timeline

| | |
|---------|---|
| Now | These are items that may begin immediately upon the completion of this plan and continue through around 2026. |
| Next | These mid-range actions might be expected to be underway between 2026 and 2028. |
| Near | These actions may be underway between around 2028 and 2030, when the next Master Plan review will take place. |
| Ongoing | Ongoing actions are underway and continuing. |

The recommended implementation actions in this Plan are coded for timing as follows:

- “Now” actions are those requiring immediate and concentrated efforts - the first projects that should be commenced after this Master Plan has been adopted. Any preliminary steps to implement the action (such as funding, changes in local ordinances, etc.) should be commenced immediately. Those top-priority actions with a longer time horizon should be revisited on an as-needed basis and incorporated into other applicable long-term planning programs, such as the capital improvements plans.
- “Next” actions may be equally important, but either depend on commencing or completing earlier actions or they do not share the immediacy of “Now” actions.
- “Near” actions work toward worthwhile community goals that are not in response to an immediate crisis or need and are able to wait a while. Even though they lack a degree of urgency, it is still important to take action on these goals in order to move toward Park Township’s preferred future and avoid undesirable situations down the line.



COMMUNITY

| | | | |
|-----|------|------|---------|
| Now | Next | Near | Ongoing |
|-----|------|------|---------|

The Park Township government will protect the health, safety, and welfare of its residents. It will serve the community with integrity, excellence, creativity, inclusion, and respect for all.

| Goals | Action | Time Frame | Involved Parties |
|-------|---|------------|--|
| V | Revise zoning code to bring up-to-date and align with recommendations of Master Plan. | | Park Township Community Development, Park Township Planning Commission |
| 2 | Continue to provide access to on-demand transit services and to expand options for public and shared transportation. | | Park Township, Max Transit, Macatawa Area Coordinating Council |
| 2 | Implement traffic calming measures and encourage a safe systems approach to safety in Park Township. Prioritize speed reductions to improve safety. | | Ottawa County Road Commission, Park Township Staff |
| 2 | Improve safety of existing and needed active transportation crossings. | | Ottawa County Road Commission, Park Township Staff |
| 2 | Install universally-accessible public EV charging infrastructure in convenient locations and encourage private EV charging facilities. | | Park Township Staff, Holland BPW |
| I | Enact policy to minimize curb cuts and driveways along main roads. | | Park Township Community Development, Park Township Planning Commission, Ottawa County Road Commission |
| I | Evaluate active transportation system and consider adopting a non-motorized plan. Evaluation should consider system capacity, greenway and other connectors, and crossings where safety improvements may be required. | | Park Township Recreation, Park Township Maintenance, Park Township Community Development, Park Township Planning Commission, Ottawa County Road Commission, Macatawa Area Coordinating Council |



COMMUNITY (CONTINUED)

| | | | |
|-----|------|------|---------|
| Now | Next | Near | Ongoing |
|-----|------|------|---------|

| Goals | Action | Time Frame | Involved Parties |
|-------|---|------------|--|
| 3 | Amend zoning code to ensure that existing commercial properties are largely conforming and create opportunity for context-sensitive or mixed-use properties to develop. Create design standards for commercial areas to ensure they are built in a manner that enhances the quality and character of the Township. | | Park Township Planning Commission, Park Township Community Development |
| 4, 5 | Evaluate zoning code for barriers to increasing housing supply. Adopt ordinances to allow for infill housing. Identify outdated, unclear, and unnecessarily burdensome policies that prevent housing from being built. Explore the possibility of permitting accessory dwelling units, cottage courts, and other similar housing types. | | Park Township Planning Commission, Park Township Community Development |
| 6, 8 | Implement Lake Macatawa zoning or overlay district to help preserve lake views and water quality. Evaluate zoning code for changes to ensure continued visual access to waterfront; consider whether viewshed protection is desirable. | | Park Township Planning Commission, Park Township Community Development |
| 5 | Identify opportunities for providing affordable or attainable housing as well as identifying vacant or unutilized lands and potential infill sites. Also identify locations where age-friendly development may be most viable, taking into consideration transportation needs, proximity to services, etc. | | Park Township Community Development |



RECREATION

| | | | |
|-----|------|------|---------|
| Now | Next | Near | Ongoing |
|-----|------|------|---------|

| Goals | Action | Time Frame | Involved Parties |
|-------|---|------------|---|
| 6 | Maintain existing access points to water. | | Park Township Staff, Park Township Board of Trustees |
| 6 | Create new access points to water through parks planning process. | | Park Township Recreation |
| 7, 8 | Continue to develop the Park Township Community Park. | | Park Township Staff, Park Township Board of Trustees |
| 1 | Explore improvement bike path to Cooper-VanWieren Park as well as establishing access from the north. | | Park Township Staff, Park Township Board of Trustees |
| 1 | Add signage and trailside amenities to multi-use path system. | | Park Township Planning, Park Township Maintenance, Park Township Recreation, Ottawa County Road Commission |
| 1 | Seek opportunities to provide public-private partnerships for pathway rest areas and similar amenities on lands adjacent to the right-of-way. | | Park Township Community Development Department, Park Township Maintenance Department, Park Township Recreation Department |
| 8, 9 | Acquire or protect land of special interest such as stream corridors, woods, ponds, wetlands, and other naturally sensitive areas. | | Park Township Recreation, Ottawa County Parks, Outdoor Discovery Center |
| 6 | Link existing parks and recreational lands through bike paths, walking paths, and greenspace. Examine the possibility of a loop system throughout the Township along waterfronts and stream corridors. Also connect parks and recreation facilities to schools and residential areas with active transportation facilities. | | Park Township Recreation, Park Township Maintenance, Park Township Community Development, Outdoor Discovery Center, Macatawa Area Coordinating Council, Ottawa County Parks, Ottawa County Strategic Impact |



NATURE

| | | | |
|-----|------|------|---------|
| Now | Next | Near | Ongoing |
|-----|------|------|---------|

| Goals | Action | Time Frame | Involved Parties |
|-------|---|------------|---|
| 8, 9 | Develop and implement review policy that evaluates all plans for opportunities to increase climate-friendly operations. | | Park Township Planning Commission, Park Township Community Development |
| 8, 9 | Review plans for opportunities to increase climate-friendly operations. | | Park Township Staff, Park Township Planning Commission, Park Township Board |
| 8, 9 | Review existing ordinances and evaluate for opportunities to increase climate-friendly operations; revise accordingly. | | |
| 10 | 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. | | Park Township Planning Commission, Park Township Community Development, Michigan Department of Rural Development |
| 10 | 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. | | Park Township Planning Commission, Park Township Staff |
| 8 | Create landscaping guidelines and parking lot design standards to ensure that new development is aesthetically appealing and reflects existing tree preservation guidance. | | Park Township Planning Commission, Park Township Community Development |
| 8 | Update floodplain ordinance to ensure alignment with current standards. | | Park Township Planning Commission, Park Township Community Development, Michigan Department of Environment, Great Lakes, and Energy |
| 8, 9 | Establish sustainability standards for new and existing municipal buildings and implement renewable energy project on municipal lands. | | Park Township Staff, Outdoor Discovery Center, Hope College, community partners |



NATURE (CONTINUED)

| | | | |
|-----|------|------|---------|
| Now | Next | Near | Ongoing |
|-----|------|------|---------|

| Goals | Action | Time Frame | Involved Parties |
|-------|--|------------|--|
| 10 | Develop funding mechanisms to support purchase of development rights programs and create a viable farmland preservation plan. | | Park Township Staff, Park Township Farmland Preservation Committee, Ottawa County Strategic Impact, community partners |
| 9 | Join the Michigan Green Communities Challenge and gather information to complete the metrics for evaluation. | | Park Township Community Development, Outdoor Discovery Center, Hope College |
| 10 | Engage in ongoing conversation with growers to understand the current state of the local blueberry industry and concerns of their own business. | | Park Township Staff, Farmland Preservation Committee |
| 10 | Collaborate with Ottawa County and other local partners to support local farmers by providing information and resources, and identifying and developing supportive programs. | | Park Township Staff, Farmland Preservation Committee, Ottawa County, community partners |

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CHAPTER 5

BACKGROUND & COMMUNITY SNAPSHOT

This chapter provides an overview of the existing conditions in Park Township, including its history, natural features, demographics and social characteristics, housing, income, and economic development, and existing land uses.

HISTORY

Established as a general law township in 1915, Park Township is shaped by its natural resources and the shores of Lake Michigan and Lake Macatawa.

The area that became Park Township was originally inhabited by Native Americans, primarily the Ottawa (Odawa), Chippewa (Ojibwe), and Potawatomi. Known collectively as Anishinabek or “The Original People”, the Native Americans were hunters, gatherers, fishermen, and farmers who thrived on a reciprocal, self-sustaining relationship with the fresh waterways and abundant natural resources of the area.

The last known presence of Native Americans in Park Township can be traced back to Waukazoo Woods, where an Ottawa village of approximately 300 residents settled by Lake Macatawa. Led by Chief Waukazoo, the band eventually moved to the Grand Traverse Bay area in 1849 after the growing presence and settlement by European

Protestants and Catholics the early- to mid-1800s.¹

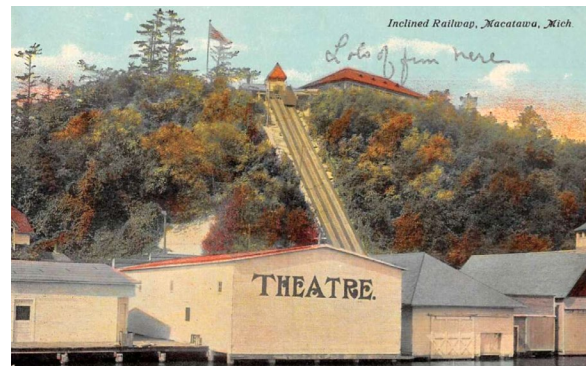
Away from the shores, most of the Township was settled by farmers in the decades after the Civil War. Early crops included corn, grains, potatoes, cultivated berries, and fruit trees such as apples and peaches. Produce from the farms later supported the lakeshore resorts when those were developed.

Cultivation of celery and blueberries followed later in the late 19th and early 20th centuries. As the agricultural sector took off, additional farm hands were needed. African Americans worked in the fields and beginning in the 1920s, the farms brought in Hispanic migrant workers from the south. By 1957, approximately four thousand Hispanics worked in the expanding blueberry and strawberry fields, and horticultural farms. In 1972, some 2,500 Hispanics resided in the greater Holland area, nearly five times

¹ “Waukazoo Woods Historical Marker”, The Historical Marker Database, accessed December 27, 2023 <https://www.hmdb.org/m.asp?m=230014>



Ottawa Beach State Park (c. 1930 - 1945) (Source: www.digitalcommonwealth.org)



Macatawa Park (c. 1930 - 1945) and the Inclined Railway (c. 1910s)
(Source: www.digitalcommonwealth.org)

the state average, contributing to the demographic composition of the community.²

Around the turn of the 20th century, Park Township with its shorelines and woods became a natural place for respite and retreat for residents and visitors from afar. Known as “Holland’s water playground”, the Ottawa Beach, Macatawa Park, Macatawa

² Robert P. Swierenga, *Park Township: Centennial History 1915 – 2015* (Holland, MI: Van Raalte Press, 2015), 139-144.

Bay Yacht Club, and Jenison Park were leisure destinations made accessible by lake steamers, the Interurban, and the Pere Marquette Railroad. Other destinations like the Getz Lakewood Farm and Zoo established by Chicago millionaire, George F. Getz, attracted thousands from all over the country to experience the home, guest houses, gardens, experimental fruit farm, and a zoo of domesticated and wild animals.³

³ *Ibid.*, 25-82.

After the Ottawa Beach Hotel burned in 1923, the lakeshore in Park Township saw a transition from resorts to public parks. Since then, the Ottawa County Parks & Recreation Department, the State, the Great Lakes Fishery Trust, and the Historic Ottawa Beach Society have ensured continued improvements and access to the beautiful landscapes, beaches, and facilities which have drawn visitors to the area since the 1880s.⁴

During the 1970s through the 1990s, Park Township saw a notable uptick in development activities. Large developers began to plat new subdivisions, rezoning farmland to residential uses in a process which shaped Park Township into a bedroom community to employment centers in Holland, Zeeland, and beyond. The dependency on Holland as the economic center has been the case since the Township's settlement, as Holland evolved from a farm market center for its surrounding agricultural areas to a commercial and industrial base, supported by the various services – health care and hospitals, education, finance, libraries, retail, dining, rail and trucking, and broader regional transportation access.⁵

Today, Park Township is a rural residential community with nature-rich character. Together with its many natural features, maritime activities and agriculture actively shape the Township's land uses. Residents appreciate their close connection with the waters of Lake Michigan and Lake Macatawa, and the natural beauty of wooded areas and dunes. They enjoy these community assets on the miles of active transportation sidepaths passing through neighborhoods and blueberry fields. A careful balancing of Park Township's unique history, assets,

and natural resources with development appropriate to its context remains central to a thoughtful stewardship of the community, its lands, and its peoples.

NATURAL FEATURES AND THE ENVIRONMENT

Shorelines and Dunes

Park Township is characterized by its shorelines and dune areas. The Lake Michigan shoreline contains three critical dune areas which are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

The first is the southerly portion of the Township and includes the Lake Michigan shoreline adjacent to Lake Macatawa. This dune area extends south into Laketown Township and has been developed with seasonal and year-round homes.

Further north, a major dune area begins in Holland State Park and continues north to encompass Tunnel Park. This dune area also includes an established residential area between the parks.

The third dune area is on the lakeshore west of Lakeshore Avenue, approximately between Ransom and Quincy Streets. It does not contain any major public lands and is mostly developed with homes.

The dunes rise to an impressive height of three hundred feet, forming what are known today as Mt. Pisgah and Mt. Baldhead at the mouth of Lake Macatawa.

4 Ibid, 63-70.

5 Ibid, 231-233.



Dune Habitat Along the Shores of Lake Michigan (Source: Har Ye Kan)

Inland Waterways and Flood Zones

Pine Creek is a major natural waterway flowing through the Township from Holland Charter Township and then southwards to Pine Creek Bay in Lake Macatawa. This corridor hosts a major riparian wetland area. Other wetlands are spread throughout the township in low lying areas.

The Ottawa County drain system with its mixture of both natural and manmade drains also feeds into Pine Creek or drains into the Big Bay on Lake Macatawa. Small ponds are located in various sections of the Township, mostly serving as detention basins for development.

Inland FEMA-designated flood zones in Park Township are generally limited to the areas around Pine Creek and the low-lying areas that drain to Big Bay on the north side, and surrounding Kelly Creek on the south side. There are also some affected parcels in areas fronting Lakes Michigan and Macatawa.

Topography & Land Cover

With the exception of the dunes along the Lake Michigan coastline, Park Township is relatively flat, especially to the east. The “uplands” in the northeastern park of the township includes sandy textured soils and a high water table, creating ideal conditions for blueberry farming – a common agricultural crop in this area. The industry started in the 1930s and continued to grow after the post-war years, many of which continue today as multigenerational family farms. Other agricultural and horticultural crops formerly cultivated include tulips, celery, onions, and spearmint.⁶

The southern third of the Township is for the most part developed with residences, a modest amount of commercial and hospitality accommodations, and facilities such as marinas and docks to support the water recreation activities. The eastern edge of the Township adjacent to Holland Charter Township has also seen more development

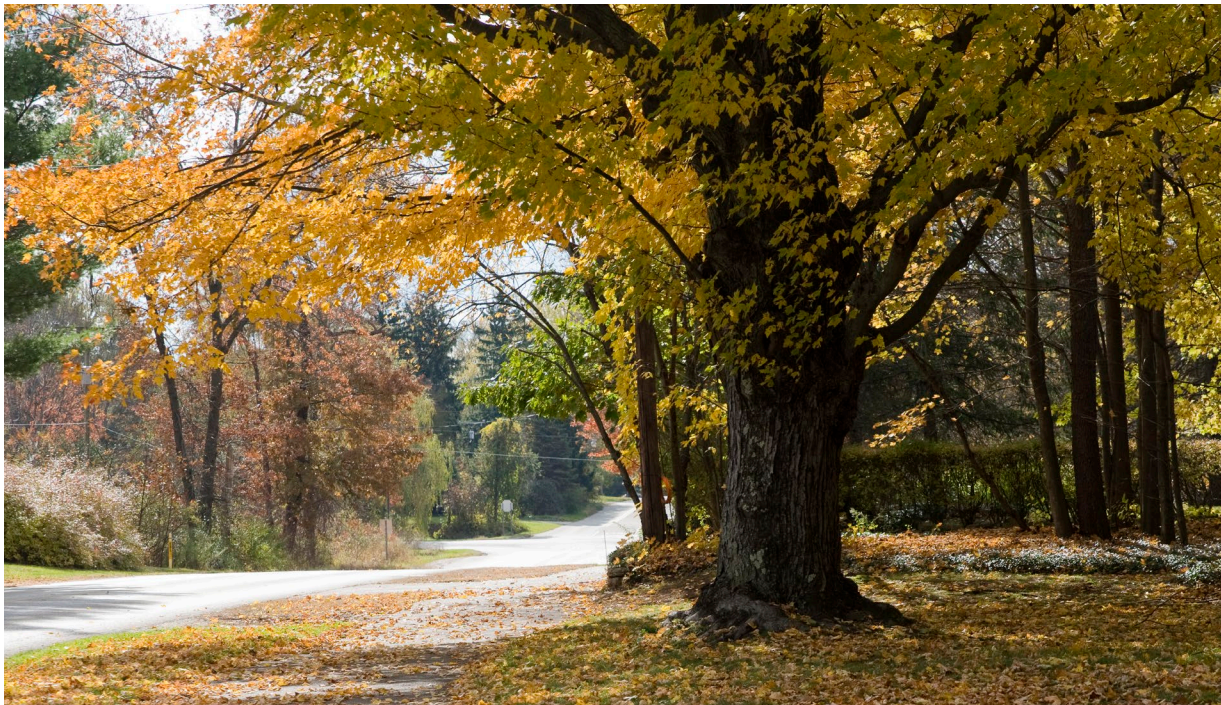
⁶ Ibid, 139-144.

along 144th Ave and Butternut Drive, including the West Ottawa North School Campus, interspersed with the preservation of natural areas along Pine Creek Bay.

In spite of development in recent decades, significantly forested areas and open spaces remain. Several of these have been preserved as forests or nature preserves, as well as community parks. Large stands of mature forests can be found in the Albert C. Keppel Forest Preserve, the Kuiker-VanTil Nature Preserve, Winstrom Park, and Cooper-Van Wieren Park. Ottawa County Parks has also preserved forest and dune lands near the Ottawa Beach cottage area as well as around the former South Ottawa Landfill (now known as the Riley Trails County Park). Prior to settlement and logging

in the late 19th and early 20th centuries, native woodlands included varieties such as beech, sugar maple, and hemlock along the dunes. These stretched further inland together with other varieties like white pine, walnut, birch, basswood, and butternut. Remnants of pine seedlings planted by the Civilian Conservation Corps as part of a major reforestation project are still evident in the Riley Trails County Park.

Tree preservation remains a high priority in Park Township. Township ordinances require new developments to maintain or enhance the tree cover of development sites as much as is practicable, and certain streets in the Township are designated tree preservation areas as well.



Park Township's Lush Canopy of Trees & Woodlands



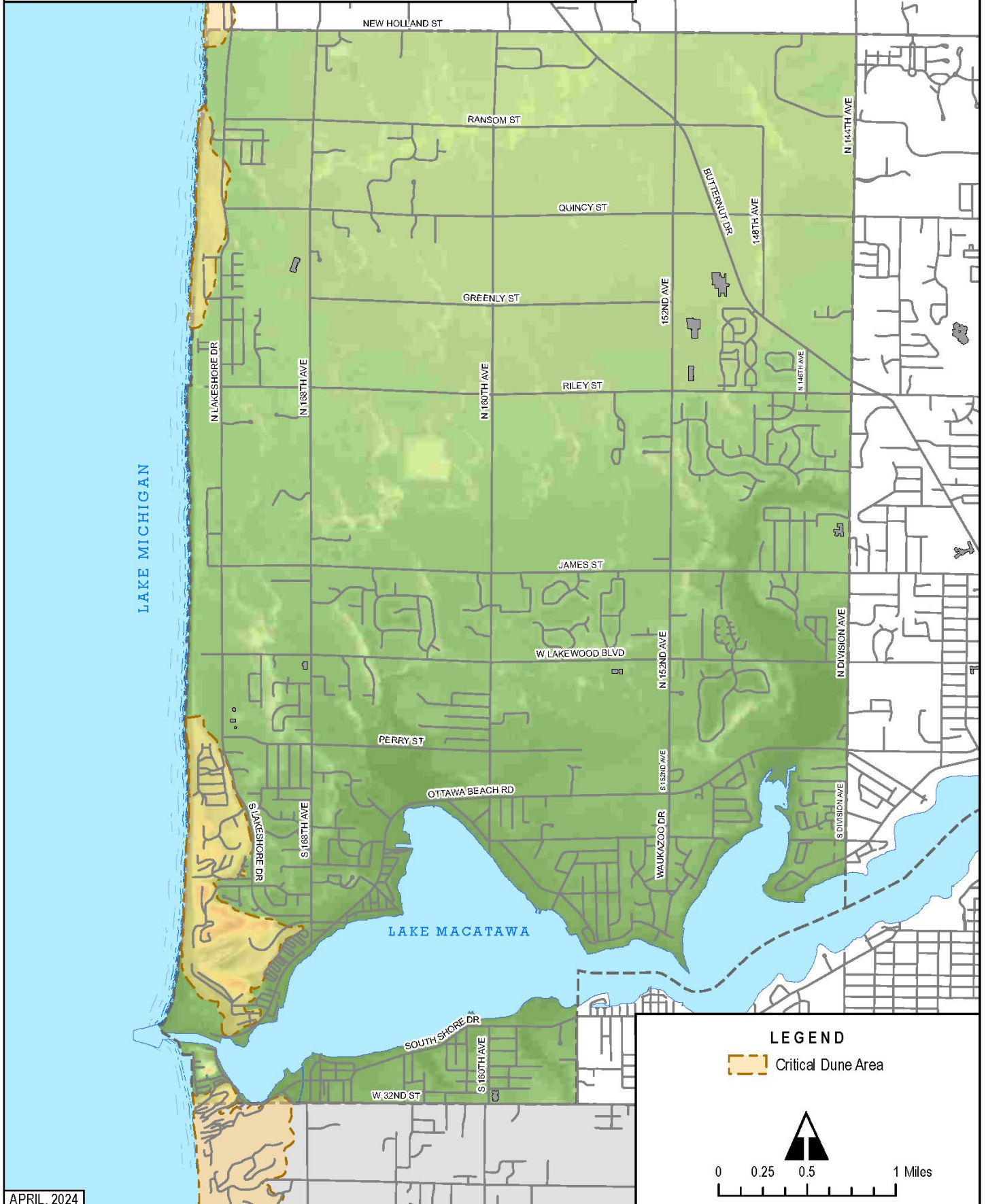
MAP 5.3 TREE PRESERVATION



APRIL, 2024

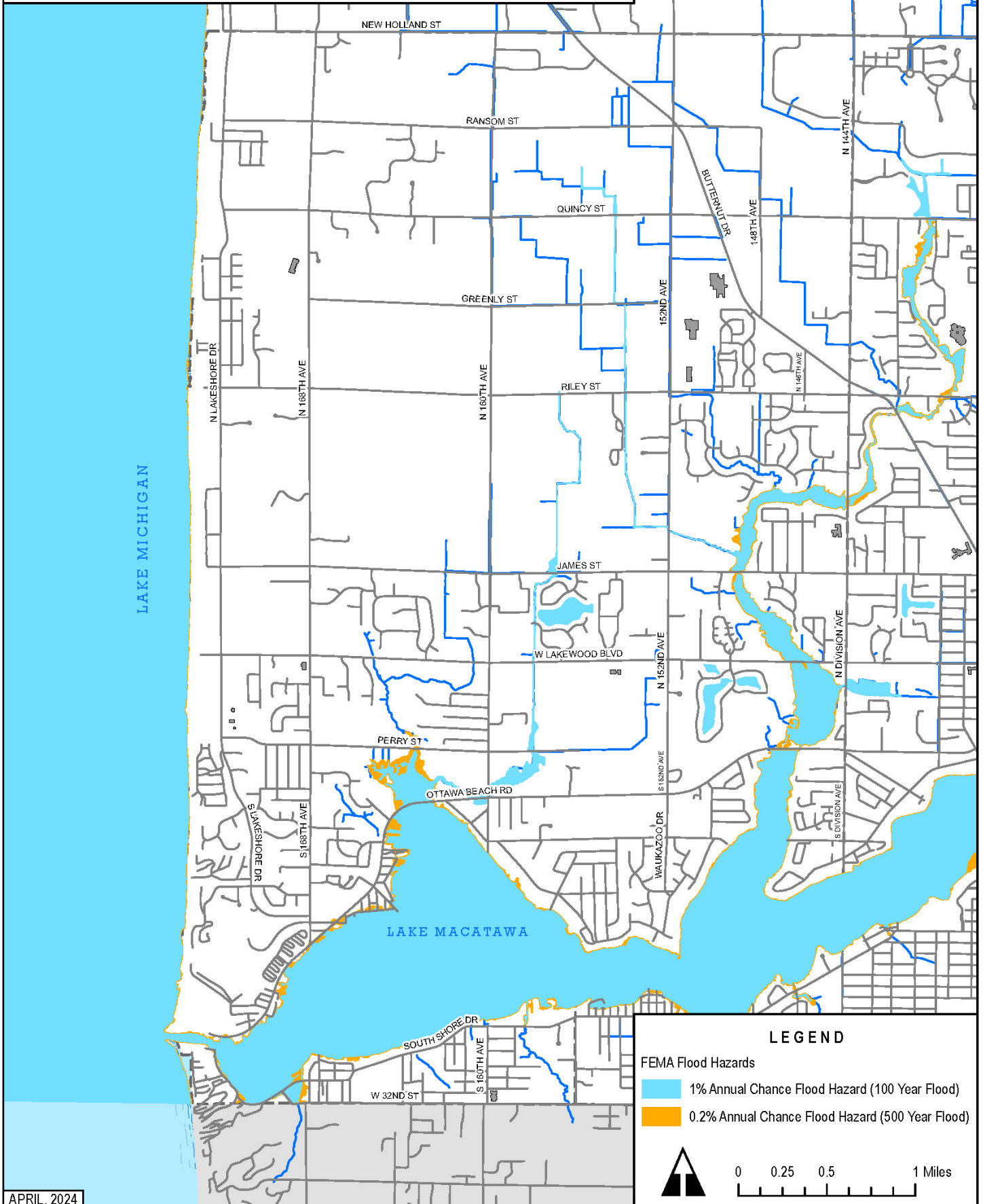


MAP 5.1 DUNES AND TOPOGRAPHY



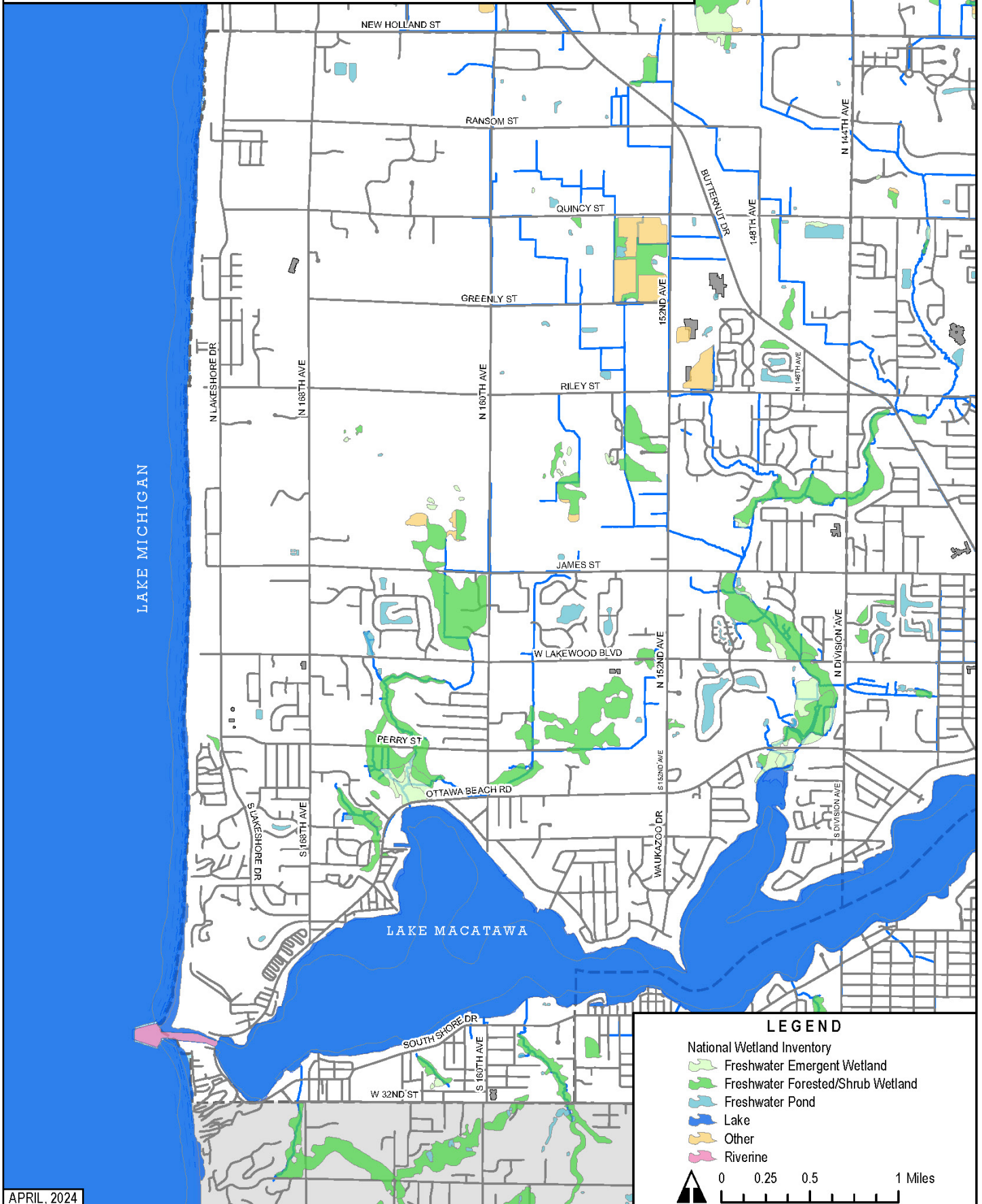


MAP 5.5 FEMA FLOOD HAZARDS

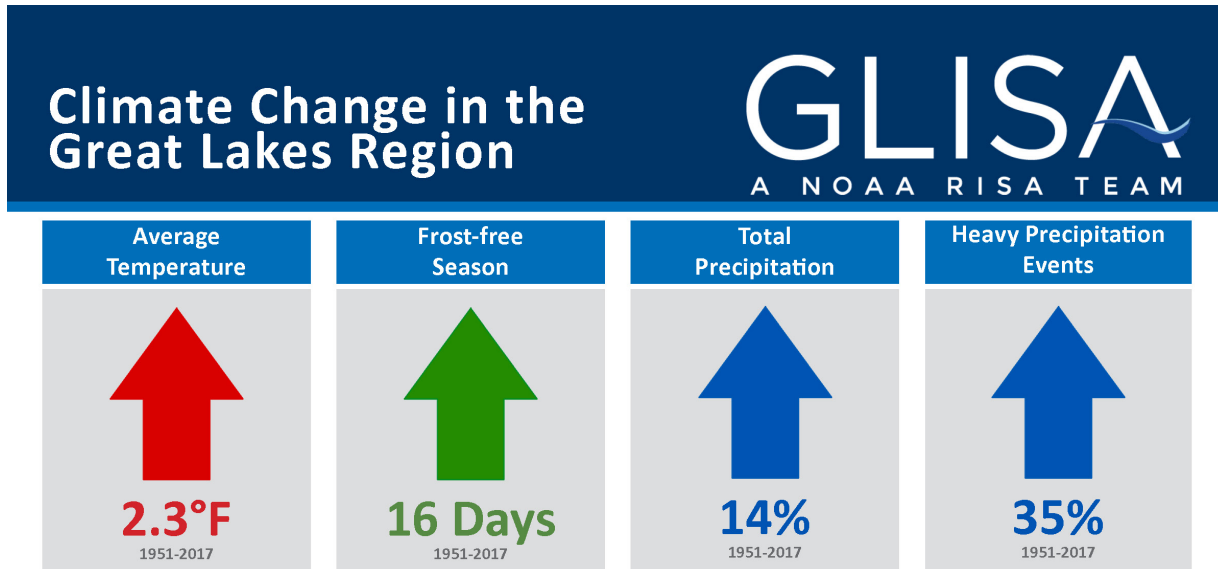




MAP 5.6 NATIONAL WETLAND INVENTORY



APRIL, 2024



Climate Change in the Great Lakes Area (Credit: GLISA)

Regional Climate Trends

Climate and weather have significant impacts on lakeshore communities such as Park Township. According to research by the Great Lakes Integrated Sciences and Assessments (GLISA), average temperatures, total precipitation, and heavy precipitation events have increased over the last six decades. The higher temperatures have also led to a longer frost-free season for agricultural activities.⁷

The GLISA also predicts that the regional climate in the Great Lakes basin will be “warmer, wetter, and less icy by the end of the century.”⁸

Other projections by the GLISA include:

- Increases in average air temperatures by 3.6 to 11.2° F.
- More intense storms leading to more damage from winds and flooding.
- Fluctuating lake levels.
- Less lake ice, leaving more water exposed to evaporate and become lake-effect rain or snow.
- Larger and more severe algal blooms, which may degrade shoreline water quality and coastal ecosystem health.
- Greater displacement of native aquatic and terrestrial species by more adaptable or warmer-weather species.
- More frequent and severe droughts.
- Longer growing season for crops, tempered by crop damage from heat, drought, and pests
- Increased risk of illness and death from heat waves and pest-borne diseases.
- Increasing summer temperatures and longer summer seasons may increase demand for beaches.

⁷ “Climate change in the Great Lakes region,” Great Lakes Integrated Sciences and Assessments, accessed January 8, 2024, <https://glisa.umich.edu/wp-content/uploads/2021/04/GLISA-2-Page.pdf>

⁸ “Climate change in the Great Lakes region,” Great Lakes Integrated Sciences and Assessments, accessed January 8, 2024, <https://glisa.umich.edu/wp-content/uploads/2021/04/GLISA-2-Page.pdf>

In Park Township, shoreline flooding and erosion has been caused by high water levels and is often exacerbated by high westerly winds. Beginning in 2013, the Great Lakes water levels saw an upward trend which resulted in damaging shoreline erosion and flooding. Lake level modeling continues to improve, and current evidence indicates that variability in the fluctuation of lake levels will increase over time.

EGLE identified high risk erosion areas as those along the shorelands of the Great Lakes where recession of the landward edge of active erosion has occurred at a long-term average rate of one foot or more per year, over a minimum period of 15 years.⁹

⁹ “2022 Kent County, Ottawa County, and the City of Grand Rapids Regional Hazard Mitigation Plan,” accessed January 8, 2024, https://www.miottawa.org/Sheriff/pdf/2022__Hazard__Mitigation__Plan.pdf

While most of the high risk erosion areas in Park Township are privately owned, these also include several county-owned, publicly accessible properties such as Tunnel Park and Park 12 (a 58-acre area featuring 700 feet of the Lake Michigan shoreline, Mount Pisgah, and one-half mile of the Lake Macatawa shoreline).

Regional climate change and its associated impacts will pose private and community hazards. In the next community master plan update, hazard mitigation needs and concepts should be given due consideration per the 2022 Ottawa and Kent County Hazard Mitigation Plan.



FEEDBACK FROM THE MASTER PLAN COMMUNITY SURVEY INDICATED A KEEN INTEREST IN ADVANCING CLIMATE CHANGE MITIGATION EFFORTS.

52%

of respondents agreed or strongly agreed that the Township should work to reduce climate change.

54%

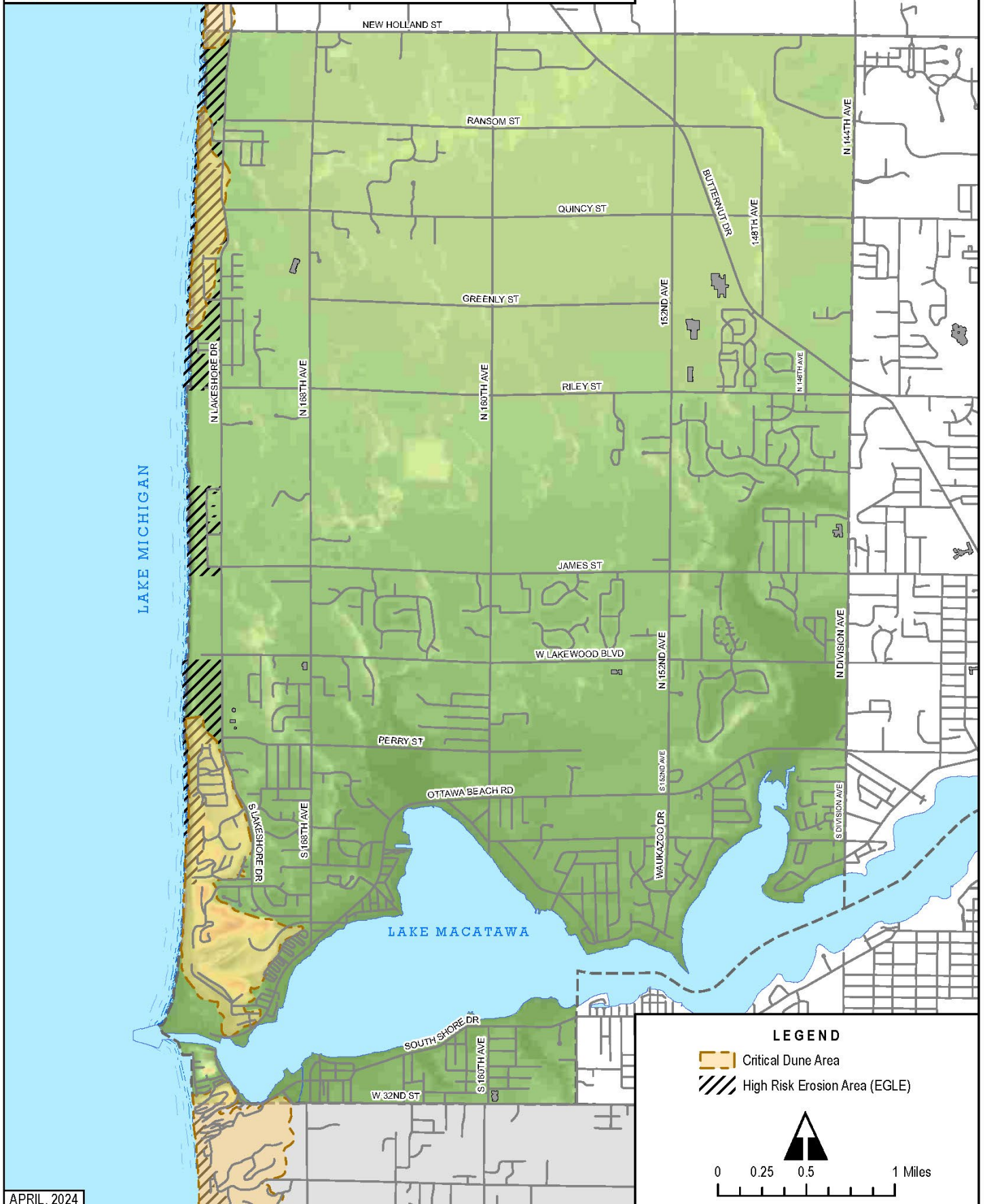
of respondents agreed or strongly agreed that Township regulations should encourage residents to integrate renewable energy in their construction efforts.

73%

of respondents agreed or strongly agreed that Township regulations should incentivize residents to utilize native plantings and encourage more trees.



MAP 5.4 HIGH RISK EROSION AREAS



APRIL, 2024

DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Demographic data for Park Township shown on the following pages was obtained from the United States Census Bureau. Census data from the 1990 to 2020 Census is used as a point of longitudinal comparison to understand the historic trends and current population conditions. It shows Park Township relative to its immediate neighboring municipalities, Ottawa County, and the State of Michigan as a whole, where appropriate. This information provides a basis to plan for housing and service needs, including schools, health and supportive services, and transportation.

A Growing Population at Steady State

Park Township's population has continued to increase at a steady pace over the last two decades after an earlier period of significant growth during the 1990s. The modest, stable rates are key to maintaining a desirable quality of life, balancing farmland preservation and development, and ensuring adequate infrastructure capacity.

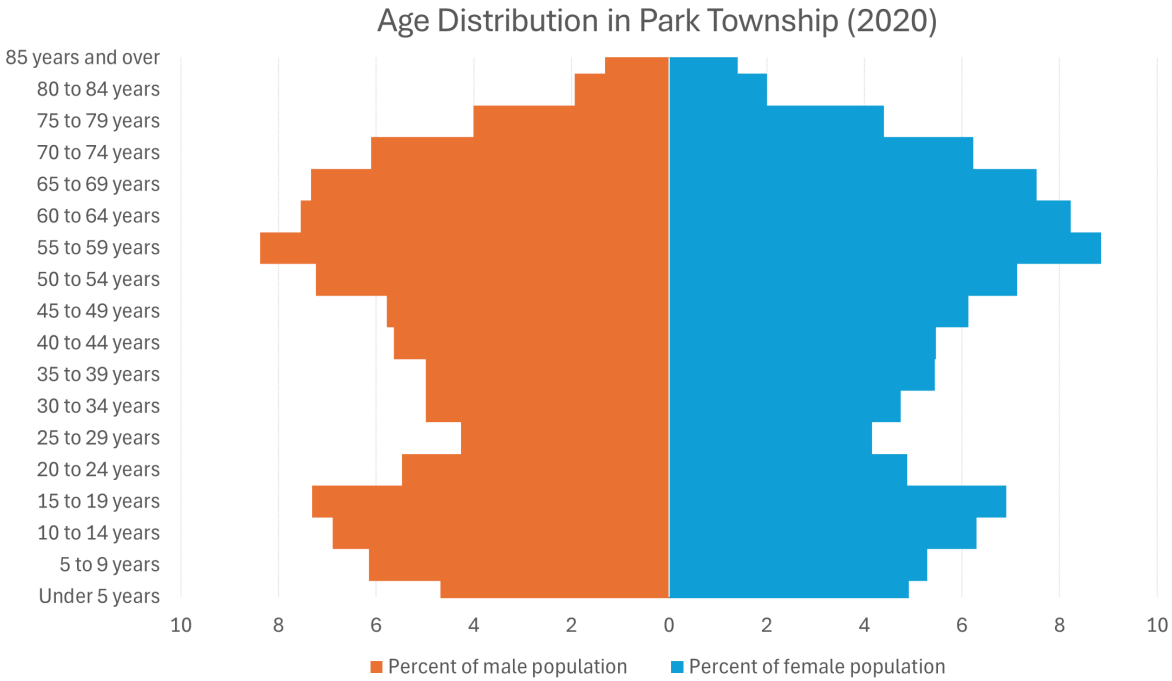
The lower population density in Park Township is also reflective of its land use and development patterns, which include more natural, rural, and some suburban areas.

Table 1, Total Population (2020 Decennial Census)

| Total population | 1990 | 2000 | 2010 | 2020 | % Change 2010 to 2020 | Avg % Growth per Year |
|--------------------------|-----------|-----------|-----------|------------|-----------------------|-----------------------|
| Park Township | 13,541 | 17,579 | 17,802 | 18,625 | 4.6% | 0.45% |
| Port Sheldon Township | 2,989 | 4,503 | 4,240 | 5,206 | 22.8% | 2.07% |
| Holland Charter Township | 17,523 | 28,911 | 34,684 | 38,276 | 9.8% | 0.99% |
| City of Holland | 30,745 | 35,048 | 33,051 | 34,378 | 4.0% | 0.39% |
| Ottawa County | 187,768 | 238,914 | 261,376 | 296,200 | 13.3% | 1.23% |
| State of Michigan | 9,295,297 | 9,938,444 | 9,883,640 | 10,077,331 | 2.0% | 0.19% |

Table 2, Population Density (2020 Decennial Census)

| Population density (people/ sq mile) | 1990 | 2000 | 2010 | 2020 |
|--|---------|---------|---------|---------|
| Park Township (19.2 sq miles) | 705.3 | 915.6 | 927.2 | 970.1 |
| Port Sheldon Township (22.6 sq miles) | 132.2 | 199.2 | 187.6 | 230.4 |
| Holland Charter Township (28.7 sq miles) | 610.6 | 1,007.4 | 1,208.5 | 1,333.7 |
| City of Holland (16.7 sq miles) | 1,852.1 | 2,098.7 | 1,991.0 | 2,058.6 |
| Ottawa County (563.52 sq miles) | 333.2 | 424.0 | 463.9 | 525.6 |
| State of Michigan (56,608.22 sq mile) | 164.4 | 175.8 | 174.8 | 178.0 |



Population Pyramid Showing the Age Distribution in Park Township (2020 Decennial Census)

A Rapidly Aging Community, Smaller Household Sizes, More Households with Individuals Living Alone

In terms of demographic age and age structure, Park Township has a rapidly aging population. It is notable that the community’s median age is significantly older than its neighboring municipalities, and higher than the county and state’s median age. As of 2020, approximately one in five Park Township residents is aged 65 years and over.

A more detailed age distribution breakdown of the 2020 Decennial Census data from the population pyramid shows a more nuanced picture. While there is an aging population, Park Township overall has a constrictive pyramid with a top-heavy distribution but also a notable bulge among the younger population which will help to sustain the labor force participation. In the longer

term, however, an aging population without a stable population replacement rate of at least 2.1 children per female through childbearing age (disregarding any potential migration effects), could lead to a population decline.

Data from the American Community Survey (5-year estimates) on household size and living situations indicate a gradual trend towards smaller households, which is consistent with other neighboring municipalities and the state in general. In 2022, of the 7,073 households in Park Township, only 27.1% are families with one or more related children under the age of 18.

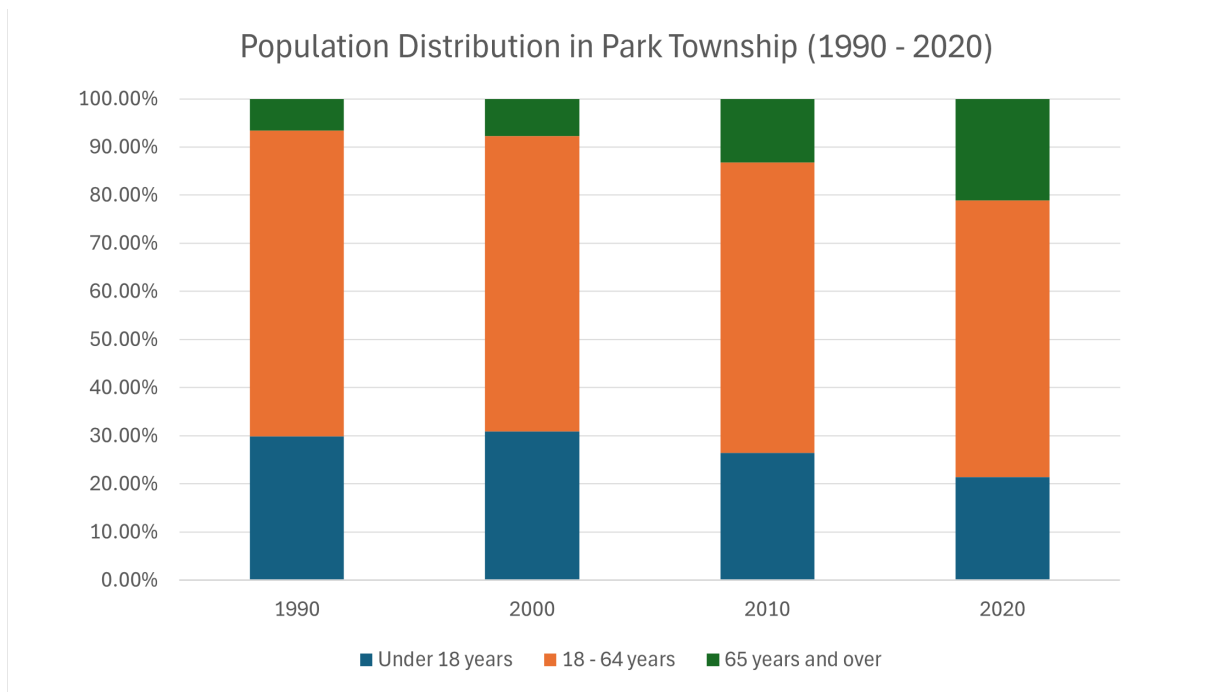
17.7% of all households are individuals living alone; half of this (or 8.8%) are households with individuals aged 65 years and older. This has noticeably increased by approximately 24% between 2010 and 2022 and suggests a need to consider opportunities for social connectivity and community supports for residents who are elderly or living alone.

In short, the decline in household size has been the result of a combination of several factors, including:

- An older population living alone or in smaller households.
- Declining birth rates (fewer children born per female in child-bearing years),
- and delays in family formation and child rearing, both of which are related to social and economic trends.
- Changing household and family structure (more single person or single-parent households).

Table 3, Median Age (2020 Decennial Census)

| Median Age | 1990 | 2000 | 2010 | 2020 |
|--------------------------|------|------|------|------|
| Park Township | 32.0 | 35.4 | 42.1 | 45.6 |
| Port Sheldon Township | 33.0 | 35.8 | 45.3 | 47.3 |
| Holland Charter Township | 29.4 | 29.3 | 32.0 | 35.2 |
| City of Holland | 29.1 | 27.9 | 30.3 | 33.5 |
| Ottawa County | 30.3 | 32.3 | 34.5 | 36.1 |
| State of Michigan | 32.6 | 35.5 | 38.9 | 40.1 |



Population Distribution by Major Age Groups from 1990 to 2020 in Park Township (2020 Decennial Census)

Table 4, Percentage of Total Population Age 65 Years and Older (2020 Decennial Census)

| Percentage of Total Population Age 65 Years and Older | 1990 | 2000 | 2010 | 2020 |
|--|-------------|-------------|-------------|-------------|
| Park Township | 6.6% | 7.7% | 13.2% | 21.1% |
| Port Sheldon Township | 6.4% | 7.9% | 13.9% | 22.5% |
| Holland Charter Township | 8.4% | 7.1% | 8.9% | 13.2% |
| City of Holland | 13.8% | 11.6% | 12.3% | 16.3% |
| Ottawa County | 9.8% | 10.1% | 11.8% | 15.9% |
| State of Michigan | 11.9% | 12.3% | 13.8% | 17.9% |

Table 5, Household Size & Percent of Households Living Alone (SII01, American Community Survey 5-Year Estimates)

| | 2010 | | 2022 | |
|--------------------------|---------------------|-------------------------|---------------------|-------------------------|
| | Persons / household | Households living alone | Persons / household | Households living alone |
| Park Township | 2.78 | 14.3% | 2.64 | 17.7% |
| Port Sheldon Township | 2.66 | 22.3% | 2.79 | 15.1% |
| Holland Charter Township | 2.85 | 19.9% | 2.68 | 21.5% |
| City of Holland | 2.51 | 28.9% | 2.39 | 33.2% |
| Ottawa County | 2.74 | 21.0% | 2.64 | 21.4% |
| State of Michigan | 2.53 | 28.2% | 2.45 | 30.1% |

To enable this growing population of older adults to age in place and in community, intentional planning going forward could strive to encompass the following eight domains of “livability” as outlined by the World Health Organization and the AARP:

- outdoor spaces and buildings,
- transportation,
- housing,
- social participation,
- respect and social inclusion,
- work and civic engagement,
- communication and information,
- health services and community support.

The goal of livability is to allow every member of the community to live well and participate fully in the life of the community regardless of age or ability. This includes access to affordable and convenient transit services, in-home care services, a range of housing options besides long-term care facilities, and opportunities to engage in a variety of social and environmental settings. From a planning and development perspective, this could involve the encouragement of the development of senior living facilities, programs to support home retrofits for aging in place, as well as closer collaboration with nonprofits and agencies such as Evergreen Commons, the Macatawa Area Express Transit Authority, LifeCircles PACE, healthcare providers, and institutional care facilities.

A Shift Towards a More Racially & Culturally Diverse Population

Like other neighboring municipalities, Park Township has seen a steady shift towards a more racially and culturally diverse population. Table 4 shows the racial and ethnic composition of the population in Park Township over the last three decades while the chart depicts the existing breakdown.

The share of residents who identified as Hispanic almost tripled, while the share of residents who identified as white decreased from approximately 94.3% in 1990 to 81.7% in 2020. Residents who identified as non-Hispanic African American, Asian, American Indian/ Alaskan Native / Hawaiian Native continued to grow at a more modest pace, constituting 3.4% of the total population.

Race & Ethnicity in Park Township (2020)

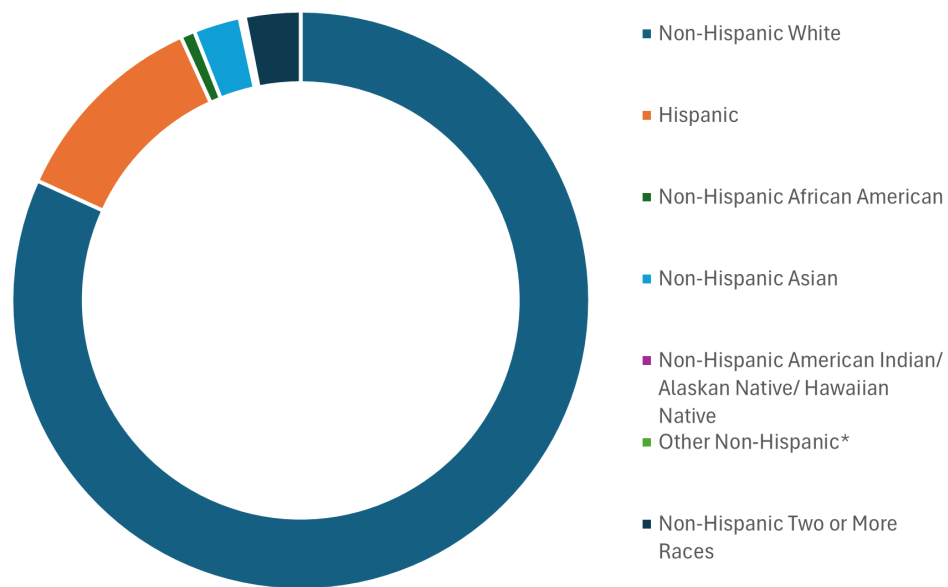


Chart Showing the Race & Ethnicity Distribution in Park Township (2020 Decennial Census)

Table 6, Race & Ethnicity Distribution from 1990 to 2020 in Park Township (2020 Decennial Census)

| Population density (people/ sq mile) | 1990 | 2000 | 2010 | 2020 |
|---|-------|-------|-------|-------|
| Non-Hispanic White | 94.3% | 90.8% | 87.6% | 81.7% |
| Hispanic | 3.8% | 5.5% | 8.0% | 11.4% |
| Non-Hispanic African American | 0.4% | 0.4% | 0.8% | 0.8% |
| Non-Hispanic Asian | 1.3% | 2.1% | 2.1% | 2.6% |
| Non-Hispanic American Indian/ Alaskan Native/ Hawaiian Native | 0.2% | 0.2% | 0.2% | 0.1% |
| Other Non-Hispanic* | | | 0.1% | 0.2% |
| Non-Hispanic Two or More Races | - | 1.0% | 1.2% | 3.1% |



OPEN-ENDED FEEDBACK FROM RESIDENTS IN THE MASTER PLAN SURVEY SUGGESTED AN INTEREST IN VALUING PARK TOWNSHIP’S RACIAL AND SOCIOECONOMIC DIVERSITY. THIS HAS BEEN EMBRACED AS A FEATURE OF THE WEST OTTAWA SCHOOLS, AND IS INCREASINGLY AN INHERENT CHARACTERISTIC IN PARK TOWNSHIP’S DEMOGRAPHIC MAKEUP.

A Community with Higher Levels of Education Attainment & Higher Median Household Incomes

Along with its increasingly diverse population, Park Township has historically attracted residents with higher levels of education attainment and median household incomes. Almost every three in four residents above 18 years of age hold a bachelor’s

degree, which is considerably higher than surrounding municipalities and the County overall.

Median household incomes have tended to be higher in the Park Township community, with a notable portion of residents seeking the natural assets and amenities of this lakeshore community as well as the opportunities to own larger residential properties in a more quiet, rural setting.

Table 7, Education Attainment (S1501, American Community Survey 5-Year Estimates)

| Bachelor’s Degree or Higher | 2010 | 2020 | 2022 |
|------------------------------------|-------------|-------------|-------------|
| Park Township | 44.3% | 70.3% | 73.6% |
| Port Sheldon Township | 22.7% | 50.3% | 53.1% |
| Holland Charter Township | 29.9% | 33.4% | 33.3% |
| City of Holland | 38.3% | 40.2% | 39.5% |
| Ottawa County | 36.2% | 44.8% | 46.9% |
| State of Michigan | 36.5% | 41.4% | 43.1% |

Table 8, Median Household Income (S1901, American Community Survey 5-Year Estimates)

| Median Household Income | 2010 (in 2010 inflation-adjusted dollars) | 2020 (in 2020 inflation-adjusted dollars) | 2022 (in 2022 inflation-adjusted dollars) |
|--------------------------------|--|--|--|
| Park Township | \$69,257 | \$100,871 | \$111,194 |
| Port Sheldon Township | \$66,102 | \$81,686 | \$97,576 |
| Holland Charter Township | \$50,547 | \$66,600 | \$76,087 |
| City of Holland | \$42,987 | \$58,796 | \$69,152 |
| Ottawa County | \$55,095 | \$72,418 | \$83,932 |
| State of Michigan | \$48,432 | \$59,234 | \$68,505 |

POVERTY LEVELS

The Park Township community has seen a steady decline in poverty levels¹ – one of the lowest in Ottawa County. This indication, however, has its limitations as it is based on family’s pretax cash income and does not include non-cash benefits from various forms of government relief, such as housing vouchers and Supplemental Nutrition Assistance Program (SNAP). It also does not include expenses related to basic needs, such as housing, transportation, and clothing, nor does it account for geographic variations in cost of living.

The “poverty threshold” as defined by the U.S. Census Bureau is also meant to be a measurement of poverty, where the calculations are affected by ages and household composition. This is distinct from the “federal poverty guidelines” used by the Department of Health and Human Services to determine eligibility for certain federal programs. Unlike the “poverty threshold”, the “federal poverty guidelines” vary by geography. Both indicators are informed by annual changes in the consumer price index and do not take into consideration individuals who live in unconventional housing situations such as prisons, nursing homes, college dormitories, and military barracks.

As such, the actual poverty level could vary by some margin using other methodologies, such as the “supplemental poverty measure”. And while still very modest, the indicator suggests the need for continued awareness and community supports to be extended in Park Township.

¹ Definition for “Poverty” from the United States Census Bureau: “Following the Office of Management and Budget’s (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).”

Table 9, Percent of Population Below Poverty Level (S1701, American Community Survey 5-Year Estimates)

| Percent of Population Below Poverty Level | 2012 | 2020 | 2022 |
|--|-------------|-------------|-------------|
| Park Township | 6.8% | 3.2% | 4.2% |
| Port Sheldon Township | 4.5% | 4.2% | 2.4% |
| Holland Charter Township | 10.6% | 9.7% | 9.0% |
| City of Holland | 20.5% | 10.6% | 11.6% |
| Ottawa County | 10.5% | 7.9% | 7.6% |
| State of Michigan | 16.3% | 13.7% | 13.1% |

**Note: ACS data on the population below poverty level was only available dating back to 2012 instead of 2010.

HOUSING, AFFORDABILITY, EMPLOYMENT

Housing

The type of housing in a community can greatly influence its population characteristics and demographic trends. It can also affect community character, particularly through residential densities, visual appearance and by the consumption of land. The mix of housing types, their age, and cost can also affect demand and determine who can afford to live there and who cannot.

High Owner-Occupied Housing, Significant Proportion of Seasonal/Vacation Homes

From the 2020 Decennial Census data, Park Township has relatively high levels of housing occupancy at 87.5% of its total housing stock, of which 92.3% are owner occupied.

Of the vacant housing units, a significant proportion stems from seasonal, recreational, or occasional use at 9.8%, which is notably higher than the neighboring municipalities although comparable with the lakeshore communities in Laketown (9.8%) and Port Sheldon (11.7%) Townships. This percentage is equivalent to 798 vacant housing units for seasonal, recreational, or occasional use housing, almost triple the number in Laketown Township (274 units) and Port Sheldon Township (261 units).

In a current market where the demand for housing is high and long-term housing options are limited, utilizing the existing housing stock to serve long-term residents has the potential to alleviate the housing pressure without having to undertake new development. Enabling current and future generations of residents, and newcomers, to make the community their home will be vital to Park Township's future.

Housing Occupancy in Park Township (2020)

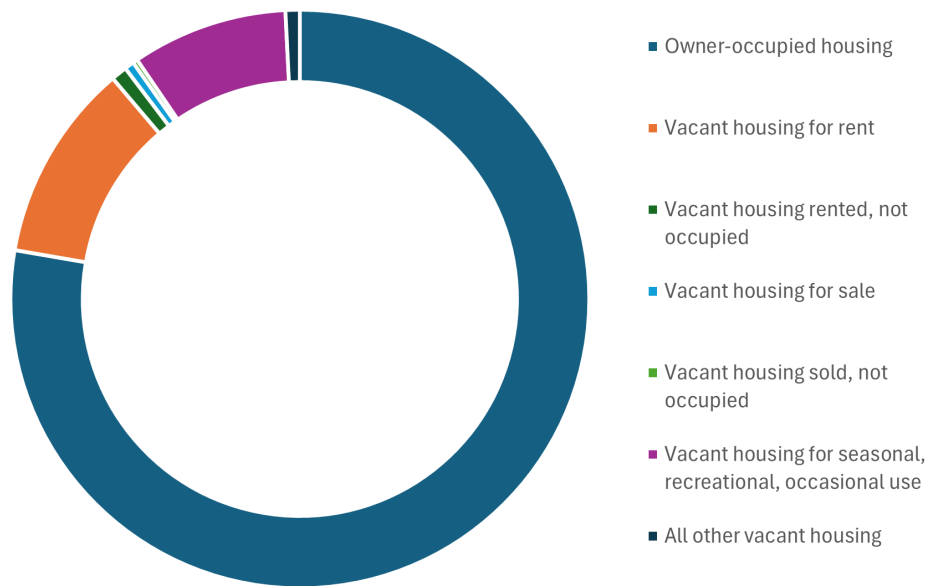


Chart Showing the Types of Housing Occupancy in Park Township (2020 Decennial Census)

Table 5, Household Size & Percent of Households Living Alone (SII01, American Community Survey 5-Year Estimates)

| | Park Township | | Holland Charter Township | | City of Holland | |
|---|---------------|------------|--------------------------|------------|-----------------|------------|
| | Count | % of Total | Count | % of Total | Count | % of Total |
| Housing Occupancy | | | | | | |
| Total housing units | 8,125 | 100.0% | 14,397 | 100.0% | 10,293 | 100.0% |
| Occupied housing units | 7,106 | 87.5% | 13,892 | 96.5% | 9,633 | 93.5% |
| Vacant housing units | 1,019 | 12.5% | 505 | 3.5% | 660 | 6.5% |
| For rent | 84 | 1.0% | 172 | 1.2% | 185 | 1.8% |
| Rented, not occupied | 4 | 0.0% | 11 | 0.1% | 39 | 0.4% |
| For sale | 51 | 0.6% | 76 | 0.5% | 81 | 0.8% |
| Sold, not occupied | 24 | 0.3% | 39 | 0.3% | 44 | 0.4% |
| For seasonal, recreational, or occasional use | 798 | 9.8% | 103 | 0.7% | 153 | 1.5% |
| All other vacants | 58 | 0.9% | 104 | 0.7% | 158 | 1.5% |
| | | | | | | |
| Housing Tenure | | | | | | |
| Occupied housing units | 7,106 | 100.0% | 13,892 | 100.0% | 9,633 | 100.0% |
| Owner-occupied | 6,559 | 92.3% | 9,834 | 70.8% | 6,081 | 63.1% |
| Renter-occupied | 537 | 7.7% | 4,058 | 29.2% | 3,552 | 36.9% |
| | | | | | | |
| Vacancy Rates | | | | | | |
| Homeowner vacancy rate (%) | 0.8% | - | 0.8% | - | 1.3% | - |
| Rental vacancy rate (%) | 13.4% | - | 4.1% | - | 4.9% | - |

****Notes:**

- The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant “for sale.” It is computed by dividing the total number of vacant units “for sale only” by the sum of owner-occupied units, vacant units that are “for sale only,” and vacant units that have been sold but not yet occupied; and then multiplying by 100.
- The rental vacancy rate is the proportion of the rental inventory that is vacant “for rent.” It is computed by dividing the total number of vacant units “for rent” by the sum of the renter-occupied units, vacant units that are “for rent,” and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Lower Density, Majority of Housing Stock Ranges Between 25 and 60+ Years

While Park Township’s population and housing densities have increased in the past thirty years, they remain comparatively low. The most significant growth occurred in the 1990s and earlier. This is also demonstrated by the age of the housing stock, where 65.8% of the owner-occupied housing and 67.0% of the renter-occupied housing were built between 1960 and 1999. Since 2000, residential development has seen a sharp drop. While 1,236 units of owner-occupied

housing were constructed in the last two decades, only 42 units of renter-occupied housing were built.

The restraint on residential development reflects a careful, concerted effort to maintain the rural residential character of the community, as well as an interest in protecting its agricultural and natural assets. Macro trends affecting this decline include the rising construction costs and interest rates in the past five years, as well as the great recession of 2008 – 2009 which led to plummeting home values and a prolonged softening of the housing market.

Table II, Population & Housing Density in Park Township (Decennial Census)

| Park Township Densities | 1990 | 2000 | 2010 | 2020 |
|----------------------------------|-------|-------|-------|-------|
| Population Density (pp/ sq mile) | 705.3 | 915.6 | 927.2 | 970.1 |
| Housing Units | 5,359 | 6,926 | 7,604 | 8,125 |
| Housing Density (units/ sq mile) | 279.1 | 360.7 | 396.0 | 423.2 |

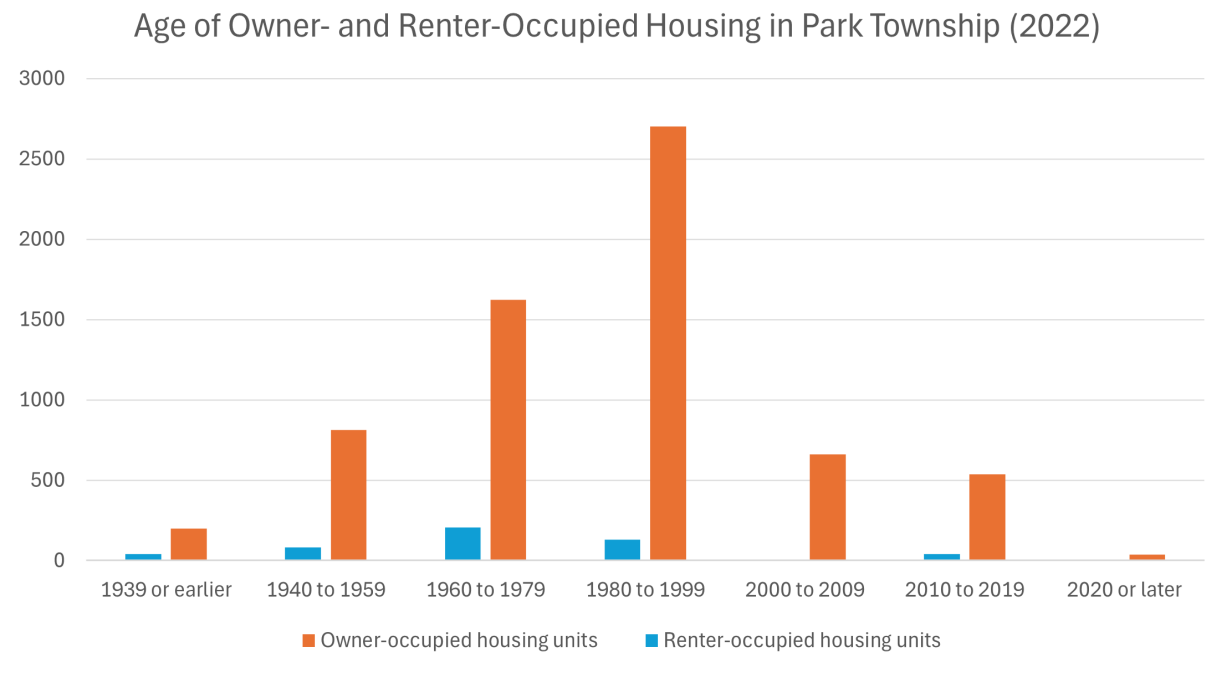


Chart Showing the Age of Park Township’s Housing Stock by Occupancy (2022 American Community Survey)

Higher Median Home Values and Rising Housing Costs

With its desirable setting and a demographic with higher median incomes, Park Township's homes also tend to be of higher median values. The most significant appreciation in home values occurred between 2020 and 2022 alone at 29.1%, or a year-on-year compound annual growth rate of 13.6%. This is consistent with home valuation increases in the broader Holland/Zeeland area. A key driver of this was the marked increase in construction costs on the order of 30%,

complicated by supply chain issues and inflationary pressures between 2020 and 2022.

Despite the higher median home values, monthly housing costs for owner-occupied housing with a mortgage saw a more modest increase of 7.1%. This indicator tends to lag the median home value data, as it is also dependent on the number of new transactions and mortgages taken out during the more recent period of higher interest rates and home prices.

Table 12, Median Home Value for Owner-Occupied Housing with a Mortgage (S2506, American Community Survey 5-Year Estimates)

| Median Home Value | 2010 | 2020 | 2022 |
|--------------------------|-----------|-----------|-----------|
| Park Township | \$200,000 | \$263,800 | \$340,600 |
| Port Sheldon Township | \$227,500 | \$295,100 | \$346,800 |
| Holland Charter Township | \$145,700 | \$187,400 | \$237,100 |
| City of Holland | \$129,700 | \$163,800 | \$214,100 |
| Ottawa County | \$164,600 | \$217,000 | \$320,200 |
| State of Michigan | \$152,700 | \$174,800 | \$220,200 |

Table 13, Monthly Housing Costs for Owner-Occupied Housing with a Mortgage (S2506, American Community Survey 5-Year Estimates)

| Monthly Housing Costs | 2010 | 2020 | 2022 |
|--------------------------|---------|---------|---------|
| Park Township | \$1,454 | \$1,621 | \$1,736 |
| Port Sheldon Township | \$1,628 | \$1,606 | \$1,845 |
| Holland Charter Township | \$1,274 | \$1,305 | \$1,431 |
| City of Holland | \$1,201 | \$1,179 | \$1,357 |
| Ottawa County | \$1,339 | \$1,368 | \$1,543 |
| State of Michigan | \$1,365 | \$1,312 | \$1,472 |

Affordability Challenges & Housing Cost Burdens Increase for Renter-Occupied Households

Affordability can be gauged by determining the percentage of gross monthly household income spent on housing costs (i.e. mortgage or rent). It is generally accepted that monthly housing costs should not exceed 30% of a household’s gross monthly income. HUD defines cost-burdened families as those “who pay more than 30% of their income for housing” and “may have difficulty affording necessities such as food, clothing, and transportation.” This indicator does have its limitations, since it does not take into account choices families make to reduce housing costs, or the additional costs for families with children.

Despite the measurement’s shortcomings, housing affordability challenges are still evident especially among renters whose wages are not increasing at the same as rent increases. Further examination of housing affordability highlights the difference between renter- and owner-occupied households.

Between 2010 and 2022, the total number of owner-occupied households spending 30% or more of their income on housing decreased by 53.9% while the total number of renter-occupied households spending 30% or more of their income on rent increased by 45.0%. As of 2022, 11.8% of total owner-occupied households and 44.4% of total renter-occupied households were spending 30% or more of their income on housing.

While it appears most township households live in homes that are affordable to them, housing is less affordable for households earning less than \$50,000, annually. Among owner-occupied households in this income range, 8.5% are cost burdened, spending 30% or more of their income on housing. Affordability is an even greater challenge to renter-occupied households in this income range, with almost 42.2% spending 30% or more of their income on housing.

Overall, between 2010 and 2022 across all incomes, there has been a steady decrease among owner-occupied households who are cost burdened by housing, but almost a 50% increase in the renter-occupied households who are spending 30% or more of their incomes on housing.

Within the greater Holland area, Park Township generally has a smaller portion of households who are spending 30% or more of their incomes on housing. This can be attributed in part to the community’s higher median household incomes though it is just as important to acknowledge the disproportionate impacts of housing costs on the smaller segment of population with modest incomes.

In sum, even amidst a preference for home ownership in Park Township, renting is an important option for many individuals and families. Having affordable owner- and renter-occupied housing choices is critical for an aging population as smaller families and couples seek homes that fit new and changing lifestyles.

Table 14, Households Spending 30 Percent or More of Monthly Income on Housing by Tenure in Park Township (B25I06, American Community Survey 5-Year Estimates)

| Households Spending 30 Percent or More of Monthly Income on Housing | All Incomes | | Less than \$50K | | \$50K or More | |
|---|-------------|-------|-----------------|-------|---------------|------|
| | 2010 | 2022 | 2010 | 2022 | 2010 | 2022 |
| Owner-occupied housing | 25.6% | 11.8% | 17.1% | 8.5% | 8.5% | 3.3% |
| Renter-occupied housing | 30.6% | 44.4% | 28.5% | 42.2% | 2.1% | 2.2% |

Table 15, Owner-Occupied Households Spending 30 Percent or More of Monthly Income on Housing by Tenure in 2022 (B25106, American Community Survey)

| Households Spending 30 Percent or More of Monthly Income on Housing | All Incomes | Households with Incomes of Less than \$50,000 | Households with Incomes of \$50,000 or More |
|---|-------------|---|---|
| Park Township | 11.8% | 8.5% | 3.3% |
| Port Sheldon Township | 19.1% | 10.2% | 8.9% |
| Holland Charter Township | 16.1% | 10.9% | 5.2% |
| City of Holland | 20.5% | 17.0% | 3.5% |
| Ottawa County | 15.0% | 10.1% | 4.9% |
| State of Michigan | 18.8% | 14.0% | 4.8% |

Table 16, Renter-Occupied Households Spending 30 Percent or More of Monthly Income on Housing by Tenure in 2022 (B25106, American Community Survey)

| Households Spending 30 Percent or More of Monthly Income on Housing | All Incomes | Households with Incomes of Less than \$50,000 | Households with Incomes of \$50,000 or More |
|---|-------------|---|---|
| Park Township | 44.4% | 42.2% | 2.2% |
| Port Sheldon Township | 31.8% | 31.8% | 0.0% |
| Holland Charter Township | 38.7% | 35.2% | 3.5% |
| City of Holland | 40.4% | 36.8% | 3.6% |
| Ottawa County | 43.4% | 37.0% | 6.4% |
| State of Michigan | 45.3% | 41.6% | 3.7% |

Significant Labor Force Engagement in the Educational Services, Health Care and Social Assistance Industry

As of 2022, 9,591 or 61.5% of Park Township's population aged 16 years and over are employed in the labor force. Within the larger 49424 and 49423 ZIP Code Tabulation Area which has a civilian labor force of 49,625 aged 16 years and over, this constitutes approximately 19.3%.

Looking at the employment by industry, there are a couple key observations:

- Although there is a strong manufacturing base in the greater Holland/Zeeland area, only 27.1% of Park Township's civilian labor force is employed in the industry. This is nearly 10% less than the 30.0% manufacturing employment levels in the combined 49424 and 49423 ZIP Code Tabulation Areas.
- The industry which employs the greatest share of Park Township's civilian labor force is in educational services, and health care and social assistance services. Nearly 31.5% of Park Township's civilian labor force is engaged in this industry, compared to 20.3% in the larger 49424 and 49423 ZIP Code Tabulation Areas.



Map Showing the 49423 & 49424 ZIP Code Tabulation Area

Percent of Civilian Population Employed by Industry (2022)

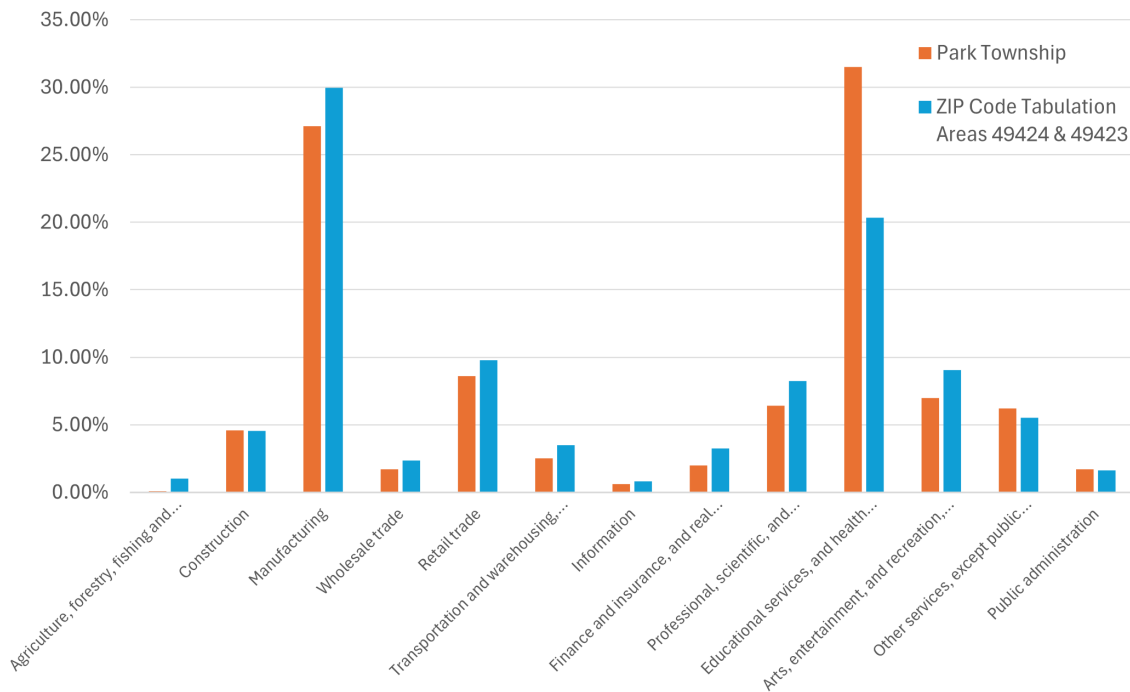


Chart Showing the Employment by Industry with a Significant Concentration in Education, Health Care Services, as well as Manufacturing (2022 American Community Survey)

Reliance on Private Vehicle for Work Commutes, Increase in Work from Home Arrangements

Based on the 2022 American Community Survey 5-Year Estimates (S0801 Commuting Characteristics), 77.3% of Park Township's civilian labor force works within Ottawa County. The remaining commute to work outside the County, including a modest amount of out-of-state work. Nearly 88.4% of the commute was via private vehicles, followed by work from home arrangements.

Compared to the 2010 data, the proportion of the civilian labor force working from home has increased by around 20%, from 7.0% then to 8.4% in 2022. This is not surprising given shifts to remote work and the improved capabilities for virtual meetings. Since then, even as in-person work has resumed, several industries have maintained the flexibility for employees to work partially or fully remote. This is particularly the case for information, finance and insurance, and other professional services such as counseling, design, and administration.

Commute to Work by Civilian Labor Force in Park Township (2022)

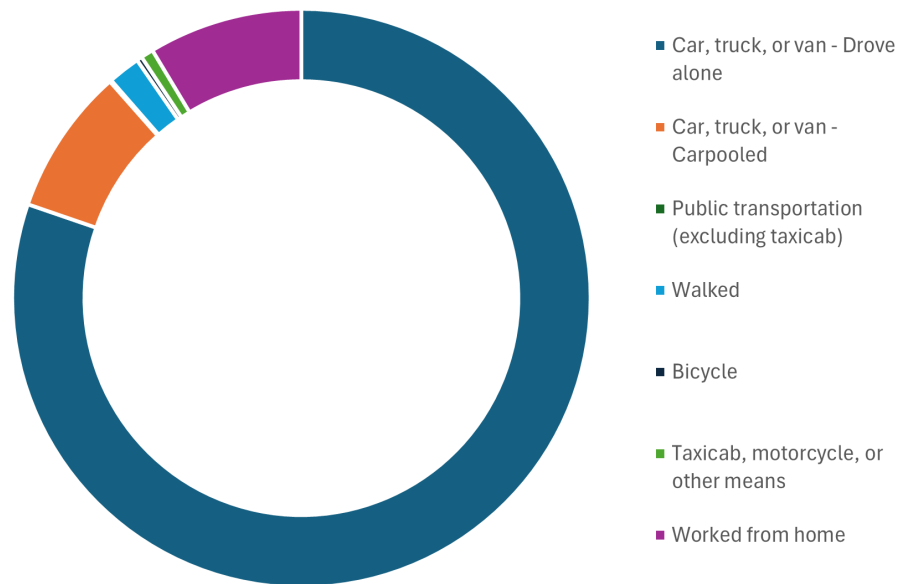


Chart Showing the Commute to Work Patterns in Park Township with a Heavy Reliance on Private Vehicles (2022 American Community Survey)

EXISTING LAND USE & DEVELOPMENT PATTERNS

Land uses and development patterns are shaped by the local geography, zoning regulations, infrastructure availability, and transportation connectivity, along with broader demographic, economic, and socio-cultural trends.

In general, land use and development patterns in Park Township have remained relatively stable over time. Key development corridors were defined early along Ottawa Beach Road, Lakewood Boulevard, Lakeshore Ave, Butternut Drive, and 144th Ave. These have also lent themselves to concentrated areas of commercial and marina development in support of the surrounding uses. Preservation of key natural resource and agricultural areas, and larger lot requirements have resulted in lower-intensity developments within a more rural setting. The following is a description of the existing land uses found within the Township.

Agriculture & Agri-Tourism

Farming is the dominant land use in the northeastern corner of the Township, particularly in Sections 1, 2, 11, and 14. Most

of the farms are nurseries and orchards, with blueberries as the dominant crop. To support market crops and agri-tourism, several farms also offer U-Pick opportunities with farm stands and other visitor-amenities, such as Bowerman’s Blueberries, Gold Barn, and Kamphuis. Other successful agri-tourism initiatives which build on the agricultural heritage include Tanglewood Winery with its winery, tasting room, and food trucks and events.

According to the Michigan State University Extension, 40-50% of Michigan blueberries originate in Ottawa County. The industry provides 6,600 permanent jobs and 46,800 seasonal jobs to the area and its estimated contribution to the local economy is \$132 million.

Urban development affects blueberry fields in the salt applications frequently involved in winter road management and the dewatering required to prevent residential flooding. Both of these affect the productivity of blueberry crops, which have a shallow root system and appreciate moist, sandy soil. The hydric stress that can result from dewatering activities specifically causes wilt and will shut down photosynthesis. Protecting the edges of the fields is an important measure to protecting the ability of growers to produce a quality crop.



FEEDBACK FROM THE MASTER PLAN COMMUNITY SURVEY INDICATED A KEEN INTEREST AMONG RESIDENTS IN **PRESERVING THE AGRICULTURAL AND RURAL AREAS OF THE TOWNSHIP.**

85%

of respondents agreed or strongly agreed that the blueberry farming is a significant element of Park Township’s identity/culture.

79%

of respondents agreed or strongly agreed that preserving farmland (particularly blueberries) should be a priority.

77%

of respondents agreed or strongly agreed that the Township should find ways to preserve the remaining agricultural lands (mostly north of James Street).



DESPITE THE PUBLIC INTEREST IN PRESERVING THE AGRICULTURAL AND RURAL AREAS OF THE TOWNSHIP, THERE WERE MIXED RESPONSES TO SUPPORTING A POTENTIAL MILLAGE FOR FARMLAND PRESERVATION.

56%

of respondents agreed or strongly agreed that limiting utility expansion in agricultural areas could be used to discourage suburban residential development.

40%

of respondents agreed or strongly agreed that they would support a millage to fund farmland preservation.

Residential

Single-family detached housing is the dominant residential land use, followed by duplexes in the form of residential condominiums. There is, however, a wide range of single-family homes, from historic cottages along Ottawa Beach Road on lots of approximately 0.12 acres and modest homes on rectilinear grids to larger estate homes along the lakeshore. Developments in the last two to three decades have taken on a more suburban character, often with larger

lots, attached garages, curvilinear driveways and cul-de-sacs.

Multi-family residential housing developments with three or more dwelling units, such as townhouses, manufactured homes, senior housing facilities, and apartment buildings are not as commonly found in Park Township. Where present, these developments tend to be located along major arteries such as Butternut Drive, James Street, Lakewood Boulevard, and Ottawa Beach Road.



BASED ON THE MASTER PLAN COMMUNITY SURVEY, TOWNSHIP RESIDENTS EXPRESSED MIXED OPINIONS ABOUT HOUSING DEVELOPMENT AND AFFORDABILITY.

38%

of respondents agreed or strongly agreed that Park Township should use land use policies to encourage a greater diversity of housing prices.

38%

of respondents agreed or strongly agreed that Park Township should increase the availability of affordable housing in the community for first time homebuyers.

42%

of respondents disagreed or strongly disagreed that the Township should allow more housing units throughout the Township.



RESIDENTS EXPRESSED A PREFERENCE TO FOCUS HOUSING DEVELOPMENT WHERE IT EXISTS AND TO LIMIT NEW DEVELOPMENTS.

58%

of respondents agreed or strongly agreed that the Township should focus development in areas where it already exists.

41%

of respondents agreed or strongly agreed that Park Township should limit new residential development throughout the Township.

Commercial

Commercial and some office development can be found in small pockets along major development corridors throughout the Township. On the south side, these are located on South Shore Drive; on the north side, the commercial areas include Waukazoo Plaza, the commercial node at

Ottawa Beach Road and I52nd Ave, and resort-oriented businesses closer to the State Park such as marinas, restaurants, private campgrounds.

Beyond these small-scale commercial nodes, the retail and commercial needs of township residents can be accommodated in major centers such as downtown Holland and the US-31 commercial corridor.



TOWNSHIP RESIDENTS INDICATED THEIR INTEREST IN MAINTAINING THE SMALL-SCALE, NEIGHBORHOOD-ORIENTED, LOCALLY-OWNED, FAMILY-FRIENDLY TYPES OF COMMERCIAL AND RETAIL ACTIVITIES IN PARK TOWNSHIP. SUGGESTIONS INCLUDED:

- Waterfront and/or casual dining options
- More variety in food options beyond the pub food and Mexican, e.g. Italian, Greek, Indian, Vegan and/or gluten-free
- Bars
- Small grocery store open year-round
- Agri-tourism possibilities
- Potential locations include Ottawa Beach Road and the west end of 32nd Street on the south side



Recreational facilities and trailhead at Winstrom Park & Preserve

Public Parks, Recreation Facilities, and Natural Areas

Park Township has an abundance of natural and recreational areas. The Township's most popular destination is Holland State Park, one of the most visited parks in the State Park system which receives over 2 million visitors annually. There are two areas within the Holland State Park: the beach and a large campground. Between the two is park land owned and managed by Ottawa County,

which includes trails into the wooded dunes behind the beach and a trail to the summit of Mt. Pisgah.

Ottawa County also owns two other parks within the Township. Riley Trails is a 300-acre park which includes the former Southwest Ottawa County Landfill. Although capped, it still presents an environmental issue for continual monitoring and management. Low-impact use for recreation has been made possible by Ottawa County Parks with

trails snaking around the cap, providing over seven miles of hiking, mountain biking, and cross-country skiing trails. To the south on Lake Michigan is Tunnel Park, one of the oldest and most popular in the Ottawa County parks system. From the parking area by Lakeshore Drive, visitors enter the beach through a tunnel under the dune, or hike up a trail over the dune and walk down via a boardwalk and stairs to the beach.

Additional public access to both Lake Michigan and Lake Macatawa is made possible via several road-ends on public right-of-ways.

Locally, Park Township also operates several hundred acres of parks. The largest is the new Park Township Community Park located on the former airport property, followed by the 66-acre Cooper-Van Wieren Park and the 50-acre Winstrom Park. These parks provide sports fields, playgrounds, and picnic areas to township residents. The Township provides active and passive recreation trails, such as cross-country ski trails at the Albert C. Keppel Forest Preserve and a boardwalk along Pine Creek in the Stu Visser Trails Park.

With the adopted Airport Park Vision &

Master Plan from 2022, the Township has broken ground on the transformation of the former Park Township Airport into a community park. The first phase includes a complex with 10 pickleball courts, which opened in 2024. Other elements include a community garden, trail system, a veteran's memorial, a possible music venue, a soccer field, picnic areas, a nature playscape designed by the Outdoor Discovery Center, and a designated drone and RC plane area.

Across from the former airport is the Ottawa County Fairgrounds. Owned by Park Township and leased to the Ottawa County Fair Board. Since 1958, the annual Ottawa County Fair has been hosted at this venue, which includes show barns, a grandstand overlooking a harness racing track, campgrounds, picnic areas, and the former Park Township Community Center. The community center building was struck by lightning and caught fire in July 2022, and suffered extensive damage. Since then, the building has become unusable and the Township has launched a community engagement process to create the vision and elements for either a significant renovation or a new facility.



OVERALL, RESIDENTS HAVE EXPRESSED THEIR APPRECIATION FOR THE PARKS, PRESERVES, EXTENSIVE BIKE TRAILS, TREES, WILDLIFE, AND PROXIMITY TO BOTH LAKE MICHIGAN AND LAKE MACATAWA THROUGH THE MASTER PLAN SURVEY.

85%

of 271 respondents agreed or strongly agreed that Park Township should maintain and improve its parks/recreation offerings.

86%

of 271 respondents agreed or strongly agreed that Park Township should maintain and improve its pedestrian and biking infrastructure

70%

of 59 responses received on the question about public access to the lakes agreed or strongly agreed that Park Township should work to increase public access to Lake Michigan and Lake Macatawa.

Public and Quasi-Public

This category includes publicly-owned properties, public utility facilities, educational facilities, cemeteries, hospitals, and other community facilities.

The Park Township Hall on I52nd Ave. is adjacent to what will be the new Park Township Community Park on the former airport. This contiguous publicly-owned property for municipal, community, and recreational functions has the potential to energize and provide a key community hub at the intersection of Ottawa Beach Road and I52nd Ave.

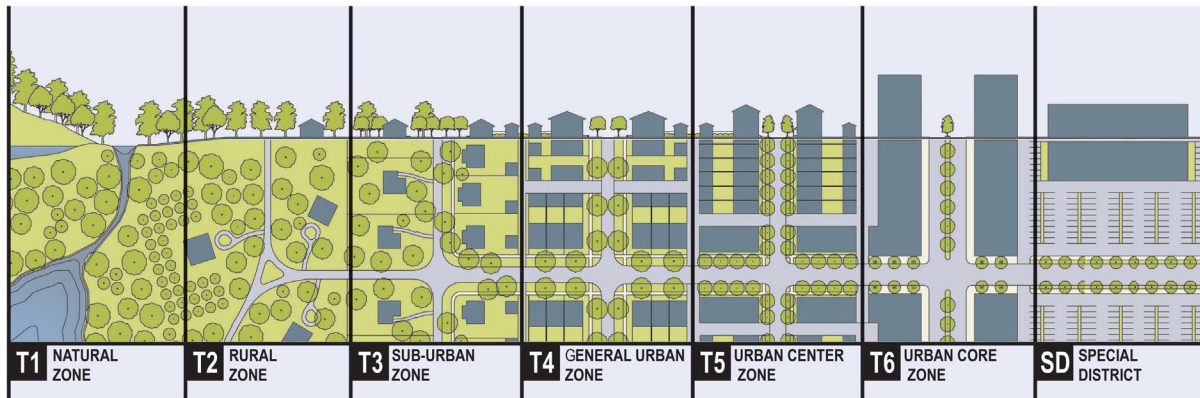
Park Township has multiple churches and

several West Ottawa High School District campuses. With over 2,300 students, West Ottawa High School is one of the largest in the area. Together with other early education and private schools in the area, the strong education offerings are a major draw for families looking for a great place to live, work, and play.

Faith and nonprofit organizations are a key part of the physical and social fabric of the community. Major religious institutions and retreat campuses include Beechwood Church, Harderwyk Ministries, Our Lady of the Lake, Camp Geneva, Benjamin's Hope, Ventura Baptist Church, Lao SDA Church, Northpoint Assembly of God, and Fellowship Reformed Church.



West Ottawa Public Schools graduation at the new stadium, 2023
(Source: West Ottawa Public Schools)



Regional Land Development Patterns – Park Township’s Place

The rural-urban transect is a helpful visualization tool depicting the relationship between the built and natural environments. It shows a cross section across a range of environments, from completely natural and rural on one end through ex-urban and suburban patterns, and finally the types of higher intensity development found in more urban settings. There are six categories in the rural-urban transect, three of which – the T1 to T3 zones – are characteristic of Park Township. There are areas along the border of Holland Charter Township where T4 may be appropriate as well.

T1: Natural Zone

This includes surface waterbodies, protected wetlands, protected habitat, purchased open space, conservation easements, riparian corridors, and transport corridors. In Park Township, this can be found along the Lake Michigan shoreline parallel to Lakeshore Ave.

T2: Rural Zone

This zone has very low-density rural residences and some suburban neighborhoods interspersed with legacy agricultural, woodland, and other natural settings. The agricultural and rural residential neighborhoods northeast of James Street and I52nd Avenue are emblematic of this development pattern.

T3: Suburban

The T3 zone has typical suburban

subdivisions, low- to mid-density housing, accessible commercial areas, industrial parks, and schools/services. There is some green space preservation, and agricultural or undeveloped land is rare. The southern third of Park Township on the north side as well as the edges bordering Holland Charter Township to the east, and the areas south of Lake Macatawa, are instances of this T3 zone.

T4: Central Urban Zone

T4 is somewhat walkable and primarily residential with single family homes, but not as intense as T5 or T6. Local fabric with examples of this T4 zone include the smaller residential lots in orthogonal street grids off I60th and I68th Ave in Park Township, Beechwood in Holland Charter Township, and the Holland Heights, Maplewood neighborhoods in the City of Holland.

T5: Urban Center Zone

T5 can be found in urban neighborhoods which are walkable with some mixed use in neighborhood nodes. Examples include the historic neighborhoods in the City of Holland and the City of Zeeland.

T6: Urban Core Zone

This is the most intense urban transect sample, with minimal setbacks, higher intensity development, and a consistent street grid. Downtown Holland is an instance of this development pattern.

TRANSPORTATION

The Vehicular Transportation Map shows Park Township's road network and active transportation, bike and pedestrian pathway system. The Township is well connected to surrounding communities and regional destinations such as Holland State Park. East-west routes through the Township provide access to US-31, connecting south to Holland and the southern lakeshore communities, and north to Grand Haven and Muskegon. While Lake Macatawa has been a major natural asset, it has been a barrier to intra-township access. It separates the Southside residents from the majority of the north and relies on the City of Holland's street network for access and connectivity.

The Ottawa County Road Commission maintains jurisdiction over all public roads in the Township, and routinely coordinates its projects with the Township's issues and needs. Other modes of transportation, such as private drives and multi-use paths, fall within the Township's jurisdiction but are often owned, constructed, and maintained by private agencies, associations, or individuals.

Functional Classification

The Township's road network is comprised of these common types of roads:

- **County Primaries:** Major thoroughfares intended to carry the largest volumes of traffic, e.g. Ottawa Beach Road, Butternut Drive, Lakewood Boulevard, Lakeshore Drive (North and South), South Shore Drive, and portions of West 32nd Street and I60th Ave in the south side.
- **County Locals:** Roads which connect subdivision and residential streets to the primary routes.
- **County Subdivisions:** Roads within subdivisions dedicated to the public.
- **Private Drives:** Roads generally maintained by homeowner associations, individual property owners, or through other agreements.



Multi-use Sidepaths Along County Roads

Traffic Conditions

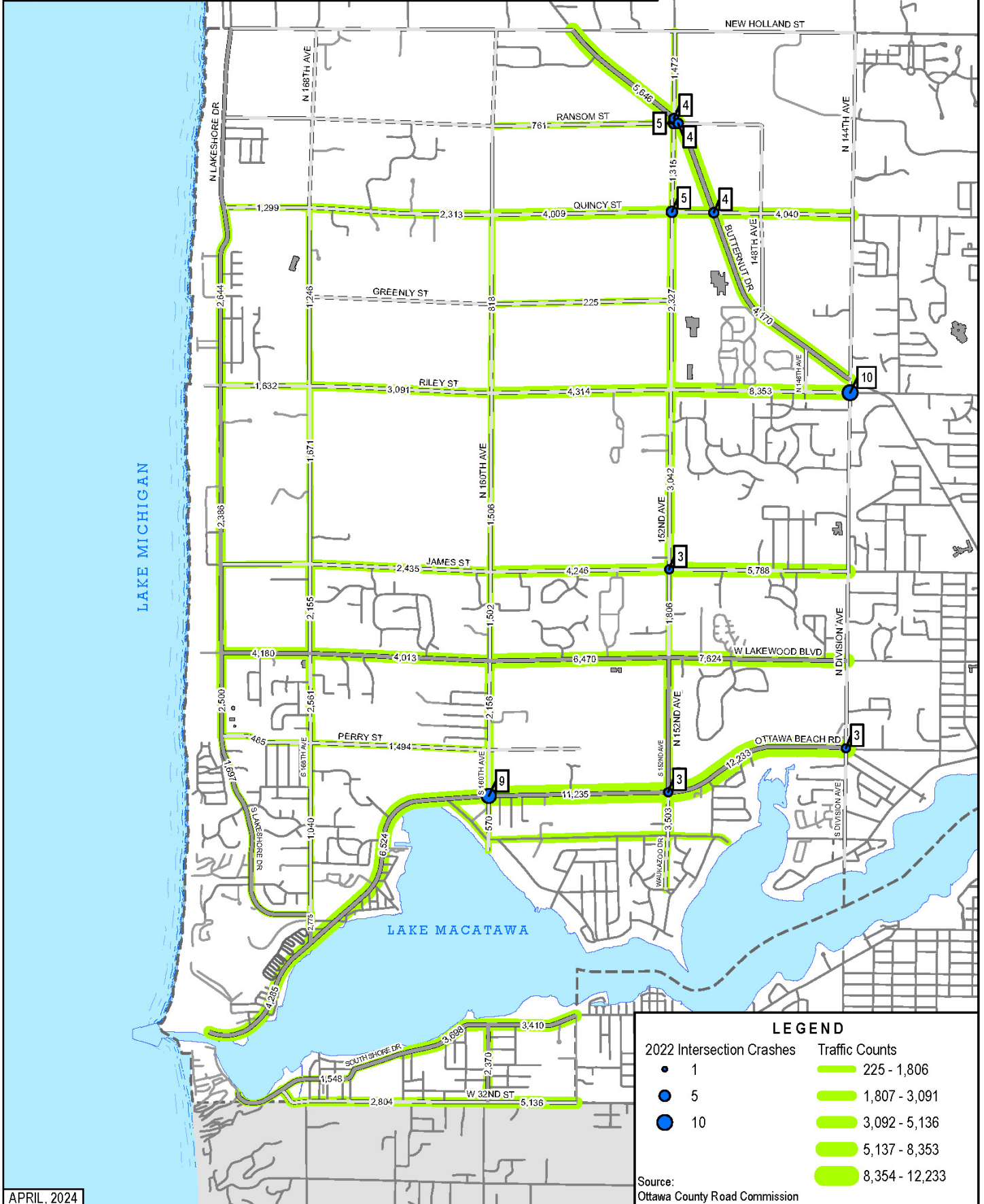
The Vehicular Transportation Map is based on mapped traffic counts by the Ottawa County Road Commission between 2016 and 2023¹ shows that Ottawa Beach Road is the most heavily traveled road in the Township, followed by Lakewood Boulevard with daily trips ranging between 12,000 and 16,500, and between 7,500 and 9,500 respectively. Among the key east-west primary roads, Riley Street has seen an increase in traffic volume in the last few years, exceeding those along Butternut and James Street especially with new subdivision developments in proximity to the West Ottawa School District North Campus.

Other County primary and local roads in the Township have daily trips ranging between 100 and more than 8,500, with higher volumes observed particularly along the east-west routes and in sections closer to Lakewood Boulevard and Ottawa Beach Road. Higher traffic volumes often lead to concerns about traffic and pedestrian safety. This is particularly true along Ottawa Beach Road near the Holland State Park in the summer with seasonal visitors. Roads in Park Township typically have enough excess capacity to carry current traffic volumes and absorb increases before adding additional

¹ Ottawa County Road Commission, "24-Hour Bi-Directional Traffic Counts (2014 – 2023)," accessed Jan 12, 2024, <https://ottawacorc.com/wp-content/uploads/delightful-downloads/2023/10/Count-Report-2023.pdf>



MAP 5.8 VEHICULAR TRANSPORTATION



APRIL, 2024

Source:
Ottawa County Road Commission

lanes would be warranted. Ensuring that new development limits curb cuts on primary roads may help prevent the need for additional center turn lanes. Comments from the public indicate that people appreciate the feel of two-lane roads in the Township and appreciate the lack of congestion.

Data from the Ottawa County Sheriff's Office indicates Park Township had between 195 and 262 traffic crashes from 2021 to

2023.² These mostly occurred at high traffic intersections and corridors. These include:

- Ottawa Beach Road,
- 152nd Ave and Lakewood Boulevard
- Butternut Drive and 148th Ave
- 160th Ave and Lakewood Boulevard.

2 Ottawa County Sheriff's Office, "Monthly Calls for Park Township, accessed Jan 12, 2024, <https://webgenfiles1.revize.com/parktwpmi/011124-board-packet2.pdf>

Table 17, 24-Hour Traffic Counts Along County Primary Roads (Ottawa County Sheriff's Office)

| County Primary Road | 24-Hour Traffic Count (Data Range from 2016 - 2023) |
|--|--|
| Ottawa Beach Road (west of 144th Ave) | 12,333 – 16,844 |
| Lakewood Blvd (west of 144th Ave) | 7,624 – 9,170 |
| Riley Street (west of 144th Ave) | 7,916 – 8,806 |
| Butternut Drive (Quincy – New Holland) | 4,170 – 6,137 |
| James Street (west of 144th Ave) | 5,788 – 5,784 |
| Ottogan Street (east and west of 160th Ave) | 2,804 – 5,786 |
| Quincy Street (west of 144th Ave) | 3,550 – 4,210 |
| 152nd Ave (Ottawa Beach Rd – Post Ave) | 916 – 3,594 |
| Post Ave (west of 152nd Ave) | 2,191 – 2,563 |
| South Shore Drive (east and west of 160th Ave) | 2,371 – 3,698 |
| Lakeshore Ave (north of Lakewood Blvd) | 2,386 – 3,009 |
| 160th Ave (Ottawa Beach Rd – Quincy Street) | 131 – 2,823 |
| 168th Ave (Lakewood Blvd – Riley Street) | 1,246 – 2,775 |
| Waukazoo Drive (south of Post Ave/152nd Ave) | 1,126 – 1,189 |
| Perry Street (west of 160th Ave) | 1,494 – 1,560 |
| Ransom Street (west of 152nd Ave) | 761 - 913 |
| Greenly Street (west of 152nd Ave) | 225 - 3664 |



THROUGH THE MASTER PLAN SURVEY, RESIDENTS HAVE INDICATED THEY WOULD LIKE TO SEE:

- Traffic calming and controls at key intersections on Ottawa Beach Road, Douglas Ave, Lakeshore Drive, Riley Street, James Street, Quincy Street.
- Lower speed limits.
- Improved cross walks and traffic controls for pedestrian access to Anchorage and the Yacht Basin.
- Better road surfacing.

Roadway safety improvements to consider in future land use planning, zoning and related ordinances, and design include:

- Access management, driveway alignment, driveway spacing, driveway lanes and widths, ingress and egress turns, turning radius, corner vision clearance, deceleration and acceleration lane provisions.
- Provision of sidewalks and access for active transportation (bikes and pedestrians).
- Adequate site lighting.

Active (Non-Motorized) Transportation

Park Township's extensive network of active transportation paths connects neighborhoods with key destinations and generally follows many of the major roadways (see Transportation Map for locations). Bikes are currently accommodated on a mix of multi-use paths and on expanded and striped shoulders that effectively function as on-street bike lanes. Construction of new sidepaths and maintenance is funded by a property tax. Presently, township staff are responsible for sidepath maintenance.

Recently constructed sidepaths run on Greenly St. between 152nd and 168th Ave. and 160th Ave. between Ransom St. and James St. While additional new pathways are currently not planned, discussion of future extensions includes Old Orchard between South Shore Drive and 32nd Street. In

general, Park Township's active transportation system is moving from a building phase to a phase focused on maintenance and optimization. Original sidepaths are beginning to reach the ends of their useful life and approaching replacement. There are also areas where capacity improvements may be warranted or where increased population density and vehicular traffic volumes or speeds may indicate that a sidepath may be advisable on both sides of a street.

Active transportation sidepaths that connect neighborhoods, schools, and parks add to the quality of life in Park Township. To facilitate their timely and cost-effective construction, sidepath maintenance and improvements should be prioritized and included in the Capital Improvement Plan (CIP).

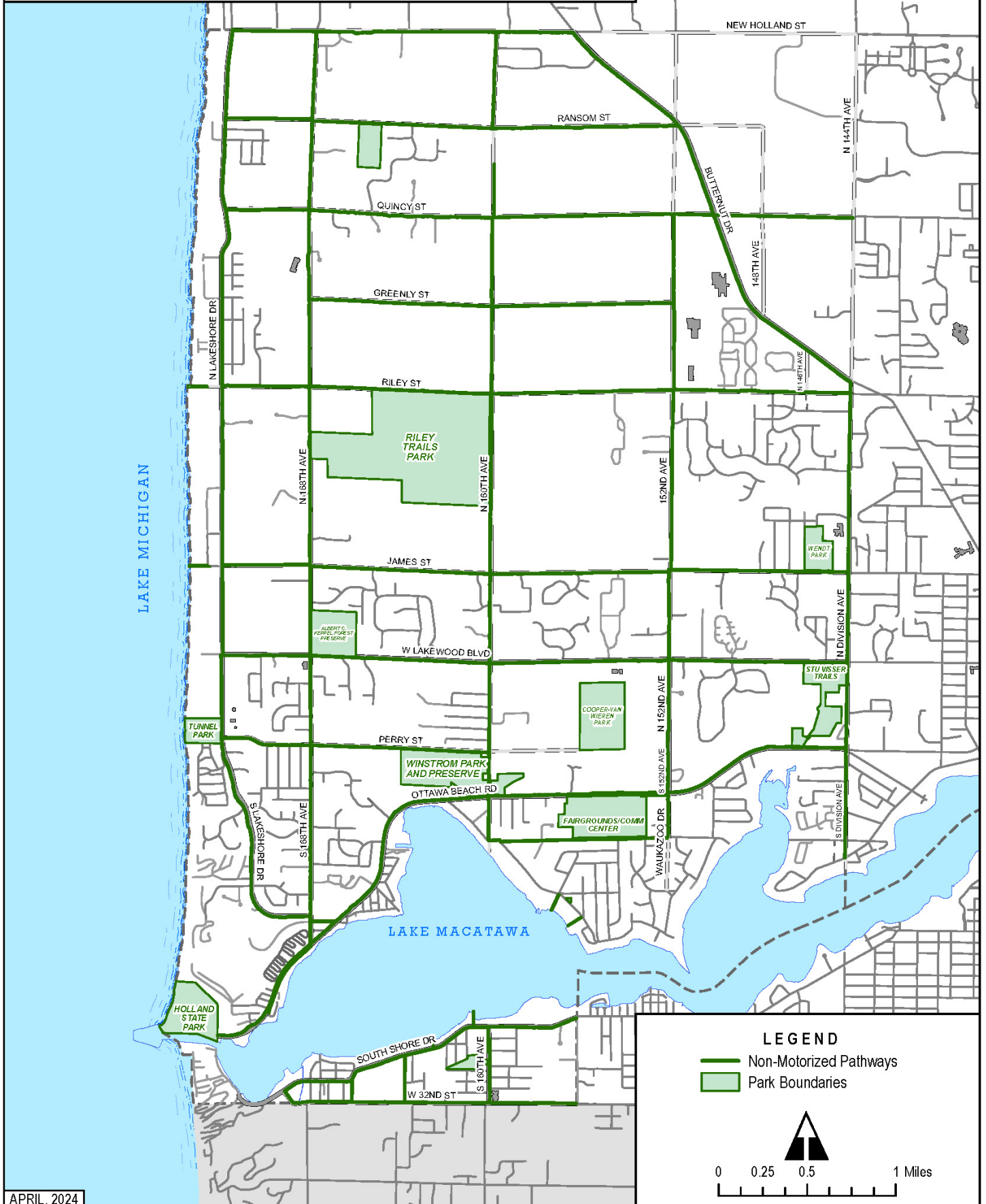


FEEDBACK FROM RESIDENTS IN THE MASTER PLAN SURVEY INDICATED A DESIRE TO SEE:

- Better maintenance of the active transportation sidepaths.
- More mountain bike trails.
- Better cycling etiquette, including greater awareness of traffic and pedestrians.
- A separation of e-bikes from the active transportation sidepaths.



MAP 5.9 ACTIVE TRANSPORTATION





MAX Transit Service (Source: MAX Transit Authority)

Transit

The Macatawa Area Express (MAX) is the public transit provider for the Holland/Zeeland area. The transit authority is funded by state and federal grants, as well as a millage from the City of Holland and Holland Charter Township. The existing fixed route and demand-response “Reserve-a-MAX” services are provided to the City of Zeeland and Zeeland Charter Township through a contracted agreement.

In Park Township, MAX has provided its demand-response “Reserve-a-MAX” services since 2017 under a pilot program. This was renewed by the Township in 2020, for a three-year daytime demand-response service contract starting in April 2021.

The table below shows a breakdown of the demand-response ridership in Park Township for the 2022 and 2023 MAX fiscal years. A significant proportion of Park Township riders are residents with disabilities, while the number of senior riders has seen a notable increase. Overall, monthly ridership

has hovered above 190 since the COVID-19 pandemic. Before that, monthly ridership averaged at about 837 trips in 2019 and into the early months of 2020.

Some township residents have expressed a desire to participate in the MAX and believe exploring public transportation options is prudent, considering the Township’s aging population and the fact that most commercial and personal services are located outside its borders.

MAX launched a transit study in the fall of 2023 to take a comprehensive look at its overall system, services, and operations. The study was completed in mid-2024 and includes proposed service and operation improvements to better meet the needs of frequent, infrequent, and prospective riders.

Table 18, “Reserve-a-MAX” Demand-Response Ridership in Park Township (MAX Transit Authority)

| Demand-Response Ridership in Park Township | FY 2022 (Oct 2021 – Sep 2022) | | FY 2023 (Oct 2022 – Sep 2023) | |
|--|----------------------------------|------------|----------------------------------|------------|
| | Ridership | % of Total | Ridership | % of Total |
| Regular | 792 | 33.6% | 142 | 5.6% |
| Youth | 1 | 0.0% | 1 | 0.0% |
| Senior | 114 | 4.8% | 450 | 17.7% |
| ADA | 1,452 | 61.6% | 1,957 | 76.7% |
| Total | 2,359 | 100% | 2,550 | 100% |
| Average Monthly Ridership | 196 | -- | 212 | -- |

Infrastructure and Utilities

On the north side of Lake Macatawa, Park Township is a retail customer of Holland Charter Township’s Consolidated Sewer System. The wastewater from this system flows to the Holland Area Water Reclamation Facility on River Avenue of which Park Township (along with Holland Charter Township) is known as the Northern Service Area. On the south side of Lake Macatawa, Park Township is a retail customer of City of Holland as part of the Southern Service Area.

Water service is available on most but not all streets on both north and south sides of the Township south of James Street, as well as the area generally between 152nd and Butternut to the east and Lakeshore Ave. and 168th up to Quincy to the west.

Given the groundwater contamination plume on the west side of the Township and the need for fire suppression, water system expansion may be considered where appropriate.

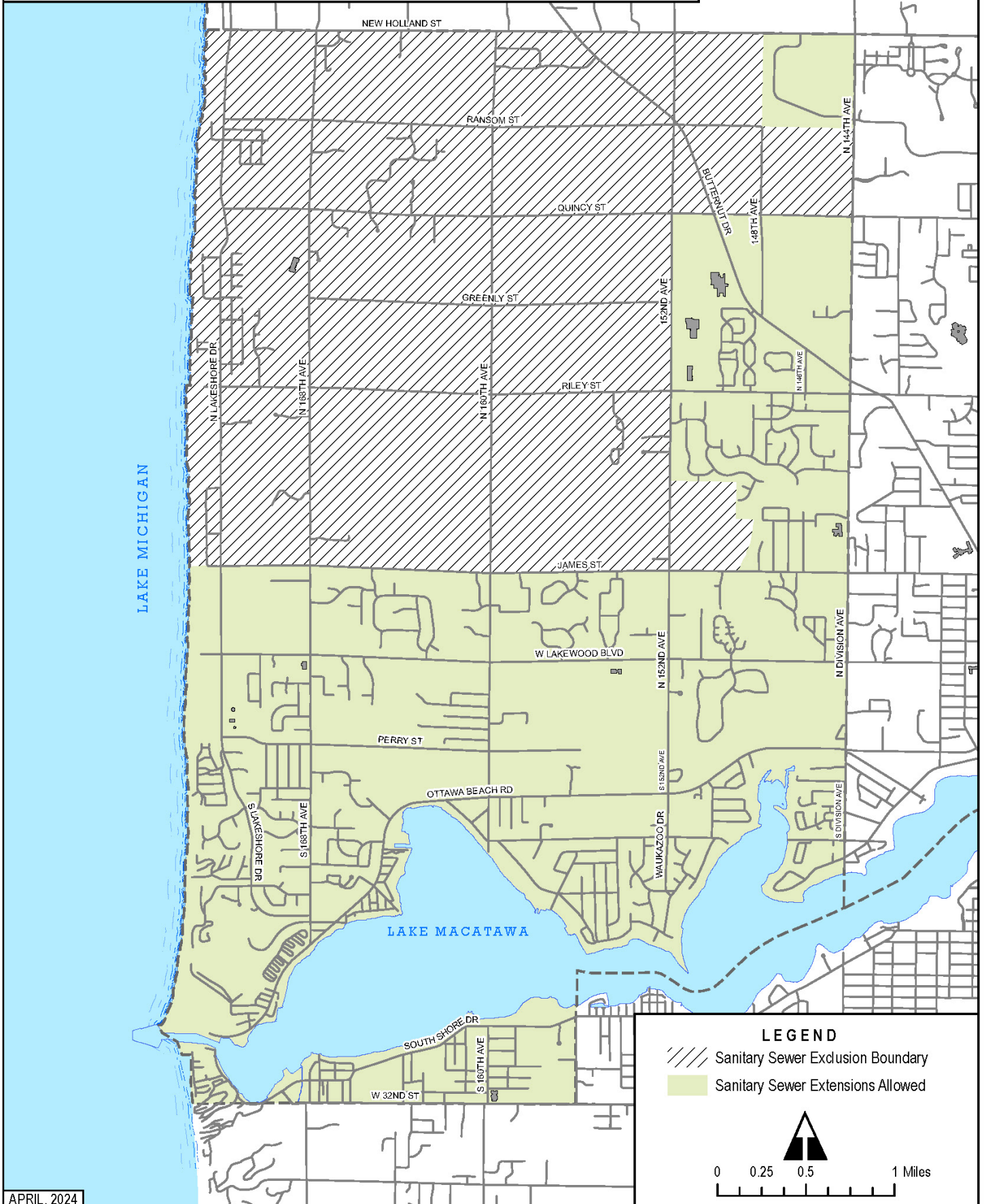
In the eastern portion on the north side of Lake Macatawa, Park Township is a retail customer of Holland Charter Township’s Consolidated Water System. In the western portion north of Lake Macatawa and that portion south of Lake Macatawa, Park Township is a retail customer of the City of Holland’s Water System.

The provision of wastewater services is generally focused on the southern and eastern portions of the Township on the north side and along South Shore Drive on the south. Even within these areas, wastewater system coverage is relatively limited. Park Township’s sandy soil infiltrates well, making septic system use more generally viable.

Expansion of the wastewater system is not desired or planned north of James Street and west of 152nd Ave., although individual service lines on each street would be acceptable where service is available.

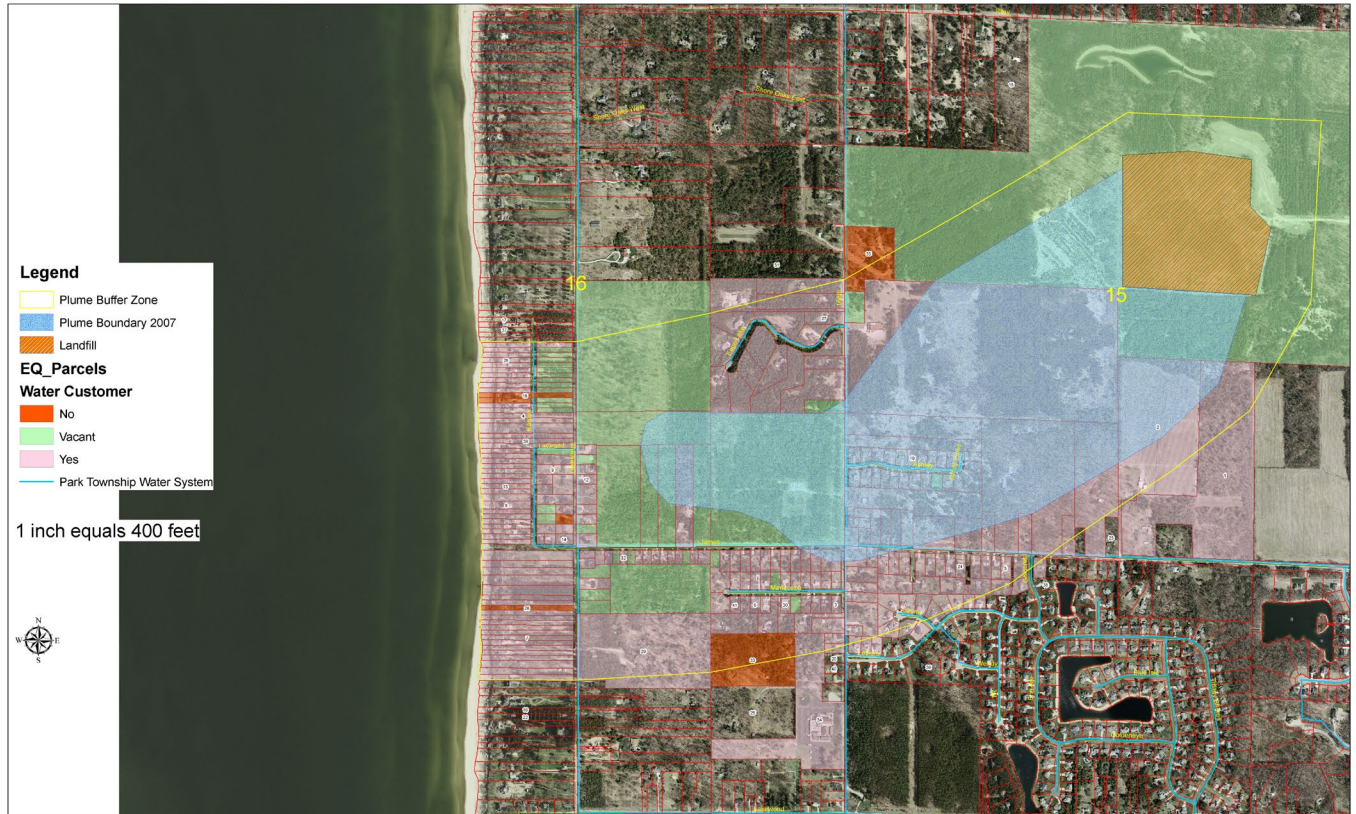


MAP 5.10 SEWER EXCLUSION BOUNDARY



Environmental Concerns – Southwest Ottawa Landfill

Southwest Ottawa County Landfill
Plume Boundary with Buffer Zone



Parcels with numbers have responded to the ordinance. Please see table for more information.

Draw Date: 3/3/23
Project: 3-309

The Southwest Ottawa Landfill was located on what is now Riley Trails County Park. Groundwater contamination was discovered around the site in 1979. The contaminants present leak into the groundwater, causing what’s called a “plume” of contamination where groundwater is not safe to drink.

The site was closed and capped in the years following the discovery of environmental contamination, and in 1986 it was placed under the regulation of the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), commonly referred to as Superfund.

Watermain was extended on Lakeshore in 2003 to ensure that people living within the area affected by the groundwater plume

would have clean water to drink, and in 2006 a new landfill cover was installed. This cover prevented rainwater from infiltrating the landfill contents and leaching additional contaminants into the groundwater. In addition, there are purge wells installed near the landfill which remove the contaminated water to be treated and cleaned. Testing sites placed around the landfill currently show low levels of the initially detected types of contamination.

Ottawa County passed a set of Groundwater Ordinances in 2009 defining and regulating the affected area with regard to the original contaminants. It is currently monitored out of the Ottawa County Road Commission.

In 2020, testing was conducted for PFAS and

it was also found in the groundwater plume at levels which exceed environmental health criteria. This contaminant was not included in the original groundwater ordinance. As of this writing, the Ottawa County Board of Commissioners has not yet updated the groundwater ordinances to account for this additional form of contamination.

Management activities are conducted entirely at other levels of government, so it does not require major policy work on the Township's part. Although the risk is relatively low, Park Township may wish to consider the possibility of prohibiting residents from installing surface ponds in the affected area.

CONCLUSION

In recent years where there has been a greater appreciation for rural residential / suburban living away from denser urban centers, and more importantly for the outdoors, Park Township has become an even more desirable place to live, work, raise a family and recreate. The many great

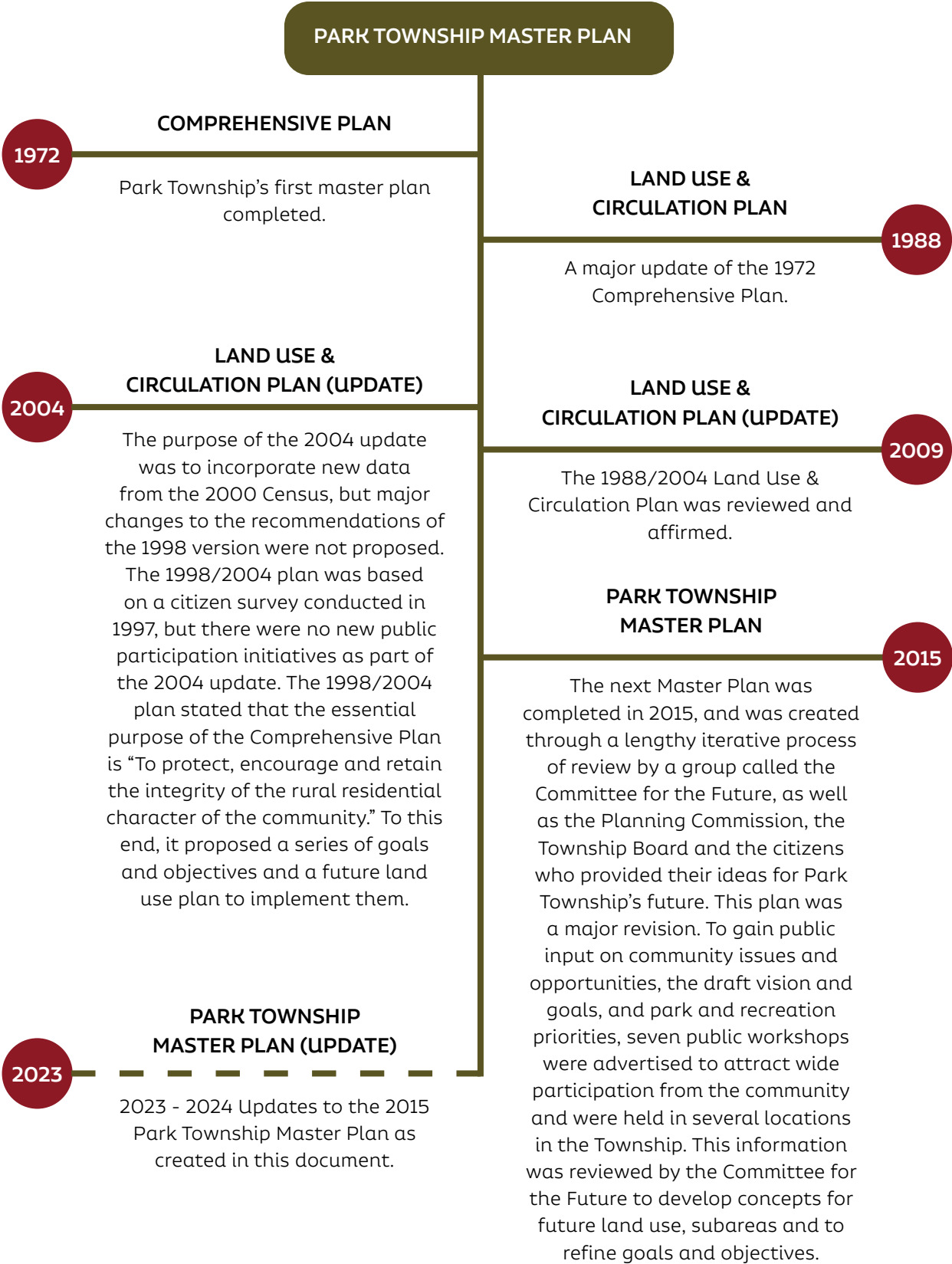
assets of the Township — lakes Michigan and Macatawa, its location within and near population and employment areas, the many fine parks and excellent schools — have helped to keep Park Township a stable, vibrant community.

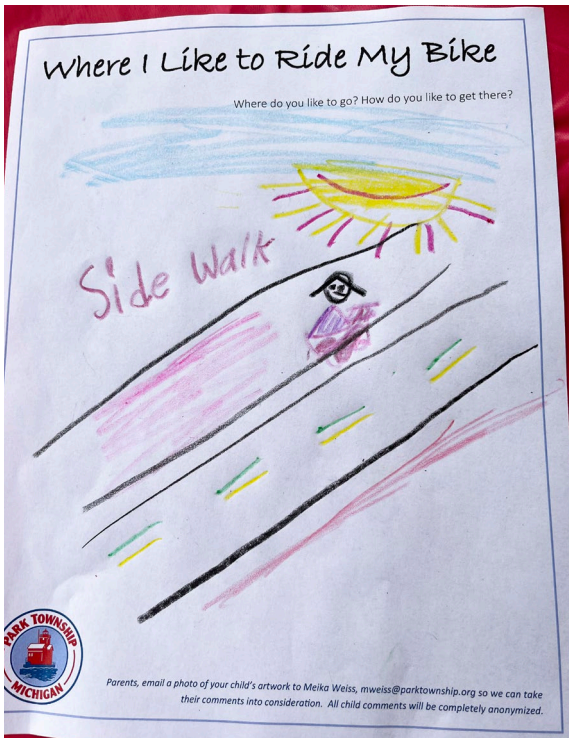
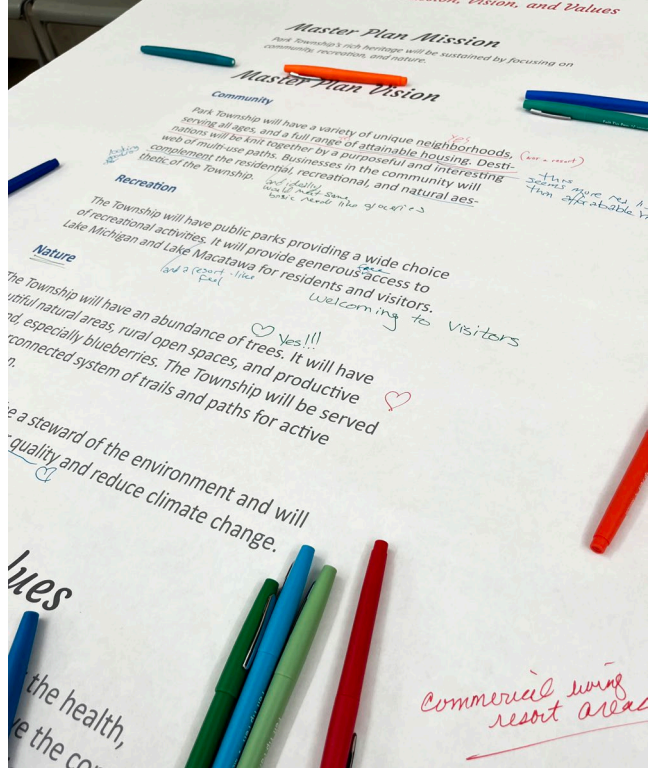
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Appendices

- Previous Planning Efforts & How the Master Plan was Created
 - Local & Regional Planning Efforts
- Blueberry Farmers Focus Group Session Summary
 - Community Survey Results

PREVIOUS PLANNING EFFORTS





Community outreach events and participation.

HOW THIS PLAN WAS CREATED

The current plan is intended as a “refresh” of the last plan, building on the extensive work done in the past while revising it to meet the challenges and opportunities of the present.

To begin this process, the Planning Commission revisited the Vision and Goal statements, adding a Mission Statement and an expanded Vision Statement built around the concepts of Community, Recreation, and Nature. The values expressed remained similar but were expanded and clarified, with potential action steps listed to help illustrate the intended outcomes of the stated goal. The Goals are organized to align with the themes expressed in the Vision Statement.

The three issues the Planning Commission decided to focus on in greater detail were

Housing, Agricultural Preservation, and Well-Being, which included a healthy focus on climate as well as discussions about community. The public was invited to weigh in on these issues and any others in a series of open houses and pop-up events, held on both the north and south sides of Lake Macatawa in the summer of 2023. In considering issues surrounding the ever-increasing development pressure threatening Park Township’s agricultural lands, a focus group with blueberry growers was held as well. Around 150 people engaged in in-person events. An online survey was also available to the public and 289 participated. In total, well over 400 people offered feedback that was incorporated into this update of the Master Plan.

150+

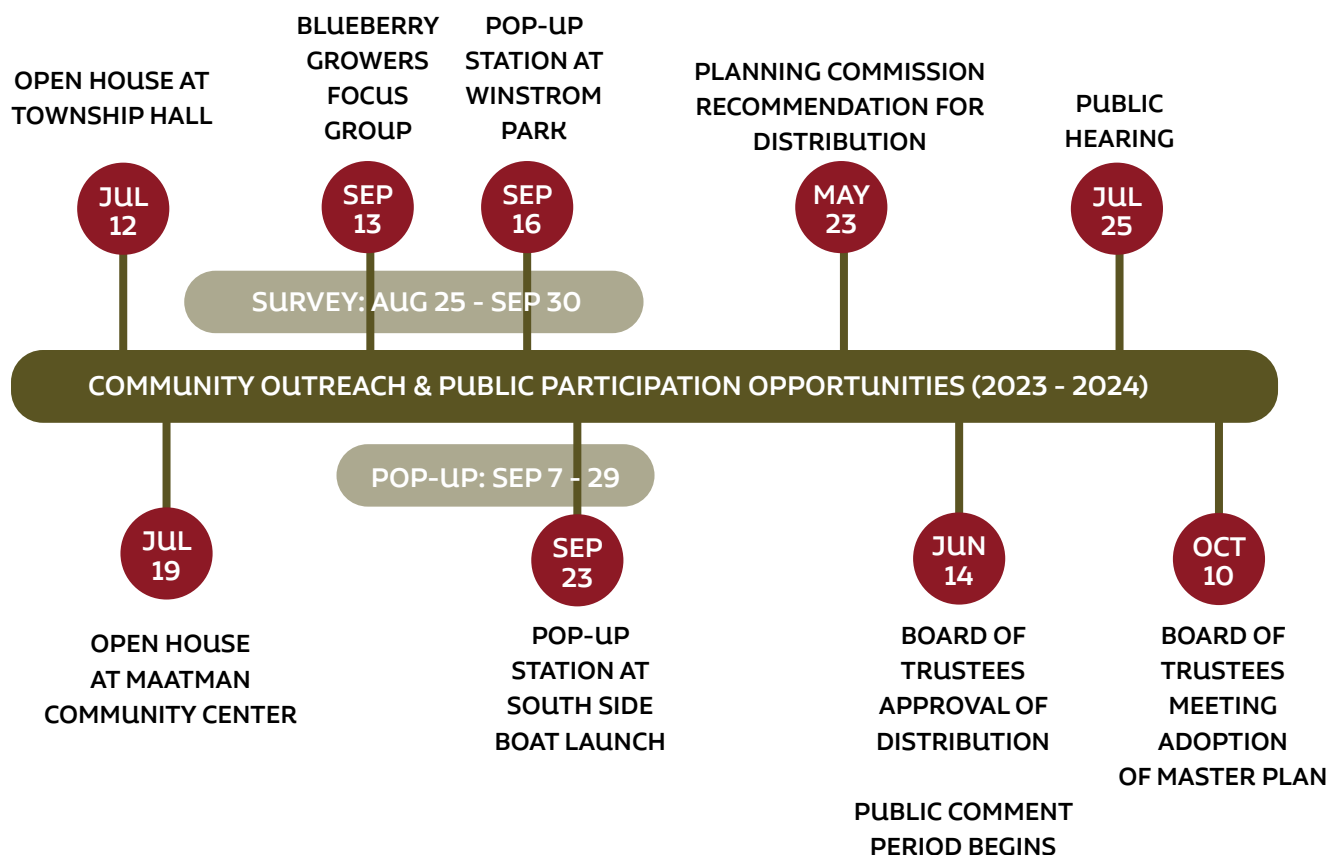
PARTICIPANTS AT
IN-PERSON ENGAGEMENTS

289

SURVEY RESPONDENTS

400+

PARTICIPANTS OFFERED
FEEDBACK IN TOTAL



LOCAL & REGIONAL PLANNING EFFORTS

In addition to this Master Plan, there are a number of specialized local and regional planning documents. This Plan recognizes these complementary efforts as part of the Township's overall Master Plan.

Local Planning Efforts

Since the last Township Master Plan in 2017, Park Township has undertaken and adopted two Township-wide plans, including a community visioning process and plan for the former Park Township Airport after its closure in 2020.

2020 Park Township Parks & Recreation Master Plan (Update)

The 2020 update to the Parks & Recreation Master Plan assessed the community's recreational needs, evaluated the existing inventory of parks and amenities, incorporated findings from a 2018 Parks Asset Management Plan, and made recommendations for future improvements.

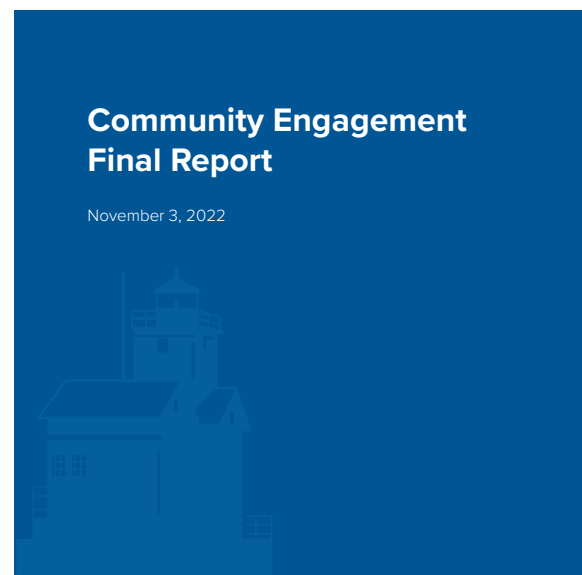


Local Planning Efforts with the 2020 Parks & Recreation Master Plan and the 2022 Future Vision for the Former Airport Site

Since then, the Township has undertaken several improvements and key acquisitions as funds and opportunities evolved, such as a Southside Kayak Park, Winstrom Park improvements, rapid flashing beacons on Ottawa Beach Road, and general improvements at Cooper Van Wieren, Wendt, and Winstrom Parks.

2022 Airport Park Vision & Master Plan

Following a public vote which led to the closure of the Park Township Airport, the community embarked on a vision and master plan process to determine the future uses and form of this public property. The implementation will occur over several phases, as determined by funding sources and further design. Eventual uses may include various recreational amenities such as a play area, splash pad, and pickleball courts, trails, a veteran's plaza, a historic hangar amphitheater, and a potential community center building.



Regional Planning Efforts

Besides these plans, other completed region- and county-wide plans also inform local policy and decision-making on a range of topics. Relevant findings and processes from these plans were considered in this 2022 Park Township Master Plan update, which serves as the guiding policy document for Park Township. A brief overview of the regional- and county-wide plans is listed on the following pages.

Macatawa Watershed Management Plan (Update in Progress)

First created by the Macatawa Area Coordinating Council (MACC) in 2012, the Watershed Management Plan was updated by the ODC Network after the responsibility of managing the Macatawa Watershed was transferred to the latter. The Management Plan seeks to improve water quality in Lake Macatawa and guide watershed-related outreach, research, and implementation efforts, including Project Clarity.

Project Clarity: Restoring the Macatawa Watershed (2012)

This comprehensive restoration plan was first created by the MACC in close collaboration with the ODC Network. Since then, this community-wide partnership has seen significant strides in improving the water quality in Lake Macatawa and the Macatawa watershed. The implementation continues to be led and managed by the ODC Network through three major areas: environmental restoration projects including wetland restoration and naturalization, best management practices, and broader community education.

MACC 2050 Long Range Transportation Plan (2024)

As the Metropolitan Planning Organization covering 212 square miles, the Macatawa Area Coordinating Council oversaw the development of the 2050 Long Range

Transportation Plan (LRTP). Required by the federal government to be completed every four years to receive federal funding, this LRTP has a 25-year planning horizon and was prepared as a regional guide for continued investment in roadways, public transit, private transportation (charter bus and taxi services), non-motorized transportation (bicycle and pedestrian facilities), passenger rail service, and passenger air service. Included in the 2050 LRTP is a summary of freight movement in West Michigan and an inventory of existing and proposed transportation facilities serving regional and national transportation operations.

Macatawa Area Express Transit Study (2024)

The Macatawa Area Express (MAX) is a small urban transit system which was founded in 1974 as a Dial-a-Ride service. It has served the greater Holland/Zeeland area since 2000 through fixed bus routes in addition to its demand-response services. Millage members include the City of Holland and Holland Charter Township; operations to the City of Zeeland, Zeeland Charter Township, and Park Township are currently made possible through contracted services. Building on community feedback and comprehensive analyses of the existing system, the Transit Study recommended a series of service changes to improve overall frequencies, efficiency, and to encourage broader ridership. These include:

- Going from 8 fixed routes operating with 1-hour frequency, to 6 fixed routes of which 4 will be operating with 30-minute frequency.
- Introducing three microtransit zones to connect to employment and fill in gaps from reduced fixed route.
- Shifting from a single hub transfer to multiple connection points.
- New mobile app to improve trip planning and booking.
- New options for fare payments beyond cash and passes.

Macatawa River Greenway Plan (2000)

Conceived in 2000 as an environmental initiative to enhance the quality of life and to connect the natural assets in the greater Holland/Zeeland Area, the Macatawa River Greenway is a network of permanently protected public and private lands. A paved trail connects Laketown and Park Townships all the way to Zeeland Township and beyond, forming a chain of parks and natural areas designed for wildlife habitat and human recreation.

Ottawa County Housing Needs Assessment Update (2021)

Commissioned by Housing Next, the first Housing Needs Assessment for Ottawa County was completed by Bowen National Research in 2018 and updated in 2021. Drawing on demographic, employment, and housing market data in Ottawa County, the reports provided a quantitative overview of the for-sale/ownership and rental housing

stock, the projected housing gap by tenure and income segment, and supplemental analyses for geographically specific submarkets.

Kent County, Ottawa County, and City of Grand Rapids Regional Hazard Mitigation Plan (2022)

Also known as the 2022 Regional Hazard Mitigation Plan (HMP), the plan identified area hazards, concerns and priorities, current prevention and mitigation measures, and planned mitigation projects in various local units of government. It was created by planning staff from the Michigan State Police Emergency Management and Homeland Security Division and other local officials, representatives, and experts in the Kent and Ottawa Counties. The top four hazards which were the focus of the plan include public health emergencies, flooding and erosion, infrastructure failure, and severe weather.



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.

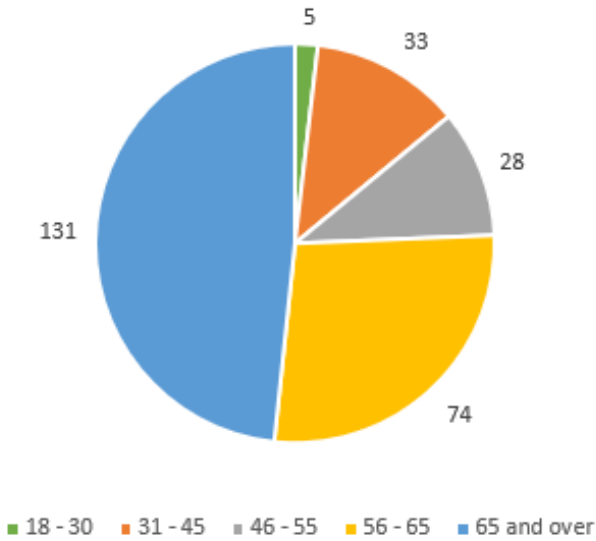
Park Township Master Plan Community Survey



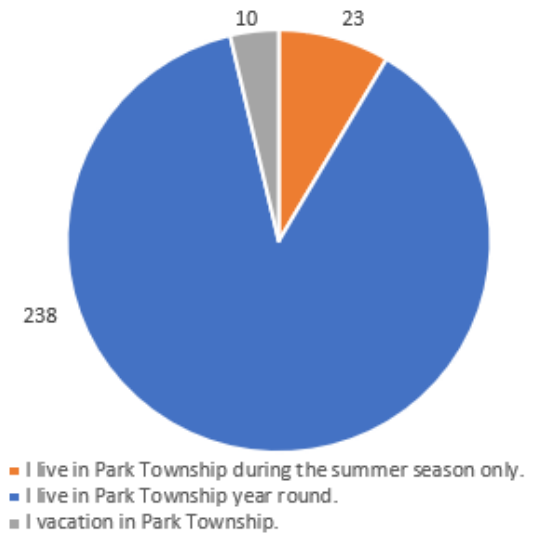
Park Township Master Plan Survey Responses

Demographic Data

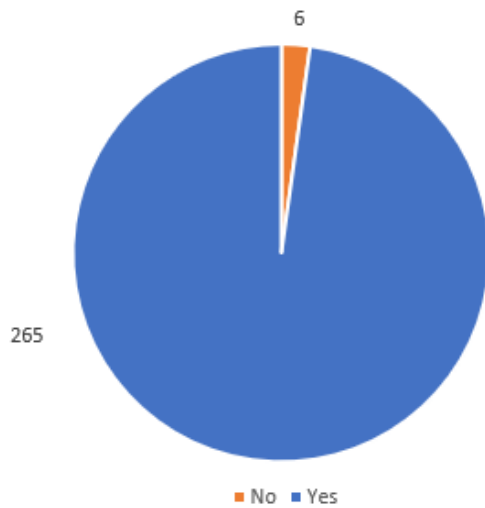
Age of Respondents



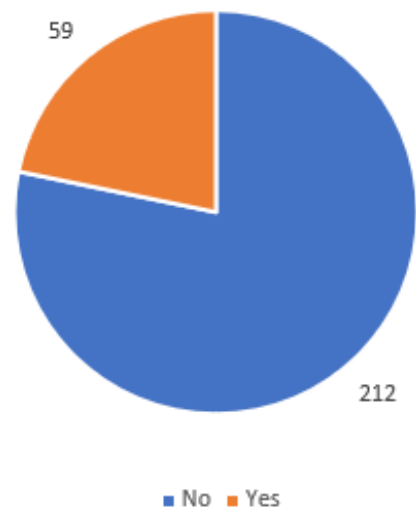
Full-Time/Part-Time Residency



Park Township Residency

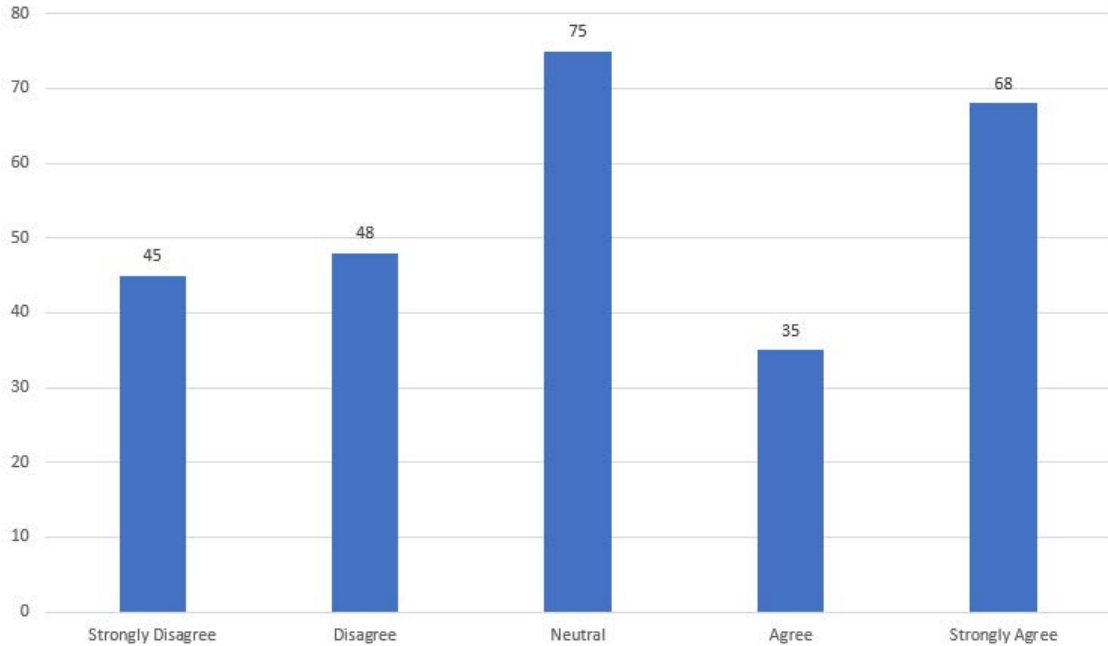


Children in Household?

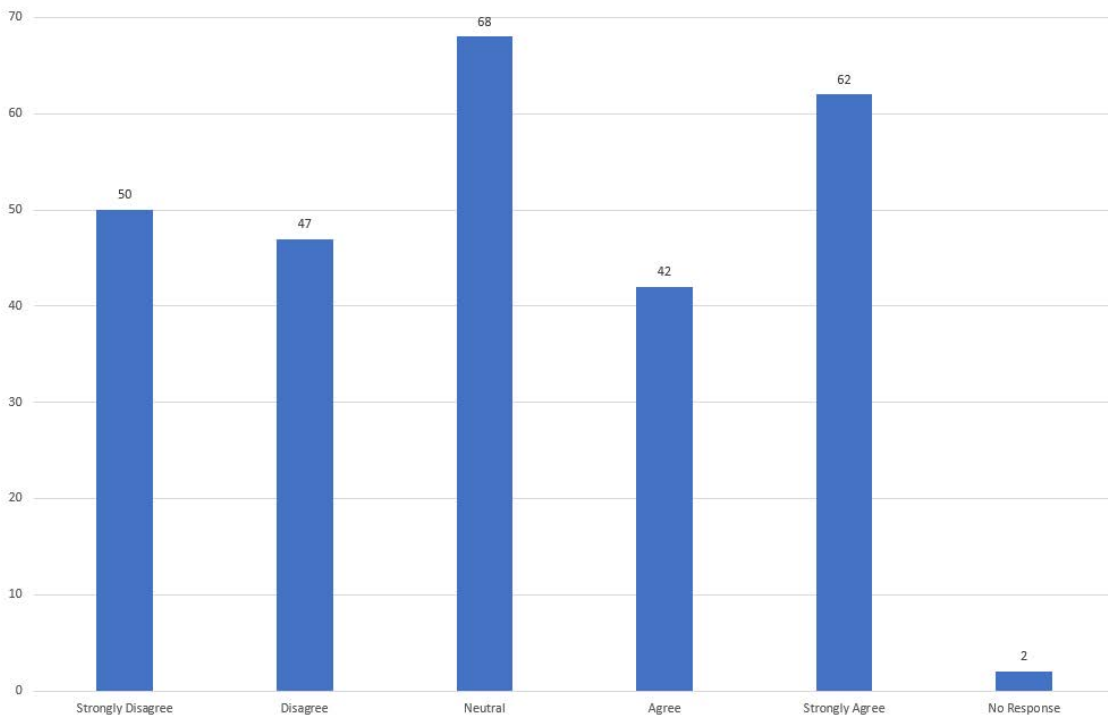


Housing and Development

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

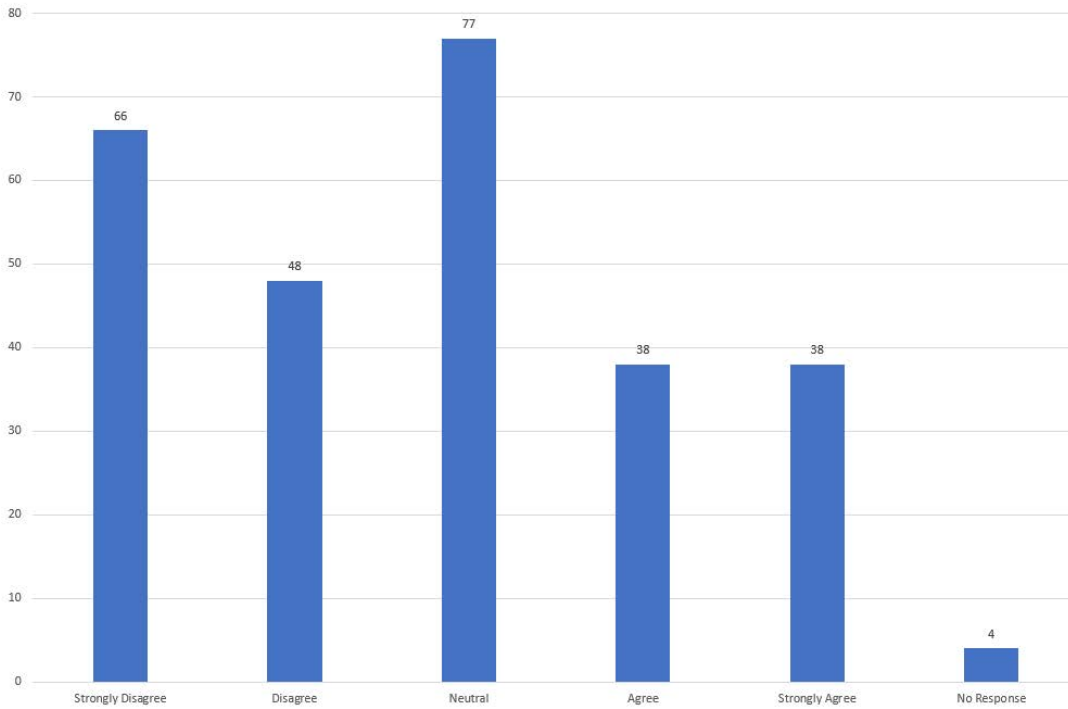


Park Township should increase the availability of affordable housing in Park Township for first-time homebuyers.

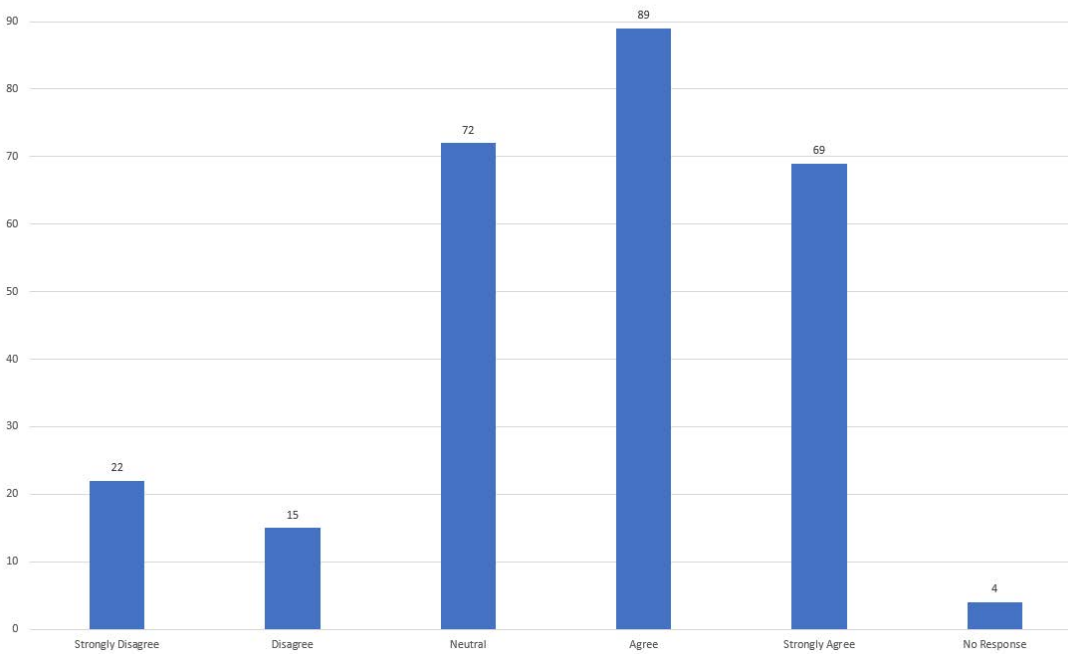


Housing and Development

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

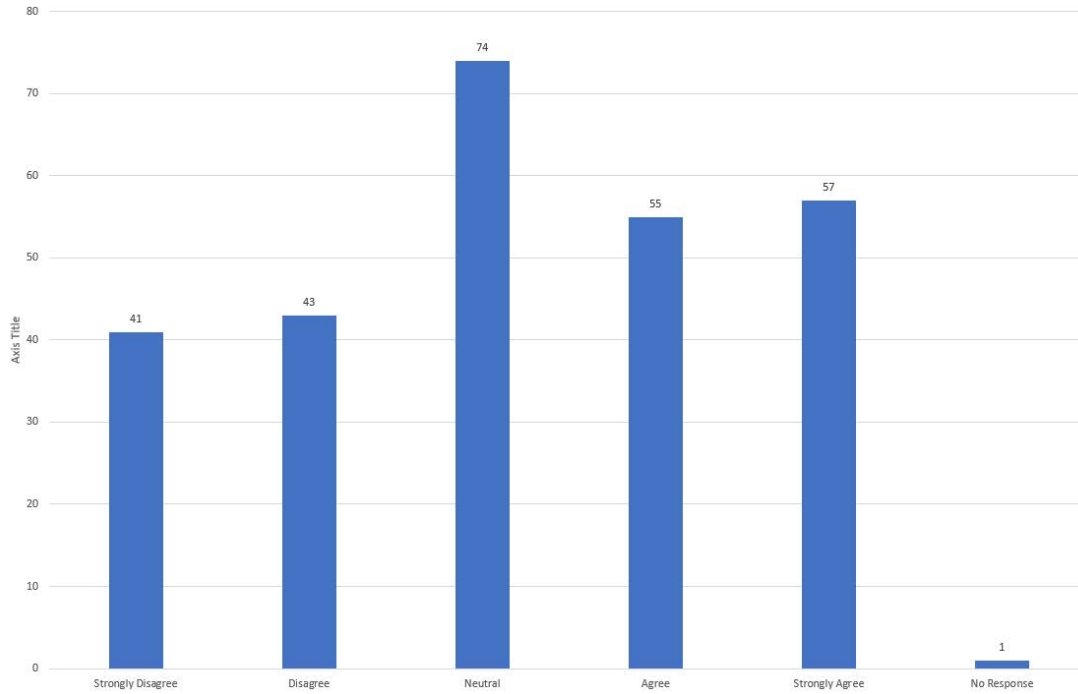


4. Park Township should focus development in areas where it already exists.



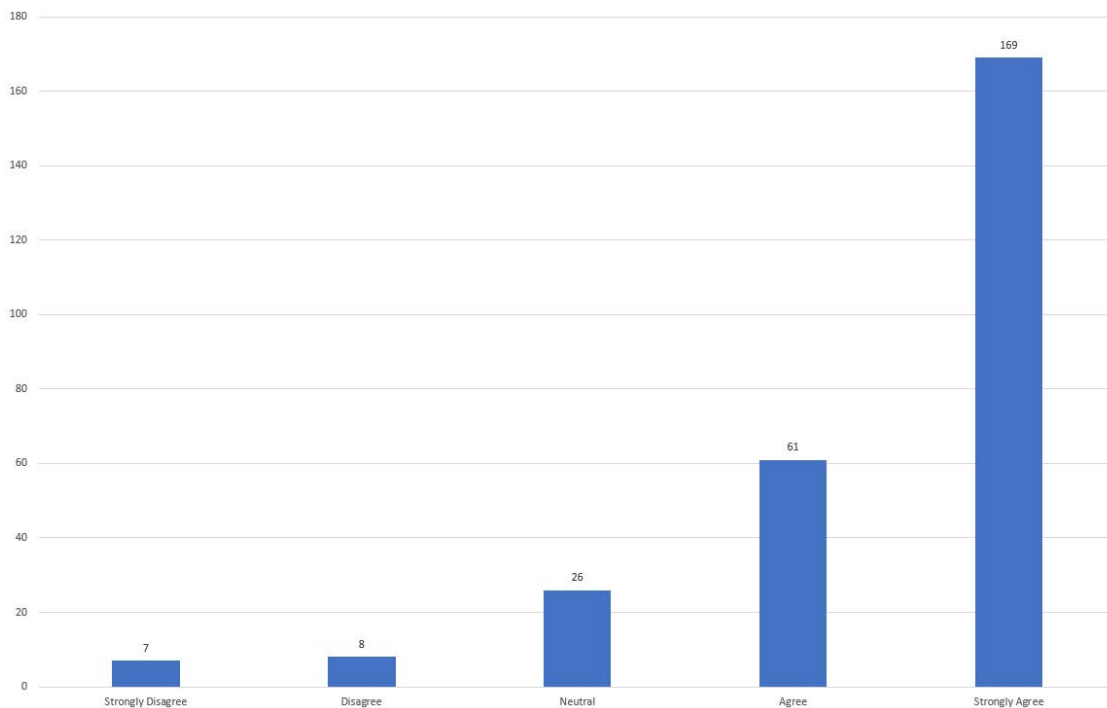
Housing and Development

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



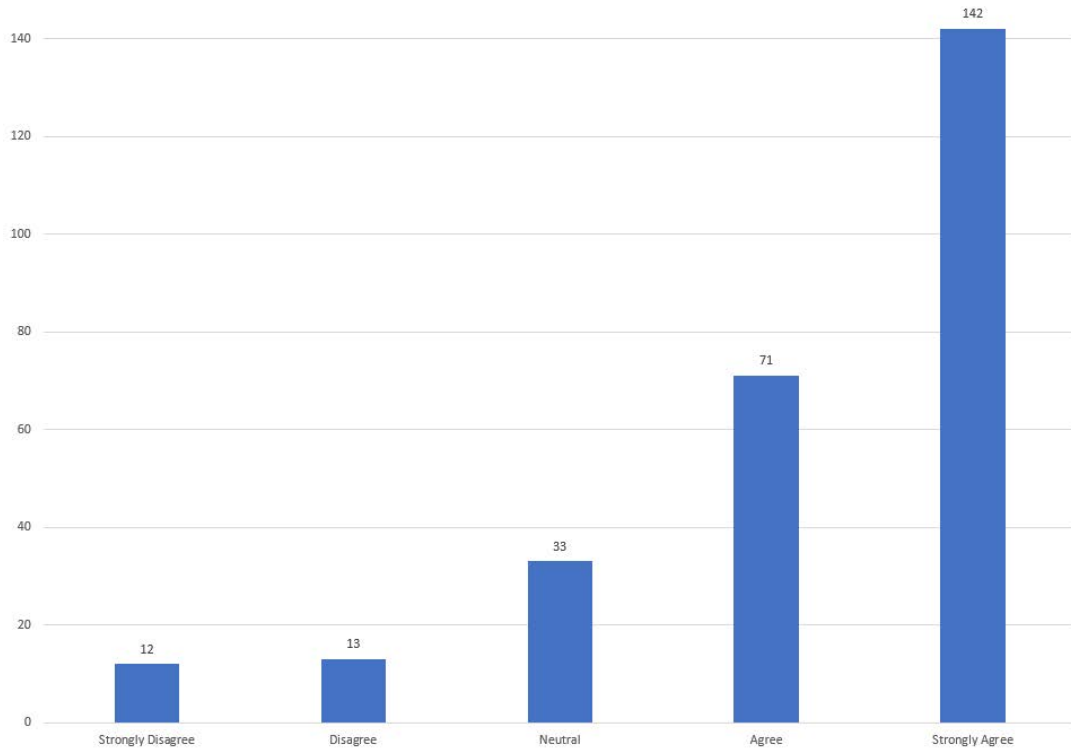
Agricultural Identity

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

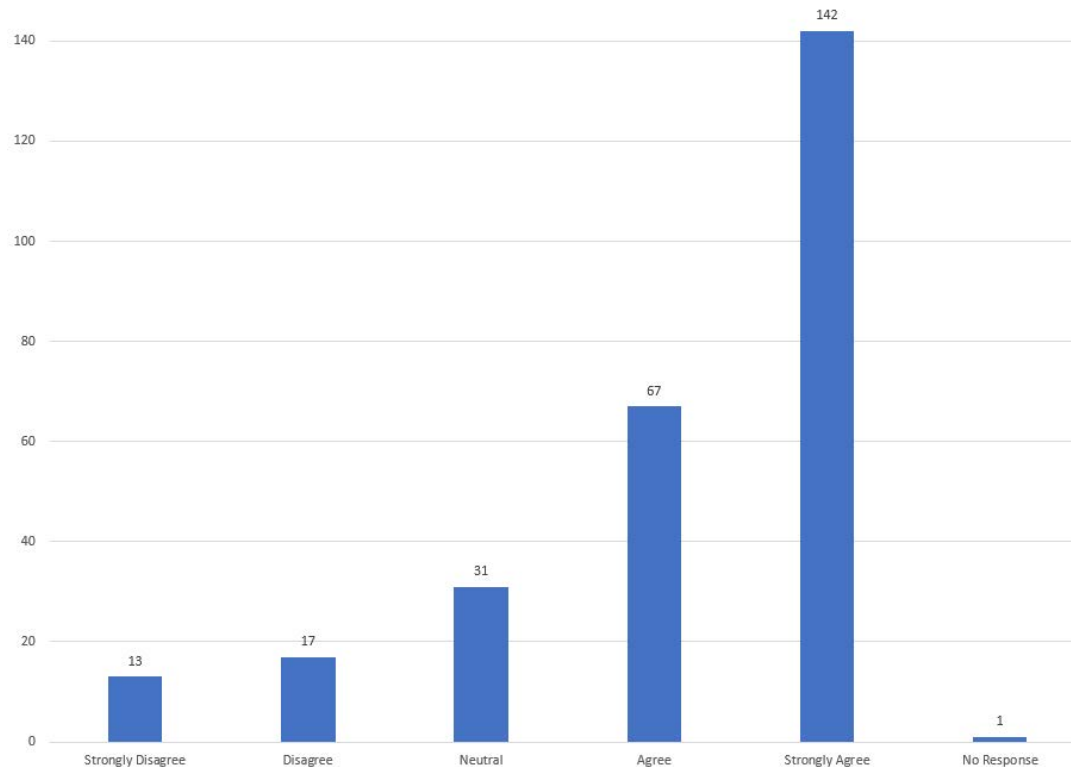


Agricultural Identity

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

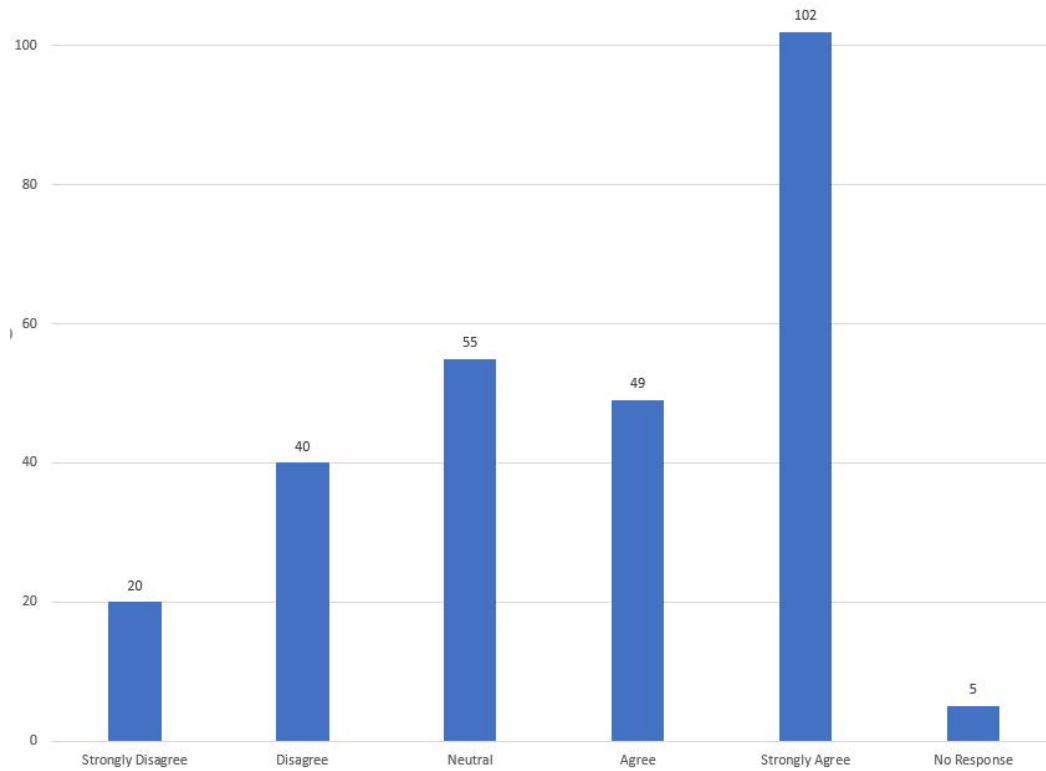


3. Find ways to preserve the remaining agricultural lands (mostly north of James Street).

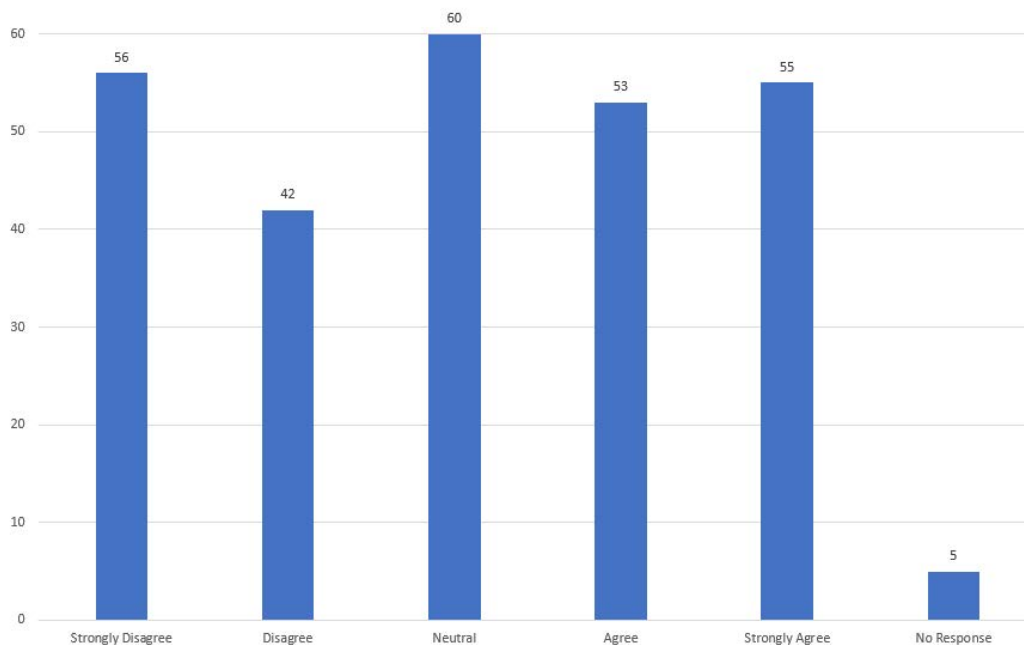


Agricultural Identity

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

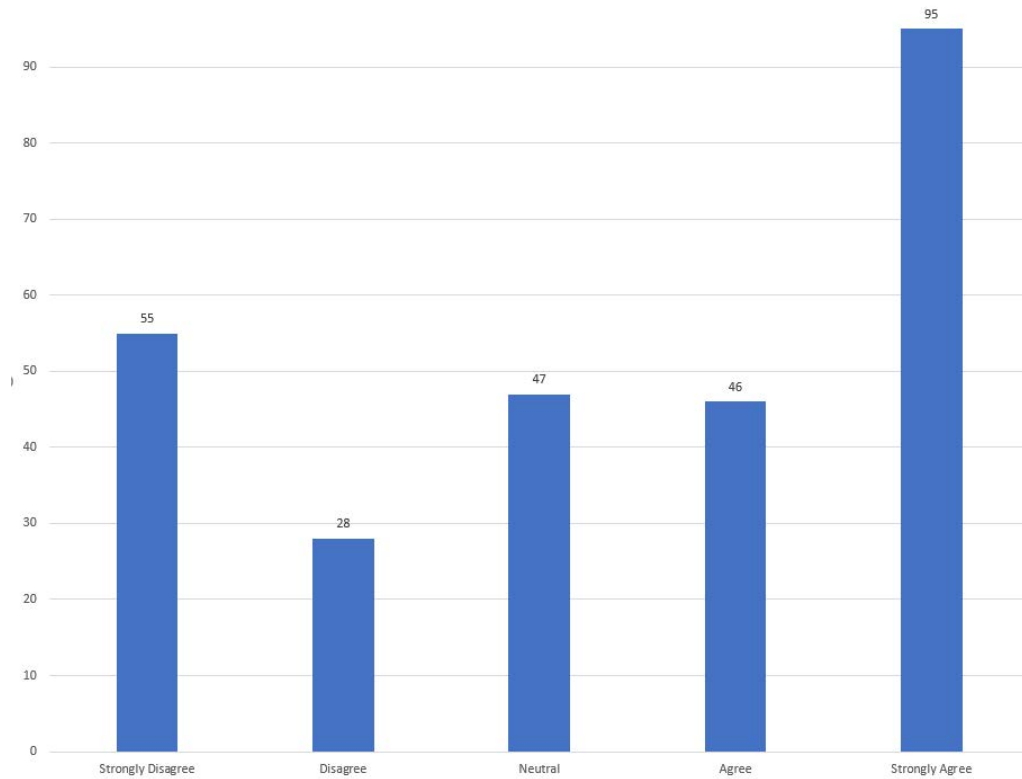


5. I would support a millage to fund farmland preservation.

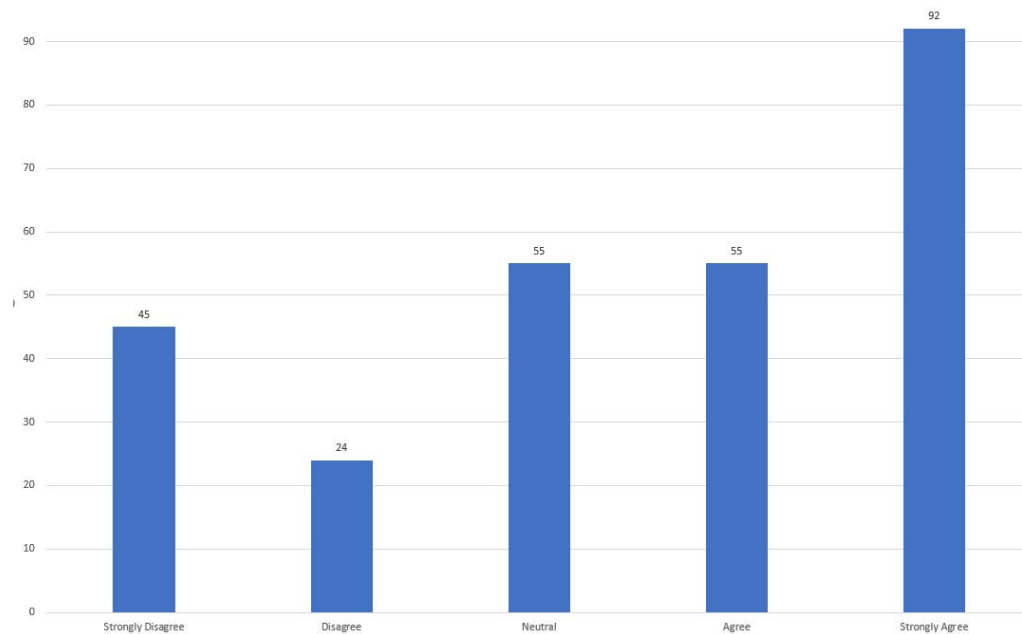


Climate Change

1. Park Township should work to reduce climate change.

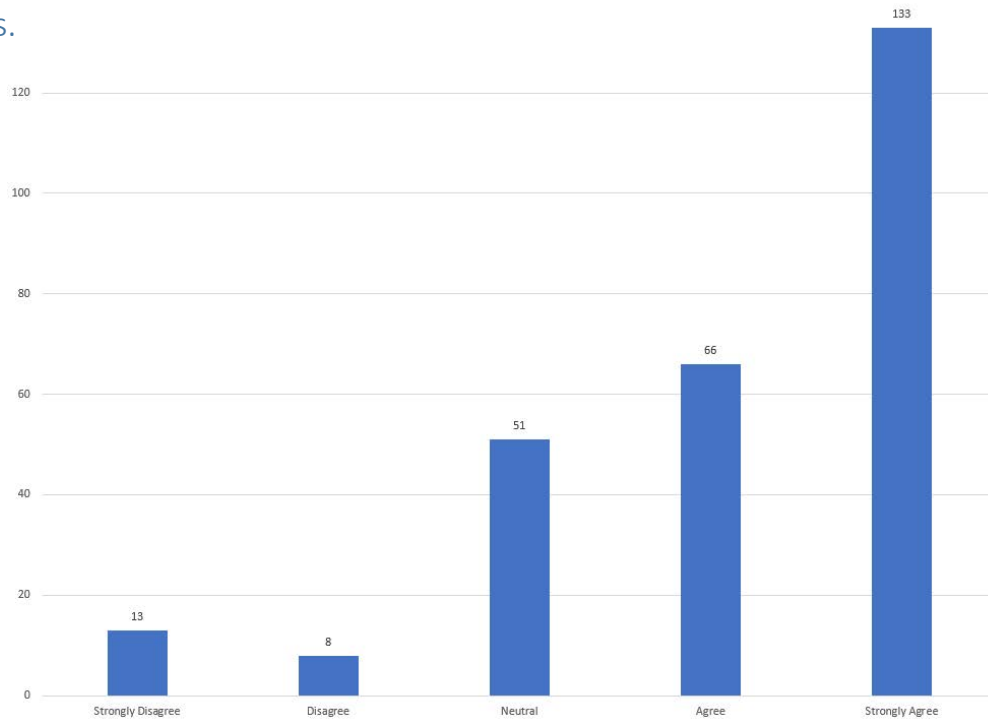


2. Park Township regulations should encourage residents to integrate renewable energy in their construction efforts.



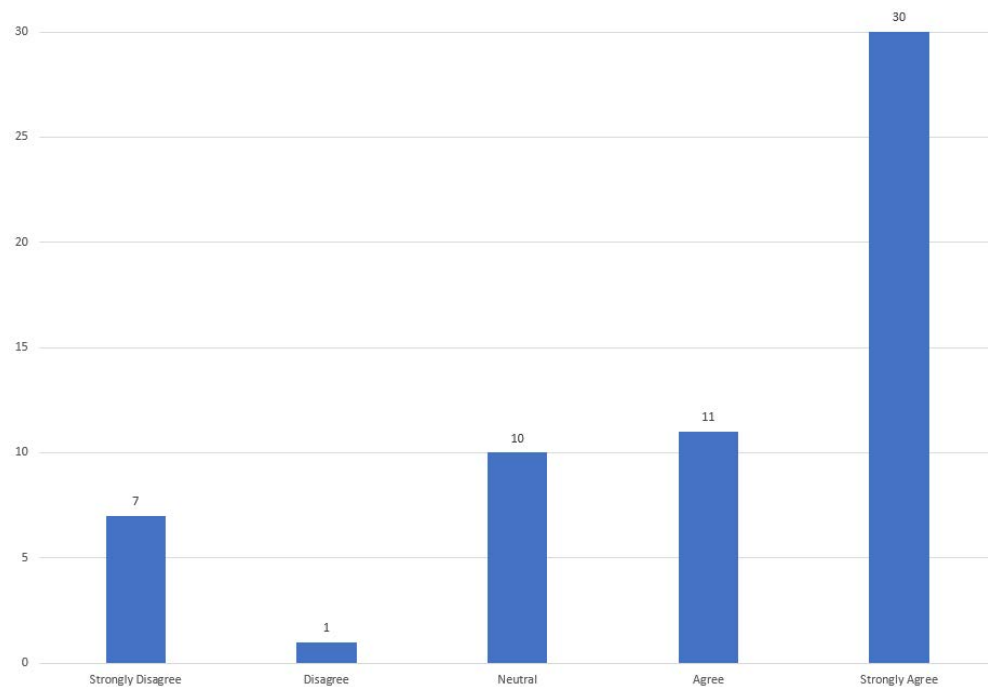
Climate Change

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



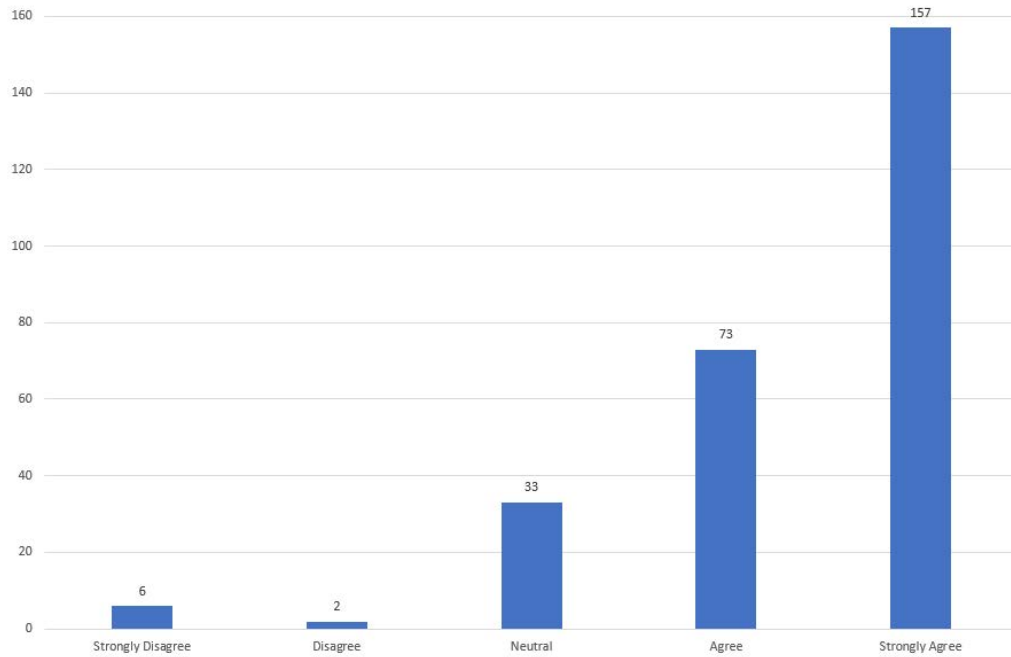
Recreation

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

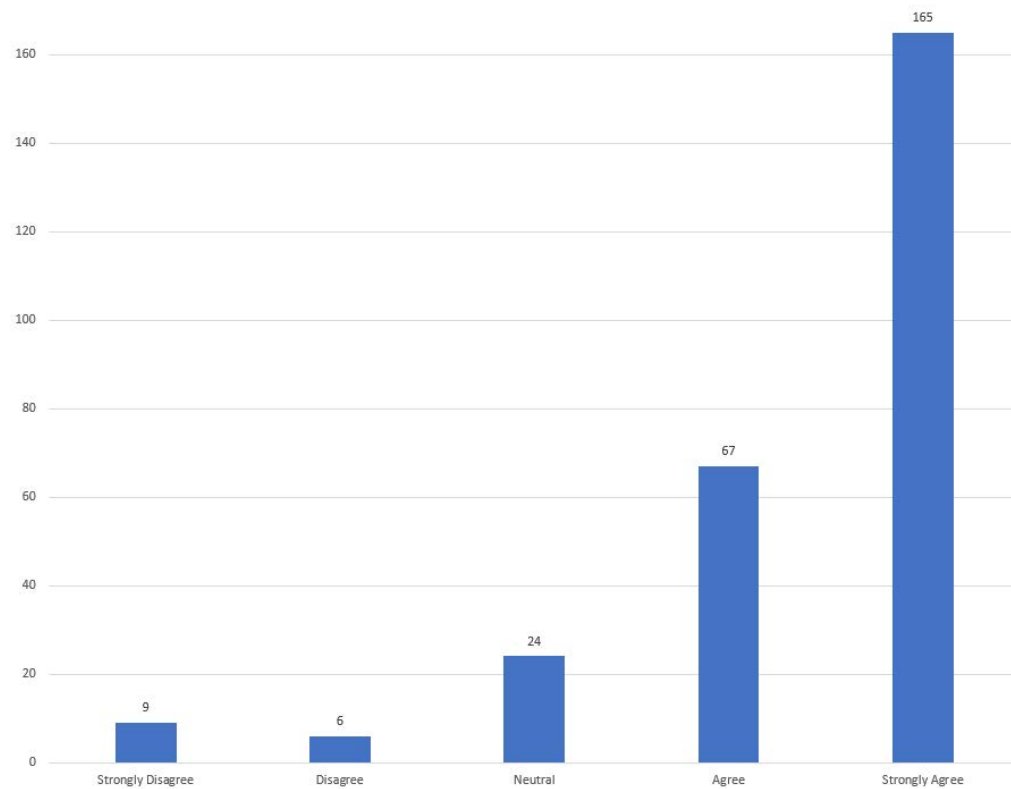


Recreation

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



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



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.

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.

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

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 propaganda 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.



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